



GLPC AGENDA ITEM # 8

AUGUST 25, 2025

Rezoning Request by Andrew Duren File #: VA-2025-08

Andrew Duren is requesting to rezone 3.27 acres from “conditional” Community Commercial (C-C)(c) to regular Community Commercial (C-C) with no conditions. The subject property is located at 417 Brookfield Road which is along the east side of the road at the Brookfield and Murray Road three-way intersection. The property is currently vacant and the applicant is proposing to develop it as a planned complex of four (4) commercial buildings which total approximately 40,000 square feet. The largest of these proposed buildings (20,000-sf) will be for the applicant’s local flooring company, which will include a showroom, offices, and storage space. The applicant has the property under contract for purchase from the current owner (Staten Plantation LLP), pending the outcome of this rezoning request.

The subject properties are located within an **Neighborhood Activity Center (NAC)** Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of C-C zoning.

This property was annexed and rezoned 21 years ago (file # VA-2004-05) from county C-H, to city C-C(c) after some very contentious public hearings with opposition from nearby residential properties. According to the meeting minutes, the main issues were traffic and the potential range of uses that C-H or C-C might offer. City Council’s solution to this was a unanimous compromise vote to allow C-C zoning, but to place the condition that this property be allowed to have C-N uses only. [The existing daycare property to the south (Brookfield Academy) was part of that same annexation/rezoning request in 2004, and it was approved with C-C(c) zoning, but that the only use allowed is a daycare center.] Since 2004, the subject property has continued to remain undeveloped, and under the same current ownership. The main hindrances to development would appear to have been the existing 100’ GA Power easement traversing the middle of the property, as well as the restrictive zoning conditions. Also since 2004, it should be noted that the range of allowable uses in C-N zoning has slowly changed over the years, particularly with the implementation of the LDR in 2009 and all the Use Table amendments since then. Attached is a copy of the current Use Table comparison for these zoning districts.

The surrounding land use pattern is dominated by a mixture of commercial and high-density residential uses, as well as some still-vacant lands. The surrounding zoning pattern reflects the same general mixture as the land use, with zonings ranging from C-H, to C-C, to R-P, to PRD residential. However, when focusing on just the street frontages along Brookfield and Murray Roads, it is the commercial type zoning and land uses that dominate even more.

The applicant’s proposed primary use of the property as a flooring business, is allowed in C-N zoning with a Conditional Use Permit (CUP) approval, and is allowed as a Permitted Use in C-C zoning. The applicant’s choice in this matter was to either request CUP approval, or attempt to rezone the property to regular C-C. Because of the general land use and zoning patterns of this area, the long tenure of this property being undeveloped, and because staff finds the current C-C(c) zoning of the property to be rather awkward, it was staff’s recommendation to the applicant that they seek the Rezoning option. Staff is very supportive of this request.

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