



**21SN0598 – Matt Zubey**  
 Magisterial District – Dale  
 Agent – Anne Miller (804-794-0571)  
 CPC Public Hearing – February 15, 2022

Time Remaining  
**100 Days**  
 Case Manager  
**Marianne Pitts**  
 (804-796-7122)

**Request**  
**Rezoning, Conditional Use Planned Development & Utility Waiver**  
 A laydown yard for drying and processing of soils dredged from ponds and lakes along with greenhouses for the growing of wetland grasses, served by private water and septic system is planned.

**Staff Recommendation**  
**\*Withdrawn**

**The Property**  
 5921 Newbys Bridge Road

**Site Size**  
 23.63 Acres

**Comprehensive Plan – Land Use Designation**  
 Industrial

**Plan Area**  
 County Wide Plan

Figure 1: Aerial of Request Area – Click Image for Link to GIS

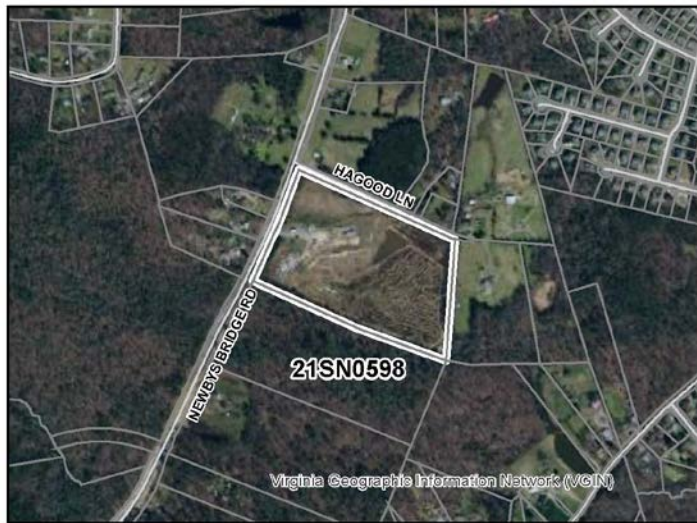
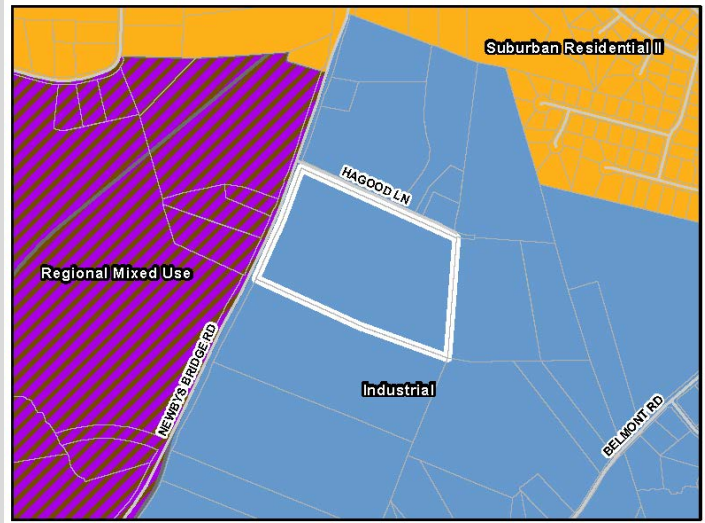


Figure 2: Area Map of Request & Land Use Plan Map



**Summary of Proposal**

**Request I.** Rezoning from Light Industrial (I-1) to General Industrial (I-2) District and a conditional use plan development (CUPD) to permit ordinance exceptions for (1) buffers, (2) setbacks, and (3) architecture.

**Request II.** Exception to Section 18-60 of the Utility Ordinance for connection to the public water and wastewater system.

**\*NOTE:** On January 14, 2022, the applicant withdrew this request. According to Planning Commission’s by-laws the Planning Director will acknowledge this withdrawal. No further action is necessary by the Planning Commission.

# Current Zoning Map

