

PUBLIC HEARING NOTICE
GLOUCESTER COUNTY BOARD OF SUPERVISORS

The Gloucester County Board of Supervisors will conduct a Public Hearing on Tuesday, December 3, 2024, beginning at 6:00 p.m. in the Colonial Courthouse, 6504 Main Street, Gloucester, Virginia to consider the following:

Rezoning Z-24-02- An application by Eric and Christy Baldwin to amend the Gloucester County Zoning Map to reclassify 5.02 +/- acres (TM 44-87A, RPC #13933) from RC-1, Rural Countryside, to SC-1, Suburban Countryside. The purpose of the application is to enable the property owners to subdivide the property through the Family Transfer Subdivision process. The property contains a principal and accessory dwelling, and the division would enable each family member to own the dwelling and property where they currently reside. The property is located in the York Magisterial District at 6036 Braeburn Lane (private road), adjacent to the Machicomoco State Park. The Comprehensive Plan's Future Land Use Plan identifies this area as Suburban Countryside within the Development District where moderate suburban residential development exists.

The preceding is a summary, not the full text, of the application. It is not intended to be a comprehensive representation of the full application and does not substitute for the full text of the application, which is available for review on the web at www.gloucesterva.gov, and in the County Administrator's Office at 6489 Main Street, Gloucester, Virginia.

The meeting will be broadcast live through the County website meeting portal at: <https://www.gloucesterva.gov/640/Meeting-Portal> and on Cox channel 48.

All interested parties are invited to express their views on this matter. Citizen comments may be submitted prior to the public hearing by three different methods:

- To submit comments online, complete the [Citizen Comment Submission](http://www.gloucesterva.gov/citizencomment) form (www.gloucesterva.gov/citizencomment). Please follow the instructions on the form to indicate the public hearing on which you want to comment.
- Comments may also be submitted by calling and leaving a message at 804-824-2760. Follow the prompts to leave comments for this specific public hearing, and clearly indicate your name (including spelling if needed) and your magisterial district.
- Finally, comments may be submitted by US Mail to County Administration, ATTN: PUBLIC HEARING, 6489 Main Street, Gloucester, VA 23061. Any mailed comments must include your name, your magisterial district, and the title of this public hearing clearly printed at the top, and all such comments must be received by the scheduled date of this hearing. Please type or print all comments legibly.

Comments submitted through these methods must be received by 4:30 p.m. on December 3, 2024, and will be read or played aloud during the public hearing up to the set time limit of 3 minutes.

“Form letters,” consisting of communications which are verbatim duplicates (other than the identifying information of the author/submitter) of one or more other communications received by the County pertaining to the matter to be considered at the public hearing, shall be read only once per letter, along with the list of persons submitting the same comments pursuant to such “form letter.”

Persons requiring assistance to submit comments for the meeting should contact the Gloucester County Administrator’s office at (804) 693-4042.

Carol Steele, County Administrator

AT A REGULAR MEETING OF THE GLOUCESTER COUNTY BOARD OF SUPERVISORS, HELD ON TUESDAY, DECEMBER 3, 2024, IN THE COLONIAL COURTHOUSE, 6504 MAIN STREET, GLOUCESTER, VIRGINIA: ON A MOTION DULY MADE BY _____, AND SECONDED BY _____, THE FOLLOWING ORDINANCE WAS ADOPTED BY THE FOLLOWING VOTE:

Phillip N. Bazzani, ___;
Ashley C. Chriscoe, ___;
Kenneth W. Gibson, ___;
Christopher A. Hutson, ___;
Michael A. Nicosia, ___;
Robert J. Orth, ___;
Kevin M Smith, ___;

AN ORDINANCE TO AMEND THE GLOUCESTER COUNTY ZONING MAP TO RECLASSIFY 5.02 +/- ACRES OWNED BY ERIC AND CHRISTY BALDWIN, LOCATED IN THE YORK MAGISTERIAL DISTRICT, FROM RC-1, RURAL COUNTRYSIDE, TO SC-1, SUBURBAN COUNTRYSIDE, FOR THE PURPOSE OF ENABLING THE PROPERTY TO BE SUBDIVIDED THROUGH THE FAMILY TRANSFER SUBDIVISION PROCESS

WHEREAS, a rezoning application (Z-24-02) has been submitted by Eric and Christy Baldwin to rezone the property known as Tax Map Parcel 44-87A, identified as RPC No. 13933, from RC-1, Rural Countryside, to SC-1, Suburban Countryside, and to thereby amend the Gloucester County Zoning Map; and

