

RESOLUTION NUMBER PC-19-013

**ISLE OF WIGHT COUNTY PLANNING COMMISSION
A RESOLUTION TO PRESENT A REPORT AND RECOMMENDATION
TO THE BOARD OF SUPERVISORS RELATING TO APPLICATION ZA-02-19 TO AMEND
CONDITIONS AND REZONE 3.2 ACRES OF LAND IDENTIFIED AS TAX MAP PARCEL 34-
01-003A1 FROM C-GC, CONDITIONAL GENERAL COMMERCIAL, TO C-PD-MX,
CONDITIONAL PLANNED DEVELOPMENT – MIXED USE, AND TO REZONE 111.39
ACRES OF LAND IDENTIFIED AS TAX MAP PARCELS 34-01-077 AND 34-01-077D FROM
RAC, RURAL AGRICULTURAL CONSERVATION, TO C-PD-MX, CONDITIONAL
PLANNED DEVELOPMENT – MIXED USE**

WHEREAS, East West Partners of Virginia, Inc., applicant, and Eagle Harbor LLC and EH2 LLC, owners, request to amend the conditional zoning and rezone 3.2 acres of land with Tax Map Number 34-01-033A1 from C-GC, Conditional General Commercial, to Conditional Planned Development – Mixed Use, and to rezone 111.39 acres of land with Tax Map Numbers 34-01-077 and 34-01-077D from RAC, Rural Agricultural Conservation, to C-PD-MX, Conditional Planned Development – Mixed Use; and

WHEREAS, the procedural requirements for the consideration of this request by the Planning Commission have been met.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of Isle of Wight County, that:

Section 1. Findings.



- A.** The Isle of Wight County Planning Commission finds that the proposed amendment to conditional zoning and rezoning is reasonable and warranted due to a change in circumstances affecting the property and has considered the following factors and finds that the proposed rezoning does not conflict with:
1. the existing use and character of property within the County;
 2. the Comprehensive Plan;
 3. the suitability of the property for various uses;
 4. the trends of growth or change;
 5. the current or future requirements of the community as to land for various purposes as determined by population and economic studies and other studies;
 6. the transportation requirements of the community;
 7. the requirements for airports, housing, schools, parks, playgrounds, recreation areas and other public services;
 8. the conservation of natural resources;

9. the preservation of flood plains;
10. the preservation of agricultural and forestal land;
11. the conservation of properties and their values; and
12. the encouragement of the most appropriate use of land throughout the County.

_____ B. The Isle of Wight County Planning Commission does not find that the proposed Comprehensive Plan amendment is reasonable based on the consideration of the factors listed herein.

Section 2. Recommendation to Board of Supervisors.

The Planning Commission recommends to the Board of Supervisors that the request, ZA-02-19, be:

- ☒ a. Granted as submitted, and that the Board of Supervisors adopt the proposed Ordinance without modification.
- _____ b. Denied, and that Board of Supervisors not adopt the proposed Ordinance.
- _____ c. Granted with the modifications set forth on the attached listing of specific recommendations and/or proffered conditions, and that the Board of Supervisors adopt the proposed Ordinance with such modifications.

DATE: 10/22/19

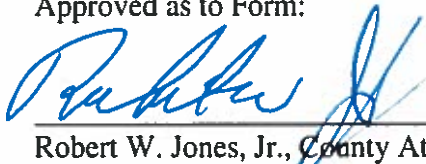
READ AND PASSED:


Chairman, Isle of Wight County Planning Commission

TESTE:


Secretary, Isle of Wight County Planning Commission

Approved as to Form:


Robert W. Jones, Jr., County Attorney