



**GLOUCESTER COUNTY PLANNING COMMISSION
AGENDA**

Thursday, April 3, 2025, 6:30 p.m.

Colonial Courthouse

6504 Main Street

Gloucester, VA 23061

	Pages
1. <u>CALL TO ORDER AND ROLL CALL</u>	
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3. <u>CONSENT AGENDA</u>	
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c. Development Plan Review- March 2025	16
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6. <u>OLD BUSINESS</u>	
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b. Comprehensive Plan Steering Committee Update	20
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GLOUCESTER COUNTY PLANNING COMMISSION MINUTES

February 6, 2025, 6:30 p.m.

Colonial Courthouse

6504 Main Street

Gloucester, VA 23061

Members Present: ___ Natalie Q. Johnson
 ___ Christopher Poulson
 ___ Louis E. Serio, Jr.
 ___ Douglas Johnson
 ___ Kenneth B. Richardson
 ___ James R. Gray, Jr.
 ___ Christopher Hutson- Board Liaison

Members Absent: ___ John Meyer, Chairman

Staff Present: ___ Anne Ducey-Ortiz, Planning, Zoning & Environmental
 Programs Director
 ___ Carol Rizzio- Senior Comprehensive Planner
 ___ Sean McNash, Planner II
 ___ Kathy Wilmot, Community Development Coordinator

1. **CALL TO ORDER AND ROLL CALL**

Ms. Johnson called the February 6, 2025 meeting of the Gloucester County Planning Commission to order at 6:30 p.m. Roll call established that a quorum was present.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Mr. Serio led the invocation and pledge of allegiance.

3. CONSENT AGENDA

Mr. Richardson moved to approve the consent agenda. Seconded by Mr. Serio. Motion carried by unanimous voice vote (one absent).

- a. Minutes of January 9, 2025**
- b. Application (s) before the BZA in February 2025**
- c. Development Plan Review- January 2025**
- d. Updated Planning Commission Schedule 2025**
- e. CIP Summary**
- f. Final 2024 PC Annual Report**
- g. Quarterly Reports- 2024 4th Quarter**

4. PUBLIC COMMENTS

Dr. Birdsall spoke against the Foxmill PUD with concerns for traffic, the water system, Burleigh Road, hospitals, and doctors.

5. PUBLIC HEARING

a. CUP-24-02-Aberdene Aquatic

Mr. McNash gave a PowerPoint presentation regarding CUP-24-02. He described the current use of the property as loading and unloading of seafood caught offsite. The applicant would like to establish a "Working Waterfront Marina", as defined by one of the proposed conditions of use. He described the site and renovations to existing buildings and docks, with the applicants proposing to renovate the existing building, construct an additional structure, repair a boat launch, and construct new floating docks. There are several conditions of use proposed by staff with applicants' feedback and staff is requesting that. The PC will review and revise two conditions of use, if necessary, specifically focused on the hours of operations for construction activities and separate hours of operation for site activities. He reviewed the SF-1 zoning district's intent and uses

permitted, by-right, by Special Exception, and by Conditional Use Permit (CUP) in this district.

Next, he reviewed the Comprehensive Plan's Future Land Use Designations of Rural Residential and Working Waterfronts, and the guidance provided within the Comprehensive Plan for these designations, including Working Waterfronts' contribution to the County's culture and history.

He reviewed the Fiscal Impact as well as the Transportation Impact, stating that there are currently 330 daily trips on this section of Aberdeen Creek Road. Although the applicant does not anticipate any major increase of vehicle traffic once the construction is completed since this will primarily be used by commercial waterman, with the increase in dock slips on the site, some increase is anticipated. The Virginia Department of Transportation (VDOT) will review the site's entrance onto Aberdeen Creek Road once a site plan is submitted to the County for review. A proposed condition of use requires the applicant to submit and obtain site plan approval before they could begin renovation of the existing building.

Another condition of use proposes to all rescue/emergency vehicles to use the dock to access Aberdeen Creek at any time, even during non-working hours.

Any renovations or construction will need to be reviewed and approved by Chesapeake Bay Preservation Board or the Wetlands Board and Virginia Marine Resources Commission (VMRC). The applicant has applied for review by the Wetlands Board and the VMRC, but their application is in hold awaiting Board Approval.

Furthermore, the applicant accepts responsibility for any dredging within a 25 ft. buffer of the site (including structures within the water) and this activity will not be the responsibility of the County within this buffer.

They will need to coordinate with the Health Department to obtain the necessary permits for well and septic service to the site. There was an issue of old leaking fuel tanks, but the applicant has provided documentation that these have been removed, resolving the issue.

Mr. McNash reviewed the purpose of a CUP and the requirements that need to be met. Staff has determined the applicant can meet the seven criteria, which is fully explained in the Staff's Report.

Staff recommends the Planning Commission forward the CUP to the Board (BOS) with a recommendation to approve the application. Furthermore, staff has included that the Planning Commission determine the specific language for Conditions 6 and 7 and include any revisions to the proposed language for these conditions with their recommendation to the Board.

The PC has 100 days from January 9, 2025 to forward the application to the BOS with a recommendation and, therefore, can table a decision for a future decision for a future meeting if desired.

He reviewed staff's proposed conditions of use that they recommend the Planning Commission forward to the BOS with the application.

Among other conditions of use, staff proposed hours of operation for site activities (not exempt by the Noise Ordinance) conclude at 7 pm but can be modified to 10 pm (or another time) the PC determines appropriate.

Staff also proposed conditions related to proper screening as well as proper lighting that will not trespass onto adjacent properties or across waterway beyond 50 ft of the lighting structure. All conditions are typically listed on the site plan.

Staff also proposes the two-year limit requirement for establishing the use be tied to the site plan approval instead of CUP approval since the applicant will need to apply to various boards and commissions for approval for permits for the project.

Mr. McNash completed his presentation.

Mr. Johnson had questions regarding the hours of operation for construction and sit activities (proposed Conditions 6 & 7). For construction activities, is this CUP application solely proposed to be limited to 9 am-5 pm on weekdays or is this a County-wide requirement? Ms. Ducey-Ortiz stated that this is exclusive to the CUP application and the hours were chosen due to the site's proximity to adjacent properties and waterways.

Mr. Poulson asked if the public ramp on adjacent County-owned property is existing or to be constructed. Staff stated that it was existing and reconstructed as a Capital Improvement Plan (CIP) project.

Mr. Gray asked about the new public landing, when was that renovated? Ms. Ducey-Ortiz explained a few months ago. He asked if the same hours of operation for construction activities were applied to the public landing to. Ms. Ducey-Ortiz said they chose the limited hours because we have had many complaints of construction noise in the County, and she suggested hearing from the applicant and then the public.

Mr. Johnson asked for clarification on the hours of operation for the site activities, not regarding construction.

A representative of the applicant, Ron Sopkeo owns several seafood harvesting operations. He clarified that the hours of operation of 7am to 7pm applies to activities within the building on site and that the waterman will be able to take boats out earlier, as exempted by this proposed condition of use.

Mr. Serio asked how many watermen are expected, which Mr. Sopkeo is not sure. They have been moved out of all other marinas and are now five deep at the adjacent public dock waiting to unload their catch.

Public Comments - Mark Van - Claybank - he owns property across the creek from facility. The facility has been dilapidated for years, and he is in favor of the renovations with the proposed conditions for light limitations.

Mr. Richardson asked about the proposed hours of operation for construction activities (9 am - 5 pm daily) as well as proposed Condition 7 (hours of operation for site activities). He was interested in what the buildings will be used for. The applicant stated that they will contain secured storage for oyster shells and meeting space with supplies locked inside.

David Spatzal (representative of the applicant) clarified that no business would be on the property, just the storing of oyster shells.

Mr. Poulson asked what will be happening on the property? Mr. Spatzal said they would bring in oysters to store, take off property to

get processed, bring them back to site dry out and then take back to the water for the reef restoration with not processing or distribution onsite.

Mr. Johnson wanted clarification about the seafood processing definition (Section 2-2). Mr. Spatzal reminded him that this is just unloading oysters and then returning shells back to the river.

Mr. Spatzal said the difficult part of construction is the bulkhead reconstruction.

Mr. Johnson asked whether the applicant was okay with the proposed hours of operation for construction and site activities. Mr. Spatzal said he was fine with all proposed hours, he does not think they will work weekends.

Mr. Hutson asked whether their preferred time to perform construction activities is 9 am - 5 pm? Mr. Spatzal states that is acceptable, but their preferred hours of operation are 7 am- 7 pm.

Mr. Poulson suggested revising the construction hours to 7 am- 7pm.

Ms. Johnson asked if we would need to adjust the application. Mr. McNash said to just include your revision to any proposed conditions with your overall recommendation. She asked if the Commission could change the hours of construction.

Mr. Gray suggest make all hours, construction and working hours 7am to 7pm.

