



**R17-0009**

**Crossroads Associates, LLC**

**(Virginia Railway Express - VRE, Applicant)**

**Berkeley District**

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Board of Supervisors Public Hearing

October 24, 2017

Kimberly Pomatto, Planner III

# Request:

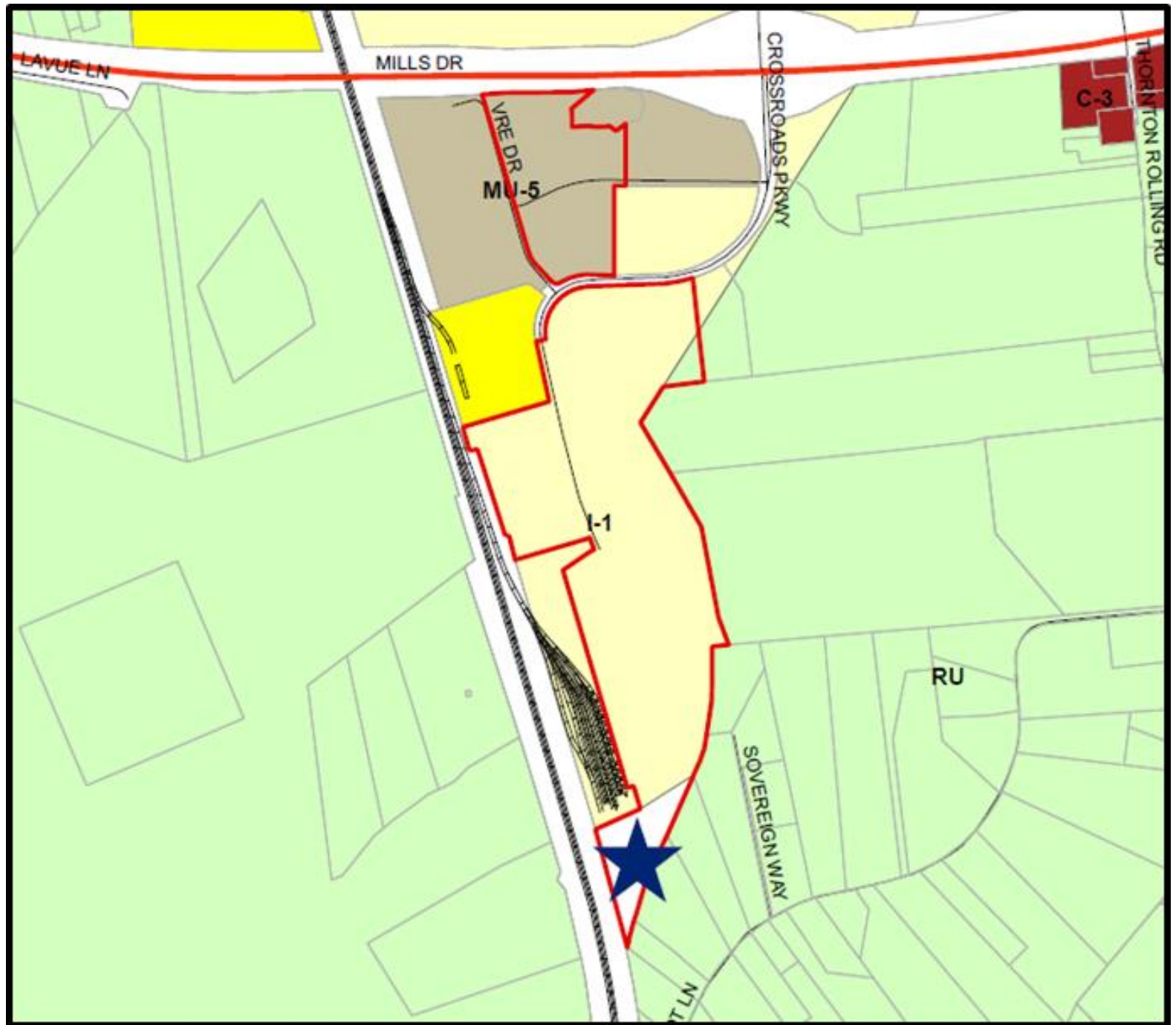
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- The applicant, Virginia Railway Express (VRE) requests a portion, approximately 4.77 acres, located at the southern end of tax parcel 37-A-41A which currently has no zoning designation be zoned Industrial 1 (I-1)
- The property subject of the zoning request is part of 19.5 acres the VRE has under contract to purchase

