



**GLOUCESTER COUNTY**  
**Planning, Zoning & Environmental Programs Department**  
6489 Main Street Gloucester, VA 23061  
[www.gloucesterva.info](http://www.gloucesterva.info)

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**MEMORANDUM**

**TO:** Board of Supervisors

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

**FROM:** Anne Ducey-Ortiz, Planning, Zoning & Environmental Programs Director

**DATE:** February 27, 2024, for March 5, 2024 Meeting

**SUBJECT:** 2023 Annual Report Review and Priorities for 2024

Attached is the 2023 Annual Report for your review and consideration. We provide this report to the Board of Supervisors each year as required by §15.2-2221 of the Code of Virginia. The report also provides an opportunity for the Planning Commission to set its priorities, and for the Board of Supervisors to provide input into the Commission's workload, for the coming year.

The Planning Commission made substantial progress towards its set priorities in 2023. As you know, the Zoning Ordinance Update became more complex, and was divided into Phase I and Phase II – and later, Phase III. We completed Phase I in 2022. Phase II focuses on addressing and implementing recommendations found in the Comprehensive Plan. For 2023, staff and the Planning Commission will also be working towards completing the Transportation Chapter of the Comprehensive Plan. The Planning Commission voted to continue with the update as follows:

1. Zoning Ordinance Update - Phase 1 of the Zoning Ordinance Update was completed in 2022. Staff is currently revising articles 10-15 to conform to the format of the already-updated articles 1-9. Due to the level of review and input received to date, Phase I of the Zoning Ordinance rewrite became much more robust than originally anticipated. It will provide a solid foundation for future revisions and incorporate many of the needed/desired revisions based on input from citizens, staff, the Planning Commission, and the Board.
  - a. Phase I (**2018 - 2022**) – The first phase focused on simplifying and clarifying the ordinance to establish a solid foundation for the second phase and future amendments. The initial goals of this first phase were to:
    - i. Reformat the district regulations to ensure a user friendly, straightforward, and adaptable structure including a new Table of Permitted Uses by District and B-2 Revisions (complete)
    - ii. Remove unnecessary requirements/regulations/definitions (complete)
    - iii. Clarify intent/interpretations (complete)
    - iv. Conform with State Code (complete)
    - v. Update/reformat Article 9 - Supplementary District Regulations (complete)

Added goals to Phase I, include the following:

- i. District changes based on input from PC and BOS during review (complete)
  - ii. Addition of a “General Development Regulations” section (complete)
  - iii. Minor revisions to Article 11 - Parking and Article 12 - Signs to conform with other Phase I revisions (complete)
  - iv. Article 14 - Administrative Procedures update (in progress)
  - v. Article 15 - Enforcement update, focusing on coordination between planning/building/environmental (in progress)
  - vi. Article 3 - Official Zoning Map - update/simplify (complete)
  - vii. Article 3A – Conditional Zoning – update (draft in progress; moving to Article 14)
- b. Phase II (**2022 - 2024**) – The second phase focuses on implementing the community’s vision as adopted in the Comprehensive Plan. This phase will include addressing several Comprehensive Plan recommendations such as specific Ordinance updates:
- i. Article 13 - Administrative Bodies and their responsibilities (complete)
  - ii. Article 14 - Administrative Procedures update/simplification (in progress)
  - iii. Article 15 - Enforcement update, focusing on coordination between planning/building/environmental (in progress)
  - iv. Article 3 - Official Zoning Map - update/simplify (complete)
  - v. Article 3A – Conditional Zoning – update (combined with Article 14)
- c. Phase III (**2024 - 2025**) – The third phase will focus on implementing the community’s vision as adopted in the Comprehensive Plan. This phase will include addressing several Comprehensive Plan recommendations such as specific Ordinance updates:
- i. Working Waterfront District – create district and zone properties
  - ii. Sign Ordinance – based on Supreme Court and revised districts
  - iii. Parking Ordinance
  - iv. Cluster Ordinance
2. Transportation Chapter of the Comprehensive Plan Update – Based on the Commission’s desire to focus on one chapter at a time for review and any needed updates/revisions – the Transportation Chapter was chosen as the current focus. Staff and the Transportation Planning Advisory Committee (TPAC) are updating the Transportation Chapter of the Comp Plan. The updated chapter will serve as a guide and supportive document for the County’s future request for transportation safety, capacity, and improvement needs. The HRTPO’s Transportation Study completed in 2021 for Gloucester will serve as the foundation for the update. The study includes a detailed analysis of the county’s transportation network and recommendations for future needs / improvements. Additionally, Toole Design completed the multi-modal study for the County. That document will serve as the foundation for multi-modal recommendations in the updated chapter. The TPAC is preparing to present the findings of the study as part of the Comprehensive Plan update and obtain public input on the recommendations that have been identified based on the work done by the HRTPO and TPAC.

