



**Planning Commission Work Session
February 13, 2013
6:00 p.m.
Planning Commission Regular Meeting
7:00 p.m.
Town of Ashland Council Chambers
~
Agenda**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. DETERMINATION OF QUORUM**
- IV. APPROVAL OF AGENDA**
- V. CITIZEN INPUT**
- VI. PRESENTATION OF MINUTES**
 - A. None.**
- VII. PRESENTATION**
 - A. Economic Development Update – Alexis Thompson**
- VIII. PUBLIC HEARINGS**
 - A. REZ13-0107 - Sumpter T. Priddy, Jr. Rezoning– Bryant Phillips** Page 3
- IX. ACTION ITEMS**
 - A. SUB12-0921 – Sumpter T. Priddy, Sr. & Cornelia W. –
Subdivision Preliminary Plat – Bryant Phillips** Page 8
- X. REPORT OF COMMITTEES**
 - A. Town Council – George Spagna**
 - B. Ashland Main Street Association - Nora Amos**
 - C. Economic Development Authority of Ashland, Virginia – Nora Amos**

XI. UNFINISHED BUSINESS

A. None.

XII. NEW BUSINESS

A. None.

XIII. UPCOMING ITEM

- A. **REZ13-0129 - Concrete Pipe and Precast - Rezoning – Bryant Phillips**
- B. **February, 27, 2013, Planning Commission Work Session, 6:00 p.m.**
- C. **March 13, 2013, Planning Commission Work Session, 6:30 p.m.**
- D. **March 13, 2013, Planning Commission Regular Meeting, 7:00 p.m.**
- E. **March 20, 2013, Planning Commission Work Session, 6:00 p.m.**

XIV. ADJOURNMENT:

ATTACHMENTS:

- A. **Council Summaries**
- B. **Planning Projects**

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Town of Ashland

Center of the Universe

STAFF REPORT

To: Planning Commission, Town of Ashland, Virginia
From: Bryant Phillips, Senior Planner
Date: February 13, 2013
Case Type: Rezoning
Case No.: REZ13-0107
Case Name: Sumpter T. Priddy, Jr.
Location: Southwest side of Thompson Street, between Henry Clay Road and Wesley Street.
GPIN(s): 7870-33-6083 (part of), 7870-33-4191 (part of), 7870-33-5303 (part of), 7870-33-2463 (part of), 7870-33-3725 (part of), 7870-33-1800 (part of), and 7870-33-6442.

REQUEST:

The applicant is requesting to rezone approximately 3.578 acres of GPIN's 7870-33-6083 (part of), 7870-33-4191 (part of), 7870-33-5303 (part of), 7870-33-2463 (part of), 7870-33-3725 (part of), 7870-33-1800 (part of), and 7870-33-6442 from R-2, Residential Limited District to B-1, Central Business District.

RECOMMENDATION:

Staff recommends that the Planning Commission consider and approve the following:

The Planning Commission recommends approval of REZ13-0107, a request to rezone approximately 3.578 acres of GPIN's 7870-33-6083 (part of), 7870-33-4191 (part of), 7870-33-5303 (part of), 7870-33-2463 (part of), 7870-33-3725 (part of), 7870-33-1800 (part of), and 7870-33-6442 from R-2, Residential Limited District to B-1, Central Business District, to the Town Council.

MOTION:

Approve – I move to recommend approval of REZ13-0107 as recommended in this Staff Report, or

Approve – I move to recommend approval of REZ13-0107 as recommended in this Staff Report with the following additions...:

Deny – I move to recommend denial REZ13-0107.

Defer – I move to defer action on REZ13-0107 until March 13, 2013.

BACKGROUND:

Submittal Date	January 7, 2013
Existing Zoning	R-2, Residential Limited
Location	Southwest side of Thompson Street, between Henry Clay Road and Wesley Street
Size	Approximately 3.578 acres
Existing Land Use	Vacant Building (old gas station)
Surrounding Land Use and Zoning	<i>North:</i> Vacant & residential; zoned R-2 <i>South:</i> Vacant; zoned R-2 <i>East:</i> Residential; zoned R-2 <i>West:</i> Vacant; zoned R-2
Comprehensive Plan	The Plan designates this property as appropriate for Mixed Commercial and Open Space uses.

The applicant has submitted a request to rezone approximately 3.578 acres of portions of multiple properties from R-2, Residential District to B-1, Central Business District. The subject properties are located on the southwestern side of Thompson Street, between Henry Clay Road and Wesley Street. The applicant has indicated that the existing historic building located on the subject property would be renovated and restored as a commercial use, such as a convenient store or a deli. However, the applicant has not submitted any proffers with this rezoning request, meaning that such use is not guaranteed on the property.

