



GLPC AGENDA ITEM # 10

SEPTEMBER 26, 2022

Rezoning Request by Terramore Development LLC File #: VA-2022-18

Terramore Development LLC is requesting to rezone two (2) parcels of land totaling 2.34 acres from a combination of Single-Family Residential (R-6) [1.82 acres] and Highway Commercial (C-H) [0.52 acres], to all Community Commercial (C-C) zoning. The subject property is located at 823 South Patterson Street which is primarily at the NE corner of South Patterson Street and Griffin Avenue. With exception of an ice vending machine, both of these parcels are currently vacant. The applicant is proposing to combine the parcels together and develop them as a Dollar General retail store (12,500-sf).

The subject property is located within a **Community Activity Center (CAC)** Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of C-C zoning.

This property is also located within the FEMA designated 100-year floodplain associated with Dukes Bay Canal along its southeastern border. Any development on this property (regardless of zoning) must comply with all applicable requirements of development in the floodplain. The applicant is very much aware of this and had already begun factoring-in these requirements as part of their engineering and site plan design.

This property has been split-zoned commercial/residential since the City first adopted zoning in 1966. Development on this property (mainly in the front) has always been commercial, but the property has now been vacant for many years. Given the surrounding parcels and established land use patterns, residential usage of this property is not consistent or logical. The proposed use as a general retail store is certainly allowed and consistent with C-C zoning, and this is more compatible with the abutting R-6 zoning and residential neighborhood than is C-H zoning.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval of C-C zoning to the City Council.