

PUBLIC HEARING NOTICE

Planning Commission

Thursday, September 5, 2019, 6:30 p.m. (note below start times)
1800 Sandy Hook Rd., Board Meeting Room Suite 250, Goochland, VA
Meeting is Open to the Public

6:30 p.m. – Zoning Ordinance Rewrite - workshop

7:00 p.m. - Public Hearings

District 1

CU-2009-00008A Application by Helen Payne to renew a Conditional Use Permit to operate a child care center at 2672 Hadensville Fife Road on Tax Map No. 17-1-0-84-B. The property is zoned A-1 (Agricultural, General) and is 3.45 acres. The Conditional Use Permit is required by Article 2, Section 3(23) of the Goochland County Zoning Ordinance. The Comprehensive Plan designates this area as Rural Enhancement Area.

District 1

CU-2019-00014 Application by James E. Sumrell, III requesting a Conditional Use Permit for an auto repair shop and towing service at 4746 Broad Street Road on Tax Map 6-1-0-25-T. The property is zoned B-1 (Business, General) and is 0.55 acres. The Conditional Use Permit is required by Article 16, Section 3(8) of the Goochland County Zoning Ordinance. The Comprehensive Plan designates this area as County/State/Institutional.

District 5

CU-2019-00015 Application by EventMakers-USA, Inc. requesting a Conditional Use Permit for a concert series at 12575 West Creek Parkway on Tax Map No. 64-20-0-4-0. The property is zoned M-1 (Industrial, Limited) and is 227 acres. The Conditional Use Permit is required by Article 18, Section 3(12) of the Goochland County Zoning Ordinance. The Comprehensive Plan designates this area as Prime Economic Development.

District 4

RZ-2019-00008 Application by Scott Gaeser, Towne & Country Partners, LLC, requesting zoning reclassification of 23.87 acres from B-1 (Business, General) and R-1 (Residential, Limited), with proffers, to MPUD (Mixed Planned Unit Development), with proffers, to develop Manakin Towne for a mixed used development including retail, offices, and up to 263 residential units (townhomes, apartments, and/or condominiums) on Tax Map No. 47-1-0-41-C and portions of Tax Map Nos. 47-1-0-42-0, 47-1-0-41-0, 47-1-0-41-A, and 47-1-0-41-A1. The property is located at 68 Broad Street Road. The 2035 Comprehensive Plan designates this area as Commercial and Centerville Village Core.

District 4

CU-2019-00012 Application by Scott Gaeser, Towne & Country Partners, LLC requesting a Conditional Use Permit for a Master Plan for a mixed use development with up to 263 dwellings (townhomes, apartments, and/or condominiums) and approximately 93,000 square feet of retail and office uses on Tax Map No. 47-1-0-41-C and portions of Tax Map Nos. 47-1-0-42-0, 47-1-0-41-0, 47-1-0-41-A, and 47-1-0-41-A1. The applicant is also requesting two (2) special exceptions to Article 14, Section 10. The applicant is requesting a special exception to the residential setback of 500 feet from an arterial road and a special exception to the density limit of six (6) units per acre. The property is currently zoned B-1 (Business, General), with proffers, and R-1 (Residential, Limited) and consists of 23.87 acres. The property is proposed to be rezoned MPUD (Mixed Planned Unit Development). The Conditional Use Permit is required by Article 14, Section 5, and the special exceptions are requested under Article 14, Section 6, of the Goochland County Zoning Ordinance. The Comprehensive Plan designates this area as Commercial and Centerville Village Core.

Countywide Ordinance Amendment

An ordinance to amend Article 7, Section 9.13(2) of the Subdivision Ordinance to state that the provision that all subdivisions shall be designed so that no individual street segment is the sole access to 50 or more lots shall not apply to subdivisions built in compliance with a conceptual plan approved before July 3, 2018.

Anyone may attend to express opinions on the above.
Full text of the above information is available in the Planning Office,
1800 Sandy Hook Road, Suite 280
Goochland, VA 23063
Monday through Friday, 8:30 a.m. – 5:00 p.m.



Meeting accommodations including interpreters are provided upon request.
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