In addition to the above, over the past year TPAC has worked with staff to apply for RSTP, CMAQ, and SMART Scale funding, prepared a “Funding for private roads” policy for the Board’s consideration, discussed the identification and ranking of unsafe intersections/roadways in the county, and discussed a regional multi-modal trail network through the county.

3. With the release of the (updated/corrected) 2020 census data, staff will also work on updating the demographic information in the Comprehensive Plan along with the transportation chapter update.

If we receive funding to move forward with hiring a consultant to assist in updating the Comprehensive Plan update, then we would update the whole plan, but if not, we will update the demographic and other data in the existing conditions chapter and work with TPAC and the Planning Commission to update the existing conditions and transportation sections of the Comprehensive Plan.

4. Start Comprehensive Review/Rewrite of the Subdivision Ordinance:
  - a. Bring in-line with the Zoning Ordinance and other ordinances:
    - i. Number of lots on a private road (cluster in RC-1 and other Districts)
    - ii. Definitions consistent with zoning ordinance and other ordinances
  - b. Street Requirements – implement the Transportation Chapter’s recommendations (once complete)
  - c. Organize and simplify
5. Potential Planning Commission Training:
  - a. Overview of Regional and local agencies and how they impact Planning
    - i. VDOT’s new Resiliency Plan
    - ii. Traffic Impact Analyses (TIAs)
    - iii. Middle Peninsula Planning District Commission (MPPDC) and Public Access Authority (MPAA) – a regional partner in Planning and other projects
    - iv. Transportation Planning Advisory Committee (TPAC) – an overview of its activities
    - v. Main Street Preservation Trust (MSPT) – New Executive Director and Strategic Planning Process

The Zoning Ordinance rewrite will incorporate many of the projects the Planning Commission identified over the years. In addition, the Commission and staff have identified other projects to be addressed upon completion (or during) the rewrite including the following:

1. Comprehensive Rezoning – review of current zoning districts and County-sponsored rezoning based on the Comprehensive Plan and identified zoning districts – potentially some new B-2 zoning around the Courthouse and in the Gloucester Point/Hayes area.
2. Transportation Planning – ongoing project management of programmed transportation projects and submittal of funding applications for needed transportation improvements.
3. Planning for the State/National Parks in cooperation with Parks, Recreation and Tourism – corridor planning; gateway planning.

Thank you for your time and consideration. Please feel free to contact staff or the Commission regarding the Planning Commission’s Annual Report and proposed goals for 2024.



# Department of Planning, Zoning, & Environmental Programs

County Building Two - 6489 Main Street  
Gloucester, Virginia 23061

Phone (804) 693-1224

Fax (804) 824-2441

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## M E M O R A N D U M

**TO:** Members of the Board of Supervisors

**FROM:** Doug Johnson, Planning Commission Chair  
Anne Ducey-Ortiz, AICP, Planning, Zoning & Environmental Programs Director  
Members of the Planning Commission

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

**DATE:** March 5, 2024

**SUBJECT:** 2023 Annual Report

The Planning Commission is pleased to offer its 2023 Annual Report to the Board of Supervisors pursuant to the requirements of [§15.2-2221](#) of the Code of Virginia.

The following information is presented as a summary of the Planning Commission's actions for the 2023 calendar year.

### **MEMBERSHIP**

During the December 2022 election, Doug Johnson and John Meyer were elected to serve as Chair and Vice-Chair, respectively.

Other members serving on the Commission this year were: James Gray, Natalie Johnson, Chris Poulson, Kenny Richardson, and Louis Serio. Chris Hutson continued to serve as the BOS representative for 2023. The Planning Commission consists of seven (7) voting members with a Board member serving as a nonvoting liaison to the Commission. At the December 2023 meeting, Doug Johnson was re-elected Chair, and John Meyer was re-elected Vice-Chair, for 2024.

