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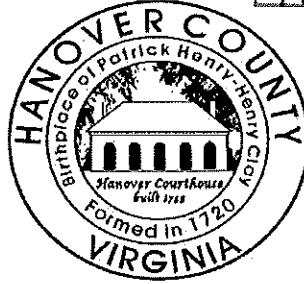
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HANOVER COUNTY

ESTABLISHED IN 1720

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**HANOVER COUNTY PLANNING OFFICE
NOTICE TO ADJACENT PROPERTY OWNER(S)**

DATE: 06/27/2024

This is to inform you that a ZONING REQUEST has been filed on property adjacent to yours. A public hearing has been scheduled for the following request:

REZ2023-00011, GIO & SONS, L.L.C., ET AL.

Request to rezone from A-1, Agricultural District, B-1, Neighborhood Business District, and RS(c), Single-Family Residential District with conditions, to RS(c), Single-Family Residential District with conditions, and B-1(c), Neighborhood Business District with conditions, on GPINs 8707-70-1851, 8707-70-1506, 8707-70-1566 (part), and 8707-70-7925 (part), consisting of approximately 7.82 acres, and located on the east line of Chamberlayne Road (U.S. Route 301) approximately 900 feet south of its intersection with Rural Point Road (State Route 643). The subject property is designated on the General Land Use Plan Map as Neighborhood Commercial and Suburban Neighborhood Residential (1.5 to 3 dwelling units per acre). The proposed zoning amendment would allow for 4.42 acres to be rezoned to RS to permit the creation of 13 age-restricted single-family attached units and 3.4 acres to be rezoned to B-1 to permit restaurant/retail/office development. (PUBLIC HEARING) **Magisterial District: Henry**

The Hanover County Planning Commission will hold a hearing on the following date and time:

THURSDAY, JULY 18, 2024, AT 6:00 P.M.

The hearing will be held in the Board Room of the Hanover County Government Building (Administration Building), Hanover Courthouse, Hanover, Virginia. You are cordially invited to comment on this request either in person at the hearing or by writing to:

Hanover County Planning Office
Post Office Box 470
Hanover, Virginia 23069

Please be sure to include the case number in your correspondence.

If you have questions on the request, please contact the Planning Office or you may also go to <https://www.hanovercounty.gov/696/Planning-Commission-Upcoming-and-Archive> for more information.