



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

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

FROM: Tripp Little, Planner III
Anne Ducey-Ortiz, AICP, Director of Planning, Zoning, and Env. Programs

DATE: October 29, 2024 for November 7, 2024 Public Hearing

RE: Public Hearing on Z-24-03 – County-sponsored Rezoning of TM# 51-78

The Gloucester County Board of Supervisors has referred a rezoning request, on behalf of York River Crossing Associates, LLC, to rezone TM# 51-78 (RPC 40099), located adjacent to, and just south of, the York River Crossing Shopping Center. The rezoning from B-2 (Village Mixed-Use) to B-1 (General Business) was requested (by the owner) to enable “greater flexibility” in the commercial uses permitted. No specific use of the property has been proposed.

Staff’s Report compares the proposed change to B-1 to the current B-2 zoning and is attached to this memo. Staff has also included copies of the referral memo, Public Hearing Notice, and draft Ordinance to Approve in the PC’s November meeting packet.

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

PC Action: Listen to staff’s presentation and public comments, and provide a recommendation regarding Z-24-03 to the Board of Supervisors.