

C. JUSTIFICATION FOR REZONING

1. **The proposed change in zoning is necessary for the preservation and enjoyment of a substantial property right because: (Provide a detailed statement of reasons why the proposed rezoning should be granted).**

Given the City's urbanization, agricultural uses are no longer desirable within the City limits, and there are very few remaining sites suitable for light industrial uses. Given the site's close proximity to I-95, the applicant believes this site is ideally suited for distribution uses, which would create hundreds of jobs in the City. Furthermore, the City has already expressed a desire for light industrial uses at this site, as indicated in its 2014 Comprehensive Plan. The applicant therefore believes this rezoning is entirely consistent with the City's future land use goals.

2. **The material impact of the proposed rezoning will not be detrimental to the public welfare of the City nor to adjacent property owner(s) or properties located within the nearby vicinity because: (Specify reasons to substantiate this statement).**

The subject property will include dedicated access to/from Route 460, which prevents conflicts between vehicles serving the site and other uses in the vicinity. The low-intensity industrial uses proposed are generally compatible with adjoining uses, which include the Norfolk Southern Railway, Interstate 95, Route 460, large tracts of vacant land and a very limited number of residential properties

3. **The proposed rezoning will be advantageous to the City and benefit the welfare of the general public because: (Specify reasons to substantiate this statement).**

The proposed development will align the property with the City's future land use designation of "light industrial" as indicated in the 2014 Comprehensive Plan. By promoting economic growth, job creation, and increased tax revenue for the City. The requested rezoning also supports the City's economic goals, as indicated on page 99 of the 2014 Comprehensive Plan.

4. **The proposed rezoning is necessary because suitable property for the proposed use is not presently situated within required existing zoning districts. (Specify reasons for this determination).**

Few, if any, undeveloped parcels larger than 70 acres are suitable for light industrial uses within the City limits. In order to achieve the City's economic objectives and future land use goals (as reflected in the 2014 Comprehensive Plan), rezoning of underused agricultural parcels is required.

D. CERTIFICATION:

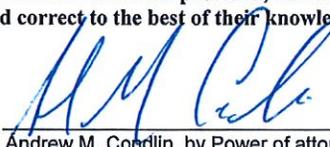
The undersigned applicant certifies that they:

_____ (a) are the owner, lessee or agent for (specified in writing)

X (b) possess a proprietary interest in (contract or option agreement)

the property(ies) identified within this PETITION FOR REZONING, and that the foregoing information and statements herein provided, and all other information herewith submitted, are in all respects true and correct to the best of their knowledge and belief.

Signed:



Andrew M. Condlin, by Power of attorney

Mailing Address:

Roth Jackson Gibbons Condlin, PLC
1519 Summit Avenue, Suite 102
Richmond, Virginia 23230

Phone Number:

(804) 977-3373

Email Address:

acondlin@rothjackson.com

APPROVED

City Attorney

TO BE FILED IN THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION RECORD

Date Filed (with Planning Department):

5-4-2023

Date of Planning Commission Public Hearing:

Planning Commission Action(s):

Date of City Council Hearing:

City Council Action(s):