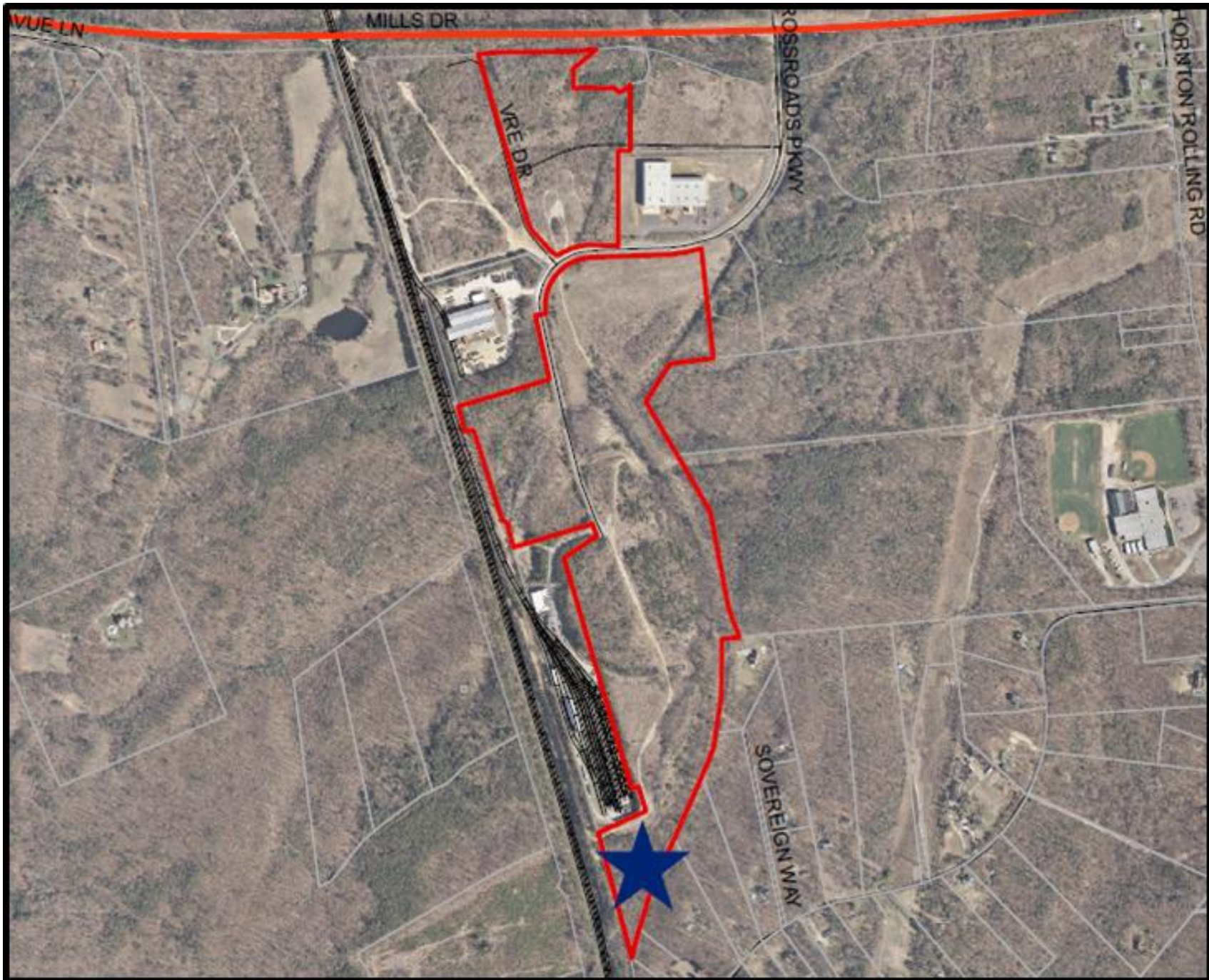
# Recommendations:

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- On September 20, 2017, the Planning Commission voted 6-0 to recommend approval of the zoning
- Staff recommends approval of the zoning request









# Key Findings:

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- In Favor
  - Industrial 1 is consistent with the employment center land use category and supportive of business retention goals
  - Proposed zoning will provide a zoning classification to an existing “unzoned” area
- Against
  - Proposed zoning will allow the existing industrial use to expand closer to the residential properties





