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, August 28, 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-16-03(c) AM. 1-13

STYLECRAFT HOMES, INC. (ROSE HILL), Requests an amendment to the proffers approved with rezoning request C-16-03(c), Rose Hill Properties, Inc. et al., on GPINs 8704-79-7450, 8704-89-4363, 8704-89-4258, 8704-89-4243, 8704-89-6114, 8704-89-0962, 8704-79-1458, 8704-79-5627, 8704-79-4798, 8704-79-4885, 8704-79-3893, 8704-79-3843, 8704-79-2892, 8704-79-2853, 8704-79-1894, 8704-79-1854, 8705-60-9093, 8705-70-0032, 8705-70-0082, 8705-70-1031, 8705-70-1080, 8705-70-2020, 8704-79-2979, 8704-79-3939, 8704-79-3999, 8704-79-4959, 8704-79-5909, 8705-70-5050, 8705-70-6000, 8705-70-6050, 8705-70-7000, 8705-70-7051, 8705-70-8011, 8705-70-8061, 8705-70-9011, 8704-79-7615, 8704-79-6790, 8704-79-6775, 8704-79-6843, 8704-79-7804, 8704-79-7854, 8704-79-8804, 8704-79-8844, 8704-79-8895 and 8704-89-6532, zoned RS(c), Single-Family Residential District with conditions, and located on the east line of Atlee Road (State Route 638) at its intersection with Rose Hill Drive (State Route 702) in the **MECHANICSVILLE MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-29-03(c) AM. 2-13

R-CI BUILDERS, L.L.C., 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 7799-42-3744, 7799-32-9627 and 7799-42-0793, 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-11-05(c)
AM. 1-13

GODSEY PROPERTIES, INC. (MADISON ESTATES), Requests an amendment to the proffers approved with rezoning request C-11-05(c), Am. 1-12, Godsey Properties, Inc., on GPINs 8744-04-2912, 8744-04-4891, 8744-04-6982, 8744-04-8818, 8744-05-3393, 8744-05-5071, 8744-06-5280, 8744-06-6363, 8744-06-7636, 8744-06-9872, 8744-14-3913, 8744-15-5863, 8744-15-9614, 8744-16-1814, 8744-16-2858, 8744-16-6022, 8744-16-6285, 8744-16-9086, 8744-25-0628, 8744-25-1756, 8744-25-2930, 8744-26-1674 and 8744-26-2101, zoned RC(c), Rural Conservation District with conditions, and located on the north line of Crown Hill Road (State Route 632) at its intersection with Madison Estates Drive (private road) and Tall Cedars Lane (private road) in the **COLD HARBOR MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-28-05(c)
AM. 1-13

MILES KECK BAKER (KECKSTON), Requests an amendment to the proffers approved with rezoning request C-28-05(c), Miles K. Baker, on GPINs 8774-53-6337, 8774-53-7508, 8774-53-8264, 8774-53-9461, 8774-62-3970, 8774-63-1036, 8774-63-2215, 8774-63-7645, 8774-63-8041, 8774-63-8274, 8774-63-8487, 8774-63-9751 and 8774-64-6412, zoned RC(c), Rural Conservation District with conditions, and located on Baker Woods Place (private road), approximately 700 feet north of its intersection with Hopewell Road (State Route 619) near the Hanover/New Kent County line in the **COLD HARBOR MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-9-06(c)
AM. 1-13

ELM FIELD INVESTMENTS, L.L.C., ET AL. (ELM FIELD), Request an amendment to the proffers approved with rezoning request C-9-06(c), Am. 1-08, Dee Associates, L.L.C., on GPINs 7759-39-8459, 7759-38-2527, 7759-38-3460, 7759-38-6311, 7759-38-8273, 7759-48-0190, 7759-37-9897, 7759-37-6994, 7759-38-4072, 7759-38-1195, 7759-28-9393, 7759-28-8210, 7759-28-6055, 7759-27-5848, 7759-27-5527, 7759-27-5315, 7759-27-1255, 7759-27-1407, 7759-17-8739, 7759-18-5097, 7759-18-4286, 7759-18-5463, 7759-18-8357, 7759-18-9039, 7759-27-1938, 7759-28-4335 and 7759-39-0394, zoned RC(c), Rural Conservation District with conditions, and located on the west line of Greenwood Church Road (State Route 657) approximately 1,200 feet north of its intersection with Greenwood Creek Drive (private road) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

COMPREHENSIVE PLAN AMENDMENT 12-01

Five Year Update

A major amendment to the Comprehensive Plan for Hanover County, Virginia, adopted March 28, 2007, pursuant to Section 15.2-2204, 15.2-2223 through 15.2-2232 of the Code of Virginia, 1950, as amended, is being considered. The proposed amendments will include text changes as well as changes to Comprehensive Plan maps.