WHEREAS, the property requested to be rezoned is located within the York Magisterial District at 6036 Braeburn Lane, adjacent to the Machicomoco State Park; and

WHEREAS, the Gloucester County Planning Commission, after holding a duly advertised Public Hearing at their November 7, 2024 meeting, recommended approval of Z-24-02, by a vote of five to zero (5-0) with two (2) absent, to the Board of Supervisors; and

WHEREAS, the Gloucester County Board of Supervisors has held a duly advertised public hearing; and

WHEREAS, the property is identified in the Comprehensive Plan's Future Land Use Plan as the Suburban Countryside designation and within the Development District; and

WHEREAS, the surrounding property (former Timberneck Farm, now Machicomoco State Park) was rezoned from the RC-1 (Rural Countryside) district to the PUD-1 (Planned Unit Development) district, then subsequently to the SC-1 (Suburban Countryside) district, leaving this 5-acre parcel zoned as RC-1 and entirely surrounded by SC-1 zoning; and

WHEREAS, the Gloucester County Board of Supervisors finds that the proposed rezoning furthers the Suburban Countryside designation's desire for moderate suburban residential development (two-acre minimum); and

WHEREAS, the application furthers the Development District's intention of being the County's principal population center, but at a more moderate density due to the lack of public water and sewer; and

WHEREAS, the application also supports the Family Transfer Ordinance's purpose (Section 15-3.2(a) of the Subdivision Ordinance) to encourage and promote family members to remain in close proximity by allowing the conveyance of property between immediate family members without the necessity of compliance with all of the subdivision requirements imposed on unrelated parties; and

WHEREAS, the Gloucester County Board of Supervisors finds that the rezoning application would have no additional adverse impact on the public health, safety, and welfare;

NOW, THEREFORE BE IT ORDAINED AND ENACTED by the Gloucester County Board of Supervisors on this the third day of December, 2024 that Application Z-24-02 be, and it hereby is, approved to amend the Gloucester County Zoning Map to reclassify Tax Map Parcel 44-87A, from RC-1, Rural Countryside, to SC-1, Suburban Countryside.

A Copy Teste:

Carol E. Steele, County Administrator



County of Gloucester
 Department of Planning and Zoning
 6489 Main Street
 Gloucester, Virginia 23061
 804-693-1224 FAX 804-824-2441

Z+D # 24080017

FOR OFFICE USE ONLY

Date Received 8/13/2024
 Date Complete 8/13/2024
 Case No. ~~2408~~ Z-24-02
 Tax Map No. 44-87A (13933)
 Receipt No. 10185258

REQUEST FOR REZONING

EFFECTIVE July 1, 2008, THIS APPLICATION MUST BE ACCOMPANIED BY THE CHAPTER 527 COMPLIANCE FORM & THE VDOT LANDTRACK INFORMATION SHEET.

I, (WE) Eric & Christy Baldwin DO
 HEREBY PETITION THE BOARD OF SUPERVISORS OF THE COUNTY OF GLOUCESTER TO
 AMEND THE COUNTY ZONING ORDINANCE BY:

Modifying section(s) _____ of the ordinance as per the attached.

Modifying the Zoning District Classification of the following described property from the RC-1
 district(s), to the SC-1 district.

Modifying or removing one or more proffers approved as part of Rezoning Application _____.

A. PROPERTY INFORMATION

Location of property: 6040 Braeburn Lane Hayes Va 23072

Legal description of property:

* If recorded subdivision – Name _____

Section _____ Lot _____ Block _____

Land Book Page No. 1005781 Parcel(s) 044/87/A

* If acreage, attach plat of property and a metes and bounds description.

Are the taxes on this property paid up to date?

*Pursuant to Va. Code Section 15.2-2286(B), the Board of Supervisors may, but is not mandated to, require proof of the payment of taxes prior to approval of a rezoning.

Briefly describe the current use of the property:
residential

B. EXPLANATION OF THE APPLICATION AND RELATIONSHIP OF THE PROPOSED REZONING TO THE COUNTY'S COMPREHENSIVE PLAN (IF APPLICABLE).

