

## NOTICE OF PUBLIC HEARING GLOUCESTER COUNTY PLANNING COMMISSION

The Gloucester County Planning Commission will hold a Public Hearing in the Colonial Courthouse, located at 6504 Main Street, Gloucester, Virginia on February 1, 2024 beginning at 7:00 PM to consider the following:

**Rezoning Z-23-04-** An application by the William D. Fary Sr. Revocable Living Trust (property owner) to amend the Gloucester County Zoning Map to reclassify 0.75 +/- acres from B-2, Village Business (conditional), to B-2, Village Business. The purpose of the application is to remove all the proffers voluntarily committed to under Rezoning Application Z-94-05. The property is located in the Ware Magisterial District along Business Route 17 South (north of the Main Street Landing Development) and is identified as Tax Map Parcel 32-249 (RPC No. 25024).

The current Proffer Statement was approved under Rezoning Application Z-94-05 when the property was rezoned from R-1 (Rural) to B-1 (Business). Subsequent to this rezoning, the property was reclassified to the B-2 (Village Business) district during the 1998 Countywide Rezoning, but, in accordance with Section 3A-2 of the Zoning Ordinance, the proffers associated with Rezoning Application Z-94-05 remained for this property. The applicant has not stated a desired use or development for this property, but seeks to remove all proffers in order to improve the property's marketability. The Comprehensive Plan's Future Land Use Plan identifies this area as Village Scale Mixed Use. Furthermore, the Gloucester Court House Village Sub-Area Plan identifies this area as Village Boulevard Mixed Use. These regions can support infill commercial development in a village-scale environment with compatible pedestrian-oriented features.

The meeting will be broadcast live through the County website meeting portal at: <https://www.gloucesterva.info/640/Meeting-Portal> and on Cox channel 48.

All interested parties are invited to express their views on this matter. Citizen comments may also be submitted prior to the public hearing by three different methods:

- An online form is available on the County's website at: [www.gloucesterva.info/citizencomment](http://www.gloucesterva.info/citizencomment). Please follow the instructions on the form to indicate your comments are for this specific public hearing.
- Comments may also be submitted by calling and leaving a message at 804-824-2760. Follow the prompts to leave comments for this specific public hearing, and clearly indicate your name (including spelling if needed) and your magisterial district.
- Finally, comments may be submitted by US Mail to County Administration, ATTN: PUBLIC HEARING, 6489 Main Street, Gloucester, VA 23061. Any mailed comments must include your name, your magisterial district, and the title of this public hearing clearly printed at the top. Please type or print all comments legibly.

Comments submitted through one of these methods prior to the public hearing must be received by the County no later than 4:30 PM on February 1, 2024 and will be read or played during the public hearing. "Form letters," consisting of communications which are verbatim duplicates (other than the identifying information of the author/submitter) of one or more other communications received by the County pertaining to the matter to be considered at the public hearing or public comment period, shall be read only once per letter, along with the list of persons submitting the same comments pursuant to such "form letter."

Persons requiring assistance to attend the hearing should contact the Department of Planning & Zoning at (804) 693-1224 between the hours of 8:00 AM and 4:30 PM Monday through Friday.

Douglas E. Johnson, Chairman  
Gloucester County Planning Commission