

unlikely. Chairman Miller asked for confirmation that another access is required once the number of units exceeds 50. Mr. Martin confirmed.

There being no further questions for staff, Chairman Miller opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Matthew Inman, Engineer for the Applicant – 2704 N Oak St. Ext.

Mr. Inman stated there is no intent to cross the tributary. A second point of access would ideally be over the railroad tracks but that takes additional time and money. The overall buildout is projected to be 325 units, in phases as there is demand. Of that, 19 will be single residences with the remaining being multi-family. Additionally, stormwater protection will be considered and included, and City water and sewer will be utilized.

Commissioner Bailey asked if all townhomes would have access via Inner Perimeter Rd. Mr. Inman affirmed that is the only access currently. Mr. Martin reemphasized 50 units will be the cap for now.

No one spoke in opposition to the request.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Hightower to recommend approval of the request as presented by staff. Commissioner Bythwood second. All voted in favor, no one opposed (9-0). Motion carried.

Agenda Item #7

VA-2025-15 Stoker Development (310 Eager Road)
Rezone 1.80 acres from R-15 to R-6

Ms. Martin presented the case in which the applicant is requesting to rezone 1.80 acres from Single-Family Residential (R-15) to Single-Family Residential (R 6). The subject property is located at 310 Eager Road which is along the north side of the road, about half way between Jadan Place and Walmar Place. This is also directly across the street from the Langdale Place housing complex. (** This is the same property that was the subject of file # VA-2025-11, which was previously withdrawn by the applicant before final public hearing, and has now been resubmitted.) The property is now currently cleared, and used to contain a single-family residence (1,453-sf). The applicant is proposing to ultimately redevelop the property as a non-conventional townhouse complex with 16 dwelling units along a shared private driveway. If the rezoning is approved, the applicant will then seek Planned Development approval for the townhouse complex