In conjunction with this rezoning request, the applicant has submitted a subdivision plat (SUB12-0921) to vacate all existing right-of-ways and property lines and create a two (2) lot subdivision on 14.990 acres of land located on the southwestern side of Thompson Street. Lot 1 of this proposed subdivision is the 3.578 acres that is proposed to be rezoned to B-1 with this rezoning request. The remaining acreage would constitute Lot 2 of the proposed subdivision, and would be placed under a conservation easement and dedicated to the Town for use as park and open space.

CONSIDERATIONS:

Statement of Intent. The Statement of Intent indicates the purpose of the zoning district and describes the characteristics of uses generally found within the district. The Statement of Intent for the B-1, Central Business District is as follows:

“This district is intended for the conduct of business to which the public requires direct and frequent access, but which is not characterized either by frequent heavy trucking other than stocking and delivery of light retail goods, or by any other nuisance factors other than those occasioned by incidental light and noisy congregation of people and passenger vehicles.”

Comprehensive Plan. The Comprehensive Plan designates this property as appropriate for Mixed Commercial and Open Space uses. The Land Use Chapter of the Comprehensive Plan states the following for the Mixed Commercial and Open Space land use designations:

Mixed Commercial

“This is a land use category that contains a mix of office and commercial uses, which complement each other and by design coexist.”

“Retail developments that encourage interconnectivity and pedestrian activity should be encouraged. The construction of new conventional strip shopping centers should be discouraged....”

Open Space

“Open space areas are intended to be reserved for a variety of uses, such as formal recreation parks, passive parks, and greenways....The goal of designating land areas as Open Space is to preserve wetlands and green infrastructure within the Town.”

Rezoning the property to B-1 will allow the existing vacant store building to be renovated and used for commercial uses that complement the uses and design of buildings in nearby downtown Ashland. Additionally, a commercial use in the existing building, and any other potential commercial uses on the property, should encourage pedestrian activity from the nearby residential areas along Thompson Street. In order to provide safe and convenient pedestrian access to this site, a pedestrian path is proposed on the property along Thompson Street, as well as crosswalks at Chapman Street and John Street.

Much of the property to be rezoned that is classified as Open Space is wetlands, and the applicant has indicated minimal disturbance of these wetlands is proposed. Additionally, as part of the proposed subdivision of this and the surrounding property, a pedestrian path is proposed along a portion of the property to be rezoned, providing passive recreational opportunities in the Town. Finally, the property that surrounds the area to be rezoned is to be placed under a conservation easement and dedicated to the Town for park and open space.

Proffers. No proffers have been submitted to date with this rezoning request.

Surrounding Uses. Much of the surrounding property is vacant, undisturbed land, except across Thompson Street where the adjacent property is residential. As indicated above, the surrounding property that is vacant and undisturbed is proposed to be placed under a conservation easement and dedicated to the Town for use as park and open space.

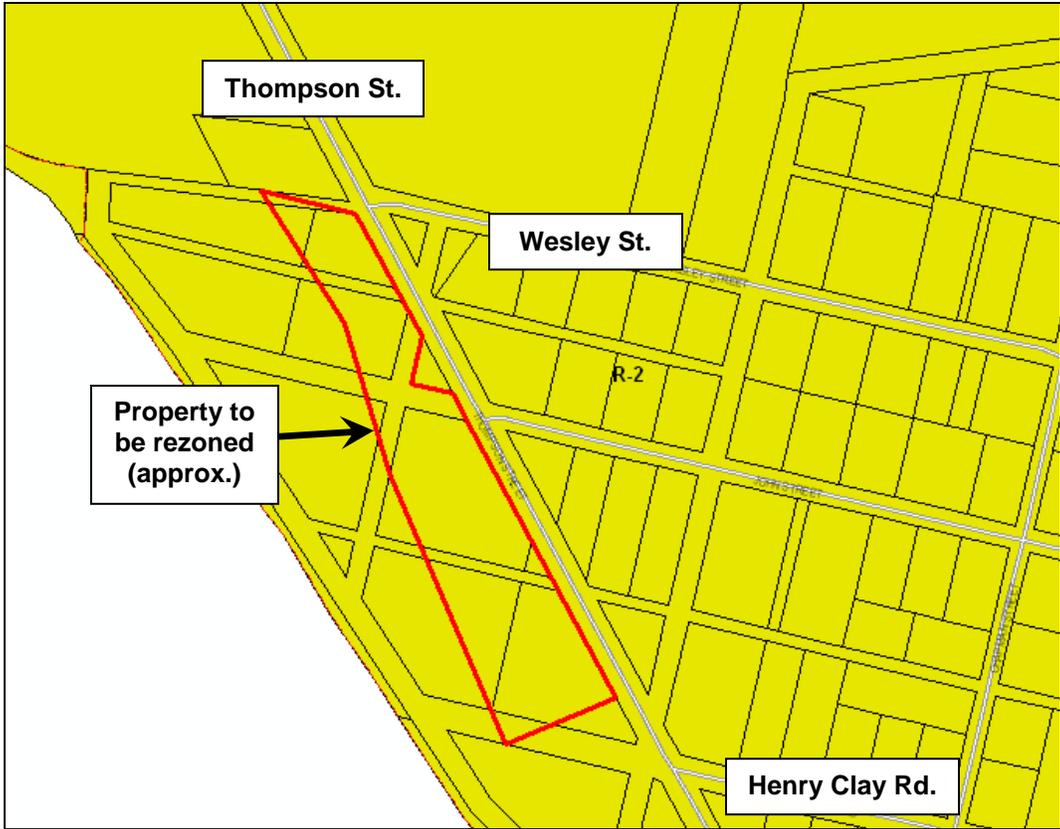
Transportation. Since the exact use of the existing building is not known, staff is unable to officially determine whether or not a traffic impact analysis is required per VDOT Chapter 527 requirements. However, given the limited size of the existing building, it is unlikely that any commercial use that occupies this building would require a traffic impact study. It should be noted that staff has received some concerns about the amount of traffic that currently exists on Thompson Street, and how the rezoning of this property to a commercial use could add to this traffic.

