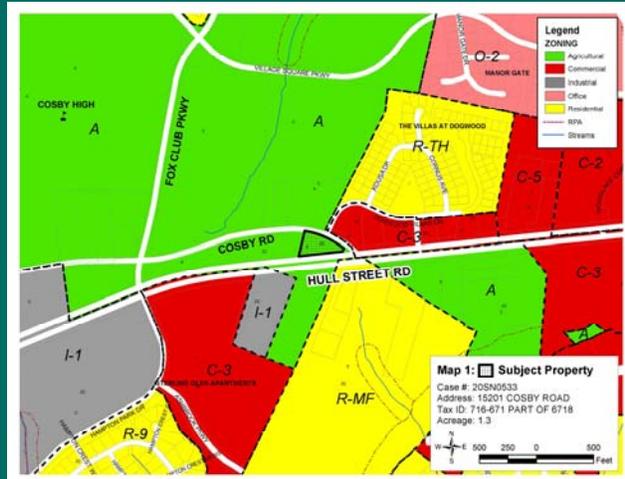


20SN0533
MATOACA
Glenn White

- Renewal of conditional use to permit mulch and landscape materials sales in an Agricultural (A) District

This is case #20SN0533, in the Matoaca District. Glenn White requests renewal of a conditional use to permit mulch and landscape materials sales in an Agricultural (A) District

20SN0533 - Overview



- Renewal of conditional use for a mulch and landscape materials sales business in an Agricultural (A) District
- Conditional use permitted for 3 years by 08SN0274, renewed for 5 years by 13SN0124, and amended to permit sales of additional landscape materials by 14SN0556
- Proposed conditional use limited to a period of one (1) year
- Recommends deferral to June and not beyond for site plan submittal

The subject property is located between Cosby Road and Hull Street Road east of the intersection of Cosby and Fox Run roads near Cosby High School, and the commercial and residential properties between that intersection and Carver Heights Drive. The subject property is zoned Agricultural (A). The nearby zoning is agricultural, residential and commercial. Land uses in the area include residential single-family, quadplexes, commercial and office, commercial recreation, townhouse and quadplex developments are located, and public and private schools.

In 2008, a conditional use was approved to permit a much sales business on the property for a period of three (3) years (Case 08SN0274). The conditional use was renewed in 2013 for a period of five (5) years (Case 13SN0124), expiring in 2018. In 2014, the permit was amended to permit the sale of additional landscape materials (Case 14SN0556). The applicant intends to continue operating the sale of landscape materials and mulch, necessitating conditional use approval.

The conditional use applies to a 1.3 acre portion of the 4.8 acre

parcel. Case 20SN0558 filed in October 2019 proposes rezoning to entire tract C-3, including a small part of the entire tract lying on the south side of Hull Street Road. At the January 21, 2020 Planning Commission meeting, the applicant requested deferral for 90 days to prepare a site plan. The site plan has not yet been delivered. Staff recommends this case be held for not more than 60 days to allow the applicant to deliver a site plan for consideration at the Planning Commission's regularly scheduled June 2020 meeting