

## Town of Windsor

### Memorandum

July 10, 2018

**TO:** The Honorable Mayor and Town Council  
**FROM:** Michael Stallings, Town Manager *MS*  
**SUBJECT:** Public Hearing – South Court Street Rezoning

At this time, Council will hold a public hearing on the rezoning of a parcel located at the corner of East Griffin Street and South Court Street from its current zoning of B-1 Business to R-1 Residential. The parcel is tax map number 54B-01-234.

The purpose of this rezoning is to allow for the construction of a single family home. The owner has demolished the existing home and will be combining the subject parcel with others recently rezoned to create one building lot.

This parcel is the last of several parcels that were purchased and rezoned on this corner. This piece was delayed by multiple factors and will be the final piece of this project.

The staff report and plat are attached.

I recommend that, after the public hearing, Council approve the rezoning request.

#### **Recommended Motion**

Move that Council approve the rezoning of parcels 54B-01-234 from B-1 to R-1.

**Staff Summary**  
**March 20, 2018**

**Applicant:** Randel L. Parker  
6858 Michael Lane  
Hayes, VA 23072

**Property Owner:** Clayton Homes Inc  
11281 Jefferson Ave  
Newport News, Virginia

**Property Location:** South Court Street and East Griffin Street

**Tax Map Number(s):** 54B-01-234

**Application:** Change of zoning classification from B-1, General Commercial to R-1, Single Family Residential for the construction of a single family home.

**Statistical Data:**

Property size: .0583 Acres

Current Zoning: B-1, General Commercial

Existing Land Use: Vacant, Undeveloped

Proposed Use: Single Family Home

Surrounding Land Uses: Single Family Residential; Vacant Land

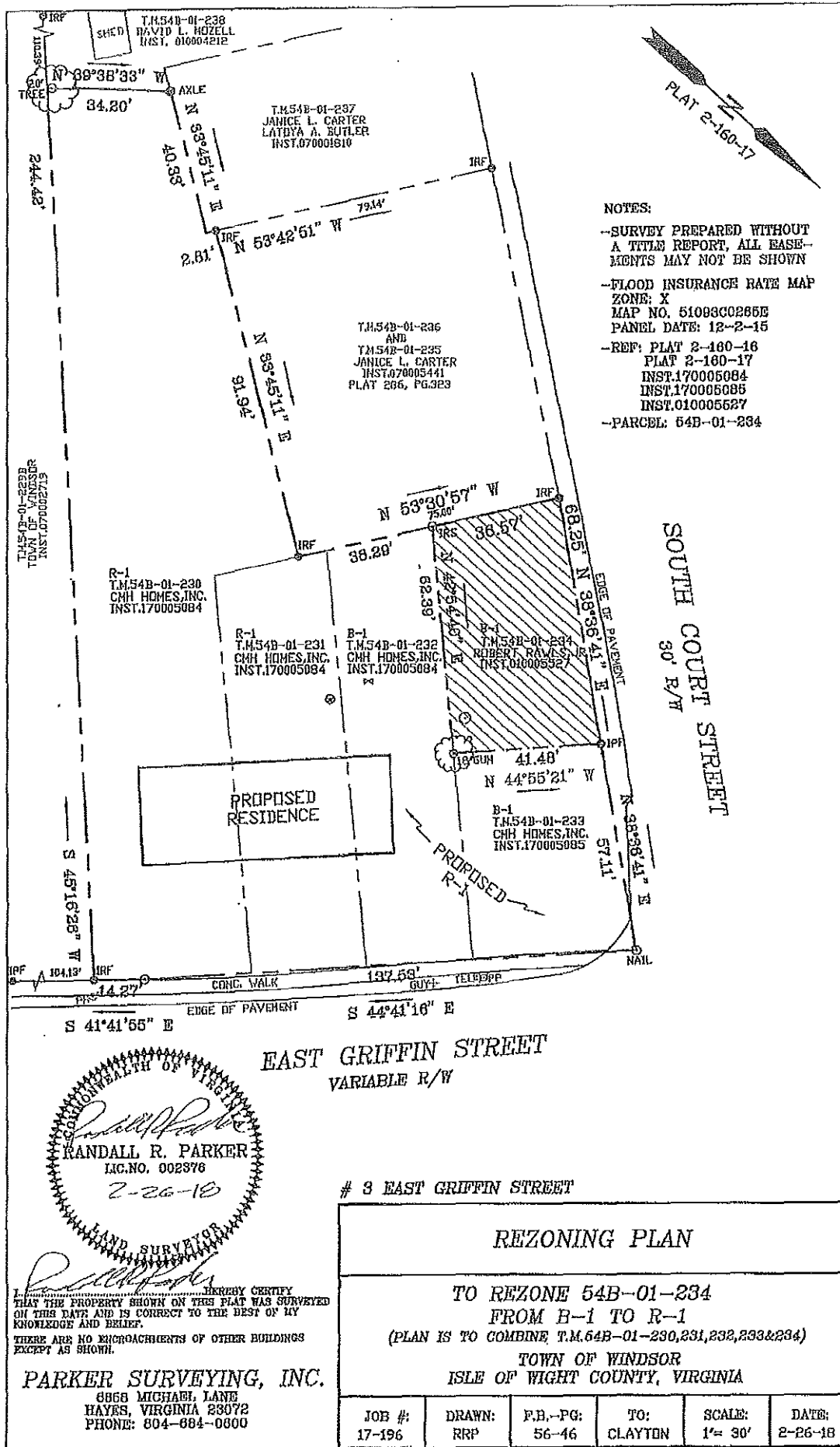
Comprehensive Plan: Residential

### Project Overview

The applicant wishes to rezone the subject parcel from its current B-1 zoning to R-1 to allow for the construction of a single family home. The applicant is in the process of combining several adjacent parcels into one single lot.

### Staff Opinion

Staff is of the opinion that this project would be a great benefit to the Town of Windsor. This rezoning would allow the applicant to proceed with cleaning up several smaller lots to make one home site.



NOTES:  
 --SURVEY PREPARED WITHOUT A TITLE REPORT, ALL EASEMENTS MAY NOT BE SHOWN  
 --FLOOD INSURANCE RATE MAP ZONE: X  
 MAP NO. 51083C0285E  
 PANEL DATE: 12-2-15  
 --REF: PLAT 2-160-16  
 PLAT 2-160-17  
 INST.170005084  
 INST.170005085  
 INST.010005527  
 --PARCEL: 54B-01-234

SOUTH COURT STREET  
30' R/W

COMMONWEALTH OF VIRGINIA  
*Randall R. Parker*  
 RANDALL R. PARKER  
 LIC. NO. 002376  
 2-26-18  
 LAND SURVEYOR

I HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT WAS SURVEYED ON THIS DATE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
 THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS EXCEPT AS SHOWN.

**PARKER SURVEYING, INC.**  
 8865 MICHAEL LANE  
 HAYES, VIRGINIA 23072  
 PHONE: 804-884-0800

**EAST GRIFFIN STREET**  
 VARIABLE R/W

# 3 EAST GRIFFIN STREET

**REZONING PLAN**

TO REZONE 54B-01-234  
 FROM B-1 TO R-1  
 (PLAN IS TO COMBINE T.M.54B-01-230,231,232,233&234)

TOWN OF WINDSOR  
 ISLE OF WIGHT COUNTY, VIRGINIA

JOB #:	DRAWN:	F.B.-PG:	TO:	SCALE:	DATE:
17-196	RRP	56-46	CLAYTON	1" = 30'	2-26-18