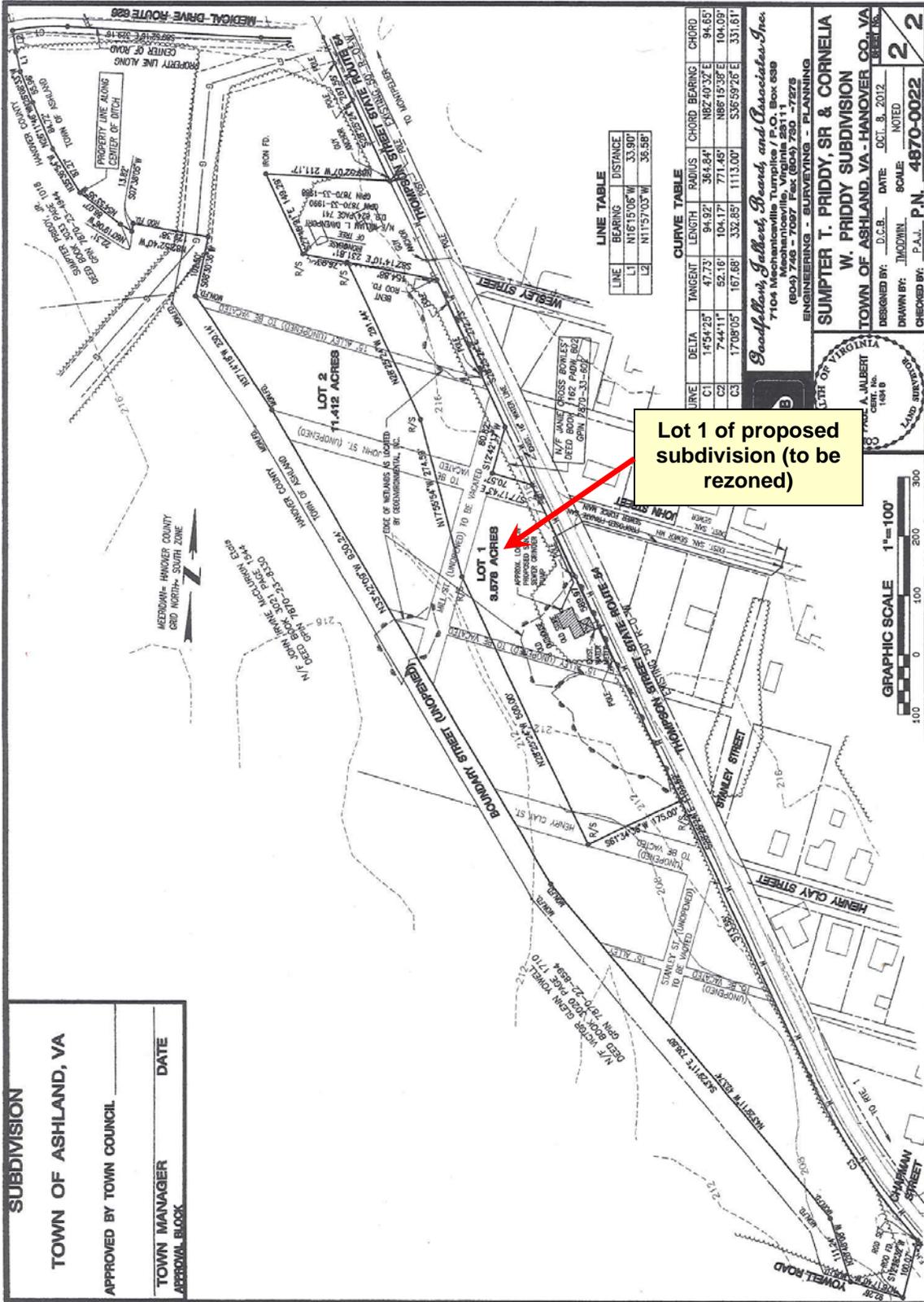
Plan of Development. Aside from the proposed subdivision plat that has been submitted in conjunction with this rezoning request, no official plan of development has been submitted for the rezoning of this property. The applicant has indicated that the existing building on the property would be renovated and restored to a commercial use. A small addition is proposed for the existing building, and site improvements for parking and traffic circulation are also proposed on the site. A site development plan in accordance with the Town Code would be required for any exterior improvements exceeding 2,500 square feet of land disturbance.

