



GLOUCESTER COUNTY
BOARD OF SUPERVISORS

MEETING DATE: July 15, 2025

AGENDA ITEM #: X - A

BOARD AGENDA ITEM

TYPE OF AGENDA ITEM:

- ☐ CONSENT
- ☐ PRESENTATION
- ☐ REGULAR
- ☒ PUBLIC HEARING
 - ☒ Duly Advertised

PURPOSE OF ITEM:

- ☐ INFORMATION / DISCUSSION
- ☒ DISCUSSION AND / OR DECISION
 - ☒ Resolution
 - ☒ Ordinance
 - ☐ Motion

PRESENTER: Anne Ducey-Ortiz, AICP, CZA **TITLE:** Director of Planning, Zoning, & Env. Programs

AGENDA TITLE: Joint Application: Rezoning Z-25-01 and Conditional Use Permit CUP-25-01

BACKGROUND / SUMMARY:

The Planning Commission has reviewed the joint application (Rezoning Application Z-25-01 and Conditional Use Permit Application CUP-25-01) and forwarded the joint application with a recommendation of denial to the Board of Supervisors for their review and decision. The application proposes to develop 34 condominium units on TM 51A(4)-A (RPC #25644) at a density of 10.86 dwelling units per net acre and subdivide TM 51A(11)-E1 (RPC #18417) into 2 single family lots. Though the Board will hear this as a joint application (with a single presentation and Public Hearing), this joint application consists of two components, a rezoning component and a Conditional Use Permit (CUP) component. The rezoning component requests to reclassify TM 51A(4)-A (RPC #25644) from the B-1 district to the MF-1 district (conditional) to develop 34 condominium units and TM 51A(11)-E1 (RPC #18417) from the B-1 district to the SF-1 district to develop 2 single family lots. Furthermore, the CUP component requests to permit a density of 10.86 dwelling units per net acre on the proposed MF-1 parcel, a density greater than the 8 units per net acre permitted by right, therefore requiring a CUP for the proposed density. Staff's Report fully evaluates both components of the joint application, discusses the density proffer voluntarily offered for the proposed MF-1 parcel, explains the various conditions of use proposed by staff, and details the Planning Commission's discussion and votes on each component of the application. As advised by the County Attorney, though the presentation and Public Hearing will occur jointly, a separate vote should be taken for each component to clearly express the Board's decision for each component.

ATTACHMENTS:

- Ordinance to Approve (Z-25-01 Application Component)
- Resolution to Deny (Z-25-01 Application Component)
- Resolution to Approve (CUP-25-01 Application Component)
- Resolution to Deny (CUP-25-01 Application Component)
- Rezoning Application (Z-25-01)
- CUP Application (CUP-25-01)
- Staff Report (Joint Application Analysis)
- PowerPoint Presentation (Joint Application Analysis)
- Owner PowerPoint Presentation
- Public Hearing Notice (Joint Public Hearing)

REQUESTED ACTION:

☐ NO ACTION REQUESTED

Review the joint application and vote on each component (rezoning and CUP) separately. First, for the rezoning component, vote to approve or deny rezoning application Z-25-01. Second, for the CUP component, vote to approve as proposed, approve with modifications, or deny the CUP application CUP-25-01.

FOR MORE INFORMATION:

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