

M E M O R A N D U M

DATE: June 26, 2001

TO: The Board of Supervisors

FROM: Paul D. Holt, III, Senior Planner

SUBJECT: Case No. ZO-3-01. Planned Unit Development Districts

Attached is a proposed Zoning Ordinance text revision which adds "Golf Courses" to the list of permitted uses in the Planned Unit Development - Commercial (PUD-C) District.

Planned Unit Developments are either zoned PUD-C (for attached residential structures and all nonresidential type uses) or Planned Unit Development - Residential (or PUD-R which allows for single-family detached structures and a limited amount of nonresidential type uses). Golf courses are typically located within planned unit developments and "Golf Courses" are already listed as a permitted use in Planned Unit Development - Residential Districts (PUD-R).

In the case of Stonehouse, a Planned Unit Development located at the northern end of the County, the project is mostly zoned PUD-R, however, a portion of the development is zoned PUD-C. In 1995, the Legends Golf Course was planned and plans were submitted to the County for review and approval. The plans were approved and the course was subsequently built and the course has been in operation ever since.

During a recent title search of the property, it was found that golf course holes (six holes on four different parcels) were constructed in accordance with approved plans on PUD-C zoned property. Therefore, a portion of the golf course was developed in an area where it is not permitted. The attached Zoning Ordinance text amendment, if adopted, would correct this and would bring the entire golf course into a conforming status.

For the Board's information, other PUD-R zoned property includes Hiden, Toano Trace, the Powhatan Plantation Timeshares, South England Point, the Midlands, and Chambrel. Only two PUD-C zoned properties currently exist - Stonehouse and a portion of the Warhill Tract at the corner of Route 60 and Route 199. For the Board's convenience, a copy of the complete PUD ordinance is attached.

Staff finds that golf courses on PUD-C zoned property would be consistent with the intent of the PUD ordinance. Staff recommends approval of the ordinance change. On June 4, 2001, the Planning Commission recommended approval of the amendment by a vote of 5-1.

Paul D. Holt, III

CONCUR:

O. Marvin Sowers, Jr.

PDH/tlc
zo-3-01.mem

Attachments:

1. Minutes from the June 4, 2001, Commission meeting
2. Existing PUD ordinance
3. Stonehouse zoning map
4. Proposed ordinance