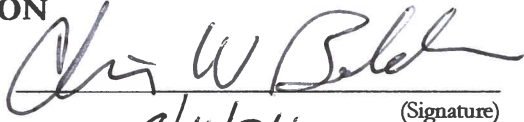
Please describe the purpose of the proffer amendment or rezoning and the proposed use of the property.

would like to divide property (5.02 acres) & give 2 acres to my brother with our guesthouse. He currently resides there & is maintaining the home (Nash Bond). He plans to live there as it is. The guest house has a separate well and septic system & was built in 2007.

C. LIST THE NAMES AND ADDRESSES OF OWNERS OR OCCUPANTS OF ALL ADJACENT PROPERTY OR PROPERTY ACROSS A ROAD, HIGHWAY OR RAILROAD RIGHT-OF-WAY. ADDRESSES SHOULD COINCIDE WITH THOSE IN THE COMMISSIONER OF THE REVENUE OFFICE. (Please Print)

NAME	ADDRESS	TAX MAP/PARCEL#
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
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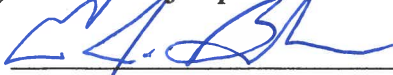
D. PERSON(S) REPRESENTING THE APPLICATION

Name: Christy Baldwin 
 Address: 6036 Braeburn Ln 8/11/24 (Signature)
Hayes, Va 23072 Phone: 804 694-7164 (Date)

E. OWNER(S) OF PROPERTY

Name: Eric & Christy Baldwin Phone: 804-694-7169
 Address: 6036 Braeburn Ln Hayes Va 23072

I hereby grant permission to the designated personnel of Gloucester County, and any other agency deemed appropriate by Gloucester County, to enter the subject property for purpose of review of the proposed application, to post signs prior to the public hearing by the Planning Commission, and to remove said signs after the public hearing by the Board of Supervisors.

 8-13-24
 (Signature) (Date)

IMPORTANT: The proffer amendment or rezoning application package must be deemed complete before it can be transmitted to the Planning Commission to request a public hearing be scheduled.



GLOUCESTER COUNTY PLANNING DEPARTMENT

Post Office Box 329
6582 Main Street
Gloucester, VA 23061

804-693-1224
Fax: 804-693-7037
www.gloucesterva.info/planning

Chapter 527 Compliance Form

Effective July 1, 2008, Rezoning that meet thresholds as specified in VDOT's Traffic Impact Analysis Regulations, Chapter 527, will require Traffic Impact Analyses (TIAs). As of this date, this form must be completed by a licensed professional and submitted with each application to the Gloucester County Planning Department in combination with a VDOT Landtrack Information Sheet.

The process for submitting TIA's shall be as follows:

1. Submit VDOT's required number of copies along with your rezoning submittal to the Gloucester County Planning Department along with a check for the appropriate review fee made payable to VDOT;
2. All copies of the TIA will be stamped by the Gloucester County Planning Department, and the Planning Department will keep its copy(s) on file; and
3. The remaining TIA copies will be picked up by VDOT within 10 business days of an application that is deemed complete.

Choose one of the two options below:



I certify that this proposal **DOES NOT MEET** any of the thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. I acknowledge that Gloucester County and/or VDOT may require that one is submitted and that action may not be taken on my proposal until this is submitted.



I certify that this proposal **MEETS** at least one of the thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. A Traffic Impact Analysis, prepared in accordance with the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155).

The above information is based on a proposed use of _____ with a projected daily trip generation of _____ vehicles per day and a site peak hour trip generation of _____ vehicles per hour, based on the stipulations of 24 VAC30-155. The _____ edition of the ITE Trip Generation Manual was used in determining the trip generation (Code Number _____ and Page Number _____).

*Please attach a sheet indicating how each of the thresholds for this proposal were calculated including but not limited to use, size of the proposed project (square footage, number of units)

License Professional's (Signature)

Name & Date (Type or Print)

License Number or Stamp and Seal

Use is the same, Max 20 additional trips w/ accessory dwelling units on each new parcel. 527 not applicable.

* As of July 1, 2011 applications for Major Subdivisions will no longer require a Chapter 527 Compliance Form.

