



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

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**TO:** Planning Commission

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

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

**DATE:** October 7, 2024

**RE:** Public Hearing on Z-24-02- Baldwin Family Transfer Rezoning

The Department of Planning, Zoning, and Environmental Programs has received an application from Eric and Christy Baldwin to rezone TM 44-87A (RPC 13933), located at 6036 Braeburn Lane (private road), adjacent to Machicomoco State Park, from RC-1 (Rural Countryside) to SC-1 (Suburban Countryside). The rezoning application is intended to enable the applicants to conduct a Family Transfer Subdivision, which the property does not have sufficient acreage to perform under its current RC-1 zoning.

Staff's Report, which compares the proposed changes to the current zoning, is attached to this memo. Staff has also included copies of the full application, Public Hearing Notice, and draft Ordinance to Approve the rezoning with the Planning Commission's November 2024 meeting packet.

Feel free to contact Sean or Anne at 804-693-1224 should you have any questions during your review.

<p><b>PC Action:</b> Receive comments from the public and provide a recommendation for Z-24-02 to the Board of Supervisors.</p>
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