



21SN0694 – Douglas Sowers (Rose Ridge)

Magisterial District – Matoaca

Agent – Jeffrey Geiger (804-771-9557)

CPC Public Hearing – **October 18, 2022**

Time Remaining

100 Days

Case Manager

Ryan Ramsey

(804-751-4474)

Request

Rezoning, Conditional Use, Conditional Use Planned Development and Utility Waiver

A single family development with up to 100 dwellings is proposed.

Staff Recommendation

Deferral

The Property

Multiple Parcels

*See [Completed Parcel List](#)

Site Size

230.19 Acres

Comprehensive Plan – Land Use Designation

Rural Residential/Agricultural

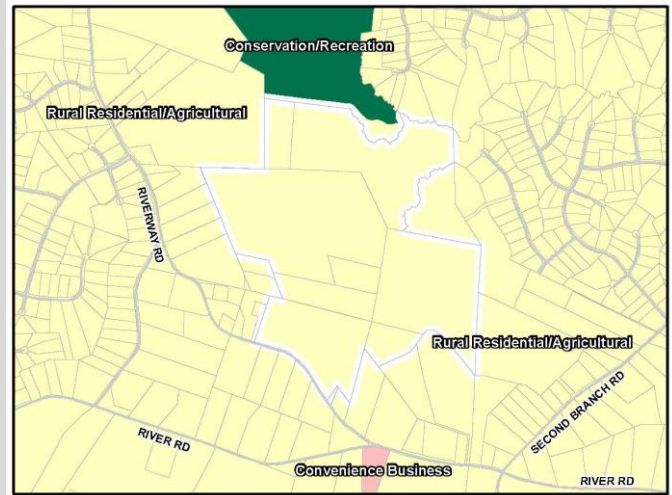
Plan Area

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

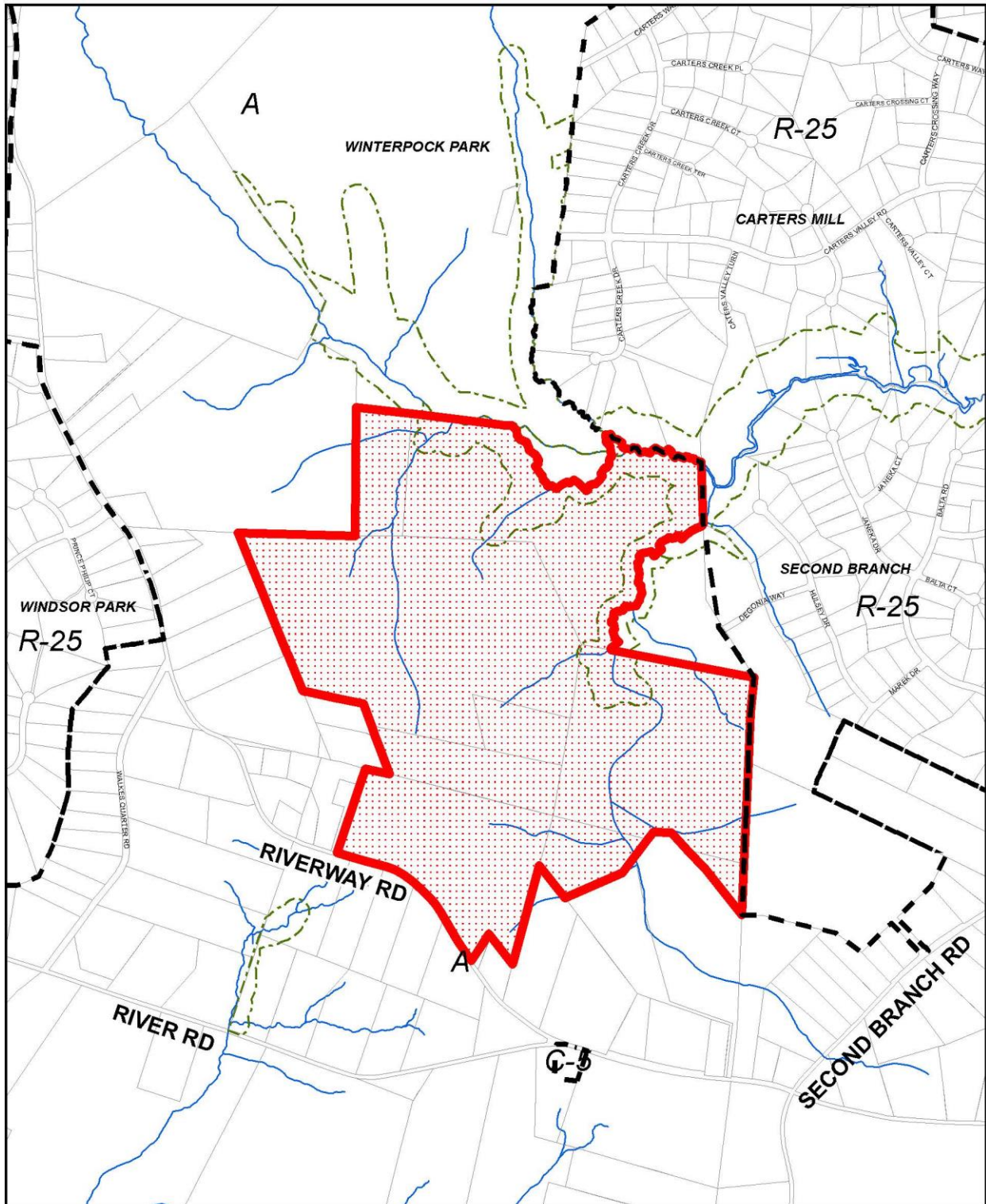
REQUEST I. Rezoning from Agricultural (A) District to Residential (R-40) District with a conditional use to permit neighborhood recreational facilities plus a conditional use planned development to permit exceptions to development standards. Specifically, exceptions are requested for lot standards (reductions in lot width and setbacks).

REQUEST II. Exception to Section 18-60 of the utility ordinance for connection to the public wastewater system.

A single family development with neighborhood recreational facilities containing a maximum of 100 dwelling units is proposed. Total residential density for the project would yield a maximum of 0.43 dwelling units per acre.

NOTE: The applicant and District Commissioner have agreed to request a deferral of this request until the Planning Commission’s regularly scheduled public hearing on November 15, 2022. Additional time is necessary for the applicant to develop and finalize case documents.



Current Zoning Map



Map 1: Subject Property

Case #: 21SN0694
Acreage: 230.19
Address: SEE TABLE A
GPIN: SEE TABLE A



-  Resource Protection Area
-  Streams

Parcels in Application (The Property – Table A)

GPIN	Address
728-644-4490	12611 RIVERWAY ROAD
728-645-4455	12801 RIVERWAY ROAD
728-646-4250	12411 RIVERWAY ROAD
728-647-0074	12203 RIVERWAY ROAD
728-647-7669	12851 RIVERWAY ROAD
729-644-5776	12813 RIVERWAY ROAD
729-645-1275	12805 RIVERWAY ROAD
730-644-7359	13330 RIVER ROAD
730-645-1060	12809 RIVERWAY ROAD