## **Planning Commission Staff**

Anne Ducey-Ortiz is the Planning, Zoning, and Environmental Programs Director and serves as Planning Commission Secretary, Subdivision Agent, Zoning Administrator, and was recently appointed as Site Plan Administrator, as well. She is assisted by Carol Rizzio, Senior Comprehensive Planner, who is tasked with the comprehensive zoning ordinance update, long range planning and transportation planning; Tripp Little, Planner III, and Sean McNash, Planner II, provide staff support to the Planning Commission and assist with applications and inquiries for subdivisions, site plans, conditional use permits and rezonings. Tripp also serves as the staff liaison to the Board of Zoning Appeals and represents the department on the Floodplain Management Committee. Kathy Wilmot is the department's Administrative Coordinator and serves as Clerk to the Commission. Denise Canada is the Assistant Zoning Administrator, and Laura Walton is Zoning Specialist; they handle the majority of the day-to-day duties related to zoning ordinance implementation and enforcement. Laura is also the secretary to the Board of Zoning Appeals and provides all the administrative support to that Board. The Department of Planning, Zoning, and Environmental Programs absorbed the responsibilities for Site Plan Administration in 2021.

Department of Planning and Zoning staff also serve on the following committees: Floodplain Management Committee (FPMC), Capital Improvement Plan (CIP) Committee, and Site Plan Committee. Our Department has primary staffing responsibility for the transportation-related committees, including the County's Transportation Planning Advisory Committee (TPAC), Transportation Technical Advisory Committee (TTAC) of Hampton Roads Transportation Planning Organization (HRTPO), Long Range Transportation Plan Subcommittee of the HRTPO, and the Transportation Programming Subcommittee for TTAC (funding committee). Staff is also involved in other regional projects through the Hampton Roads Planning Commission District (HRPDC) and the Middle Peninsula Planning District Commission (MPPDC) - including those involving working waterfronts, recurrent flooding, sea level rise and resiliency, and alternative transportation.

The Department also provides staff support to the [Board of Zoning Appeals](#) (BZA). Staff prepared reports for eight (8) applications to the BZA in 2023, only half of which were requests for Special Exception. There were three (3) requests for variances; all were denied. There was also one (1) appeal of the Zoning Administrators determination that was unanimously (7-0) upheld (appeal denied) by the BZA.

## **CODE AMENDMENTS**

Other than monthly review of the Zoning Ordinance Update and the initiation of the Subdivision Ordinance Update, the Planning Commission did not consider any specific code amendments this calendar year. However, staff is pleased to report that the Zoning Ordinance update is nearly complete – with public hearings expected to occur by mid-2024.

## **CONDITIONAL USE PERMIT (CUP) APPLICATIONS**

The Planning Commission did not consider any Conditional Use Permits (CUPs) this calendar year.

## **REZONING APPLICATIONS**

**Z-23-01** - **Approved.** Gloucester Self-Storage. An application to amend the B-1 (conditional) zoning for approximately 9.92 acres for the purpose of removing landscaping (buffering) requirements along Route 17 and from other commercial uses (not used for self-storage) on the site. The PC held public hearing in March and forwarded the application to the Board with a unanimous 6-0 recommendation of approval. The Board opted to waive the public hearing pursuant to §15.2-2303.4(B) of the Code of Virginia, and approved the application on 4-1 vote, with two (2) members absent.

**Z-23-02** - **Withdrawn.** Legacy Land, LLC. An application to rezone approximately 3.82 acres along George Washington Memorial Highway (US 17S) in Gloucester Point from B-1, Business, to RMX, Residential Mixed Use, for the purpose of developing the property into a 57-unit townhouse-style apartment complex. After public hearings (and public comments) before the Planning Commission in July and August, the developer voluntarily withdrew the application prior to the Planning Commission's September meeting – when a final decision would have had to have been made regarding a recommendation of approval or denial.

**Z-23-04** – **Received.** William D. Fary, Sr. Revocable Trust. An application to remove all proffers associated with the property located at 7210 Main Street. The applicants desire to have only those restrictions applicable to the B-2, Village Business (its current zoning) district apply to the subject property. Received in mid-November, staff will schedule for public hearing before the Planning Commission in February 2024.

