



PLANNING BOARD RECOMMENDATION

PROJECT #: P23-18-RZO

MEETING DATE: March 9, 2022

PETITION REQUEST: Signal Hill Rezoning - Standard Rezoning (R-15 to C-2)

APPLICANT/PETITIONER: Brentley Orr [Applicant/Owner]

Kenneth M. Gordon of Bickering Brothers, LLC, [Owner]

PLANNING BOARD ACTION SUMMARY:

Staff gave a 13-minute presentation on the request - reviewing the guidance from the Comprehensive Plan as well as the criteria for considering a rezoning and ultimately making a recommendation on the rezoning with consideration of the RCT zoning district rather than the C-2 zoning district due to the condition of Hillview Blvd not having the capacity to carry commercial traffic. The Planning Board asked questions related to application of the RCT Zoning District as an alternative given that it requires road improvements and has more neighborhood-oriented commercial uses. In total Planning Board considered this item for 39 minutes.

PUBLIC COMMENT:

The applicant spoke in favor of the petition:

Ken Gordon, Bickering Brothers, LLC – Spoke in favor of the petition

Justin Chaney, part owner of 212 Hillview Blvd – Spoke in favor of C-2 based on their intentions for the use of the property. He stated that RCT would not work for their intentions. He also spoke about issues related to non-conformity as a result of rezoning to the RCT.

Other public comments include the following:

Dan Brown, 371 Crab Creek Rd - adjacent property owner of PINS 9578045496 & 9578046542 – stated that the street is too narrow to accommodate commercial traffic

Lynne Williams, Chadwick Ave – spoke in opposition to the rezoning as a means of preserving existing housing stock.

DELIBERATION:

The Planning Board deliberated about the traffic concerns, the loss of modest housing as a result of the rezoning and potential consideration of RCT. While RCT was given some consideration, members felt as though that decision should be considered in the future if RCT permitted multi-family housing (it currently does not permit multi-family residential).

MOTION:

Neil Brown moved that the Planning Board recommend denial providing the following:

COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

The High Intensity Neighborhood designations call for Attached Single Family Residential and Multi-family Residential as the Primary Land Uses and only recommends Office and Retail uses along Thoroughfares. While the proposed zoning district would permit Attached Single-Family uses, it would also permit a range of Commercial uses on a Local Street.

REASONABLENESS STATEMENT:

[Rationale for Denial]

1. The proposed commercial zoning district is incompatible due to the residential character established along Hillview Blvd.
2. The petition to increase intensity is incompatible given the property frontage on a Local street.

BOARD ACTION

- **Motion/Second:** Brown / Cromar
- **Yeas:** Martin, Cromar, Peacock, Brown, Hanley, Robertson, Robinson
- **Nays:** N/A
- **Absent:** Jamison
- **Recused:** N/A