

**Landowner Requests to Change Future Land Use Designations
(January 2023)**

App. #	Applicant	Magisterial Dist.	GPIN	General Area	Current Designation (2018 Comp. Plan)	Landowner Requested Designation	Staff Recommended Designation	Landowner Future Plans for Property	Participant Rating 1 = No Support 3 = Neutral 5 = Fully Support	Comments
1	Kingsland LLC	Beaverdam	7883-54-5810	Northeast of I-95/State Route 30 Interchange	Destination Commerce	Industrial	Destination Commerce	Industrial (Manufacturing, Warehousing, Distribution)		
2	Patrick L. Ashley (Ashley Farm, LLC.) Brad L. Ashley	Beaverdam	7890-23-4555	Hickory Hill Preservation Lot	Agricultural	Agricultural	Rural/Agricultural	Agricultural Uses		
3	Billie Smith	Beaverdam	7880-72-6758	Northeast Corner of State Route 54/Woodside Lane Intersection	Commercial	Commercial	Neighborhood Commercial	Commercial Uses		
4	Barbara F. VanSteenburgh	Cold Harbor	8724-76-1236, 8724-75-1961	Southwest Corner of Walnut Grove Road/Creighton Road Intersection	Suburban General	Suburban High	Neighborhood Commercial	Residential Uses (Single-Family Detached, Single-Family Attached, and Townhouses)		
5	Thomas B. Rothrock	Chickahominy	7797-03-3566	Atlee Station Road between Kings Acres Road and Charter Crossing/Sliding Rock Drive	Suburban General	Multi Use	Suburban Neighborhood Residential	Mixed-Use Development (High-Density Residential with Commercial Component)		
6	Whitewater Investments, LLC	Henry	8707-76-4285	U.S. Route 301 Across from Oak Knoll MS/Hanover HS	Agricultural	Commercial, Suburban General	Rural/Agricultural	Commercial and Residential Uses (Overall Density of 1.5 - 3 Units/Acre)		
7	Christine P. Currie Ann Jones Eileen and Nicholas Koch Eileen and Nicholas Koch	Henry	8715-06-6605 8715-16-7776 8715-17-3754 8715-17-5373	Northeast of I-295/Pole Green Road Interchange (Bartram Springs Drive/Culley Drive Area)	Multi Use	Suburban General	Employment Center	Residential Uses		
8	Riley B. Lowe Revocable Trust et al	Mechanicsville	8714-06-8686, 8714-16-0288, 8714-07-5075	Northwest of I-295/U.S. Route 360 Interchange (Along Shady Grove Road)	Mechanicsville Small Area Plan (Mixed Use: High Commercial/Low Residential)	Multi-Family	Multi Use	Residential Uses (Single-Family Detached, Townhouses, 2-over-2 Condos, Apartments)		
9	Noel Farm LLC and Lawrence Liesfeld (owner)	South Anna	7728-93-7771, 7738-13-3135	West/Northwest of Pouncey Tract Road/Ashland Road Intersection	Agricultural, Commercial	Commercial, Suburban General	Rural/Agricultural, Neighborhood Commercial	Commercial and Residential Uses (Single-Family Detached, Single-Family Attached @ Overall Density of 2.5 -3 Units/Acre)		
10	Wellesley Land Limited Partnership et al	South Anna	7738-73-1213, 7748-03-4941, 7748-14-8237, 7748-35-0648	South of Ashland Road and East of Pouncey Tract Road adjacent to the Chickahominy River	Suburban High, Planned Business	Suburban High	Suburban Neighborhood Residential, Employment Center	Master-Planned Residential Development with Mix of Housing Types		
11	Joseph R. & Andrea T. Frazer	South Anna	7758-75-0156	Greenwood Road Corridor near Forest Heights Lane	Suburban General	Agricultural	Suburban Neighborhood Residential	Residential (5-10 Acre Lots) Uses		
12	Robert F. DeCoito	South Anna	7758-82-6324	North Side of Winns Church Road between U.S. Route 33 and Grassy Swamp Creek	Suburban General	Agricultural or Residential (1 Unit/Acre)	Suburban Neighborhood Residential	Large-Lot Residential Uses		
13	Cassandra Zeigler	South Anna	7788-25-5384, 7788-25-6490	Southeast of U.S. Route 1/Lewistown Road Intersection (Carter Heights)	Business Industrial	Suburban General	Suburban Neighborhood Residential	Residential (Single-Family Detached, Duplexes, and Townhouses)		
14	Robert and Patricia Powell Betty Jo Harding	South Anna South Anna	7788-33-8866, 7788-43-8105, 7788-42-2303, 7788-32-2274 7788-41-8779	Old Telegraph Road Corridor (North of Old Keeton Road) Old Telegraph Road Corridor (North of Old Keeton Road)	Business Industrial Business Industrial	Suburban General, Suburban High, Multi-Family + Commercial West of Old Telegraph Road Suburban General, Suburban High, Multi-Family	Business Flexible Business Flexible	Residential Uses (Single-Family Detached, Townhouses, Condos @ Overall Density of 3 - 4 Units/Acre) with Commercial Uses between U.S. Route 1 and Old Telegraph Road Residential Uses (Single-Family Detached, Townhouses, Condos @ Overall Density of 3 - 4 Units/Acre)		

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15	Clifford Porter	South Anna	7787-34-6349, 7787-34-6294, 7787-34-7059, 7787-33-4698, 7787-33-9986, 7787-33-6669, 7787-43-4803	Intersection of U.S. Route 1/Kings Acres Road (Northeast Corner)	Commercial	Commercial, Business Industrial	Highway Commercial	Commercial Uses (Gas Station, Retail, and Office), Light Industrial Uses		
16	Clifford Porter	South Anna	7787-42-5542, 7787-43-2027, 7787-32-8821, 7787-33-7358, 7787-43-0401, 7787-43-0472	Intersection of U.S. Route 1/Kings Acres Road (Southeast Corner)	Commercial, Floodplain	Commercial, Business Industrial	Highway Commercial	Commercial Uses (Office), Light Industrial Uses (with Outdoor Storage)		
17	Howard Whitlow	South Anna	7787-16-9031	Southwest of U.S. Route 1/Cedar Lane Intersection (Adjacent to Chickahominy Falls)	Planned Business, Commercial, Floodplain	Commercial, Limited Industrial, Suburban High	Suburban High Residential, Employment Center	Light Industrial/Commercial Uses along Cedar Lane with Residential Uses South		

Landowner Requests to Change Future Land Use Designations

As part of the citizen engagement process, landowners were given the opportunity to submit requests to change the future land use designations applied to their properties (as shown on the current General Land Use Plan). The project team reviewed all requested changes to the General Land Use Plan submitted by landowners. Based on the guiding principles identified through public outreach efforts, the staff recommendations regarding each request are shown above and indicated on the preliminary maps. Indicate your level of support for the landowner requests by rating them on a scale of 1 to 5 and sharing any additional thoughts/ideas you have.

You can submit your comments in-person at the public meetings, deliver them to the Planning Department (County Administration Building), or email comments to envisionhanover@hanovercounty.gov by March 1, 2023.

All of these proposals will be reviewed again by the project team after comments are received from members of the public. As the planning process continues, there will be additional opportunities to provide feedback.

Name of Participant: _____