Diane Ducey-O'Byrne, Director

Conflict of Interest Statement

In accordance with Section 14-22 of the Gloucester County Zoning Ordinance, I certify that my application for ___ zoning amendment, ___ variance, or ___ special exception is subject to the following:

“Does any member of the Planning Commission, Board of Zoning Appeals, or governing body (Board of Supervisors) have any interest in the property which is subject of this application/petition, either individually, or by ownership of stock in a corporation owning such land or partnership? ___

Yes

No

Does a member of the immediate household of any member of the Planning Commission, Board of Zoning Appeals, or governing body (Board of Supervisors) have any interest in the property which is the subject of this application/petition? ___

Yes

No

If yes to either questions above, please state:

Person’s name: _____

Member of: _____

Nature of their interest: _____

I, Christy Baldwin ERIC J. BALDWIN,
(Print name)

hereby certify that the information contained in this application/petition is true and correct to the best of my knowledge.

Christy Baldwin / Eric Baldwin 8/11/24
(Signature) (Date)

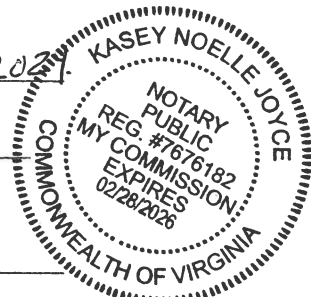
STATE OF VIRGINIA
COUNTY OF GLOUCESTER

I, a Notary Public of the County of Gloucester, State of Virginia, do hereby certify that Christy Baldwin / Eric Baldwin, whose name is signed to the writing above dated on the 11 day of August, 2024, has acknowledged the same before me in my State aforesaid.

Given under my hand this 11 day of August, 2024.

[Signature]
Notary Public

My commission expires 2/28/2026



Gloucester County
Proffer Policy for Applications for Residential Rezoning
Effective September 3, 2019 per Resolution adopted by the Gloucester County Board of Supervisors.

Gloucester County has the authority, pursuant to Va. Code Section 15.2-2298, to accept voluntary proffers, either onsite or offsite, submitted by an applicant for conditional zoning. Proffers may include land, infrastructure, cash, or other conditions and constraints on the use of the property applied for conditional zoning. There must be a reasonable relationship or connection between the proffers and the rezoning.

In order to ensure compliance with applicable law, Section 15.2-2303.4 of the Code of Virginia, and to ensure that there exists a reasonable relationship or connection between the proffers and the residential rezoning, it shall be the responsibility of the applicant to provide the County with detailed analyses of the impacts (capital, environmental, fiscal, etc.) of any development resultant from a requested residential rezoning; the applicant must then demonstrate how the project and/or any proffered conditions will mitigate those impacts.

Pursuant to Section 15.2-2303.4 of the Code of Virginia, the County and its officials, employees, and agents may suggest - but shall not require - any particular proffer associated with a requested residential rezoning. Any such requirement of a proffer shall be deemed null and void and of no effect.

The applicant's signature on the proffers shall serve to certify that any proffered conditions are voluntary, reasonable, and directly related to the rezoning applied for. The applicant shall acknowledge that failure to address and/or mitigate impacts directly attributable to the rezoning may result in the denial of the rezoning request.

I have read and understand the above proffer policy:

ERIC J. BALDWIN

Eric W Baldwin Christy Baldwin EJ BA
Property Owner

Applicant (if different)

8/11/24
Date

EXHIBIT A

ALL that certain tract or parcel of land lying and being in York Magisterial District, (formerly Abingdon District), Gloucester County, Virginia, known and called as "Braeburn" containing Five and 2/100 (5.02) acres, more or less, but conveyed in gross and not by the acre, the same being bounded and described, now or formerly, as follows: On the North and East by lands now or formerly of John W. C. Catlett, Jr. And William E. Catlett; on the South by lands now or formerly of the John W. C. Catlett, Jr. And William E. Catlett marked by the center of a stream; and on the West by the mean low water mark of Cedar Bush Creek. For a more accurate and particular description of the lands hereby conveyed, reference is made to a plat of survey of Charles J. Kerns, C.L.S., dated May 4, 1982, which plat is recorded in the Clerk's Office, Circuit Court, Gloucester County, Virginia, in Plat Book 22, page 157.