### **Plat and Plan Review**<sup>1</sup>

During the 2023 calendar year, the following plats were reviewed by staff (including resubmittals):

Boundary Line Adjustments/Vacations	75
Minor Subdivisions	18
Family Transfers	19
In-Part Parcels	2
Major Subdivisions (Final Plats)	7

In addition to plat review, staff reviewed and provided comments on a total of **61** commercial site and/or residential development plans, including revisions.

### **Inquiries**

Staff responded to approximately 374 inquiries from citizens regarding the potential to subdivide or relocate property lines. This total includes major subdivision, minor subdivision, family transfer, and boundary line adjustment questions and proposals. Staff also assisted with 63 inquiries on the potential for properties to be rezoned.

A monthly breakdown is shown in the table below:

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<sup>1</sup> Staff provided an updated sheet at the January 4<sup>th</sup> PC meeting to include year-end totals and/or clarify the totals; the updated numbers (2023 final) are included in this report.

<b>Subdivisions 2023</b>	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	<b>2023 Yearly Total</b>
<b>BLA</b>	7	11	8	13	8	8	6	14	12	7	12	8	
<b>FT</b>	7	6	9	12	6	6	3	10	11	7	10	4	
<b>Minor</b>	10	7	6	11	7	8	9	8	9	13	10	10	
<b>Major</b>	8	3	5	5	3	4	3	7	6	7	5	5	
<b>Monthly Total</b>	32	27	28	41	24	26	21	39	38	34	37	27	<b>374</b>

## **WORK BY THE COMMISSION**

In January 2023, the Planning Commission reviewed the work performed during the 2022 calendar year and set its goals for the upcoming year. The Commission spent time almost every month reviewing and discussing the Zoning Ordinance rewrite, which was the PC's top priority for the year, with the rezoning of the area surrounding the intersection at Glens having been completed in August of 2022. The Commission managed to accomplish quite a bit in 2023– as the remainder of this report will demonstrate.

Also in January, the PC received an update on public engagement regarding the zoning ordinance update and proposed changes to its Rules of Procedure which would allow for changes in the order of business at PC meetings as well as provide a procedure for cancellations when no public hearings are scheduled. The Planning Commission is not required to meet every month.

In February, the PC received training on the County's on-line Geographical Information System (GIS) from Rita Taylor, GIS Manager, and received updates on the two citizen surveys (short and "deep dive") about the Zoning Ordinance update and also the updated Rules of Procedure. The PC recommended that the County Attorney review the Rules of Procedure prior to the PC adoption of any changes.

In March, the PC held public hearing on Z-23-01, a rezoning for Gloucester Self-Storage. to amend the B-1 (conditional) zoning for approximately 9.92 acres for the purpose of removing landscaping (buffering) requirements along route 17 and from other commercial uses (not used for self-storage) on the site. The PC forwarded the application to the BOS with a 6-0 recommendation of approval. Staff again reviewed the feedback from the Zoning Ordinance surveys and changes to the Rules of Procedure.

The Planning Commission's April meeting was cancelled at the Chair's request due to no public hearings being scheduled and an otherwise very light agenda.

On May 4<sup>th</sup>, the PC adopted its amended Rules of Procedure and, after listening to staff's presentation, endorsed the proposed plan to tackle the Subdivision Ordinance update.

On June 1<sup>st</sup>, the PC heard a presentation on two new proposed uses – data centers and vertical farming – for inclusion in the Zoning Ordinance update. Staff was still targeting Fall of 2023 for public hearings.

On July 6<sup>th</sup>, the Planning Commission held public hearing on one rezoning, Z-23-02 (see above). The Planning Commission was not satisfied with the amount or quality of information presented, and the matter was continued until the August meeting on a 6-1 vote.

Under “Old Business,” staff gave a progress report on the Subdivision Ordinance update; The PC seemed pleased, and asked staff to continue along with the proposed (reformatting then updating definitions) plan of action.

Under “New Business,” staff presented (at the Board’s request) information on short-term rentals (STRs) and how neighboring localities regulate them. The PC requested time to consider the information provided before making a recommendation to the Board.

At the August 3<sup>rd</sup> meeting, the PC was asked by the applicant to defer discussion of Z-23-02 (see above). Staff explained that the PC had until September 9<sup>th</sup> (two days after the next scheduled meeting) to make a decision/recommendation on Z-23-02 to the Board. The PC agreed – on a 5-0, 2 absent vote – to grant the request. Under “Old Business,” Carol Rizzio, Senior Comprehensive Planner, and Sean McNash provided presentations and guided discussion on two (2) items – parking and Short-Term Rentals (STRs), respectively – as part of the larger Zoning Ordinance update review. The PC suggested that the Transportation Planning Advisory Committee (TPAC) review the changes for parking items related to bicycle parking. In addition, the PC recommended that staff establish a list of all STRs in the County before the Board take any regulatory action regarding these rentals.