Ms. Ducey-Ortiz stated that the Commission does not have to limit hours if they do not want to. However, staff has received complaints from other projects and wanted to take that into consideration.

Mr. Johnson asked Mr. Sopkeo, if you were to self-impose hours of operation, what would they be? Mr. Sopkeo replied, 7 am- 5 pm weekdays for construction.

The Commission suggested amending construction working hours to Monday through Saturday 7 am- 5 pm, and hours of operation for site activities to 7 am- 7 pm, daily.

Ms. Ducey-Ortiz stated this is the County's first working waterfront CUP application.

Mr. Poulson called to forward CUP-24-02 to the Board of Supervisors with a recommendation or approval and an amendment to proposed Condition #6. Seconded by Mr. Johnson

Vote 6-0 to forward to BOS with Mr. Meyers absent.

6. OLD BUSINESS

a. 2025 PC Rules of Procedure Review

Mr. McNash reviewed the Rules and Procedures and the two minor changes.

To comply with a 2024 change to the state code and advertisement dates for public hearings, advertisement and substantial modifications to applications need to occur 29 days prior to the hearing.

Motion to adopt changes by Mr. Richardson. Seconded by Mr. Gray

Vote 6-0 to forward to BOS with Mr. Meyers absent.

7. NEW BUSINESS

a. Foxmill PUD Discussion

Ms. Ducey-Ortiz introduced the proposed plan for a Planned Unity Development (PUD), and stated that this informal pre-application with the Planning Commission is a requirement of the PUD rezoning process.

Melissa Venable, owner of Land Planning Solutions in Suffolk, spoke in reference to Dr. Birdsall's comments, thanked him, and stated that she understands his concerns for growth. Based upon the potential applicant's discussion with the Planning Commission, there are multiple things to look at: utility provision as well as school, and fire and rescue impacts. She said they are in the process of a Traffic Impact Analysis and will continue to gather information and bring updated information to the Commission if a rezoning application is submitted. There are wetland areas that connection of the internal roadway to Burleigh Road financially infeasible, with potential impacts to bats, plants, and other organisms requiring additional study if developed. The Commission expressed concerns about the capacity for local schools and fire departments to handle the impacts of the development. Ms. Venable and her team will perform more research to provide the

additional information requested from the Commission in their rezoning application.

b. Manufactured Home in B-1 and other Zoning Code Amendments

Ms. Rizzio gave a presentation to allow a manufactured home to be replaced with a stick built house in B-1 district. If this is approved, it would affect eight properties, primarily along Route 17. She reviewed the proposed new language and reviewed the proposed 75 foot setback from

Mr. Richardson expressed concern for the septic.

Some properties the home is already 50 feet or less from Route 17.

Rezoning effective date and recordation of CUPS - the county will record them instead of the applicant. The effective date is date on the ordinance and staff will record it.

Removal of requirements for setbacks on plot plan. Staff will add to the plot plan and the permit.

8. APPLICATION(S) BEFORE THE COMMISSION IN MARCH

None

9. STAFF COMMENTS

The Capital Improvement Plan projects summary is in the Commission's packets. The Public Hearing with the board is moving forward.

Sheetz has submitted their site plan, which is under review.

Ms. Ducey-Ortiz thanked Kathy Wilmot and Laura Walton for all of their help filling in while we were down several positions.

10. COMMISSIONERS' COMMENTS

Mr. Johnson will not be at joint BOS-PC Joint Meeting on February 25, 2025.

Ms. Johnson asked what new datils staff can provide on the Reserve. Ms. Ducey-Ortiz stated that Lennar is looking to buy the development, but final play approval for this phase before purchasing the property.

The site plan for Phase 2 is on hold because of the environmental issues requiring additional study. Regardless of the phase, they are limited to 170 unit permits per year.

The plat is ready for recordation, but additional legal documents are still pending corrections.

11. **ADJOURNMENT**

Motion to adjourn made by Mr. Johnson

Motion seconded by Mr. Richardson.

Meeting adjourned at 9:07 pm.

Chair

Secretary



GLOUCESTER COUNTY PLANNING COMMISSION MINUTES

March 6, 2025, 6:30 p.m.

Colonial Courthouse

6504 Main Street

Gloucester, VA 23061

Members Present: ___ Natalie Q. Johnson
 ___ Christopher Poulson
 ___ Louis E. Serio, Jr.
 ___ Douglas Johnson
 ___ Kenneth B. Richardson
 ___ John Meyer, Chairman
 ___ Christopher Hutson- Board Liaison

Members Absent: ___ James R. Gray, Jr.

Staff Present: ___ Anne Ducey-Ortiz, Planning, Zoning & Environmental
 Programs Director
 ___ Tripp Little, Planner III
 ___ Sean McNash, Planner II
 ___ Kathy Wilmot, Community Development Coordinator
 ___ Abigail Gray, Administrative Coordinator

1. CALL TO ORDER AND ROLL CALL

Mr. Meyer called the March 6, 2025 meeting of the Gloucester County Planning Commission to order at 6:30pm. Roll call established that a quorum was present.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Mr. Poulson led the invocation and pledge of allegiance.

3. CONSENT AGENDA

Mr. Richardson moved to approve the consent agenda. Seconded by Mr. Johnson. Motion carried by unanimous voice vote (one absent).

- a. **Application (s) before the BZA in March (None)**
- b. **Development Plan Review- February 2025**
- c. **2025 Rules of Procedure-Final**

4. **PUBLIC COMMENTS**

5. **PUBLIC HEARING**

a. **CA-25-01 Manufactured Homes in the B-1 District**

Mr. Little gave a PowerPoint presentation regarding the proposed Code Amendment which reviewed the proposed amendments to the Zoning Ordinance.

There are 8 properties affected by this proposed modification to allow a manufactured home to be replaced by another manufactured home, or a modular or stick-built home. The structure would need to meet the required setbacks as established for the B-1 district.

Mr. Little reviewed language that was removed and replaced in several other sections of the Zoning Ordinance. He offered to answer any questions the Commissioners might have.

Mr. Meyer was not at the last meeting and requested the reason for the modification.

Mr. Little reviewed the history, request by a citizen, and subsequent directive by the Board of Supervisors.

Mr. Richardson asked if a manufactured home was placed on foundation if still considered manufactured home or stick built? Mr. Little clarified that, for zoning, it would still be considered a manufactured home.

Mr. Richardson motion to forward the code amendment to the Board of Supervisors with a recommendation of approval, seconded by Mr. Poulson, and passed 6-0 with Mr. Gray absent.

Mr. Meyer commented about B-2 setbacks for signs. Ms. Ducey-Ortiz provided clarification about the verbiage related to the setbacks for

signs in the “divided” highways, which, therefore, required no further amendments or motions.

6. OLD BUSINESS- None

7. NEW BUSINESS - None

**8. APPLICATION(S) BEFORE THE COMMISSION IN APRIL 2025
(None)**

9. STAFF COMMENTS

a. TOD District Update

Mr. Little updated the Commission on the availability of Rappahannock Community College for meeting space. He has spoken with Ms. Cronin who will look for dates in May after the budget is approved.

This will be a town hall-style meeting and preferred meeting dates were discussed with the Commission, including the second Tuesday in May as a possible date.

b. Citizen Comments Discussion

Ms. Ducey-Ortiz discussed the Citizen Comment Policy. During their retreat, the Board of Supervisors considered changes to the policy but then decided at a subsequent meeting to keep the current policy.

She asked the PC if they wanted to keep the same policy for Planning Commission meetings or modify the policy, as the County Attorney stated is permissible by Planning Commission.

Mr. Richardson stated if it is a County-wide issue, we get a lot of responses. He would like to weed out the repetitiveness.

Mr. Johnson agreed but had concerned about the public coming and reading multiple similar letters.

Mr. Poulson wanted to be careful not to penalize anyone who does not like to speak in public but would rather have a letter read.

Ms. Ducey-Ortiz explained if a letter submitted through the online portal, it is read but if just emailed to Planning Commission members it is not read since it is sent to the members and not through the portal.

The consensus was to keep the same as the Board's approach.

Ms. Ducey-Ortiz suggested a plan to discuss the Comprehensive Plan. Each month, staff will bring and review a chapter and discuss any changes, then discuss outside feedback from citizens and the associated County department(s). She discussed possibly going through the volunteer board bank if we would like a steering committee.

Mr. McNash described what the process would look like during meetings to go through the Comprehensive Plan and make revisions.

Mr. Meyer suggested that, while summarizing the chapters for the Planning Commission, involving citizens (the steering committee) from the beginning. Ms. Ducey-Ortiz stated this might take a little longer to assemble the members and then to begin.

Mr. Hutson stated to have staff initially review the Comprehensive Plan and decide which chapters to begin with. Then, staff would suggest changes for the steering committee and their feedback would be presented to the Planning Commission.