TOGETHER WITH a nonexclusive easement of right of way as a means of ingress and egress at all times to and from the property hereby conveyed and State Route 635, the northern line thereof being shown on said plat as "existing dirt road", which runs in an easterly direction to the lands now or formerly of William P. Carey, et al, at a width of fifty (50') feet, thence along lands now or formerly of William P. Carey, et al, in a southeasterly direction at a width of fifty (50') feet to an "existing road" as shown on a plat of Charles J. Kerns, C.L.S., dated November 14, 1972, and recorded in Clerk's Plat Book 7 at Page 8 in the Clerk's Office of the Circuit Court of Gloucester County, thence in a northeasterly direction at said width of fifty (50') feet over lands of the grantors by lands now or formerly of William P. Carey, et al, and Aaron F. Gay, et al, to a subdivision called "Country Village" as shown on Clerk's Plat Book 20, at Page 5, in said Clerk's Office, thence in a northwesterly direction between "Country Village" and lands now or formerly of Aaron F. Gay, at the maximum width between the two properties to the terminus of State Route 635.

Together with all and singular the buildings and improvements thereon, the tenements, hereditaments, easements, appurtenances, and rights of way thereunto belonging or in anywise appertaining.

Subject to any and all rights of way, easements, restrictions and provisions of record affecting the property.

It being the same real estate conveyed to Eric James Baldwin and Christy Willett Baldwin, by Deed from Christy Willett Baldwin, Executrix, dated September 23, 2010, recorded September 24, 2010, in the Clerk's Office, Circuit Court, County of Gloucester, Virginia, as Instrument No. 100004378 and Corrected by Corrected Deed recorded December 8, 2010, as Instrument No. 10005781.

INSTRUMENT 190001553
RECORDED IN THE CLERK'S OFFICE OF
GLOUCESTER COUNTY CIRCUIT COURT ON
APRIL 15, 2019 AT 02:33 PM
MARGARET F. WALKER, CLERK
RECORDED BY: KJH

Jim Hoo

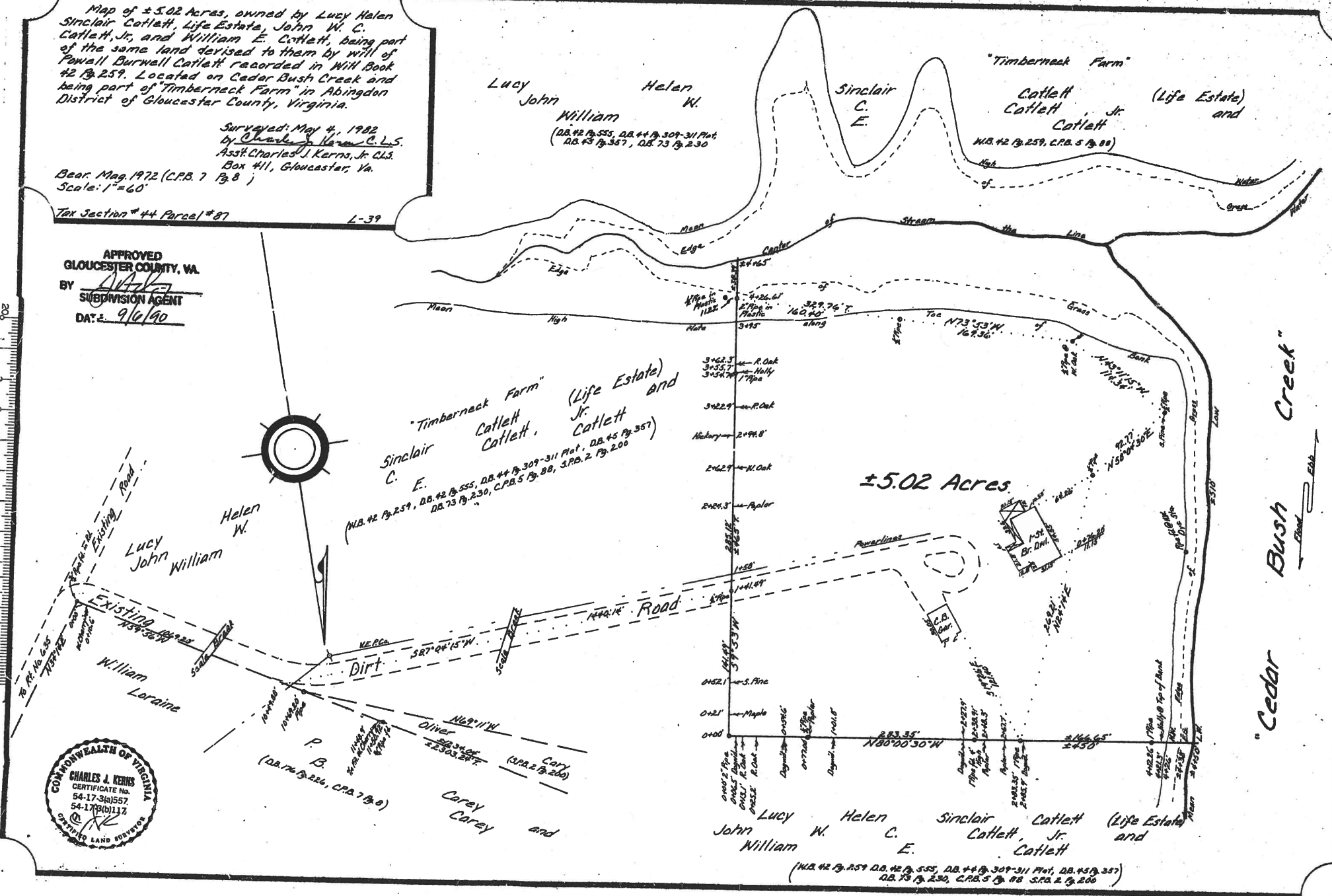
Map of ±5.02 Acres, owned by Lucy Helen Sinclair Catlett, Life Estate, John W. C. Catlett, Jr, and William E. Catlett, being part of the same land devised to them by will of Powell Burwell Catlett recorded in Will Book #2 Pg. 259. Located on Cedar Bush Creek and being part of "Timberneck Farm" in Abingdon District of Gloucester County, Virginia.