CONCLUSION:

In conclusion, Staff believes the request to rezone the subject property to B-1, Central Business meets the intent of and is consistent with the Comprehensive Plan, as well as the Town Subdivision and Zoning Ordinances. The portion of the subject property that contains the existing building, as well as the area surrounding this building, is designated as appropriate for Mixed Commercial uses in the Comprehensive Plan. The rezoning of the property to B-1 will allow the existing historic structure to be occupied by a business use, as the building at one time served as a gas station. Additionally, the property that surrounds the property to be rezoned is proposed to be placed under a conservation easement and dedicated to the Town for use as park and open space, which the Comprehensive Plan calls for in this part of Town.

While the applicant has not proffered any proposed uses or improvements to the property, staff believes that an “open” rezoning of this property to B-1 would still be appropriate due to the fact that many of the uses permitted in B-1 are smaller neighborhood friendly uses that should be compatible with surrounding uses. Rezoning the property to B-1, as opposed to B-2, would also allow for a use that is more compatible with and complements many of the uses that exist in nearby historic downtown Ashland. Therefore, staff is recommending approval of this rezoning request as presented.





SUBDIVISION
TOWN OF ASHLAND, VA

APPROVED BY TOWN COUNCIL _____ DATE _____

TOWN MANAGER _____ DATE _____

APPROVAL BLOCK

LINE TABLE

LINE	BEARING	DISTANCE
L1	N16°15'06"W	33.90'
L2	N11°57'03"W	36.59'

CURVE TABLE

CURVE	DELTA	TANGENT	LENGTH	RADIUS	CHORD	BEARING	CHORD
C1	1°54'20"	47.73'	94.92'	364.84'	N82°40'32"E	94.65'	
C2	7°44'11"	52.16'	104.17'	771.45'	N86°15'38"E	104.09'	
C3	17°08'05"	167.68'	332.85'	1113.00'	S36°59'26"E	331.61'	

Goodman, Galbreath, Beards, and Associates, Inc.
 7104 Mechanicsville Turnpike / P.O. Box 639
 Mechanicsville, Virginia 23111
 (803) 748-7087 Fax (803) 780-7276
 ENGINEERING - SURVEYING - PLANNING

SUMPTER T. PRIDDY, SR & CORNELIA W. PRIDDY SUBDIVISION
 TOWN OF ASHLAND, VA - HANOVER CO., VA

DESIGNED BY: D.C.B. DATE: OCT. 8, 2012
 DRAWN BY: T.MOONIN SCALE: NOTED
 CHECKED BY: P.A.J. P.N. 4870-0022

Lot 1 of proposed subdivision (to be rezoned)





Town of Ashland

Center of the Universe

STAFF REPORT

To: Planning Commission, Town of Ashland, Virginia
From: Bryant Phillips, Senior Planner
Date: February 13, 2013
Case Type: Major Subdivision
Case No.: SUB12-0921
Case Name: Sumpter T. Priddy, Sr. & Cornelia W. Priddy Subdivision
Location: South side of Thompson Street, approximately 300 feet west of Yowell Road and extending west until Medical Drive.
GPIN(s): 7870-32-9515, 7870-42-1312, 7870-32-6870, 7870-33-6083, 7870-33-4191, 7870-33-6242, 7870-33-5303, 7870-33-2463, 7870-33-3725, 7870-24-6101, 7870-32-8774, 7870-33-1800 & 7870-33-9016.

REQUEST:

The applicant is requesting preliminary plat approval to vacate all existing property lines and right-of-ways and to create a two (2) lot subdivision on 14.990 acres of GPIN's 7870-32-9515, 7870-42-1312, 7870-32-6870, 7870-33-6083, 7870-33-4191, 7870-33-6242, 7870-33-5303, 7870-33-2463, 7870-33-3725, 7870-24-6101, 7870-32-8774, 7870-33-1800 & 7870-33-9016.

The applicant is also requesting an exception to the requirement of sidewalks and curb and gutter for this subdivision per Sec. 17-49.2 of the Town Code.

RECOMMENDATION:

Staff recommends that the Planning Commission consider and approve the following:

The Planning Commission recommends approval of the Sumpter T. Priddy, Sr. and Cornelia W. Priddy subdivision preliminary plat, dated January 29, 2013, and of the request for an exception to the requirement of sidewalks and curb and gutter, contingent upon the applicant providing a pedestrian path as shown on the preliminary plat, to the Town Council.

