



R19-0002: Cutler Rezoning

Board of Supervisors Public Hearing
July 9, 2019

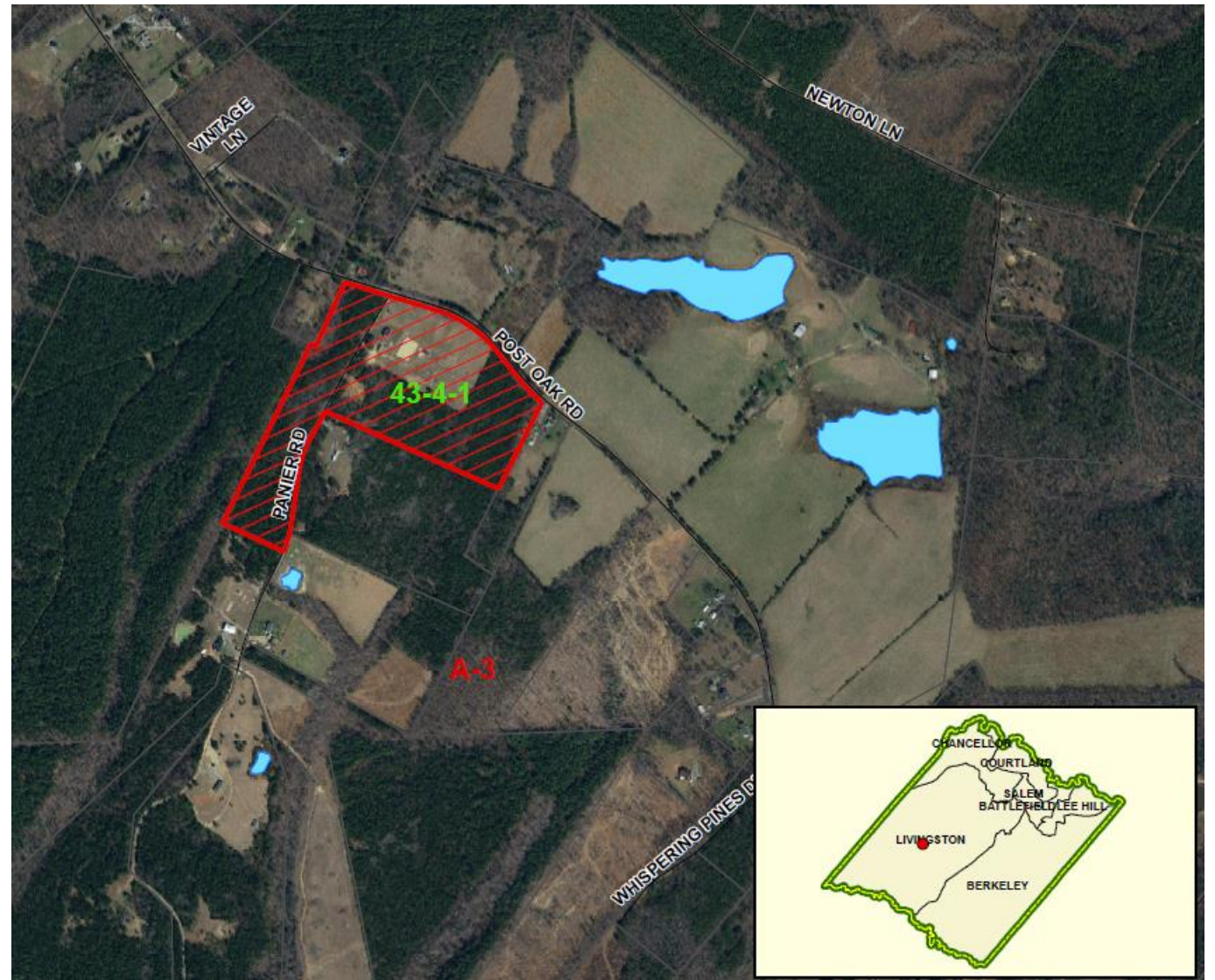
Recommendations

The Planning Commission held a public hearing on June 19, 2019 and recommend approval with the proffer statement dated May 14, 2019, 5-0 vote

Staff recommends that the Board adopt Ordinance No. RO19-0002

Location

- 7841 Panier Road
- TM 43-4-1
- 30.81 acres
- SW side of Post Oak Rd
approx. 0.84 miles SE of the
intersection of Post Oak
and Pamunkey Rd
- Livingston Voting District



Proposal

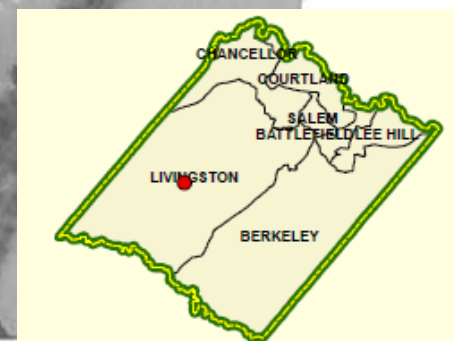
- Rezoning from Agricultural 3 to Planned Residential Rural 2 (PRR-2)
- Allow for a 3 lot subdivision

Background:

- Applicant plans to open a therapeutic equestrian center (permitted in A-3 and in PRR-2 by right)
- Wanted to divide 2 lots for children as Family Divisions
- Part of Fischer Tract – developer in 2003 exhausted all divisions
- Only option is rezoning to accomplish division of land for children

Proposal Continued

- Existing home and the equestrian center would be one lot.
- The 2 new lots are proposed to be 2 acres each. One would access from Panier Road and the other likely from Post Oak Road due to its distance from Panier Rd.
- In PRR, there is a Rural Preservation Area requirement, which is met by the remainder parcel containing the equestrian center and existing home site.
- The sites for the future lots are wooded and will be developed consistent with the Rural View Shed Preservation design of the PRR district, which requires a 75 foot building setback from the right of way and maintenance of a tree buffer to Post Oak Road.



Owners/Applicants: William
and Laura Cutler
Address: 7841 Panier Road
Tax Map: 43-4-1
Area: 30.81 acres
Request: PRR-2
Overlays: None

Comprehensive Plan

- Future Land Use Map identifies the area for Rural Residential development at a residential density of 1 unit per 2 acres or greater. The proposal would result in a density of 1 unit per 10 acres.
- Post Oak Rd operates at Level of Service B. Proposal will have negligible impact with 20 projected additional vehicle trips per day.
- The property is served by Livingston Elementary, Post Oak Middle, and Spotsylvania High schools, all of which have capacity. The proposal is projected to result in 1 new student.
- The development is projected to generate 0.83 FREM calls annually and will be served by F&R Station 2, which is located approximately 10 miles from the project.
- No known historic or natural resource impacts.

Findings

In Favor:

- The Cutler Rezoning proposal is consistent with the Comprehensive Plan.
- The additional two lots will have a negligible impact on County facilities and services.

Against:

- The rezoning increases residential growth, although only by 2 units, outside the Primary Development Boundary where growth is encouraged.

Questions?