



R16-0007

Gramm & Bethard, LLC (Safford Auto) and  
Fields Investments, LLC  
Battlefield District

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Board of Supervisors Public Hearing

June 15, 2017

Kimberly Pomatto, Planner II

# Request:

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- Rezoning of 3.3469 acres from Residential 1 (R-1) to Commercial 3 (C-3) with proffers to allow for general purpose commercial and a commercial off-street parking lot for new car inventory as a special use on 2.8774 acres via a concurrent Special Use application (SUP16-0010)

# Recommendations:

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- The Planning Commission recommends approval of the request with the revised proffers
- Staff recommends approval of RO16-0007 with the proffered conditions dated May 24, 2017









# Proffers:

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- Develop in conformance with the Generalized Development Plan
- 15' of right of way dedication along Courthouse Road
- Future interparcel connection to the adjacent parcel to the south
- Frontage improvements including construction of 400' of right turn lane along Courthouse Road

# Key Findings:

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## In Favor

- Consistent with County's land use vision for the area and is a redevelopment of an underused site
- Redevelopment will result in an increase in real property tax revenue
- Enhanced evergreen buffer to reduce visual impact along Courthouse Road
- Provides a significant public safety benefit with the construction of a 400' section of right turn lane
- Addresses problematic access for existing office with proposed interparcel connection

## Against

- Vehicle storage lot accommodating 346 spaces is out of character with the surrounding development
- A vehicle storage is not the highest and best use for property as it relates to tax revenue