At the PC’s September 7<sup>th</sup> regular meeting, staff informed the PC that Legacy Land, LLC, had formally withdrawn rezoning application Z-23-02. Staff presented a progress report on the Zoning (Articles 10 and 11) and Subdivision Ordinance updates.

At the PC’s October 5<sup>th</sup> meeting, under “Old Business,” staff gave an update on the Zoning Ordinance rewrite which included review and discussion of Articles 12 (Signs) and 13 (Administrative Bodies). Staff also informed the PC that County Administration had received a request from multiple churches along Main Street for electronic display/message board signs to be permitted and gave a presentation on Community Planning Month.

In November, the Planning Commission held its regular meeting on the 2<sup>nd</sup>. Staff and PC members continued discussion on Article 12, Signs, and the maximum sizes in non-commercial zoning districts. The subject of electronic signs on Main Street was discussed, and staff was instructed to gather more information. Staff also gave an overview of the proposed changes to Article 14, Administrative Procedures.

Carol Steele, County Administrator, gave a presentation on the Capital Improvement Plan (CIP) process for FY 2025-2029, stating that the format would be similar to the previous year, with 5-10 item to score as “yes or no.” Under “New Business,” Ms. Ducey-Ortiz reviewed the PC nominations process, indicating that Messrs. Johnson and Meyer were both eligible to serve another term as Chair and Vice-Chair, respectively, in 2024. Ms. Johnson nominated the current slate; Mr. Meyer nominated Mr. Gray as Vice-Chair.



On December 1<sup>st</sup>, the PC held its last regular meeting of the year and heard from several citizens regarding boundary line adjustments (BLAs) and the Chesapeake Bay Preservation Ordinance (CBPO) during public comments.

The PC members were reminded to get their CIP rankings in by the 14<sup>th</sup>. Under “Old Business,” the Commission held its election of officers, with Mr. Johnson and Mr. Meyer being re-elected Chair and Vice-Chair, respectively. Mr. Gray withdrew his name from consideration.

Staff and the County Attorney guided a general discussion regarding the issues surrounding BLAs and the CBPO – specifically, when a “new lot of record” is created under local ordinance vs. state law. Staff also provided an update on the Zoning Ordinance pursuant to the discussion of signs in November. Staff reviewed the criteria and costs for Traffic Impact Analyses (TIAs), VDOT’s thresholds for 527s, and some suggestions for when a TIA might be appropriate for certain applications requiring a public hearing (CUP, Rezoning, Special Exception, etc.).

Under “New Business,” the PC heard a presentation from potential developers of Gloucester Point Marina who are proposing a rezoning to allow 44 townhomes on the site. Plans are very preliminary, as there are a number of issues (new development in the RPA, availability of sewer) to be worked out.

## **Subdivision Review**

The Planning Commission didn’t grant Preliminary Approval for any subdivisions in 2023; per §15.2-2260 of the Code of Virginia, as amended and effective July 1, 2014, subdivisions with 50 or fewer lots no longer require review by the PC. Please see the map appended to this report.

## **PRIORITY PROJECTS**

During the January 2023 meeting, the following priorities were set by the Commission which we will continue to pursue in 2024 and beyond.

1. Zoning Ordinance Update - Phase 1 of the Zoning Ordinance Update was completed in 2022. Staff is currently revising articles 10-15 to conform to the format of the already-updated articles 1-9. Due to the level of review and input received to date, Phase I of the Zoning Ordinance rewrite became much more robust than originally anticipated. It will provide a solid foundation for future revisions and incorporate many of the needed/desired revisions based on input from citizens, staff, the Planning Commission, and the Board.
  - a. Phase I (**2018-2022**) – The first phase focused on simplifying and clarifying the ordinance to establish a solid foundation for the second phase and future amendments. The initial goals of this first phase were to:
    - i. Reformat the district regulations to ensure a user friendly, straightforward, and adaptable structure including a new Table of Permitted Uses by District and B-2 Revisions (complete)
    - ii. Remove unnecessary requirements/regulations/definitions (complete)