Ms. Ducey-Ortiz stated we would work with community engagement to get members. After some discussion, the Planning Commission decided that the steering committee made up of five citizens, one from each magisterial district would attend the Planning Commission's monthly meetings and review of the Comprehensive Plan by these two groups will be a part of the regular monthly meetings. Ms. Ducey-Ortiz said she would present this proposal to the Board of Supervisors to see how they wanted the Steering Committee members appointed – by them, by the Planning Commission or by the County Administrator.

Ms. Ducey-Ortiz updated the Commission regarding the Working Waterfront Ordinance. We have received a grant position from the National Working Waterfront Network (NWWN) and selected an intern was selected, who will work remotely on this project. The person will research and perform public outreach, make a recommendation to staff, and staff will make provide their recommendation to the Planning Commission and possibly the Board of Supervisors. It is scheduled to be a three-month position.

Mr. Poulson asked whether the position was funded through federal or state funds. Ms. Ducey-Ortiz stated that it is privately funded,

originally through the Walton Foundation and, therefore, is not expected to be impacted by federal funding changes.

Ms. Ducey-Ortiz thanked staff again for helping out while we are short staffed.

10. COMMISSIONERS' COMMENTS

Mr. Richardson brought up issues with the GIS “Map It” feature. He stated it does not link Vision and the Gloucester GIS Map. Ms. Ducey-Ortiz says that it may not be fixable due to being two separate systems, but she will follow up on the issue.

11. ADJOURNMENT

Motion made by Mr. Richardson.

Seconded by Mr. Johnson.

Meeting adjourned at 7:07pm.

Chair

Secretary

March 2025 Development Plan Status

<u>Site/Development Plan</u>	<u>General Description/Use</u>	<u>Location/Tax Map #</u>	<u>Status</u>	<u>Zoning</u>
Camellia Solar Amendment	Amendment to 20 MW Solar Energy Facility conditional to CUP-20-05	Along Daffodil Lane, east of the intersection with Ware Neck Road (26-70B, 70C, 70D, 70E, 70F, 70G, 82) RPC- 34587	Approved 7-25-2024 LDP 5-3-2023	C-2
Carvers Creek Solar Phase 1 Amendment	Amendment to Phase 1 of 150 MW Utility Scale Solar Energy Facility	Along Route 17 and Glenns Road (24 Parcels, 04-50) RPC- 12536	Approved 4-30-2024 LDP 4-19-2023	RC-1
Carvers Creek Solar Phase 2 Amendment	Amendment to Phase 2 of 150 MW Utility Scale Solar Energy Facility	Along Route 17 and Glenns Road (24 Parcels, 04-50) RPC- 12536	Approved 5-1-2024	RC-1
Deep Sea Ventures	Construction of a contractor's office and storage facility	Along Hayes Road, southeast of the intersection with Harbor Hills Drive (51E(3)-1) RPC- 10174	UCR Received 3-4-2025	B-1
Fox Mill Centre- Amended Site Plan	Shopping Center- amendment to existing approved site plan	Route 17 S., south of Wal-Mart Supercenter and Outparcels (32-17, 19, 19A, 19N) RPC- 40693	Approved 11-15-2024 LDP 6-18-2024	B-1, conditional
Gateway Private School	Conversion of a building into a private school	Along Hickory Fork Road, north of the intersection with Ark Road (30-33) RPC- 23628	Approved 9-16-2024 LDP 10-28-2024	SC-1
Gloucester Fire & Rescue (Ark Station)	Construction of a storage building	Along Ark Road, east of the intersection with Hickory Fork Road (30-48B, 48C) RPC- 11550	AAR CCS 3-11-2025	SC-1
Gloucester High School Parking, Athletic Field, & Tennis Court Expansion	Expansion/relocation of parking areas, athletic fields, and tennis courts	Along Short Lane, east of the intersection with Route 17 (32-58C) RPC- 33056	AAR CCS 8-26-2024	SC-1
Gloucester Mathews Humane Society	Expansion of the existing animal shelter	Along South Jackson Lane, south of Sutton Road (32-208) RPC- 17446	Approved 3-5-2025	SC-1
Mike's Tire	Expansion of parking area for automobile repair and towing	Along Route 17 N., at the intersection with Lakeside Drive (45-380A, 385) RPC- 19298	UCR Received 2-6-2025	B-1
New Life Ministry Center	Construction of a covered pavilion	Along Route 17 S, north of the intersection with Fields Landing Road (45-231A) RPC- 18035	AAR CCS 6-24-2024	B-1
O'Reilly Auto Parts	Construction of an auto parts store	Along Walton's Lane, north of the intersection with West Main Street (32-17N) RPC- 44844	UCR Received 3-17-2025	B-1
Patriot's Walk Phase II- Amendment	Residential- 79 lot phase, 214 lot subdivision	Route 3/14 S., near Ware Neck (26D(1)-3-1, 26D(1)-C, I, J, K, L) RPC- 42798	Approved 7-24-2024 LDP 8-30-2024	SC-1
Patriot's Way	Residential- 39 lot subdivision	Patrick Henry Way, adjacent to the Patriot's Walk Subdivision (26-35E) RPC- 13991	AAR CCS 10-29-2024	SC-1
Ram's Convenience Store	Conversion of bank to a gas station and convenience store	Intersection of Route 17N and Jordon Road (51-209) RPC- 20644	AAR CCS 2-26-2025	B-1
The Reserve at Gloucester Village (The Villages of Gloucester)- Phase 2	Residential (141 single-family lots and 71 townhouse lots)	Along Route 17S, south of the intersection with Burleigh Road (31-102) RPC- 16480	AAR CCS 5-20-2024	PUD-1, conditional
River Club at Twin Island Amendment	Amendment to condominium section of the development (54 units)	Along Stokes Drive, southwest of the Abingdon Volunteer Fire & Rescue station (50S(1)-63, 64) RPC- 42211	Approved 5-3-2024 LDP 12-16-2024	PUD-1, conditional

Note: To view each location, visit: <http://gis.gloucesterva.info/>

Note: Approved items will be taken off the list once a Final Certificate of Occupancy (CO) is granted

Note: Plan approval is valid for 5 years

*Based on General Assembly action, approvals valid as of 7/1/2020 are valid until 7/1/2025

Last updated: March 18, 2025

AAR = Awaiting Applicant Resubmittal

CCS = County Comments Sent

LDP = Land Disturbance Permit

UCR = Under County Review

ZP = Zoning Permit

March 2025 Development Plan Status

<u>Site/Development Plan</u>	<u>General Description/Use</u>	<u>Location/Tax Map #</u>	<u>Status</u>	<u>Zoning</u>
Riverside Hayes Medical Center Parking Amendment	Amendment to approved site plan to expand parking lot	Along Route 17S, between intersections with Guinea Road and Tidemill Road (51E(4)-A) RPC-35093	Approved 4-30-2024 LDP 10-9-2024	B-1
Ryan's Run Amendment	Amendment to approved site plan for 11 lot subdivision	Along Belroi Road, northeast of the intersection with Hickory Fork Road (30L(1)-1 through 30L(1)-11) RPC- 44550	Approved 2-25-2025 LDP 8-23-2018	SC-1
Sheetz	Convenience store with gas pumps	Intersection of Route 17N and Zandler Way (39-201, 208) RPC- 29093	AAR CCS 3-13-2025	B-1, conditional
Shephard's Way Apartment	Construct multi-family building	Intersection of Route 17N and Belroi Road (32A1(1)-3) RPC- 35149	AAR CCS 8-5-2024	MF-1
Swiss Legacy Development Plan Amendment	Amendment to approved Development Plan to revise site lighting arrangement	Behind Beckwith Farms connected to Beckwith Drive (Rte. 1095) (51-232, 248, 249) RPC- 12613	Approved 7-29-2024 LDP 8-15-2023	SF-1
Verizon Wireless- Figg Shop (Co-Location)	Construct monopole cell tower	Along Indian Rd. near Beaverdam Park (18-57) RPC- 22791	Approved 10-23-2024 LDP 2-21-2025	RC-1
Ware Academy Phase 2 Amendment	Amendment to site plan for expansion of the existing school building to include additional educational areas	At the intersection of Route 3/14 and Indian Road (25-135) RPC- 10016	Approved 8-27-2024 LDP 5-23-2024	SC-1
Winterberry Solar Amendment	Amendment to the approved Site Plan for a 20 MW Solar Energy Facility conditional to CUP-20-02	Along Nursery Lane, west of the intersection with Route 17S (39-6, 7, 7A, 8C) RPC- 26891	Approved 11-14-2024 LDP 5-17-2022	SC-1, CUP-20-02
Achilles Open Broadband	Broadband tower	Behind Achilles Elementary, along Guinea Road (52-519) RPC- 23815	Approved 11-1-2023	SC-1
Art Colony	Artist studios with 4 accessory residential units	East side of Botetourt Avenue, south of Main Street (32A2(2)BK F-81, 82, 83, 86) RPC- 15510	AAR CCS 8-24-2020	B-2
Baylor Medical- Amendment	Medical Office	Route 17S., across from Riverside Walter Reed Hospital (24-120) RPC- 33048	AAR CCS 9-29-2020 LDP 1-11-2013	B-1
Brent & Becky's Open Broadband	Broadband tower	Behind Brent & Becky's Bulbs, along Daffodil Lane (26-70A) RPC- 27915	Approved 11-9-2023	B-2
Burger King	Addition of second drive-thru lane to existing restaurant	Intersection of Route 17S and First Fox Street (32-20) RPC- 24114	AAR CCS 9-24-2021	B-1
Care-A-Lot Pet Supply	Retail pet supply store	Along Route 17N at the intersection of Route 17 and Providence Road (45-531) RPC- 13630	AAR CCS 6-10-2022	B-1
Classic Car Café	Deli - Sandwich and fountain drinks (Renovation of existing building)	Intersection of John Clayton Mem Hwy and Burkes Pond Rd (20-32A, 32B) RPC-23870	Approved 5-4-2009*	B-1
Coleman's Crossing- Amendment	Residential & Business- 82 townhouse units and mixed-use business	Route 17 S., north of Crewe Road (45-120, 45Z(1)-Z) RPC-43966	AAR CCS 10-19-2017* LDP 11-17-2010	MF-1, B-2, conditional