MOTION:

Approve – I move for approval of the preliminary subdivision plat for SUB12-0921 and of the exception request as recommended in this Staff Report, or

Approve – I move for approval of the preliminary subdivision plat for SUB12-0921 and of the exception request with the following amendments...:

Deny – I move to deny the preliminary subdivision plat for SUB12-0921 and the exception request.

Defer – I move to defer action on the preliminary subdivision plat for SUB12-0921 and of the exception request until March 13, 2013.

BACKGROUND:

Application Submission Date	September 21, 2012
Existing Zoning	R-2, Residential Limited
Location	South side of Thompson Street, approximately 300 feet west of Yowell Road and extending west until Medical Drive
Size	Approximately 14.990 acres
Existing Land Use	Vacant
Surrounding Land Use and Zoning	<i>North:</i> Office (Ashland Medical Center); zoned R-3 and RR-1 <i>South:</i> Residential (Hanover County); zoned A-1 <i>East:</i> Residential; zoned R-2 <i>West:</i> Vacant (Hanover County); zoned A-1
Comprehensive Plan	The Plan designates this property as appropriate for open space and mixed commercial uses.

The applicant is proposing to vacate all existing property lines and right-of-ways and subdivide 14.99 acres of thirteen (13) existing parcels into a two (2) lot subdivision. The property to be subdivided is located south of Thompson Street, approximately 300 feet west of Yowell Road and extending west all the way to Medical Drive. The property is zoned R-2, Residential Limited and is designated as appropriate for open space and mixed commercial uses by the comprehensive plan.

Lot 1 of the proposed subdivision is approximately 3.578 acres in size, and would include the vacant store building that is located on the subject property. The applicant is proposing to renovate the existing building for future commercial use, and this lot is proposed to be rezoned to B-1 to allow for commercial uses. Lot 2, which consists of the remaining 11.106 acres, is proposed to be placed under a permanent conservation easement and would be dedicated to the Town of Ashland for use as a park. The applicant is also planning on dedicating 0.305 acres of the subject property to the Town for additional right-of-way along Medical Drive. There are also multiple unimproved right-of-ways located on the subject property, which are proposed to be vacated as shown on Sheet 3 of the preliminary plat.

CONSIDERATIONS:

Process. The proposed subdivision is considered a Major Subdivision, which requires approval of a preliminary plat prior to the recordation of a final plat. The preliminary plat must show all existing and proposed boundaries, utility easements, drainage systems, and streets. The purpose of the preliminary plat is to identify, at the subdivision stage, any site development issues that may arise related to zoning, environmental concerns, adequate utilities, site access, or other rules, regulations or policies of the Town. Any specific design standards that may arise from these issues would be further refined during the site plan review process.

Analysis. The proposed subdivision meets all of the area and yard requirements of the R-2 zoning district, which requires a minimum lot size of 10,000 square feet (0.23 acres). The smallest lot proposed for this subdivision is 3.578 acres. As an R-2 subdivision, sidewalks and curb and gutter are required along Thompson Street and Medical Drive for this subdivision per Sec. 17-49.2 of the Town Code. However, per Sec. 17-49.2, the applicant has requested an exception to the requirements of sidewalks and curb and gutter in

accordance with Sec. 17-5 of the Town Code. Sec. 17-49.2 states that exceptions to the requirement of sidewalks and curb and gutter may be granted according to the following standards:

- 1) The proposed street and/or sidewalk is not included on the sidewalk priority area map of the comprehensive plan;
- 2) The property abuts a street classified by the Virginia Department of Transportation as a local street; and
- 3) The director of public works deems the requirement for sidewalk, curb and gutter is inappropriate based on clear engineering considerations.

Additionally, Sec. 17-5 states that the Planning Commission may recommend approval of exceptions to these subdivision regulations to the Town Council upon finding that:

- 1) The granting of the exception will not be detrimental to the public safety, health or welfare or injurious to other property;
- 2) Because [of] the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result if the strict letter of these regulations are carried out; and
- 3) The exception(s) will not in any manner vary the provisions of the zoning ordinance, comprehensive plan, or official zoning map.

In accordance with Sec. 17-5, the applicant has submitted a request in writing for an exception to the requirements of sidewalks and curb and gutter on the basis that: (1) the site is not included on the sidewalk priority area map of the comprehensive plan, and (2) the requirement of sidewalk and curb and gutter would impact some of the wetlands that exist on the site, and would require that wetlands be mitigated. In lieu of providing a sidewalk along Thompson Street, the applicant has proposed a pedestrian path to provide pedestrian access to the proposed store and future park. The submitted preliminary plat also shows crosswalks at Chapman Street and John Street. A copy of this letter is included with this staff report.

The request for an exception along Medical Drive appears to meet all of the requirements of Sec. 17-49.2 as: (1) Medical Drive is not included on the sidewalk priority area map of the comprehensive plan; (2) Medical Drive is not a major thoroughfare and is classified as a local street; and (3) both the Planning Department and Public Works Department agree that requiring sidewalks and curb and gutter on this portion of Medical Drive is inappropriate in that sidewalks and curb and gutter do not exist and are not proposed anywhere else along this road, as only a small stretch of the road is located in the Town. Additionally, the installation of sidewalk and curb and gutter would also appear to be inappropriate from an engineering standpoint in that it would require the disturbance of wetlands that exist on the subject property.