Surveyed: May 4, 1992
 by Charles E. King, Jr., C.L.S.
 Asst. Charles J. Kerns, Jr. C.L.S.
 Box 411, Gloucester, Va.

Bear. Mag. 1972 (C.P.B. 7 Pg. 8)
 Scale: 1"=60'

Tax Section #44 Parcel #97 L-39

APPROVED
 GLOUCESTER COUNTY, VA.
 BY [Signature]
 SUBDIVISION AGENT
 DATE: 9/6/90



THIS PLAT, was delivered to the Clerk of the Circuit Court of Gloucester County, Virginia, on the 7th day of September 1990, admitted to record at 2:27 o'clock P.M. and is recorded with Deed from John W. C. Catlett, Jr., et al to Homer W. Buck et al, which Deed is recorded in Deed Book 389 Page 849.

Teste:
 Charles E. King, Jr., Clerk
Charles E. King, Jr., Deputy Clerk

PUBLIC HEARING NOTICE
GLOUCESTER COUNTY BOARD OF SUPERVISORS

The Gloucester County Board of Supervisors will conduct a Public Hearing on Tuesday, December 3, 2024, beginning at 6:00 p.m. in the Colonial Courthouse, 6504 Main Street, Gloucester, Virginia to consider the following:

Rezoning Z-24-03 – A referral from the Board of Supervisors (Board) to amend the Gloucester County Zoning Map to reclassify 10.65 +/- acres (TM 51-78, RPC #40099) from B-2, Village Mixed Use, to B-1, General Business. The purpose of the rezoning is to provide the property owner (York River Crossing Associates, LLC) more flexibility in uses and to make the zoning of this parcel consistent with the York River Crossing (YRC) Shopping Center. The property is currently vacant and was zoned Residential Mixed Use (RMX) prior to the elimination of the RMX zoning district upon the adoption of the current Zoning Ordinance on September 3, 2024. The property is located in the Gloucester Point Magisterial District adjacent to the southern boundary of the YRC Shopping Center. The Comprehensive Plan’s Future Land Use Plan identifies this area as Village Scale Mixed-Use and Suburban High Density; it is within the Development District where a mix of commercial uses and moderate suburban residential development exists. It is also identified as both a “core” area (along Route 17N) and a “transitional” area in the Gloucester Point/Hayes Village Development Area Plan.

The preceding is a summary, not the full text, of the application. It is not intended to be a comprehensive representation of the full application and does not substitute for the full text of the application, which is available for review on the web at www.gloucesterva.gov, and in the County Administrator’s Office at 6489 Main Street, Gloucester, Virginia.

The meeting will be broadcast live through the County website meeting portal at: <https://www.gloucesterva.gov/640/Meeting-Portal> and on Cox channel 48.

