



Charles Dyson <cdyson@irvingtonva.gov>

Concerns relating to Zoning Permit Application by Renaissance Group LLC to Change R-2 Zoning to B-1 Zoning

mcartermaguire@gmail.com <mcartermaguire@gmail.com>

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To: Tom Chapman <tchapman@irvingtonva.gov>

Cc: Charles Dyson <cdyson@irvingtonva.gov>, Justin Nelson <jnelson@irvingtonva.gov>

October 3, 2026

Sent individually to: Planning Commission Chair Tom Chapman, David Clarke, Ruth Fuller, Vivian Ralls, Marston Smith, Steve Strait and Jeremey Taylor

Subject: Concerns relating to Zoning Permit Application by Renaissance Group LLC to Change R-2 Zoning to B-1 Zoning

Dear Chairman Chapman and Planning Commission Members:

As homeowners at [121 Chases Cove Lane](#), this is to express our concerns about the application by the Renaissance Group LLC requesting a zoning change from R-2 to B-1 at the tax map parcel 34M 1 28 at the corner of Route 200 and White Fences Road without sufficient information to adequately judge its impact. The only justification for this requested change is because this is “next to all other zoned B-1 property in the town.”

We strongly urge the Planning Commission to delay this application for lack of specificity.

1. **There is insufficient detail to this application.** There is no explanation of what type of commercial use is envisioned for this area — gas station, small retail store, etc.? This appears to be a blanket request to rezone without specific detail as to what would be built in this area. It is not good policy to give any developer carte blanche to develop property without a detailed plan. What does the Renaissance Group envision building on that property? Is a commercial or business entity going in there with apartments above?

2. **Is additional commercial development needed?** Does downtown Irvington need any additional commercial or business development? Currently there is a florist, art gallery, coffee / sandwich shop, realtor, home goods store, interior design company, restaurants, stand-alone business building and gas station. In mid-October, another inn and restaurant are expected to be opening.
3. **Additional commercial businesses could negatively impact the character of downtown Irvington.** More commercial and business development in Irvington may negatively impact the unique neighborhood character and compatibility of the small-town attraction. Commercial uses introduce storefronts, signage, lighting, increased traffic and strain on already limited parking that erode the residential feel of an established R-2 area.
4. **More commercial businesses will generate more vehicle traffic (customers, employees, deliveries) than homes.** This could overload local streets that are already congested with the current businesses and increase safety and parking issues.
5. **Commercial businesses could negatively impact the demand on Irvington infrastructure.** There will be increased demand for already limited water, septic systems, stormwater systems and emergency services beyond what residential infrastructure was planned.

For the above listed reasons, we respectfully ask that the Planning Commission either deny this application or at least defer the application until sufficient concrete plans are submitted.

Respectfully,

Melanie and Frank Maguire

121 Chases Cove Lane

Irvington, Virginia 22480

Email: mcartermaguire@gmail.com

Mobile: 202-352-2703