Note: To view each location, visit: <http://gis.gloucesterva.info/>

Note: Approved items will be taken off the list once a Final Certificate of Occupancy (CO) is granted

Note: Plan approval is valid for 5 years

*Based on General Assembly action, approvals valid as of 7/1/2020 are valid until 7/1/2025

Last updated: March 18, 2025

AAR = Awaiting Applicant Resubmittal
CCS = County Comments Sent
LDP = Land Disturbance Permit
UCR = Under County Review
ZP = Zoning Permit

March 2025 Development Plan Status

<u>Site/Development Plan</u>	<u>General Description/Use</u>	<u>Location/Tax Map #</u>	<u>Status</u>	<u>Zoning</u>
Cow Creek Solar	1 MW Solar Energy Facility conditional to CUP-20-03	Southeast of Foster Road (25-120C) RPC-12629	AAR CCS 12-2-2022	SC-1, CUP-20-03
The Crossings at York River	Residential- 109 multi-family units	South of York River Crossing Shopping Center (51-78) RPC- 40099	Approved 9-29-2017* LDP 10-2-2012	RMX, conditional
Dollar General Gloucester (John Clayton)	Dollar General store	Intersection of John Clayton Mem Hwy and Burkes Pond Rd (20-32A, 32B) RPC-23870	AAR CCS 2-9-2018*	B-1
Dove Field Farms	Residential- 17 lot subdivision	Gum Fork Rd (38-43) RPC-26266	Approved 4-22-2009* LDP 5-29-2024	SC-1
Dutton Fire Station 4 Open Broadband	Broadband tower	Next to Dutton Fire Station 4, along Dutton Road (11-34F) RPC- 27694	Approved 11-1-2023	RC-1
Fiddler's Green Road Plan	Residential- 88 lot subdivision	Fiddler's Green Road (31-149) RPC- 21400	Approved 7-25-2012*	SF-1, conditional
Fiddler's Green Pump Station	Pump station for subdivision	In the subdivision (31-149) RPC- 21400	Approved 7-25-2012*	SF-1, conditional
Fox Mill Centre – Outparcel #5 Amended Site Plan	Outparcel lot for commercial development (amendment to existing site plan)	Route 17 S, east of Wal-Mart Supercenter, outparcel (32-17K, 19H) RPC- 41274	AAR CCS 2-26-2019*	B-1
Freeman Commercial Drive Thru Amendment	Amendment to drive-thru construction for a commercial business	Along Route 17 N, within the York River Crossing Shopping Center (51-68G) RPC- 30894	Approved 1-16-2024 LDP 11-7-2018	B-1
Girl Scout Camp- Burkes Mill Pond	Cabin for Girl Scout camp	On Burkes Pond Rd along Burkes Pond (20-19) RPC- 34759	Approved 9-6-2018*	C-2
Glenns Food Mart	Expansion of the Glenns Food Mart for diesel pumps, a motel, and associated parking	At the corner of Route 17 S and Route 33 W (4-32, 32A, 33) RPC 13618	AAR CCS 1-24-2024	B-1
Gloucester Toyota	Expanded outdoor display area	Route 17 N, north of the Gloucester Business Park (32-51A, 51B, 39-1) RPC- 41026	AAR CCS 3-2-2016*	B-1, conditional
Haywood Development Amendment	Amendment to Haywood Floor Covering development	Intersection of Commerce Drive and Enterprise Court (39-8J) RPC- 33427	Approved 9-14-2023 LDP 9-27-2023	I-1
Legacy Springs	Assisted living center	Route 17 N, south of the Lighthouse Worship Center (45-438) RPC- 30154	AAR CCS 6-19-2019*	B-1
Miller's Services Headquarters	Office location for Miller's Services	Intersection of Industrial Drive and Commerce Drive (39-8B) RPC- 41475	AAR CCS 12-29-2023	I-1
Oak Bridge Meadow Event Hall Barn	Event Venue pursuant to SE-17-05	Off Woods Cross Road near the Beaverdam Swamp (16-77) RPC- 22028	AAR CCS 3-20-2018* LDP 4-3-2018	RC-1 SE-17-05
Old Dominion Ice Company	Ice House/Parking	Route 17 N., at N-Out Food Mart (51A(3)BK B-62 thru 68, 68A) RPC- 42734	Approved 8-28-2012*	B-1

Note: To view each location, visit: <http://gis.gloucesterva.info/>

Note: Approved items will be taken off the list once a Final Certificate of Occupancy (CO) is granted

Note: Plan approval is valid for 5 years

*Based on General Assembly action, approvals valid as of 7/1/2020 are valid until 7/1/2025

Last updated: March 18, 2025

AAR = Awaiting Applicant Resubmittal

CCS = County Comments Sent

LDP = Land Disturbance Permit

UCR = Under County Review

ZP = Zoning Permit

March 2025 Development Plan Status

Site/Development Plan	General Description/Use	Location/Tax Map #	Status	Zoning
The Other Moving Company (TOMCO)	Retail and Storage Facility (After-the-fact Site Plan)	Route 17 N, south of Route 17-Brays Point Road intersection (45-532) RPC-27410	AAR CCS 9-24-2015*	B-1
Patriot's Walk Phase I Amendment	Residential- 79 lot phase, 214 lot subdivision	Route 3/14 S., near Ware Neck (26D(1)-2-2) RPC- 42798	AAR CCS 8-19-2019*	SC-1
Patriot's Walk Phase IIIA	Residential- 79 lot phase, 214 lot subdivision	Route 3/14 S., near Ware Neck (26D(1)-3-1, 26D(1)-J) RPC- 42799	AAR CCS 2-23-2019*	SC-1
The Reserve at Gloucester Village (The Villages of Gloucester)- Phase 1	Residential (28 single-family lots and 95 townhouse lots) and commercial	Along Route 17S, south of the intersection with Burleigh Road (32-34D, 36) RPC- 41259	Approved 6-21-2023 LDP 11-22-2022	PUD-1, conditional
Riverside Walter Reed Cancer Center- Amendment	Amendment to addition to existing medical center building	Within the Riverside Walter Reed Hospital Complex (11 Parcels, 24-127A) RPC-41587	Approved 11-17-2023 LDP 12-13-2023	B-1
Riverside Walter Reed Wellness Center Parking Lot Expansion	Parking lot expansion	Within the Riverside Walter Reed Hospital Complex (24-127A, 127D, 127E, 127H) RPC- 43410	AAR CCS 11-17-2017*	B-1
Safe Harbor Self Storage Expansion	Expansion of the existing mini-storage (self-storage units) use onto the adjacent parcel	Along Route 17N, behind the 17 Plaza Shopping Center (45-389A) RPC- 11991	Approved 1-13-2023 LDP 2-27-2024	B-1 & I-1, conditional
Steider & Associates	Construct two office buildings	Along Steider Drive, west of Business Route 17 (32C(1)-16A, 17A, 35) RPC- 43460	Approved 7-28-2022	B-2
Stillwater Landing- Roadway Plan	Roadway Plan for Stillwater Lane improvements within Stillwater Landing Subdivision	Along Stillwater Lane, southeast of the intersection with Farys Mill Road (17-22) RPC- 40557	Approved 1-28-2022	SC-1, conditional
Tractor Supply Site Plan Amendment	Amendment to the approved Site Plan for a drive through pick up area	Along Route 17 and Beehive Drive (32-181) RPC- 41250	Approved 4-6-2021	B-1
Under The Stars	Event Venue conditional to CUP-20-01	Along Dutton Road, north of the intersection with Harcum Road (11-16 (In Part)) RPC- 11136	AAR CCS 2-8-2023	RC-1
Village Lane Condominiums	Residential- 12 condominium units	Next to Village Lanes & Hillside Cinema (32-277B) RPC-19636	AAR CCS 4-18-2013*	MF-1, conditional
WaWa, Inc.- Hickory Fork	Amendment to existing site plan to modify diesel pumps facilities	Southern corner, intersection of Hickory Fork (Rte. 614) and Rte. 17 (39-109A) RPC-20958	AAR CCS 4-15-2019*	B-1
Wawa, Inc.- Tidemill	Gas station and convenience store	Northeastern corner, intersection of Tidemill (Rte. 641) and Route 17 N (51-81) RPC- 30084	AAR CCS 2-13-2020*	B-1, conditional
Wells Fargo ATM at York River Crossing Shopping Center	Amendment to existing shopping center site plan to add a drive through ATM	Along Route 17N and Guinea Road (51-68) RPC- 26396	Approved 2-9-2024	B-1
Yorkshire Woods Subdivision	Residential- 9 lot Subdivision	Pinetta Rd (22-126A) RPC-32764	Approved 1-09-2009*	SC-1

