

Approved Minutes of the January 2, 2019
Planning Commission Regular Meeting

Z-18-0006. Ironbound Crossing Rezoning

Mr. Tom Leininger, Planner, stated that Mr. Mark Rinaldi of Bush Construction Corporation and Mr. Vernon Geddy of Geddy, Harris, Franck & Hickman have applied to rezone a property located at 4007 Ironbound Road, a portion of the Mount Pleasant Church property at 4002 Ironbound Road and approximately .76 acres of Virginia Department of Transportation (VDOT) right-of-way (ROW) along Old Ironbound Road. Mr. Leininger stated that the properties are across from Courthouse Commons, New Town and near the Monticello Avenue and Route 199 interchange.

Mr. Leininger stated that these parcels are located where Ironbound Road was constructed prior to Monticello Avenue and Route 199. Mr. Leininger stated that previously, this property was rezoned from R-8 with Proffers to B-1, General Business with Proffers to allow for a five-story office building. Mr. Leininger noted that the application was approved by the Board of Supervisors on March 12, 2002.

Mr. Leininger stated that this application is to rezone approximately .74 acres of the Mount Pleasant Church property, the .76 acres of VDOT ROW from R-8 Rural Residential to B-1 General Business with Proffers and amend the existing B-1 property Proffers. Mr. Leininger stated that the applicant is working with VDOT to purchase the .76-acre VDOT ROW to be combined with the existing property to create a 1.93-acre parcel as shown on the master plan as Area 1. Mr. Leininger further stated that the church property is known as Area 2 on the Master Plan. Mr. Leininger stated that both Areas 1 and 2 are designated Mixed Use on the 2035 Comprehensive Plan Land Use Map and are located inside the Primary Service Area.

Mr. Leininger stated that the application did not provide specific proposed use at this time; however, Area 1 is being rezoned for commercial and office use and Area 2 is being rezoned for an overflow parking lot as it is a by-right use in B-1. Mr. Leininger stated that the proposed master plan would allow up to 45,000 square feet of building development with a maximum of 20,000 square feet for commercial uses and 25,000 square feet for office uses.

Mr. Leininger stated that staff finds this proposal to be compatible with surrounding development and consistent with the 2035 Comprehensive Plan and Zoning Ordinance. Mr. Leininger further stated that staff recommends that the Planning Commission recommend approval of this application to the Board of Supervisors, subject to the proposed Proffers.

Mr. Richardson called for disclosures from the Commission.

Ms. Julia Leverenz stated that she had spoken with Mr. Geddy.

Mr. Tim O'Connor, Mr. Schmidt and Mr. Rich Krapf stated that they had spoken with Mr. Geddy.

Mr. Haldeman stated that Mr. Geddy had called him, but they had not connected.

Mr. Richardson opened the Public Hearing.

Mr. Vernon Geddy, Geddy, Harris, Franck and Hickman, LLP, representing the applicant, made a presentation to the Commission on the proposed rezoning.

Mr. Geddy noted that representatives of Mount Pleasant Baptist Church, Mark Rinaldi and members of the Development Team, John Hopke, Dexter Williams and Jason Grimes were also in attendance.

Mr. Geddy stated that 17 years ago this property was one of the first approved for development along the Monticello Avenue corridor. Mr. Geddy stated that the proposed project, a five-story office building, proved not to be financially feasible and the property has been vacant all that time. Mr. Geddy stated that in 2002, the James City Service Authority entered into a cross easement agreement with the owner of the G Square property to address development on the two parcels including access, parking and stormwater management.

Mr. Geddy stated that the purpose of the application is to permit low intensity commercial/office development on the combined G Square/ VDOT parcel and provide overflow parking and certain accessory uses for the Church. Mr. Geddy further stated that there is no particular use in mind; however, the rezoning will make the property more marketable. Mr. Geddy stated that the applicant has provided Proffers which limit uses on the property and provide for a binding Master Plan and Design Guidelines. Mr. Geddy noted that this rezoning will only allow low-intensity uses. Mr. Geddy further noted that if a more intense use were proposed, it would go through the Commercial SUP process.

Mr. Geddy requested that the Commission recommend approval of the application.

Mr. Geddy stated that he is putting on a different hat as he addresses the Commission on behalf of Mount Pleasant Baptist Church (the Church). Mr. Geddy stated that the Church has enjoyed a good relationship with Bush Construction Corporation for many years. Mr. Geddy stated that the Church is in agreement with this application due to the benefits it will provide to address overflow parking for various events and services. Mr. Geddy stated that the Church Trustees support the application and request that the Commission recommend approval to the Board of Supervisors.

Mr. Geddy stated that Mr. Rinaldi has spoken with the owner of the adjacent mini-storage who also supports the project.

As no one else wished to speak, Mr. Richardson closed the Public Hearing.

Mr. Richardson called for discussion from the Commission.

Mr. Polster noted that he would like to see the agreement with the owner of the BMP #MC032 become part of the record for this case.

Mr. Krapf made a motion to recommend approval of Z-18-0006, Ironbound Crossing Rezoning.

On a roll call vote, the Commission voted to recommend approval of Z-18-0006, Ironbound Crossing Rezoning (7-0).