



GLPC AGENDA ITEM # 6

AUGUST 31, 2026

Rezoning Request by Robin and Dale Watts File #: VA-2026-09

Robin and Dale Watts are requesting to rezone a total of 8.20 acres from Single-Family Residential (R-10) and Residential Professional (R-P) to all Community Commercial (C-C) zoning. The subject property is located at 2480 East Park Avenue which is along the south side of the road, immediately west of the intersection with Stallings Road and about 1,500 feet east of the intersection with Inner Perimeter Road. The property is currently undeveloped as natural forest and wooded areas. No specific development or commercial use is currently proposed for the property. Rather, the applicants are requesting the rezoning to eliminate the existing split-zoning status and establish consistent zoning across the entire parcel, thereby allowing the property to be more effectively marketed and positioned for future development.

The subject property is currently located within a **Community Activity Center (CAC)** on the Future Development Map of the Comprehensive Plan.

The subject property is located immediately north and west of a C-C-zoned property that is currently being developed with single-family residential homes. The broader surrounding land use pattern is dominated by natural forest and open land aside from the residential development in the area. The applicant's intention is to market the property for future commercial development due to its location near regional transportation corridors as well as its location in an area that is experiencing development at a steady pace. While the immediate area is not yet characterized by a concentration of commercial development, the broader land use pattern west of Inner Perimeter Road and northeast on Park Avenue reflects a gradual transition toward a more developed mix of residential and commercial uses. The subject property's frontage along East Park Avenue and proximity to Inner Perimeter Road make it well positioned to accommodate future development that could serve the growing residential population in the surrounding area.

The requested rezoning would also address the property's existing split-zoned configuration. Currently, the 8.20-acre tract is divided between R-10 and R-P zoning districts, creating a split-zoned parcel that may limit the ability to plan and market the property as a cohesive development site. Establishing a single C-C zoning designation would provide consistent zoning across the entire property and allow future development to be considered within a single zoning classification instead of multiple zoning classifications.

Although the applicants have not identified a specific future development proposal, the requested C-C zoning would provide flexibility for future commercial development and other uses permitted within the district, subject to applicable site plan, access, landscaping, buffering, stormwater, and other development requirements. Any future development would be required to undergo the development review process to ensure that site-specific impacts are appropriately addressed. Overall, the requested rezoning is consistent with the Community Activity Center designation identified on the Comprehensive Plan's Future Development Map and is compatible with the evolving development pattern along this portion of East Park Avenue. The property's proximity to Inner Perimeter Road, existing transportation infrastructure, and nearby residential development provides an appropriate condition for future commercial and/or residential development.

Therefore, the requested rezoning is consistent with the City's long-term land use objectives and it will provide opportunities for future commercial and/or residential development that is compatible with the surrounding area while supporting economic growth and efficient use of planned infrastructure.

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 as requested.