All interested parties are invited to express their views on this matter. Citizen comments may be submitted prior to the public hearing by three different methods:

- To submit comments online, complete the [Citizen Comment Submission](http://www.gloucesterva.gov/citizencomment) form (www.gloucesterva.gov/citizencomment). Please follow the instructions on the form to indicate the public hearing on which you want to comment.
- Comments may also be submitted by calling and leaving a message at 804-824-2760. Follow the prompts to leave comments for this specific public hearing, and clearly indicate your name (including spelling if needed) and your magisterial district.
- Finally, comments may be submitted by US Mail to County Administration, ATTN: PUBLIC HEARING, 6489 Main Street, Gloucester, VA 23061. Any mailed comments must include your name, your magisterial district, and the title of this public hearing clearly printed at the top, and all such comments must be

received by the scheduled date of this hearing. Please type or print all comments legibly.

Comments submitted through these methods must be received by 4:30 p.m. on December 3, 2024, and will be read or played aloud during the public hearing up to the set time limit of 3 minutes.

“Form letters,” consisting of communications which are verbatim duplicates (other than the identifying information of the author/submitter) of one or more other communications received by the County pertaining to the matter to be considered at the public hearing, shall be read only once per letter, along with the list of persons submitting the same comments pursuant to such “form letter.”

Persons requiring assistance to submit comments for the meeting should contact the Gloucester County Administrator’s office at (804) 693-4042.

Carol Steele, County Administrator

AT A REGULAR MEETING OF THE GLOUCESTER COUNTY BOARD OF SUPERVISORS, HELD ON TUESDAY, _____, 2024, IN THE COLONIAL COURTHOUSE, 6504 MAIN STREET, GLOUCESTER, VIRGINIA: ON A MOTION DULY MADE BY _____, AND SECONDED BY _____, THE FOLLOWING ORDINANCE WAS ADOPTED BY THE FOLLOWING VOTE:

Phillip N. Bazzani, ___;
Ashley C. Chriscoe, ___;
Kenneth W. Gibson, ___;
Christopher A. Hutson, ___;
Michael A. Nicosia, ___;
Robert J. Orth, ___;
Kevin M Smith, ___;

AN ORDINANCE TO AMEND THE GLOUCESTER COUNTY ZONING MAP TO RECLASSIFY 10.65 +/- ACRES OWNED BY YORK RIVER CROSSING ASSOCIATES, LLC, LOCATED IN THE GLOUCESTER POINT MAGISTERIAL DISTRICT, FROM B-2, VILLAGE MIXED USE, TO B-1, GENERAL BUSINESS, FOR THE PURPOSE OF ALLOWING THE PROPERTY OWNER GREATER FLEXIBILITY IN COMMERCIAL USES AND TO BE CONSISTENT WITH THE ZONING OF THE ADJACENT SHOPPING CENTER

WHEREAS, a rezoning (Z-24-03) has been sponsored by Gloucester County to rezone the property known as Tax Map Parcel 51-78, identified as RPC No. 40099, from B-2, Village Business, to B-1, General Business, and to thereby amend the Gloucester County Zoning Map; and

WHEREAS, the property requested to be rezoned is located within the Gloucester Point Magisterial District adjacent to the York River Crossing Shopping Center; and

WHEREAS, the Gloucester County Planning Commission, after holding a duly-advertised Public Hearing at their November 7, 2024 meeting, recommended denial of Z-24-03, 3-2 with 2 absent, to the Board of Supervisors; and

WHEREAS, the Gloucester County Board of Supervisors has held a duly advertised public hearing; and

WHEREAS, the property is identified in the Comprehensive Plan's Future Land Use Plan as both Village Scale Mixed Use and Suburban High Density; and

WHEREAS, the property is within the Development District; and

WHEREAS, the Gloucester County Board of Supervisors finds that the proposed rezoning furthers the General Business zoning designation's intent to provide for the conduct of general business to which the public requires direct and frequent access; and

WHEREAS, the application furthers the Development District’s intention of being the County’s principal service and employment center; and

WHEREAS, the Gloucester County Board of Supervisors finds that the rezoning application would have no additional adverse impact on the public health, safety, and welfare;

NOW, THEREFORE BE IT ORDAINED AND ENACTED by the Gloucester County Board of Supervisors on this the _____ day of _____, 2024 that Application Z-24-03 be, and it hereby is, approved to amend the Gloucester County Zoning Map to reclassify Tax Map Parcel 51-78 from B-2, Village Mixed Use, to B-1, General Business.

