

Speaking against the request:

- Johnny Johnson

Mr. Johnson stated he doesn't think this will fit in with the character of the neighborhood and had concerns regarding traffic and parking.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Bailey to recommend approval of the request as presented, including the conditions. Commissioner Wildes second. All in favor, no one opposed. Motion carried.

Agenda Item #10

VA-2022-09 T.W. Paine (James Road & Riverside Road), Rezone 58.74 acres from PMD to C-N

Commissioner Miller recused himself due to a conflict of interest.

T.W. Paine Properties LLLP and River Hill LLC are requesting to rezone 8.14 acres from Planned Mixed-Use District (PMD) to Neighborhood Commercial (C-N), as well as 58.73 acres from Planned Mixed-Use District (PMD) to Single-Family Residential (R-6) [66.87 acres total] The subject property is mostly vacant and located along the west side of James Road, both north and south of its intersection with Riverside Road. The applicants are proposing to later vacate Riverside Road, and have most of the property developed as a conventional subdivision with about 200-210 single-family residential lots that meet R-6 standards (minimum 6,000-sf and 60' wide). The applicant is also proposing to reserve a strip of speculative C-N commercial zoning (about 200' deep) along most of the western frontage of James Road, which will be serviced by a primary entrance (lining up with James Circle) and a reverse frontage road. There are no specific commercial uses being planned, but the property would be marketed to all those uses allowed in C-N zoning. As a geographic reference, the subject property is about 1/3 of a much larger tract of land zoned PMD for the former "Market Street" master planned development, which was approved in 2007 but never developed.

The subject property is located within a Neighborhood Activity Center (NAC) Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-6 and C-N zoning.

This property is part of the northern "James Road corridor" in the city limits which is still dominated by mostly vacant lands which are tied up in the Market Street master plan (PMD zoning). With exception of a rezoning and other public hearings regarding a Quick Trip truck stop to the north at the intersection of James Road and North St Augustine Road, this entire property has been sitting dormant for 15 years. The PMD master plan covers about 240 acres and calls for a fairly intensive mixed-use development consisting of 500+