

15. PLANNING COMMISSION RECOMMENDATION REGARDING DISPOSITION OF THE IVOR SCHOOL PROPERTY

As requested at your July meeting, attached herewith please find a memorandum from Mrs. Lewis summarizing the Planning Commission's recommendation regarding the former Ivor School property. They're recommending that the Board consider initiating a zoning map amendment to change the zoning from its current designation of Residential R-1 to Agricultural A-2.

They reached this conclusion based on the following:

1. The change to A-2 zoning eliminates the opportunity for a future purchaser to subdivide the property for residential development;
2. The A-2 zoning designation is consistent with other adjacent property;
3. The property is located too far away from the proposed "Commonwealth Connector" to benefit from associated industrial or commercial development; and
4. The highest and best use of the property is for storage of equipment/grains/materials which is permitted by right in an A-2 District.

The Planning Commission further recommended that the Board sell this property as soon as the zoning map amendment is approved.

MOTION REQUIRED: If the Board is so inclined, a motion is required authorizing a zoning map amendment for tax map parcel 15-59A from Residential R-1 to Agricultural A-2.



**DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING - BUILDING INSPECTIONS – ZONING**

MEMORANDUM

TO: Michael Johnson, County Administrator
FROM: Beth Lewis, AICP, Community Development Deputy Director
DATE: October 11, 2013
RE: Disposition of the Ivor School tract

At their regular October 10, 2013 meeting, the Planning Commission unanimously voted to request the Board of Supervisors initiate a zoning map amendment request for the Ivor School tract from the current R-1, Residential district to the A-2, Agricultural district. Their recommendation is based on several issues, including:

- The change to A-2 zoning would eliminate the opportunity for a potential purchaser to subdivide the property by right for the development for single family residences. They do not see the property as suited for the development of eight or more single family residences, but of course a purchaser could petition a zoning map amendment to permit such development in the future, and
- The property to the west has a zoning designation of A-2, so this would not create an inconsistency, and
- The property is seen as being too far from the proposed US 460 Expressway to hold much value for development influenced that roadway, and
- It is seen by the Planning Commission that the property might hold its greatest value to someone in the area that is engaged in agriculture who seeks a location for storage of equipment/grains/materials, which would be permitted by the proposed A-2 zoning designation.

The Planning Commission also unanimously recommended that, upon completion of the zoning map amendment process, the Board of Supervisors sell the property at its earliest convenience so as to take maintenance of the property out of the County's realm of responsibility.

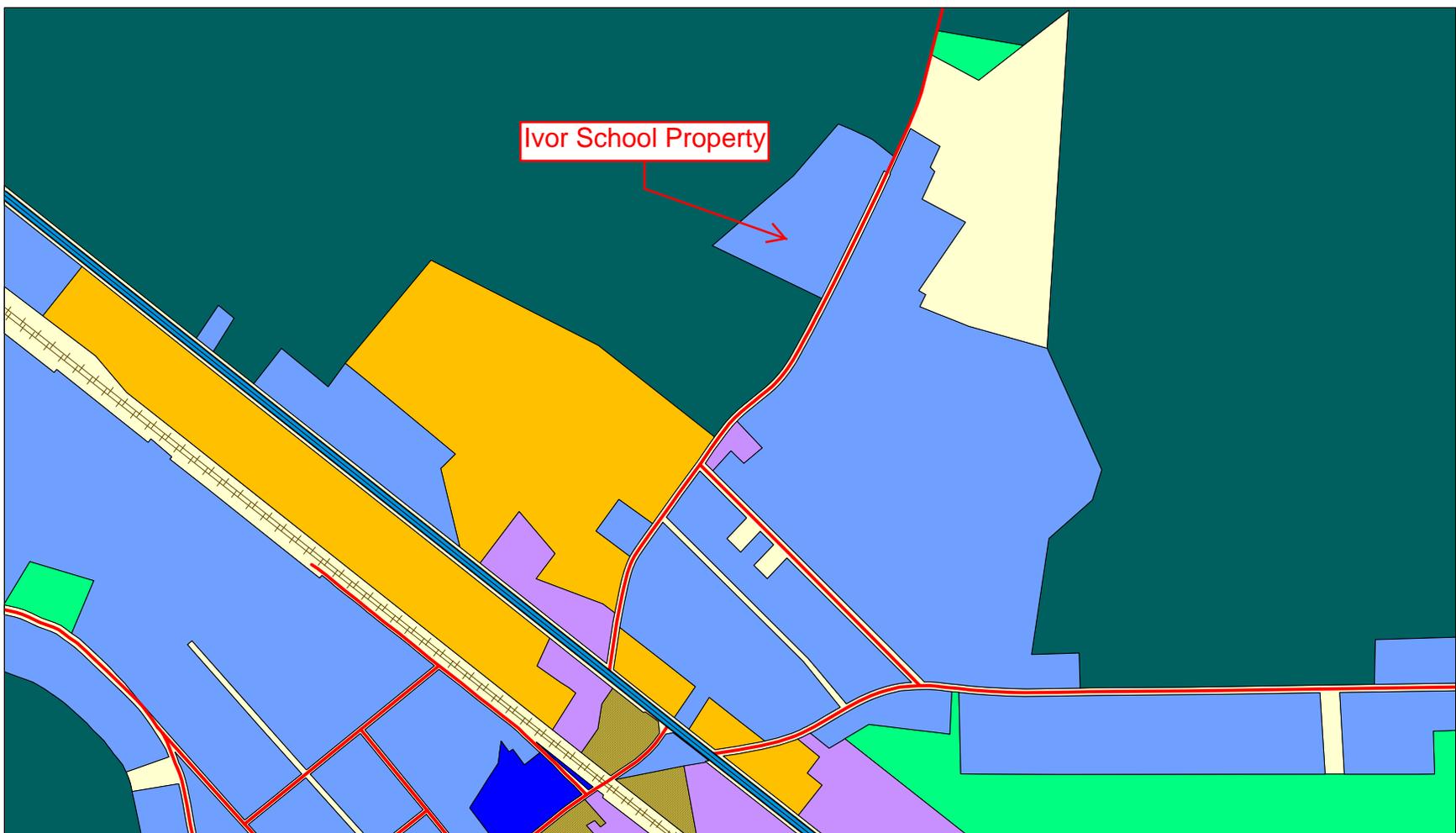
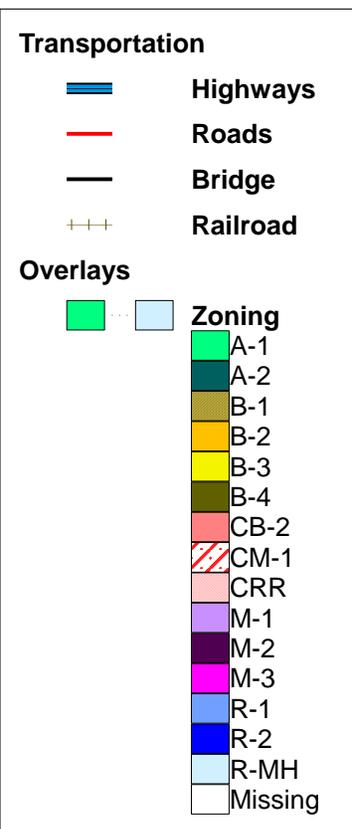


Former Ivor School
8.02 Acres

Ivor/Rt. 460

Proctor's Bridge

Zoning Around Ivor School Property



SCALE 1 : 10,103