A Copy Teste:

Carol E. Steele, County Administrator

AT A REGULAR MEETING OF THE GLOUCESTER COUNTY BOARD OF SUPERVISORS, HELD ON TUESDAY, _____, 2024, IN THE COLONIAL COURTHOUSE, 6504 MAIN STREET, GLOUCESTER, VIRGINIA: ON A MOTION DULY MADE BY _____, AND SECONDED BY _____, THE FOLLOWING ORDINANCE WAS ADOPTED BY THE FOLLOWING VOTE:

Phillip N. Bazzani, ___;
Ashley C. Chriscoe, ___;
Kenneth W. Gibson, ___;
Christopher A. Hutson, ___;
Michael A. Nicosia, ___;
Robert J. Orth, ___;
Kevin M Smith, ___;

A RESOLUTION TO DENY REZONING Z-24-03 REQUESTING TO RECLASSIFY 10.65 +/- ACRES OWNED BY YORK RIVER CROSSING ASSOCIATES, LLC, LOCATED IN THE GLOUCESTER POINT MAGISTERIAL DISTRICT, FROM B-2, VILLAGE MIXED USE, TO B-1, GENERAL BUSINESS, FOR THE PURPOSE OF ALLOWING THE PROPERTY OWNER GREATER FLEXIBILITY IN COMMERCIAL USES AND TO BE CONSISTENT WITH THE ZONING OF THE ADJACENT SHOPPING CENTER

WHEREAS, a rezoning (Z-24-03) has been sponsored by Gloucester County to rezone the property known as Tax Map Parcel 51-78, identified as RPC No. 40099, from B-2, Village Business, to B-1, General Business, and to thereby amend the Gloucester County Zoning Map; and

WHEREAS, the property requested to be rezoned is located within the Gloucester Point Magisterial District adjacent to the York River Crossing Shopping Center; and

WHEREAS, the Gloucester County Planning Commission, after holding a duly-advertised Public Hearing at their November 7, 2024 meeting, recommended denial of Z-24-03, 3-2 with 2 absent, to the Board of Supervisors; and

WHEREAS, the Gloucester County Board of Supervisors has held a duly advertised public hearing; and

WHEREAS, the property is identified in the Comprehensive Plan’s Future Land Use Plan as both Village Scale Mixed Use and Suburban High Density; and

WHEREAS, the property is within the Development District; and

WHEREAS, the Gloucester County Board of Supervisors finds that the proposed rezoning neither comports with the Comprehensive Plan’s Future Land Use designations of Village-Scale Mixed Use and Suburban High-Density nor its recommendation to reference the Gloucester Point/Hayes Village Development Area Plan when considering rezoning requests within this area; and

WHEREAS, the Gloucester County Board of Supervisors finds that the proposed rezoning is inconsistent with the recommendations of the Gloucester Point/Hayes Village Development Area Plan for “transitional areas” – which are meant “to divide the active and highly commercial Core Area from quieter residential areas, serve “as a bridge between the activity and high density of the core, and quieter, less dense residential areas,” and are intended to be “primarily residential, but made up of more intensive residential uses such as apartments, condominiums, and town homes;” and

WHEREAS, the Gloucester County Board of Supervisors finds that the proposed rezoning could have adverse impacts on the public health, safety, and welfare.

NOW, THEREFORE BE IT ORDAINED AND ENACTED by the Gloucester County Board of Supervisors on this the _____ day of _____, 2024 that Application Z-24-03 be, and it hereby is, denied.

A Copy Teste:

Carol E. Steele, County Administrator



GLOUCESTER COUNTY
County Administration
6489 Main Street
Gloucester, VA 23061
(804) 693-4042
www.gloucesterva.gov



MEMORANDUM

To: Anne Ducey-Ortiz, Director of Planning, Zoning & Environmental Programs

cc: Carol Rizzio, Asst. Director of Planning, Zoning & Environmental Programs

From: Carol Steele, County Administrator 

Date: September 10, 2024

Subject: Board directed rezoning

Anne,

As you are aware, at the September 3, 2024, Board of Supervisors meeting, the Board of Supervisors adopted the amended zoning ordinance and the official zoning map with the current zoning districts, except for one parcel that was changed to B-2 as the RMX district was removed from the ordinance. In conjunction with the adoption of the amended zoning ordinance, Mr. Chriscoe moved, seconded by Mr. Bazzani that the County sponsor a rezoning application for the subject property (Tax Map No. 51-78, RPC #40099) from B-2 Zoning District to B-1 Zoning District.

Please proceed as directed by the Board and let me know if you have any questions.