- iii. Clarify intent/interpretations (complete)
- iv. Conform with State Code (complete)
- v. Update/reformat Article 9 - Supplementary District Regulations (complete)

Added goals to Phase I, include the following:

- i. District changes based on input from PC and BOS during review (complete)
  - ii. Addition of a “General Development Regulations” section (complete)
  - iii. Minor revisions to Article 11 - Parking and Article 12 - Signs to conform with other Phase I revisions (complete)
  - iv. Article 14 - Administrative Procedures update (in progress)
  - v. Article 15 - Enforcement update, focusing on coordination between planning/building/environmental (in progress)
  - vi. Article 3 - Official Zoning Map - update/simplify (complete)
  - vii. Article 3A – Conditional Zoning – update (complete – combined with article 14)
- b. **Phase II (2022 - 2024)** – The second phase focuses on implementing the community’s vision as adopted in the Comprehensive Plan. This phase will include addressing several Comprehensive Plan recommendations such as specific Ordinance updates:
- i. Article 13 - Administrative Bodies and their responsibilities (complete)
  - ii. Article 14 - Administrative Procedures update/simplification (in progress)
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- c. **Phase III** – Subsequent to other priorities, staff will focus on addressing several Comprehensive Plan recommendations and specific Ordinance updates:
- i. Working Waterfront District – create district and zone properties
  - ii. Sign Ordinance – based on Supreme Court and revised districts
  - iii. Parking Ordinance
  - iv. Cluster Ordinance
2. **Transportation Chapter of the Comprehensive Plan Update** – Based on the Commission’s desire to focus on one chapter at a time for review and any needed updates/revisions – the Transportation Chapter was chosen as the current focus. Staff and the Transportation Planning Advisory Committee (TPAC) are updating the Transportation Chapter of the Comp Plan. The updated chapter will serve as a guide and supportive document for the County’s future request for transportation safety, capacity, and improvement needs. The HRTPO’s Transportation Study completed in 2021 for Gloucester will serve as the foundation for the update. The study includes a detailed analysis of the county’s transportation network and recommendations for future needs / improvements. Additionally, Toole Design completed the multi-modal study for the County. That document will serve as the foundation for multi-modal recommendations in the updated chapter.

The TPAC is preparing to present the findings of the study as part of the Comprehensive Plan update and obtain public input on the recommendations that have been identified based on the work done by the HRTPO and TPAC. This public outreach will occur after the zoning ordinance update public hearings. In addition to the above, over the past year TPAC has worked with staff to identify and prioritize projects for Transportation Alternative (TA), Safe Streets for All (SS4A), RSTP, CMAQ, and SMART Scale funding, discussed the addition of sharrows (shared lane markings) on Main Street, oversaw the feasibility study for a shared use path along Ware House Road, and participated in new committee member training.

3. With the release of the 2020 census data, staff proposed to work on updating the demographic information in the Comprehensive Plan along with the transportation chapter update. If we received enough funding to move forward with hiring a consultant to assist in updating the Comprehensive Plan update, then we would update the whole plan, but if not, we will update the demographic and other data in the existing conditions chapter and work with TPAC and the Planning Commission to update the existing conditions and transportation sections of the Comprehensive Plan. This was a goal in 2023 which we did not achieve and did not receive the full funding we requested. The funding we did receive was not earmarked for anything in particular and has not been used. For 2024, if supported by the PC, we propose preparing and putting out a request for proposals (RFP) for a multiyear comprehensive plan update/rewrite to see what it would cost and request the funding in the next few budget requests.
4. Comprehensive Review/Rewrite of the Subdivision Ordinance (started 2023):
  - a. Bring in-line with the Zoning Ordinance and other ordinances:
    - i. Number of lots on a private road (cluster in RC-1 and other Districts)
    - ii. Definitions consistent with zoning ordinance and other ordinances
  - b. Street Requirements – implement the Transportation Chapter’s recommendations (once complete)
  - c. Organize and simplify
5. Potential Planning Commission Training
  - a. Overview of Regional and local agencies and how they impact Planning
    - i. VDOT’s new Resiliency Plan
    - ii. Traffic Impact Analyses (TIAs)
    - iii. Middle Peninsula Planning District Commission (MPPDC) and Public Access Authority (MPAA) – a regional partner in Planning and other projects
    - iv. Transportation Planning Advisory Committee (TPAC) – an overview of its activities
    - v. Main Street Preservation Trust (MSPT) – New Executive Director and Strategic Planning Process