With regard to the exception request along Thompson Street, the request appears to satisfy condition numbers (1) and (3) of Sec. 17-49.2 for many of the same reasons as stated above for Medical Drive. The exception request does not satisfy condition number (2), as Thompson Street is not classified as a local street by VDOT. However, the applicant has agreed to provide a pedestrian path along most of Thompson Street that would limit the disturbance of wetlands and would not require a wetlands mitigation. Both Planning and Public Works staff agree that the fact that conditions numbers (1) and (3) are met outweighs

the fact that condition (2) is not met, and that providing a pedestrian path satisfies the intent of requiring sidewalks while minimizing the disturbance of wetlands.

Comprehensive Plan. The Comprehensive Plan designates this property as appropriate for open space and mixed commercial uses. The Land Use Chapter of the Comprehensive Plan states the following for the open space and mixed commercial land uses:

Open Space

“Open space areas are intended to be reserved for a variety of uses, such as formal recreation parks, passive parks, and greenways. The goal of designating land areas as Open Space is to preserve wetlands and green infrastructure within the Town.”

Mixed Commercial

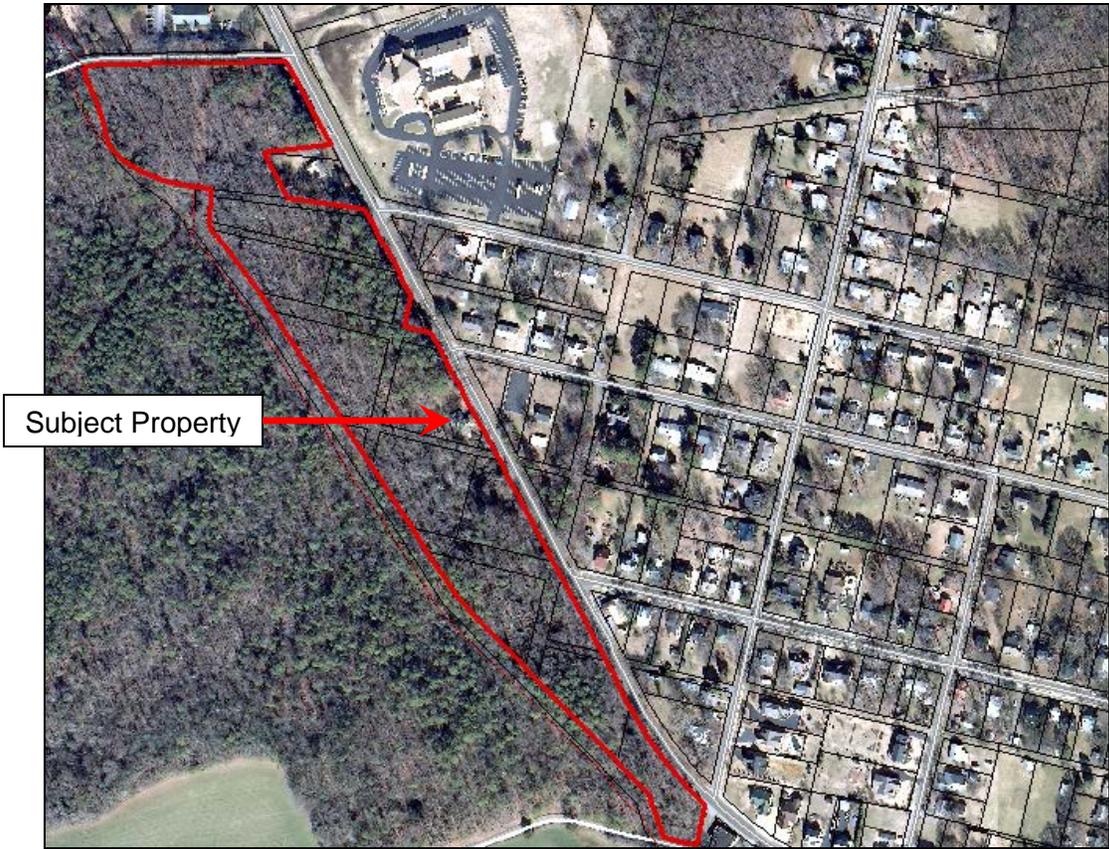
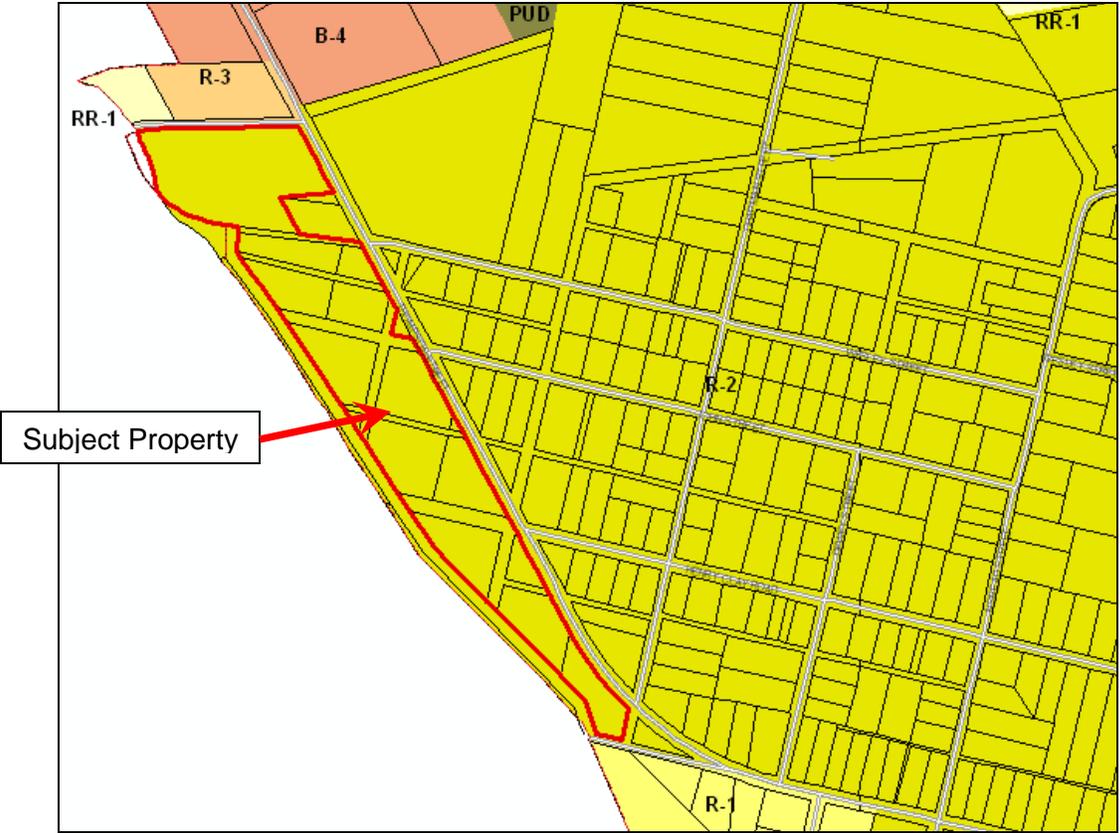
“Appropriate within this land use designation is a mix of retail, restaurants and hotels. These can be located in separate buildings or mixed in to single buildings. These uses should be designed at a density that is appropriate for a pedestrian scale, while still being easily accessible to the automobile.”