In general, changes to the text include: reformatting, updating existing data including population growth forecast assumptions, update Community Facility planning based on new population growth forecasts, adding information from various studies and data sources and adding two new policy initiatives. The two major policy initiatives that are being proposed are (1) allowing individual service connections for public water and sewer beyond the boundaries of the Suburban Service Area (SSA) when properties are adjacent to existing public utility easements and (2) policies and ordinances be evaluated to assure that the maximum achievable residential density under any zoning district is 15 units per acre.

The changes to the Comprehensive Plan maps include amendments as recommended by the Planning Commission following a series of community meetings and work sessions. The changes to the Comprehensive Plan maps are generally summarized as follows:

General Land Use Plan Map

- Inclusion of three (3) new land use designations: (1) Multi-Use--a designation for master planned communities characterized by employment intensive uses and residential uses; (2) Business-Industrial--a designation for commercial uses integrated with limited industrial uses; and (3) Rural Village--a designation for commercial uses to serve local rural areas and low density residential uses.
- Elimination of the Office-Service designation.
- Integration of the Suburban Transitional (1-2 dwelling units per acre) residential designation with the Suburban General (2-4 dwelling units per acre) for a combined Suburban General (1-4 dwelling units per acre) residential designation.
- Identification of the area governed by the Mechanicsville Small Area Plan and references to that Plan for specific land use designations.
- Change the Park designation to the Industrial designation south of Elm Drive (State Route 1250) within the Mechanicsville Small Area Plan.
- Addition of Commercial, Multi-Use, Suburban High (4-8 dwelling units per acre) residential, and Suburban General (1-4 dwelling units per acre) residential designations in the area bounded by Mountain Road (U.S. Route 33) and Greenwood Road (State Route 625) on the east and north, Ashland Road (State Route 623) on the west and north, and the Chickahominy River on the south.
- Addition of a Commercial node designation at the intersection of Cedar Lane (State Route 623) and a proposed future Major Collector (100-ft ROW).
- Addition of Multi-Use, Suburban High (4-8 dwelling units per acre) residential and Business-Industrial designations in the area bounded by Washington Highway (U.S. Route 1) on the east, Holly Hill Road (State Route 713) on the west, the Chickahominy River on the South, and Stony Run Creek on the north.
- Addition of the Business-Industrial designation east of Interstate 95 and Limited Industrial designation west of Interstate 95 in the vicinity of Sliding Hill Road (State Route 656).

