



Landowner Request to Change Future Land Use Designation

As part of the Envision Hanover planning process, the General Land Use Plan may be modified based upon community input, changes since adoption of the 2017 Comprehensive Plan, land use projections, and other considerations. This form is intended to allow landowners to request specific changes to land use designations applicable to their properties. These requests will be considered as the Planning Commission discusses changes to the General Land Use Plan in Spring/Summer 2022.

What is the General Land Use Plan?

The General Land Use Plan is a map that designates areas where new development may be appropriate over the next twenty years. It also identifies what types of uses (residential, commercial, etc.) and residential densities may be appropriate in certain areas, and what parts of the County should be preserved. A recommended land use designation is applied to every part of the County, and that designation is considered as the Planning Commission and Board of Supervisors evaluate different land use requests (rezonings, conditional use permits, etc.). The land use designations are not intended to be site specific, but are to be used as a guide for zoning deliberations. The General Land Use Plan does not change a parcel's zoning classification, nor does it impact the continuation of existing (legal) land uses or other uses permitted by existing zoning.

Review Process

- The application will be submitted to the Planning Department.
- Upon receipt, affected properties in the area will be notified. Note that land use designations generally do not align with parcel boundaries, but apply to a general area (which, where possible, is bounded by a road, stream, or other geographic feature).
- The Community Participation Team (CPT), Planning Commission, and the Board of Supervisors will review these requests to determine whether they are appropriate, based upon existing land uses, anticipated future land uses, public infrastructure, cultural and environmental resources, public input, and other characteristics of the area. A request may or may not be recommended for incorporation into the General Land Use Plan by the CPT or Planning Commission. The Board of Supervisors will adopt the final version of the General Land Use Plan for incorporation into the updated Comprehensive Plan. The final plan is not anticipated for adoption until Summer 2023.

Form Submittal

Forms may be submitted via email to envisionhanover@hanovercounty.gov or delivered to the Planning Department, which is located at 7516 County Complex Road. **Forms must be submitted by Friday, June 17, 2022 (5:00 p.m.).**

Owner Information	
Owner/Applicant	Whitewater Investments, LLC
Telephone No.	804-512-7195
Email Address	toddr@htrsi.com

Parcel Information	
GPIN(s) (Tax ID #s)	8707-76-4285 We have attached a proposed land use designation for adjacent properties. *Note: The land use designation will be applied to a general area and not follow parcel boundaries.
Acreage	51.118
Location Description	East side of Rt. 301 across from Hanover High School
2017 Land Use Designation	A-1
Requested Designation	Suburban General and Commercial

Supporting Information	
Existing Uses: What existing uses are on the property?	
Agricultural uses	
Future Uses: What future uses do you envision for the property?	
Commercial and residential	
Residential Uses: If residential uses are envisioned, what unit type(s) and/or densities are anticipated?	
1.5-3.0 units per acre	

Case Number (Office Use Only)	
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Supporting Information

Impacts: What impacts could the potential uses have on roads, utilities, and other public infrastructure?

With the existing four lane highway, there will be minimal impact on the roadways

Public utilities are within 800ft of the properties

Commercial business with water and sewer and a four lane road will provide economic development for the area.

Notification

Please verify that adjoining property owners have been notified of this request. All applicants should notify adjoining property owners prior to application submittal.

	Yes (Applicant has notified adjoining property owners)
X	No (Applicant has not notified adjoining property owners)

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