The Zoning Ordinance rewrite incorporates many of the projects the Planning Commission identified over the years. In addition, the Commission and staff have identified other projects to be addressed upon completion (or during) the rewrite including the following:

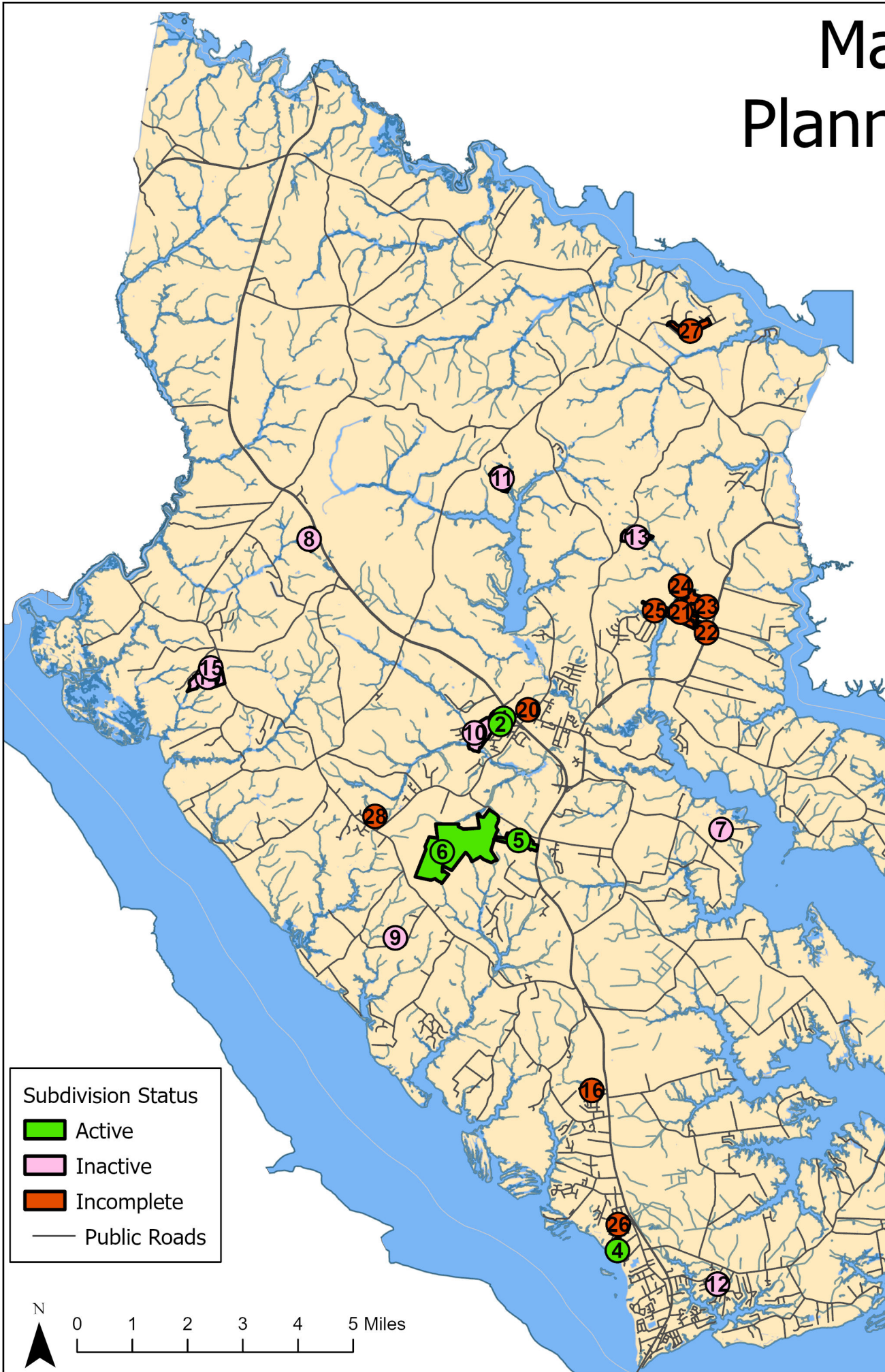
1. Comprehensive Rezoning – review of current zoning districts and County-sponsored rezoning based on the Comprehensive Plan and identified zoning districts – potentially some new B-2 zoning around the Courthouse and in the Gloucester Point/Hayes area.
2. Transportation Planning – ongoing project management of programmed transportation projects and submittal of funding applications for needed transportation improvements.
3. Planning for the State/National Parks in cooperation with Parks, Recreation and Tourism – corridor planning; gateway planning

