

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

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

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

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

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

WHEREAS, the Gloucester County Planning Commission, after holding a duly-advertised Public Hearing at their November 7, 2024 meeting, recommended _____ of Z-24-02, _____, to the Board of Supervisors; and

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

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

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

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

WHEREAS, the application furthers the Development District's intention of being the County's principal population center; and

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

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

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

A Copy Teste:

Carol E. Steele, County Administrator