- Addition of the Business-Industrial designation in the area generally encompassed by Washington Highway (U.S. Route 1) bounded by Cobbs Road (State Route 801) and North Lakeridge Parkway (State Route 782) on the north, North Lakeridge Parkway (State Route 782) and Lickinghole Creek on the east, and Stony Run Creek on the west and south.
- Addition of the Multi-Use designation in the area generally along the west line of Washington Highway (U.S. Route 1) south of the Town of Ashland and north of Cobbs Road (State Route 801).
- Modification of the Destination Commerce designation at the general vicinity of the intersection of North Lakeridge Parkway (State Route 782) and Lewistown Road (State Route 802).
- Modification of the Commercial and Suburban General (1-4 dwelling units per acre) residential designations in the general vicinity of Cudlipp Avenue (State Route 1206) at Chamberlayne Road (U.S. Route 301).
- Addition of a Commercial designation in the general vicinity of Whippoorwill Road (State Route 653) and Chamberlayne Road (U.S. Route 301).
- Addition of Multi-Use designation in the area generally along Chamberlayne Road (U.S. Route 301) in the vicinity of New Ashcake Road (State Route 643), Rural Point Road (State Route 643), and Kirby Cove Lane (Private road).
- Change from the Office-Service designation (which is proposed to be eliminated as a designation within the Comprehensive Plan) to the Commercial designation in the general vicinity of the intersection of Old Lansdown Road (State Route 1243) and Chamberlayne Road (U.S. Route 301).
- Modification of the current Commercial designation and the addition of the Multi-Use designation in the general vicinity of Kings Dominion Boulevard (State Route 30) and Washington Highway (U.S. Route 1).
- Addition of Multi-Use designation in the general vicinity of Creighton Parkway (State Route 615) and Mechanicsville Turnpike (U.S. Route 360).
- Extension of the Commercial designation in the area generally along Meadowbridge Road (State Route 627) southwest of the existing Commercial designation.
- Addition of the Suburban High (4-8 dwelling units per acre) residential designation in the area generally along the east line of Lee-Davis Road (State Route 643) behind the Hanover Village Shopping Center.
- Addition of the Multi-Use designation in the general vicinity of Creighton Road (State Route 615) east of Interstate 295 and modification of the Commercial and Industrial designations in the general vicinity of the area along Creighton Road (State Route 615) west of Interstate 295.
- Addition of the Multi-Use designation in the general vicinity of the area along Pole Green Road (State Route 627) east of Shady Grove Road (State Route 640) and Interstate 295 and west of Bell Creek Road (State Route 642).
- Modification of the Office-Service (which is proposed to be eliminated as a designation within the Comprehensive Plan) to the Suburban General (1-4 dwelling units per acre) residential designation in the area generally along the west line of Shady Grove Road (State Route 640) at Interstate 295.
- Addition of a Business-Industrial designation at the intersection of Dunn Road (State Route 736) and Mountain Road (U.S. Route 33).

- Addition of Rural Village designation in the general vicinity of the Beaverdam Commercial node, the Montpelier Commercial node along Mountain Road (U.S. Route 33) from West Patrick Henry Road (State Route 54) to Clazemont Road (State Route 715), and the Hanover Courthouse Commercial node.

Major Thoroughfare Plan Map

- Elimination of the southeast quadrant of a proposed Minor Collector (60-ft ROW) generally circling the intersection of Mechanicsville Turnpike (U.S. Route 360) and Lee-Davis Road (State Route 643).
- Realignment of an existing Major Collector (100-ft ROW, Bell Creek Road, State Route 642) from Pole Green Road (State Route 627) to Verdi Lane (State Route 710) and a proposed Minor Collector (60-ft ROW) from Bell Creek Road (State Route 642) to Shady Grove Road (State Route 640) to reflect the existing road network.
- Addition of a new Minor Collector (60-ft ROW) classification for a portion of Old Telegraph Road (State Route 661) from its northern intersection with Washington Highway (U.S. Route 1) for approximately 0.5 mile south, then west to Washington Highway (U.S. Route 1).
- Realignment of the intersection of Cedar Lane (State Route 623, Major Collector, 100-ft ROW) and Washington Highway (U.S. Route 1) approximately 450-ft north of its current location.
- Elimination of a proposed Major Collector (100-ft ROW) and a proposed Minor Collector (60-ft ROW) from Creighton Road (State Route 615) to Cold Harbor Road (State Route 156).
- Realignment of a proposed Major Collector (100-ft ROW) and a proposed Minor Collector (60-ft ROW) from Winns Church Road (State Route 660) and Mountain Road (U.S. Route 33) to the Henrico County line west of Cauthorne Road (State Route 624).
- Realignment of a portion of the proposed Creighton Parkway (Major Collector, 100-ft ROW) near its intersection with Rural Point Road (State Route 643).

All other Comprehensive Plan maps have been updated to reflect existing conditions and proposed community facilities.

The proposed changes are contained in the draft document dated May 16, 2013. Citizens may view the draft Comprehensive Plan for Hanover County, Virginia, including all accompanying maps, at the following:

1. The office of the **Hanover County Planning Department**, located at the Hanover County Government Building at Hanover Courthouse, Hanover, Virginia, Monday through Friday, between the hours of 8:30 a.m. and 5:00 p.m., or
2. The Hanover county website **www.hanovercounty.gov/compplan**
3. Facebook at **www.facebook.com/HanoverCompPlan2012**

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.