



R17-0002

Branham Mechanical LLC

Berkeley District

Board of Supervisors Public Hearing

June 15, 2017

Kimberly Pomatto, Planner II

Request:

- Rezone .48 acres from Residential 2 (R-2) to Commercial 1 (C-1) with proffers to allow for a contractor's office and shop.

Recommendation:

- Planning Commission voted 7-0 to recommend approval
- Staff recommends approval of Ordinance RO17-0002 with the proffered conditions dated April 5, 2017



HALSEY CT

POOL CREST DR

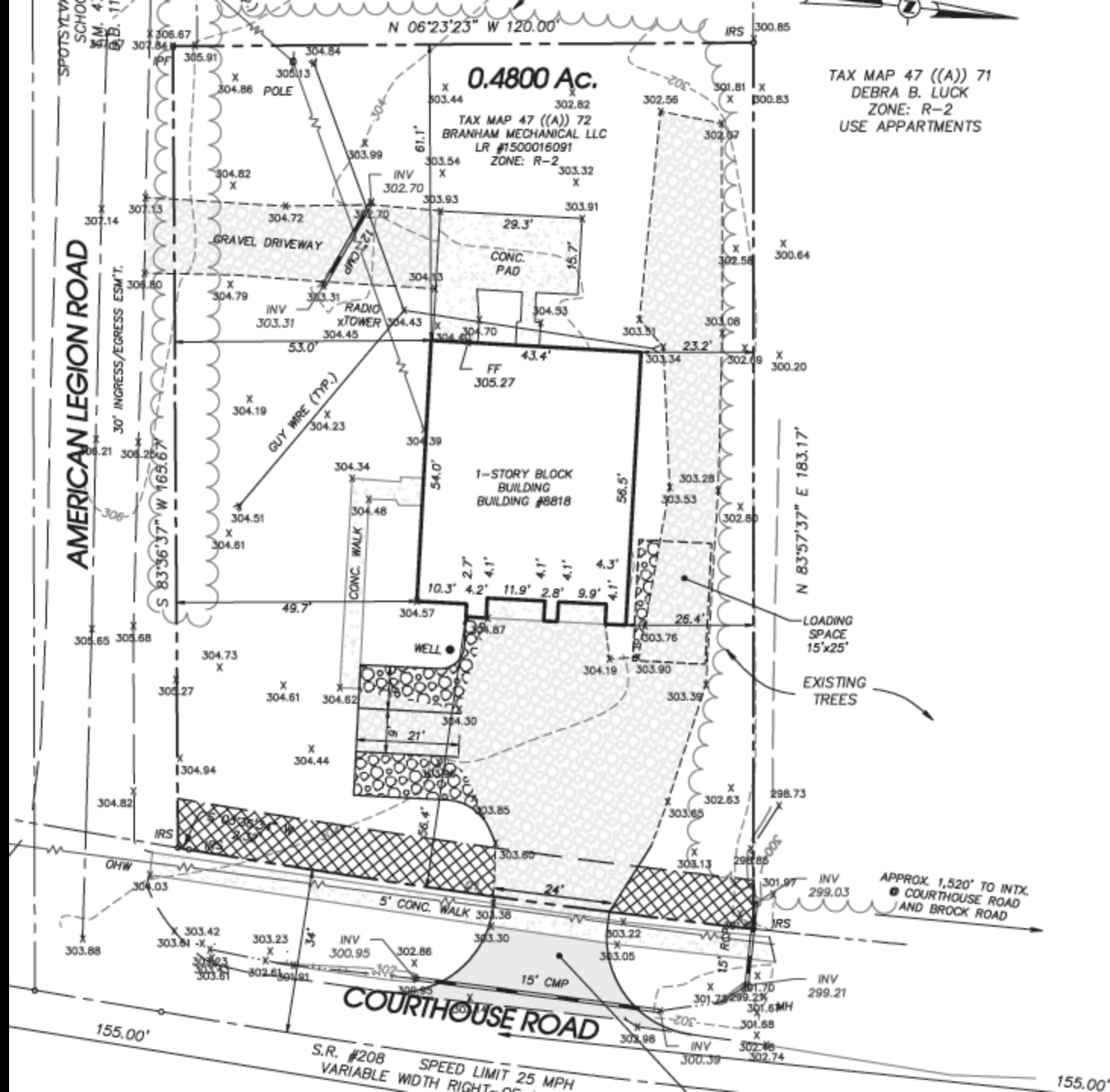
TRAVELLER DR

JUDICIAL CENTRE

AMERICAN LEGION DR

W ERIE WAY

MASSAPONAX CHURCH RD



Applicant's Proffers:

- Conformance with the Generalized Development Plan
- Installation of a landscaped street buffer along Courthouse Road
- Close second access along American Legion Drive
- Upgrade access on Courthouse Road to meet VDOT standards for a commercial entrance
- Pave parking lot upon a change of use
- Monument style signage

Key Findings:

- In Favor
 - Proposal is an adaptive reuse of a currently vacant building which will increase tax revenue with no expected negative impacts
 - Enhanced Courthouse Road streetscape
 - Entrance improvements addressing VDOT and County Access Management concerns
- Against
 - Proposal falls short of meeting all design goals
 - No guaranteed timeline for the site to be completely brought up to standards