The portion of the property designated as Open Space primarily consists of proposed Lot 2, which is to be placed under a permanent conservation easement and dedicated to the Town for use as a park. This proposed use of Lot 2 meets the intent of the Open Space land use designation of the Comprehensive Plan. The portion of the subject property that is designated as Mixed Commercial contains the vacant building, which is proposed to be rezoned and used for commercial uses, which appears to meet the intent of the Comprehensive Plan.

CONCLUSION:

The revised preliminary plats have addressed all of the comments provided by staff and the Hanover County Department of Public Utilities in addition to satisfying the requirements of the Town subdivision and zoning ordinances. Therefore, staff is recommending approval of the preliminary plat dated January 29, 2013.

With regard to the sidewalk and curb and gutter exception request, staff is recommending approval of the exception request along both Medical Drive and Thompson Street, even though not all the conditions of Sec. 17-49.2 have been met for the request along Thompson Street. As stated in the analysis above, staff believes that the reasons for not providing sidewalk and curb and gutter along Thompson Street outweigh the reasons for providing them, and that the pedestrian path will still provide pedestrian access along Thompson Street and to the subject property.





Goodfellow, Jalbert, Beard and Associates, Inc.

7104 Mechanicsville Turnpike — P.O. Box 539

Mechanicsville, Virginia 23111

(804) 746-7097

Fax (804) 730-7275

E-mail: gjbill@comcast.net

GJBPaul@comcast.net

CaptainDCB@aol.com

ENGINEERING • SURVEYING • PLANNING

January 17, 2013

JAN 22 2013

Nora Amos
Director of Planning
101 Thompson Street
Ashland, VA 23005

Ref: Sumpter Priddy, Jr. Subdivision revised request for a waiver of Curb & Gutter/Sidewalk along Thompson Street and Medical Drive.