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GLOUCESTER COUNTY
Planning, Zoning & Environmental
Programs Department
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Gloucester, VA 23061
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TO: Planning Commission

FROM: Sean McNash, AICP, Planner II
Anne Ducey-Ortiz, AICP, Director of Planning, Zoning, and
Environmental Programs

CC: Carol Steele, County Administrator
George Bains, Deputy County Administrator
Ted Wilmot, County Attorney

DATE: March 19, 2025 for April 3, 2025 Planning Commission Meeting

RE: PC Comprehensive Plan Review at Upcoming PC Meetings

At the Planning Commission's March 2025 Meeting, staff approached the Commission to discuss a plan for reviewing the Comprehensive Plan during the upcoming Planning Commission meetings prior to the August Joint Meeting with the Board of Supervisors. As you may recall, the Planning Commission decided that the Comprehensive Plan Steering Committee should be established and participate in these meetings to provide citizen feedback as early as the initial stages of the Comprehensive Plan Update process.

At the Board's April, 1, 2025 Meeting, staff will present the Board with the Commission's desire to have the Comprehensive Plan Steering Committee participate in the upcoming PC meetings when the Comprehensive Plan will be reviewed and discuss who will determine the composition of the steering committee (appointed by the Board of Supervisors or Planning Commission). At the Commission's April 3, 2025 Meeting, staff will update the Planning Commission with the results of the Board's discussion so steps can be taken to contact interested individuals and assemble the steering committee, potentially in time for the Commission's May 2025 Meeting.

Staff has begun reviewing the contents of the Comprehensive Plan to determine a schedule for the Planning Commission to perform a preliminary review of this document prior to the August Joint Meeting. As discussed at the April PC Meeting, this preliminary review will primarily focus on the sections and goals within each chapter in order to determine what parts of the Comprehensive Plan need to be revised (or removed), what can remain as is, and what needs to be added to the document. More detailed review of the actual text will occur after the August Joint Meeting once the Planning Commission, Board of Supervisors, and Comprehensive Plan Steering Committee reach a consensus on the scope of the revisions to the Comprehensive Plan. In addition to these groups reviewing the Comprehensive Plan, all applicable departments (County and state) as well as other necessary groups (subcommittees,

nonprofit organizations, etc.) will also be reviewing this document and providing their feedback, starting with an initial review occurring concurrently with the Planning Commission and Comprehensive Plan Steering Committee’s preliminary review.

Should staff be able to compose a Comprehensive Plan Steering Committee in preparation for the May 2025 Planning Commission Meeting, preliminary review of this document will start at this meeting. Staff envisions the Commission reviewing the document along the following schedule, with chapters containing similar or related content intended to be reviewed at the same meeting. Should staff be unable to put together the steering committee prior to the May 2025 PC Meeting, the materials from this meeting will be spread out throughout the subsequent meetings in order to remain on track to prepare for the August Joint Meeting.

Meeting	Chapter		Pages		Notes
	Number	Name	Per Chapter	Total	
May PC Meeting	Comprehensive Plan Background		N/A	98 Pages	Introduction to the Comprehensive Plan (purpose, application, etc.)
	Comprehensive Plan Vision Statement		1 Page		
	Chapter 1	Introduction	5 Pages		
	Chapter 4	Housing	14 Pages		Tables within chapter updated in 2023
	Appendix A	Glossary of Terms	14 Pages		
	Appendix J	2022 Public Service Corporations and Public Utilities Amendment	10 Pages		Adopted in 2022, minor revisions expected (if any)
	Appendices B-I	Miscellaneous Appendices	54 Pages		Surveys for the 2016 Comprehensive Plan, anticipated to be removed
June PC Meeting	Chapter 2	Existing Conditions	18 Pages	66 Pages	
	Chapter 3	Economic Development	20 Pages		
	Chapter 5	Transportation	28 Pages		
July PC Meeting	Chapter 7	Natural Resources	62 Pages	78 Pages	
	Chapter 8	Cultural and Historic Resources	16 Pages		
August PC Meeting	Chapter 6	Community Facilities and Services	34 Pages	48 Pages	
	Chapter 9	Future Land Use	14 Pages		
	PC-BOS Joint Meeting Prep		N/A		

Please review this draft schedule and provide any feedback to staff. Should the Planning Commission be comfortable with the draft schedule, staff will distribute the materials to the Planning Commission electronically and begin reviewing the Comprehensive Plan in preparation for the May 2025 PC Meeting discussion.

Feel free to contact Anne Ducey-Ortiz or Sean McNash at 804-693-1224 should you have any questions.

PC Action: Review the schedule included in this memo and either provide feedback on the schedule to staff or direct staff to move forward with the draft schedule.



GLOUCESTER COUNTY
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TO: Planning Commission

FROM: Sean McNash, AICP, Planner II
Anne Ducey-Ortiz, AICP, Director of Planning, Zoning, and
Environmental Programs

CC: Carol Steele, County Administrator
George Bains, Deputy County Administrator
Ted Wilmot, County Attorney

DATE: March 20, 2025 for April 3, 2025 Planning Commission Meeting

RE: Discussion of Impacts from New Subdivisions and Developments on
Local Schools

At the Planning Commission's February 2025 Regular Meeting, multiple representatives on behalf of developers of property owned by Evergreen Development Company, LLC (often referred to as "Foxmill" properties) presented preliminary designs for a rezoning to the Planning Commission to receive the Commission's input. Meeting with the Planning Commission was a requirement for these developers prior to submitting their rezoning application (not yet received), which would propose a Planned Unit Development (PUD) District for the property in order to appropriately capture the nature of this proposed development since no district currently established by the Zoning Ordinance would achieve this purpose.

In late 2024 and early 2025, in response to our department potentially receiving this application, staff from our department and County Administration met with staff from the Gloucester County Public Schools (GCPS) to begin discussions of understanding how this proposed development, along with The Reserve (formerly The Villages, approved in 2017), and other potential rezonings, will impact the local school system. As part of these discussions, staff from the County and GCPS determined that existing data from residential subdivisions and multifamily developments could be used to estimate the number of children different developments produce.

Staff has completed this analysis, which was verified by GCPS as reflecting their understanding of the impacts in Gloucester and neighboring localities. We are prepared to present this to the Planning Commission for your feedback on the analysis and understanding of the possible combined impacts resulting from The Reserve and the potential Foxmill rezoning. Furthermore, as you have been made aware of during previous residential rezoning application reviews, the County does not currently have a Fiscal Impact Calculator or similar mechanism to determine the fiscal impacts (including impacts to schools) from these

developments. Although this analysis could not serve in place of a full Fiscal Impact Calculator, if the Planning Commission is satisfied with the quality of the analysis, it could be used as a School Impact Estimator.

At the Planning Commission's April 2025 Meeting, staff will present this analysis, including the methodology used to develop the analysis, results, and potential application of the analysis in the future. Included with this memo, staff has provided a map of the subdivisions/developments used for this analysis. Please be aware that, since undeveloped subdivisions/developments (in green) do not have developed lots or units (and, therefore, no current school children or potential for school children), these subdivisions/developments were not used to complete the analysis. However, the analysis and its results could be applied to these subdivisions/developments to estimate the number of school children they would generate. Therefore, the subdivisions/developments that were used to complete the analysis are those currently developed (in blue), a total of 42 subdivisions/developments. Although this does not reflect all subdivisions/developments in the County, staff believes this to be a large enough sample size to produce accurate results, which has been confirmed by GCPS. However, if the Planning Commission desires for a larger sample size, additional subdivisions/developments could be included in the analysis.