## **2024 PRIORITY PROJECTS**

For 2024, staff suggests continuation of the following priorities based on the Commission's previous endorsement of our phased approach to the Zoning Ordinance update and opportunities for working on new projects:

1. Zoning Ordinance Update – Administrative Chapter 15; public hearings; final adoption.
2. Subdivision Ordinance Update – continue review and start comprehensive revisions; will likely take multiple years, but hopefully not as long as zoning.
3. Comprehensive Plan – Prepare requests for proposals (RFPs) to get cost estimates for multi-year Comprehensive Plan update/rewrite. Work on Transportation Chapter (with TPAC) in the meantime.
4. Planning Commission Training – overview of regional and local planning partners or projects.
5. Applications and other projects as they come up.

# Major Subdivisions Planning Division Status 2000-2023



Number	Subdivision	Activity Status	Review Status
1	Fiddler's Crossing- Phase 1	Active	Approved Final Plat, Awaiting Site Improvement Completion
2	Fiddler's Crossing- Phase 2	Active	Approved Final Plat, Awaiting Site Improvement Completion
3	Fiddler's Crossing- Phase 3	Active	Approved Site Plan, Awaiting Final Plat Submittal
4	River Club at Twin Island- Phase 2	Active	Approved Preliminary Plan, Awaiting Site Plan Submittal
5	The Reserve at Gloucester Village- Phase 1	Active	Approved Site Plan, Awaiting Final Plat Submittal
6	The Reserve at Gloucester Village- Phase 2	Active	Approved Preliminary Plan, Awaiting Site Plan Submittal
7	Bailey's Wharf	Inactive	Approved Preliminary Plan, Awaiting Site Plan Submittal
8	Churchill- Phase 2	Inactive	Approved Site Plan, Awaiting Final Plat Submittal
9	Dove Field Farms	Inactive	Approved Site Plan, Awaiting Final Plat Submittal
10	Fiddler's Green	Inactive	Approved Site Plan, Awaiting Final Plat Submittal
11	Stillwater Landing	Inactive	Approved Site Plan, Awaiting Final Plat Submittal
12	Swiss Legacy	Inactive	Approved Site Plan, Awaiting Final Plat Submittal
13	The Ponds	Inactive	Approved Preliminary Plan, Awaiting Site Plan Submittal
14	The Reserve	Inactive	Approved Site Plan, Awaiting Final Plat Submittal
15	Yorkshire Woods	Inactive	Approved Site Plan, Awaiting Final Plat Submittal
16	Bedford Falls- Phase 1	Incomplete	Approved Final Plat, Awaiting Site Improvement Completion
17	Bedford Falls- Phase 2	Incomplete	Approved Final Plat, Awaiting Site Improvement Completion
18	Bedford Falls- Phase 3	Incomplete	Approved Final Plat, Awaiting Site Improvement Completion
19	Bedford Falls- Phase 4	Incomplete	Approved Final Plat, Awaiting Site Improvement Completion
20	Gloucester Town Commons	Incomplete	Approved Final Plat, Awaiting Site Improvement Completion
21	Patriot's Walk- Phase 1	Incomplete	Approved Final Plat, Awaiting Site Improvement Completion
22	Patriot's Walk- Phase 2A	Incomplete	Approved Final Plat, Awaiting Site Improvement Completion
23	Patriot's Walk- Phase 2B	Incomplete	Approved Final Plat, Awaiting Site Improvement Completion
24	Patriot's Walk- Phase 2C	Incomplete	Approved Final Plat, Awaiting Site Improvement Completion
25	Patriot's Walk- Phase 2D	Incomplete	Approved Site Plan, Awaiting Final Plat Submittal
26	River Club at Twin Island- Phase 1	Incomplete	Approved Final Plat, Awaiting Site Improvement Completion
27	Riverwatch- Phase 4	Incomplete	Approved Final Plat, Undeveloped Subdivision
28	Ryan's Run	Incomplete	Approved Final Plat, Undeveloped Subdivision