Dear Ms. Amos,

The preliminary subdivision application for "Sumpter T. Priddy, Sr. & Cornelia W. Priddy" subdivision, 13 copies of the plat and one 8.5" X 11" copy of the plat have already been submitted for preliminary approval. Along with the application for subdivision approval, we also requested a waiver on the requirement for curb, gutter & sidewalk along Thompson Street and Medical Drive. We felt this waiver was warranted as the placement of these improvements, matching the road typical section to the south, will impact the wetlands to the extent of 0.9+/- acres which would require wetland mitigation. Also curb, gutter & sidewalk in this area are not shown on the Town of Ashland sidewalk priority area map of the comprehensive plan. However, we would like to offer an alternative method to get foot traffic from Chapman Street area to the site and to get foot traffic from John Street area to the site. We propose a mulched foot path, which would have minimal impact to the wetlands and would not require mitigation. This foot path would be outside the right-of-way of Thompson Street and would lead to the site from both Chapman Street and John Street. The location of this foot path thru the property would be determined thru a joint meeting on site with Goodfellow, Jalbert, Beard & Assoc., Inc., GeoEnvironmental Services, Inc., Town of Ashland Planning and Public Works Dept. and the Corp of Engineers. I hope this will alternative will meet the concerns of the Town of Ashland. If you have any questions, please give me a call.

Sincerely,

Dennis C. Beard
Goodfellow, Jalbert, Beard & Assoc., Inc.

Town Council Summary
January 15, 2013

CLOSED MEETING – 6:15PM

- Town Council met in closed meeting at 6:15pm in the conference room to interview an applicant for possible appointment to the EDA.

REGULAR MEETING – 7:00PM

PRESENTATIONS

- Chief Goodman introduced a new officer with the police department, **Jamie Hanlon**
- **APPROVED** - resolution supporting the Richmond Regional Electric Vehicle Initiative
- Presentation and update by **Ms. Thompson** for Economic Development over the past year along with a letter of support for Main Street Association

PUBLIC HEARINGS

- **APPROVED** – ORD2012-12 to amend the Code of the Town of Ashland relating to nonconforming uses and features. Approved as presented.
- **APPROVED** – Capital Improvements Program FY2013-2014 through 2017-2018 as presented

CONSENT AGENDA

- **APPROVED** – the consent agenda which consisted of invoice for information purposes in the amount of \$17,383.00 to the Ashland Volunteer Fire Department.

APPOINTMENTS

APPROVED – appointment of Sandra Sizemore to the EDA

NEW BUSINESS

- Reports presented by Mayor Prichard, Mr. Trivett and Dr. Spagna

MANAGEMENT REPORTS

- Management reports were presented by all departments

Applications under review

- **Sumpter T. Priddy, Jr.** – Rezoning
- **304 North Snead Street (Alice Trotter)** Vacation of Right-of-Way
- **Chick-Fil-A** – Revised Site Plan
- **O’Reilly’s Auto Parts** – Site Plan
- **Tractor Supply Company** – Site Plan
- **Randolph-Macon College – Brock Commons** – Revised Site Plan
- **Sumter Priddy and Cornelia Priddy** – Major Subdivision
- **Vaughan Heights** – Site Plan
- **Randolph-Macon College – The Brock Center Commons Student Center** (RESUBMITTED)
- **Concrete Pipe & Precast, LLC** – Rezoning

Approved

- **Giant Food Stores, LLC aka Martins** – Rezoning and Conditional Use Permit (Approved 8/21/2012)
- **Virginia Transportation Park Infrastructure/Early Land Disturbance** – Site Plan (Approved 8/21/2012)
- **Lance and Bridle Club Properties, Inc.** – Site Plan – RESUBMITTED - (Approved 7/03/2012)
(Reapproved 9/13/2012)
- **Lance and Bridle Club Properties, Inc.** – Final Plat (Approved 11/05/2012)
- **Vitamin Shoppe Distribution Center** – Site Plan (Approved 10/12/2012)
- **TS Development Associates** – Rezoning Request (Approved 11/20/2012)
- **(Bodenstine) Re-subdivision of Pt. Lots 19 & 20 Plan of Stebbins-** Minor Subdivision (Approved 11/20/2012)
- **Re-Subdivision of Stanley Construction** – Minor Subdivision (Approved 12/18/2012)
- **Mays & Wheeler Property Line Vacation** – Minor Subdivision (Approved 12/18/2012)
- **Carter Lumber Company** – Site Plan (Approved 12/18/2012)
- **Vitamin Shoppe Distribution Center Landscape** – Site Plan (Approved 1/18/2013)
- **Virginia Transportation Park Offsite Sewer** – Site Plan – (Approved 1/18/2013)

Under Construction

- **Carters Hill Section 2 Subdivision – James and Chapman Streets**
- **Heartland Subdivision – N. James & N. Snead Streets**
- **March Park - off of Woodside Lane**
- **Chapman Street Subdivision – Chapman Street**
- **Chick-fil-A – England Street**
- **Lance and Bridle Club Properties – Site Plan**
- **Vitamin Shoppe Distribution Center – Site Plan**
- **R-MC Brock Commons Center – Site Plan**

Text Amendments

- **ORD2012-12 – Non-Conforming Uses** – (Approved 1/15/2013)