In addition to the map, staff has also included a series of tables as detailed below:

- **Page 1:** Student Multipliers (students generated per lot/unit), calculated by:
 - Housing Type
 - Zoning District
 - Housing Type and Zoning District (combined)
- **Page 2:** Projections of the number of additional students generated from all existing developed subdivisions used for the analysis, calculated by:
 - Housing Type
 - Zoning District
 - Housing Type and Zoning District (combined)
- **Page 3:** Projections of the number of additional students generated from all existing multifamily developments used for the analysis and projections of the total number of students generated from all approved undeveloped subdivisions and multifamily developments, both calculated by:
 - Housing Type
 - Zoning District
 - Housing Type and Zoning District (combined)
- **Page 4:** Projections of the number of students generated from The Reserve and the potential Foxmill rezoning, calculated by:
 - Housing Type
 - Zoning District
 - Housing Type and Zoning District (combined)
 - Maximum Student projection
 - Recommend projection
- **Page 5:** Combined Student Impact Development Summary (total students generated from The Reserve and the potential Foxmill rezoning) and Combined School Impact Development Summary (students generated at each school level from The Reserve and the potential Foxmill rezoning), calculated by:
 - Maximum Student projection
 - Recommend projection
- **Page 6:** Percentage of Students Impact Summary (percentage of students at each school level) for The Reserve, calculated by:

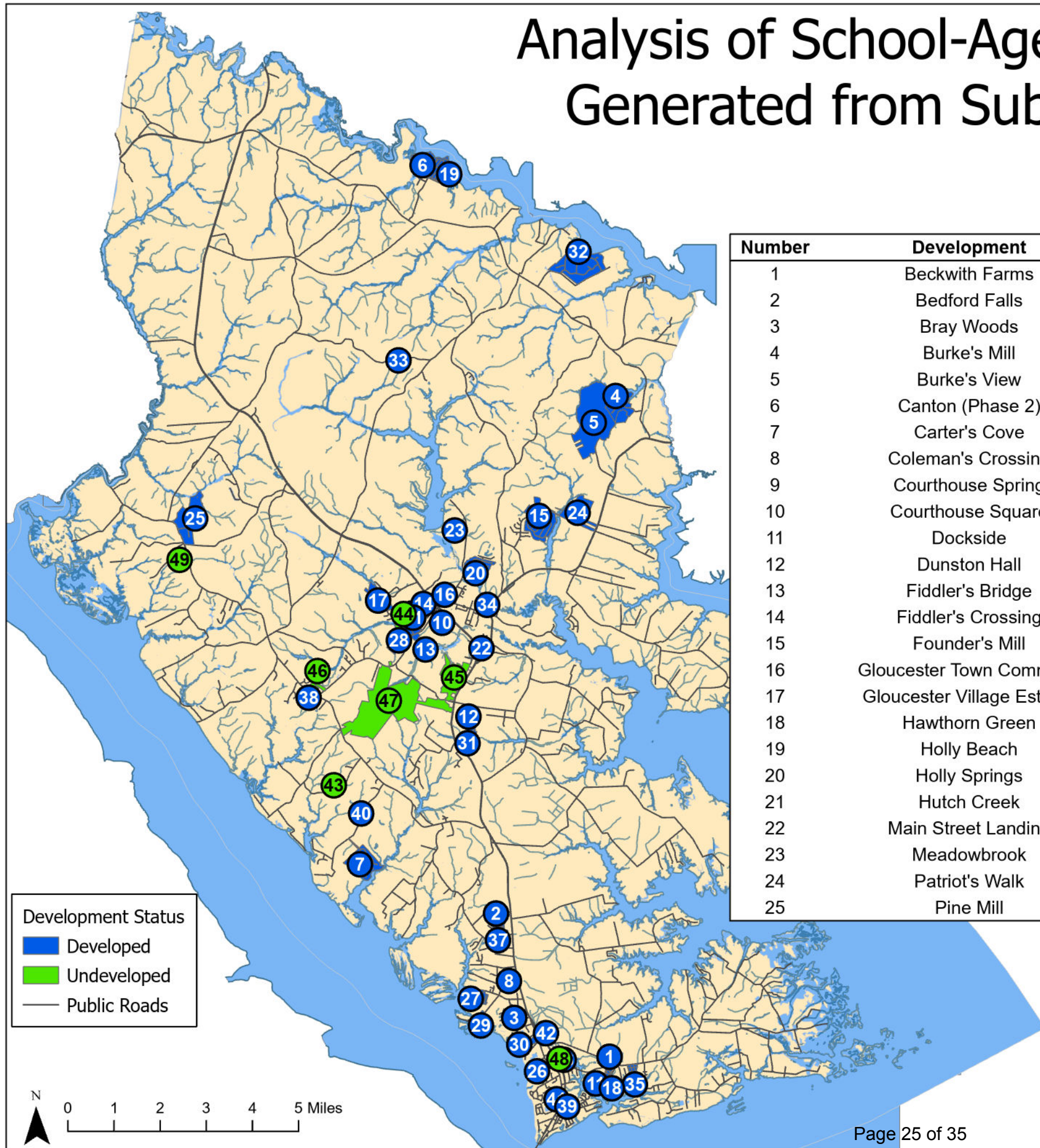
- Maximum Student projection
- Recommend projection
- **Page 7:** School Impact Summary for The Reserve, calculated by Maximum Student projection
 - Percentage of Students Impact Summary (percentage of students at each school level)
 - Yearly Impact Summary (total students generated at each school level per year by housing type)
- **Page 8:** School Impact Summary for The Reserve, calculated by Recommended projection
 - Percentage of Students Impact Summary (percentage of students at each school level)
 - Yearly Impact Summary (total students generated at each school level per year by housing type)

As previously mentioned, staff will provide this information in a summarized version at the Planning Commission's April 2025 Meeting. Should the Commission be comfortable with the results of this analysis, this can be used for future single-family and multi-family developments as well as mixed-use developments to estimate the number of school children to result from the development.

Feel free to contact Anne Ducey-Ortiz or Sean McNash at 804-693-1224 should you have any questions.

PC Action: Review the attached materials and be prepared for discussion of the analysis at the April 2025 meeting.

Analysis of School-Aged Children Generated from Subdivisions



Number	Development	Status
1	Beckwith Farms	Developed
2	Bedford Falls	Developed
3	Bray Woods	Developed
4	Burke's Mill	Developed
5	Burke's View	Developed
6	Canton (Phase 2)	Developed
7	Carter's Cove	Developed
8	Coleman's Crossing	Developed
9	Courthouse Spring	Developed
10	Courthouse Square	Developed
11	Dockside	Developed
12	Dunston Hall	Developed
13	Fiddler's Bridge	Developed
14	Fiddler's Crossing	Developed
15	Founder's Mill	Developed
16	Gloucester Town Commons	Developed
17	Gloucester Village Estates	Developed
18	Hawthorn Green	Developed
19	Holly Beach	Developed
20	Holly Springs	Developed
21	Hutch Creek	Developed
22	Main Street Landing	Developed
23	Meadowbrook	Developed
24	Patriot's Walk	Developed
25	Pine Mill	Developed

Number	Development	Status
26	Pinewood	Developed
27	Powhatan Chimney	Developed
28	Queen Anne's Forest	Developed
29	River's Edge	Developed
30	River Club at Twin Island	Developed
31	Riverbend Apartments	Developed
32	Riverwatch	Developed
33	Robin's Woods	Developed
34	Robinson's Pond	Developed
35	Sarah's Creek Estates	Developed
36	Sarah's Creek Landing	Developed
37	Seawell's Trace	Developed
38	Stonehenge	Developed
39	The Points	Developed
40	Woodville Estates	Developed
41	York River Villas	Developed
42	York View Apartments	Developed
43	Dove Field Farms	Undeveloped
44	Fiddler's Green	Undeveloped
45	Foxmill Rezoning (Potential)	Undeveloped
46	Ryan's Run	Undeveloped
47	The Reserve at Gloucester Village	Undeveloped
48	York River Crossing	Undeveloped
49	Yorkshire Woods	Undeveloped

County Subdivisions Schools Impact Summary

Student Multipliers

Housing Type

Use Type	Housing Type	Multiplier	Percentage		
			High School	Middle School	Elementary School
Single Family	Single Family	0.5420	28.73%	24.65%	46.63%
Multifamily	Townhomes/Condominiums	0.1712	33.33%	33.33%	33.33%
	Apartments	0.2062	25.37%	26.12%	48.51%
	Duplexes	0.0714	0.00%	0.00%	100.00%

Zoning District

Zoning	Multiplier	Percentage		
		High School	Middle School	Elementary School
B-2	No Metric	No Metric	No Metric	No Metric
MF-1	0.1856	27.78%	26.67%	45.56%
PUD	0.2157	24.24%	33.33%	42.42%
SC-1	0.5934	32.01%	27.51%	40.48%
SF-1	0.5520	27.31%	23.32%	49.38%

