

R19-0001

*Thornburg Towne Centre, L.L.C.,
and Thornburg Enterprises, L.L.C.
Berkeley District*

Board of Supervisors Public Hearing

May 14, 2019

Shannon D. Fennell, Planner III



R19-0001

Thornburg Towne Centre, L.L.C.,
and Thornburg Enterprises, L.L.C.
Berkeley District

Request

- To rezone a portion of three parcels totaling approximately 10.27 acres from Agricultural 2 (A-2) to Commercial 3 (C-3)

Parcels	Total Acreage	Acreage to be Rezoned
63-A-42	48.72 ac	8.65 ac
63-A-44	2.34 ac	0.79 ac
63-A-43C	10.56 ac	0.83 ac
	61.62 ac	10.27 ac

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Recommendation

- The Planning Commission held a public hearing on April 17, 2019 and voted 7-0 to recommend approval.
- Staff recommends the Board adopt ordinance, RO19-0001, approving the rezoning which will make the 10.27 acres consistent with the surrounding zoning and the Comprehensive Plan.







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S ROXBURY MILL RD

MORRIS RD

DAN BELL LN

MUDD TAVERN RD

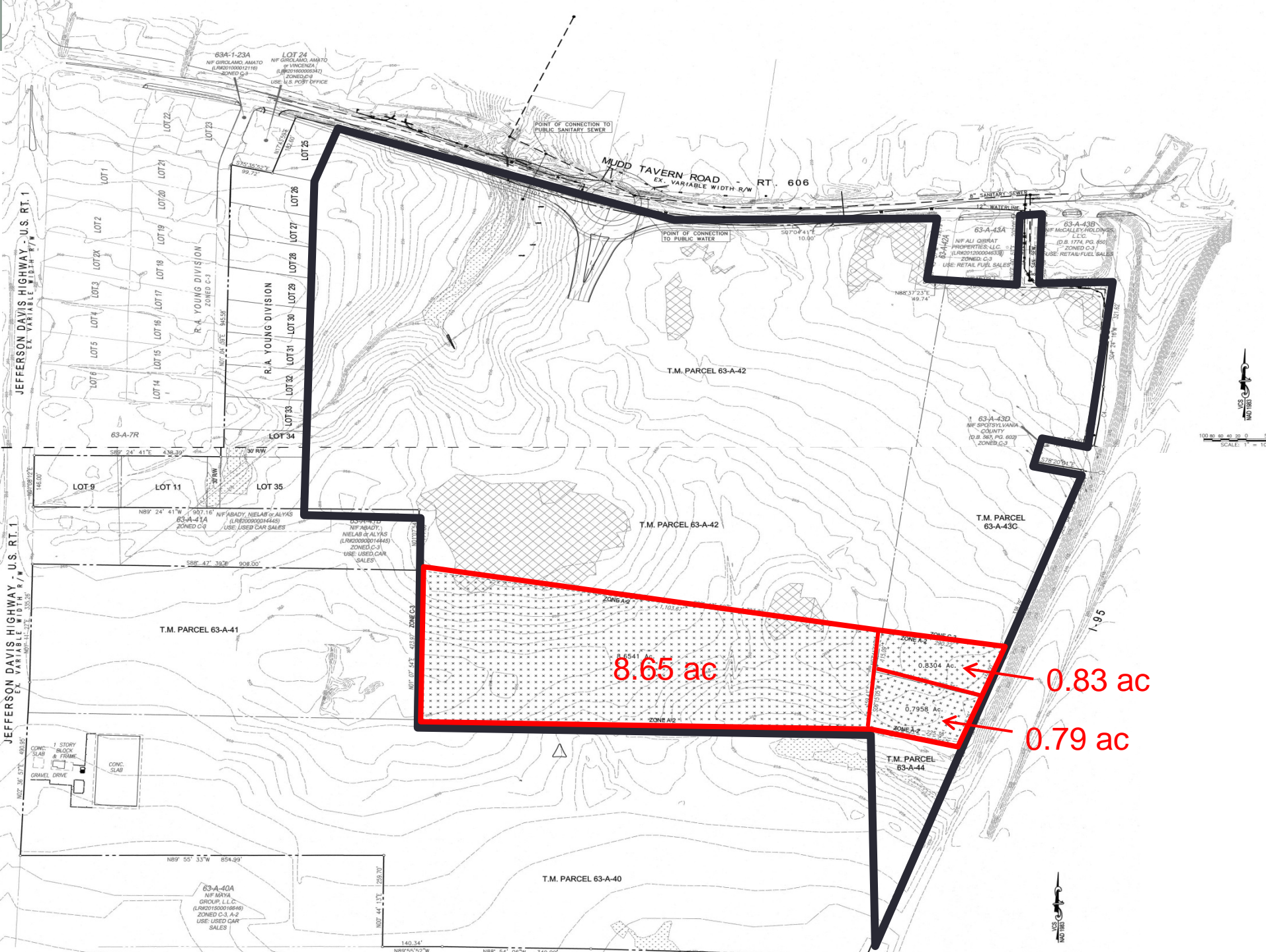
10.27 ac

JEFFERSON DAVIS HWY

INTERSTATE 95

MALLARD RD

ORROCK RD



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Findings

➤ In Favor:

- The portion of the three parcels that are the subject of this application are currently zoned A-2 and are not consistent with the current zoning or the Comprehensive Plan Future Land Use designations of Commercial and Employment Center. The requested zoning of C-3 will ensure that the subject parcels have consistent zoning with the adjacent parcels.
- Proffers would not serve to mitigate any negative impacts of future development due to the small area of the site being rezoned (16% of the total 61.64 acres).

➤ Against:

- No findings against.



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Recommendation

- Based on the findings in favor which will make the 10.27 acres consistent with the surrounding zoning and the Future Land Use designation in the Comprehensive Plan, staff recommends approval of R19-0001.