Housing Type & Zoning District (Combined)

Zoning	Development Housing Type	Multiplier	Percentage		
			High School	Middle School	Elementary School
B-2	Single Family	No Metric for the B-2 District	No Metric		
	Townhomes/Condominiums		No Metric		
	Apartments		No Metric		
	Duplexes		No Metric		
MF-1	Single Family	No Metric	No Metric		
	Townhomes/Condominiums	0.1438	34.78%	28.26%	36.96%
	Apartments	0.2062	25.37%	26.12%	48.51%
	Duplexes	No Metric	No Metric		
PUD	Single Family	0.1667	23.81%	23.81%	52.38%
	Townhomes/Condominiums	0.8462	27.27%	54.55%	18.18%
	Apartments	No Metric	No Metric		
	Duplexes	0.0714	0.00%	0.00%	100.00%
SC-1	Single Family	0.5934	32.01%	27.51%	40.48%
	Townhomes/Condominiums	No Metric for Multifamily uses in the SC-1 District	No Metric		
	Apartments		No Metric		
	Duplexes		No Metric		
SF-1	Single Family	0.5520	27.31%	23.32%	49.38%
	Townhomes/Condominiums	No Metric for Multifamily uses in the SF-1 District	No Metric		
	Apartments		No Metric		
	Duplexes		No Metric		

The Reserve & Foxmill Subdivisions Schools Impact Summary (PUD Zoning)

Existing Subdivision Developments (Students Generated)

Subdivision	Zoning	Lots			Students (Current)	Students (Additional)		
		Total	Developed	Undeveloped		By Type	By Zoning	By Zoning & Type
Beckwith Farms	SF-1	78	76	2	52	-8	-7	-7
Bedford Falls	SF-1	43	43	0	39	0	0	0
Bray Woods	SF-1	15	15	0	0	0	0	0
Burke's Mill	SC-1	71	64	7	33	7	11	11
Burke's View	SC-1	122	101	21	22	45	52	52
Canton (Phase 2)	SC-1	23	15	8	8	6	7	7
Carter's Cove	SF-1	178	175	3	62	35	37	37
Courthouse Spring	SF-1	32	32	0	36	0	0	0
Courthouse Square	SF-1	85	85	0	79	0	0	0
Dunston Hall	SC-1	90	87	3	74	-23	-19	-19
Founder's Mill	SF-1	194	190	4	112	-5	-4	-4
Gloucester Town Commons	SF-1	35	18	17	9	11	12	12
Gloucester Village	SC-1	33	32	1	15	5	6	6
Hawthorn Green	SF-1	17	17	0	11	0	0	0
Holly Beach	SF-1	452	155	297	56	191	196	196
Holly Springs	SF-1	210	190	20	102	14	16	16
Hutch Creek	SF-1	15	15	0	0	0	0	0
Main Street Landing	PUD	126	126	0	21	0	0	0
Meadowbrook	SC-1	50	47	3	17	11	15	15
Patriot's Walk	SC-1	138	130	8	63	13	21	21
Pine Mill	SC-1	109	103	6	58	2	8	8
Pinewood	SF-1	13	13	0	16	0	0	0
Powhatan Chimney	SF-1	113	103	10	33	30	31	31
Queen Anne's	SF-1	38	37	1	13	9	9	9
River Club (Single-Family)	PUD	35	35	0	0	0	0	0
River's Edge	SF-1	8	6	2	2	5	5	5
Riverwatch	SC-1	90	38	52	12	39	43	43
Robin's Woods	SC-1	10	10	0	5	0	0	0
Robinson's Pond	SF-1	21	21	0	1	0	0	0
Sara Creek Estates	SF-1	183	157	26	28	73	74	74
Sara's Creek Landing	SF-1	18	18	0	8	0	0	0
Seawell's Trace	SF-1	117	117	0	143	0	0	0
Stonehenge	SC-1	49	0	49	21	7	9	9
Woodville Estates	SC-1	11	10	1	50	-43	-42	-42

The Reserve & Foxmill Subdivisions Schools Impact Summary (PUD Zoning)

Existing Multifamily Developments (Students Generated)

Development	Subtype	Lots			Students (Current)	Students (Additional)		
		Total	Developed	Undeveloped		By Type	By Zoning	By Zoning & Type
Coleman's Crossing	Townhomes/Condominiums	89	89	0	6	0	0	0
Dockside	Townhomes/Condominiums	90	90	0	12	0	0	0
Fiddler's Bridge	Townhomes/Condominiums	16	16	0	4	0	0	0
Fiddler's Crossing (Condominiums)	Townhomes/Condominiums	26	26	0	2	0	0	0
Fiddler's Crossing (Townhomes)	Townhomes/Condominiums	51	51	0	0	0	0	0
River Club (Duplexes)	Duplexes	14	14	0	1	0	0	0
River Club (Townhomes)	Townhomes/Condominiums	52	13	39	11	-2	1	33
Riverbend	Apartments	218	218	0	121	0	0	0
The Points	Townhomes/Condominiums	49	49	0	3	0	0	0
York River Villas	Townhomes/Condominiums	50	50	0	19	0	0	0
York View	Townhomes/Condominiums	89	89	0	6	0	0	0

Approved Undeveloped Subdivisions & Multifamily Developments (Students Generated)

Subdivision	Zoning	Subtype	Lots	Students (Potential)		
				By Type	By Zoning	By Zoning & Type
Dove Field Farms	SC-1	Single Family	15	10	10	10
Fiddler's Green	SF-1	Single Family	88	49	50	50
The Reserve (Single-Family)	PUD	Single Family	342	187	75	58
The Reserve (Townhomes)	PUD	Townhomes/Condominiums	800	138	174	679
Ryan's Run	SC-1	Single Family	11	7	8	8
York River Crossing (Apartments)	B-2	Apartments	78	18	No Metric	No Metric
York River Crossing (Townhomes)	B-2	Townhomes/Condominiums	31	6	No Metric	No Metric
Yorkshire Woods	SC-1	Single Family	9	7	7	7

The Reserve & Foxmill Subdivisions Schools Impact Summary (PUD Zoning)

The Reserve Students Generated

Use Type	Housing Type	Total Lots/Units	Student Projection			Maximum Students			Recommended Projection		
			Housing Type	Zoning	Housing Type & Zoning	Projection Type	Multiplier	Students Generated	Projection Type	Multiplier	Students Generated
Single Family	Single Family	342	187	75	58	Housing Type	0.5420	187	Housing Type & Zoning	0.1667	58*
Multifamily	Townhomes	800	138	174	679	Housing Type & Zoning	0.8462	679	Housing Type & Zoning	0.8462	679+
Total		1,142	325	249	737			866			737

* Housing Type & Zoning recommended since it most closely reflects the students generated from Main Street Landing, which is the only PUD development with a single family phase that generates children.

+ Housing Type & Zoning recommended since it most closely reflects River Club at Twin Island, which is the only PUD development with a townhouse/condominium phase.

Foxmill Development Students Generated

Use Type	Housing Type	Total Lots/Units	Student Projection			Maximum Students			Recommended Projection		
			Housing Type	Zoning	Housing Type & Zoning	Projection Type	Multiplier	Students Generated	Projection Type	Multiplier	Students Generated
Single Family	Single Family	110	61	25	20	Housing Type	0.5420	61	Housing Type & Zoning ⁺	0.1667	20
Multifamily	Townhomes	317	57	70	270	Housing Type & Zoning	0.8462	270	Housing Type & Zoning ^{&}	0.8462	270
	Apartments	300	63	66	No Metric	Zoning	0.1856	66	Housing Type [^]	0.2062	63
Total		727	181	161	290*			397			353

* This total calculation does not include a calculation for the number of students generated by the apartment phase of the development.

+ Housing Type & Zoning recommended since it most closely reflects the students generated from Main Street Landing, which is the only PUD development with a single family phase that generates children.

& Housing Type & Zoning recommended since it most closely reflects River Club at Twin Island, which is the only PUD development with a townhouse/condominium phase.

^ Housing Type recommended since it cannot be determined whether it will closely reflects a specific apartment development in the County and no apartment phases are currently developed in any PUD district within the County.

The Reserve & Foxmill Subdivisions Schools Impact Summary (PUD Zoning)

Development Summary (Student Impact)

Development	Use Type	Housing Type	Total Lots/Units	Maximum Students			Recommended Projection		
				Projection Type	Multiplier	Students Generated	Projection Type	Multiplier	Students Generated
The Reserve	Single Family	Single Family	342	Housing Type	0.5420	187	Housing Type & Zoning	0.1667	58
	Multifamily	Townhomes	800	Housing Type & Zoning	0.8462	679	Housing Type & Zoning	0.8462	679
Foxmill Development	Single Family	Single Family	110	Housing Type	0.5420	61	Housing Type & Zoning	0.1667	20
	Multifamily	Townhomes	317	Housing Type & Zoning	0.8462	270	Housing Type & Zoning	0.8462	270
		Apartments	300	Zoning	0.1856	66	Housing Type	0.2062	63
Total			1,869			1,263			1,090

Development Summary (School Impact)

Development	Use Type	Housing Type	Total Lots/Units	Projection Type (Maximum)	Students Generated*				Projection Type (Recommended)	Students Generated*			
					Total	High (Total)	Middle (Total)	Elementary (Total)		Total	High (Total)	Middle (Total)	Elementary (Total)
The Reserve	Single Family	Single Family	342	Housing Type	187	54	46	87	Housing Type & Zoning	58	14	14	30
	Multifamily	Townhomes	800	Housing Type & Zoning	679	185	370	124	Housing Type & Zoning	679	185	370	124
Foxmill Development	Single Family	Single Family	110	Housing Type	61	18	15	28	Housing Type & Zoning	20	5	5	10
	Multifamily	Townhomes	317	Housing Type & Zoning	270	74	147	49	Housing Type & Zoning	270	74	147	49
		Apartments	300	Zoning	66	16	22	28	Housing Type	63	16	17	30
Total			1,869		1,263	347	600	211 (Bethel) 105 (Boutetourt)		1,090	294	553	154 (Bethel) 89 (Boutetourt)

* Although, under current school districting boundaries, both developments would be served by Gloucester High School and Peasley Middle School, The Reserve would be served by Bethel Elementary School while the Foxmill Development would be served by Boutetourt Elementary School.

The Reserve & Foxmill Subdivisions Schools Impact Summary (PUD Zoning)

The Reserve (Maximum Impact)

Use Type	Housing Type	Total Lots/Units	Projection Type	Students Generated						
				Total	High (Total)	High (Percent)	Middle (Total)	Middle (Percent)	Elementary (Total)	Elementary (Percent)
Single Family	Single Family	342	Housing Type	187	54	29%	46	25%	87	47%
Multifamily	Townhomes	800	Housing Type & Zoning	679	185	27%	370	55%	124	18%
Total		1,142		866	239		416		211	

The Reserve (Recommended Impact)

Use Type	Housing Type	Total Lots/Units	Projection Type	Students Generated						
				Total	High (Total)	High (Percent)	Middle (Total)	Middle (Percent)	Elementary (Total)	Elementary (Percent)
Single Family	Single Family	342	Housing Type & Zoning	58	14	24%	14	24%	30	52%
Multifamily	Townhomes	800	Housing Type & Zoning	679	185	27%	370	55%	124	18%
Total		1,142		737	199		384		154	

The Reserve & Foxmill Subdivisions Schools Impact Summary (PUD Zoning)

Foxmill Development (Maximum Impact)

Use Type	Housing Type	Total Lots/Units	Projection Type	Students Generated						
				Total	High (Total)	High (Percent)	Middle (Total)	Middle (Percent)	Elementary (Total)	Elementary (Percent)
Single Family	Single Family	110	Housing Type	61	18	29%	15	25%	28	47%
Multifamily	Townhomes	317	Housing Type & Zoning	270	74	27%	147	55%	49	18%
	Apartments	300	Zoning	66	16	24%	22	33%	28	42%
Total		727		397	108		184		105	

Foxmill Development Buildout Plan (Student and Schools Impact by Year, Maximum Impact)

Years	Use Type	Housing Type	Total Lots/Units	Projection Type	Students Generated			
					Total	High	Middle	Elementary
One and Two	Single Family	Single Family	55	Housing Type	31	9	8	14
	Multifamily	Townhomes	159	Housing Type & Zoning	136	37	74	25
		Apartments	0	Zoning	0	0	0	0
	Total			214		167	46	82
Annual Average			107		84	23	41	20
Three and Four	Single Family	Single Family	55	Housing Type	31	9	8	14
	Multifamily	Townhomes	158	Housing Type & Zoning	135	37	73	25
		Apartments	0	Zoning	0	0	0	0
	Total			213		166	46	81
Annual Average			107		83	23	41	20
Five and Six	Single Family	Single Family	0	Housing Type	0	0	0	0
	Multifamily	Townhomes	0	Housing Type & Zoning	0	0	0	0
		Apartments	300	Zoning	66	16	22	28
	Total			300		66	16	22
Annual Average			150		33	13	11	14

The Reserve & Foxmill Subdivisions Schools Impact Summary (PUD Zoning)

Foxmill Development (Recommended Impact)

Use Type	Housing Type	Total Lots/Units	Projection Type	Students Generated						
				Total	High (Total)	High (Percent)	Middle (Total)	Middle (Percent)	Elementary (Total)	Elementary (Percent)
Single Family	Single Family	110	Housing Type & Zoning	20	5	27%	5	23%	10	49%
Multifamily	Townhomes	317	Housing Type & Zoning	270	74	27%	147	55%	49	18%
	Apartments	300	Housing Type	63	16	25%	17	26%	30	49%
Total		727		353	95		169		95	

Foxmill Development Buildout Plan (Student and Schools Impact by Year, Recommended Impact)

Years	Use Type	Housing Type	Total Lots/Units	Projection Type	Students Generated				
					Total	High	Middle	Elementary	
One and Two	Single Family	Single Family	55	Housing Type & Zoning	11	3	3	5	
	Multifamily	Townhomes	159	Housing Type & Zoning	136	37	74	25	
		Apartments	0	Housing Type	0	0	0	0	
	Total			214		147	40	77	30
	Annual Average			107		74	20	39	15
Three and Four	Single Family	Single Family	55	Housing Type & Zoning	11	3	3	5	
	Multifamily	Townhomes	158	Housing Type & Zoning	135	37	73	25	
		Apartments	0	Housing Type	0	0	0	0	
	Total			213		146	40	76	30
	Annual Average			107		73	20	38	15
Five and Six	Single Family	Single Family	0	Housing Type & Zoning	0	0	0	0	
	Multifamily	Townhomes	0	Housing Type & Zoning	0	0	0	0	
		Apartments	300	Housing Type	63	16	17	30	
	Total			300		63	16	17	30
	Annual Average			150		32	8	9	15



GLOUCESTER COUNTY
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TO: Planning Commission

CC: Anne Ducey-Ortiz, Director of Planning and Zoning
Carol Steele, County Administrator
George Bains, Deputy County Administrator

FROM: Laura Walton, Assistant Zoning Administrator

DATE: March 25, 2025

SUBJECT: Definition of Stable, private vs. Livestock, personal use or enjoyment

Staff have recently encountered a couple of conflicts in the new Zoning Ordinance definitions (§2-2) and Supplementary Use Regulations (§9B).

We received a call from Animal Control regarding a parcel of land that is Zoned Single-Family (SF-1) with a report of a horse on the property. This parcel is comprised of two lots totaling 10.98 acres, but there is a pond that covers approximately 90% of that area. Under the new ordinance, “Stable, private” is a permitted use, and per §9B-3.60(2), there would be no limit on the number “animals” permitted due to the acreage. There is no mention of available pasture area in either the definitions or supplementary regulations.

In addition, livestock, for personal use and enjoyment is NOT listed as a permitted use in the SF-1 zoning district. Animal Control pointed out that horses and ponies are defined as Livestock in their ordinance, Chapter 3 of County Code, which is used as reference in the Zoning Ordinance’s definition of Livestock¹. So clearly there is a conflict since a private stable is defined as “A building and/or land that shelters horses (standard and miniature), ponies, donkeys, mules, and the like for noncommercial purposes”.

Staff calls this to the Planning Commission’s attention to ask whether a code amendment – clarifying that “Livestock,” with the exception of horses and ponies, are not permitted in SF-1 – is warranted, and whether “pasture area” or “net acreage” versus “acreage” should be the determinant in the number of animals kept on a particular parcel (or combination of parcels). We originally removed the acreage requirement due to the difficulty in applicants determining

¹ Livestock: Animals, and especially farm animals including horses, ponies, buffalo, cattle, sheep, goats, swine, poultry, enclosed domesticated rabbits or hares raised for human food or fiber, or any other individual animal specifically raised for food or fiber, and other similar domesticated animals as defined in Chapter 3 of the Gloucester County Code and Va. Code § 3.2-6500.

Livestock, private use or enjoyment: Livestock that are personally kept exclusively for companionship or enjoyment. Chicken-keeping in the SF-1 district is regulated under “Chicken keeping, backyard”.

how much usable acreage or pasture is available, but this recent example makes the need for a minimum useable area evident.

Would the PC like to initiate an amendment to correct this conflict and resolve the acreage issue?

PC Action: Provide staff with direction on further action regarding this conflict and acreage requirements for stables.