November 3, 2026

Tom Chapman, Chair and Members of the Irvington Planning Commission
Town of Irvington, Virginia

Re: Rezoning Application – Tax Map Parcel 34.1-28), R-2 to B-1

Dear Mr. Chapman and Members of the Planning Commission:

Prior to your vote on this application, I would like to clarify several points raised during the Commission's discussion and public comment period.

This request concerns an approximately two-acre parcel located at the corner of Irvington Road and White Fences Drive. The property is directly adjacent to existing B-1 zoning and the recently completed restaurant. Approval would simply extend the existing business district to a logical boundary rather than leaving a small residentially zoned parcel adjacent to commercial uses.

During last month's Public Hearing, a number of comments focused on the absence of a specific development proposal. While we understand that interest, the question before the Commission is whether this parcel is appropriately zoned B-1, not whether a particular project should be approved. Rezoning establishes permitted land uses; it does not authorize construction.

The applicant's intent is for the property to accommodate uses permitted within the B-1 District that complement the existing Irvington Road commercial corridor and support Irvington's economic vitality. In particular, rezoning would provide flexibility for future expansion of the adjacent restaurant. Any future project will require a Conditional Use Permit and be subject to a separate public review process before the Planning Commission and Town Council, including public notice, public hearings, and opportunities for public comment.

Concerns have also been raised regarding traffic, access, parking, sewer capacity, and other infrastructure impacts. These are important considerations, but they depend on the nature of a future development proposal. It is important to recognize that this application involves only a two-acre parcel, not a large-scale commercial expansion. The size of the parcel naturally limits the intensity of future development and any associated traffic impacts. Any future project would also be required to comply with Town ordinances, VDOT requirements, utility capacity limitations, and all applicable permitting requirements.

Questions were also raised regarding access from White Fences Drive. White Fences Drive is privately owned by the applicant and affiliated entities. Any access arrangement would ultimately be subject to regulatory review and approval.

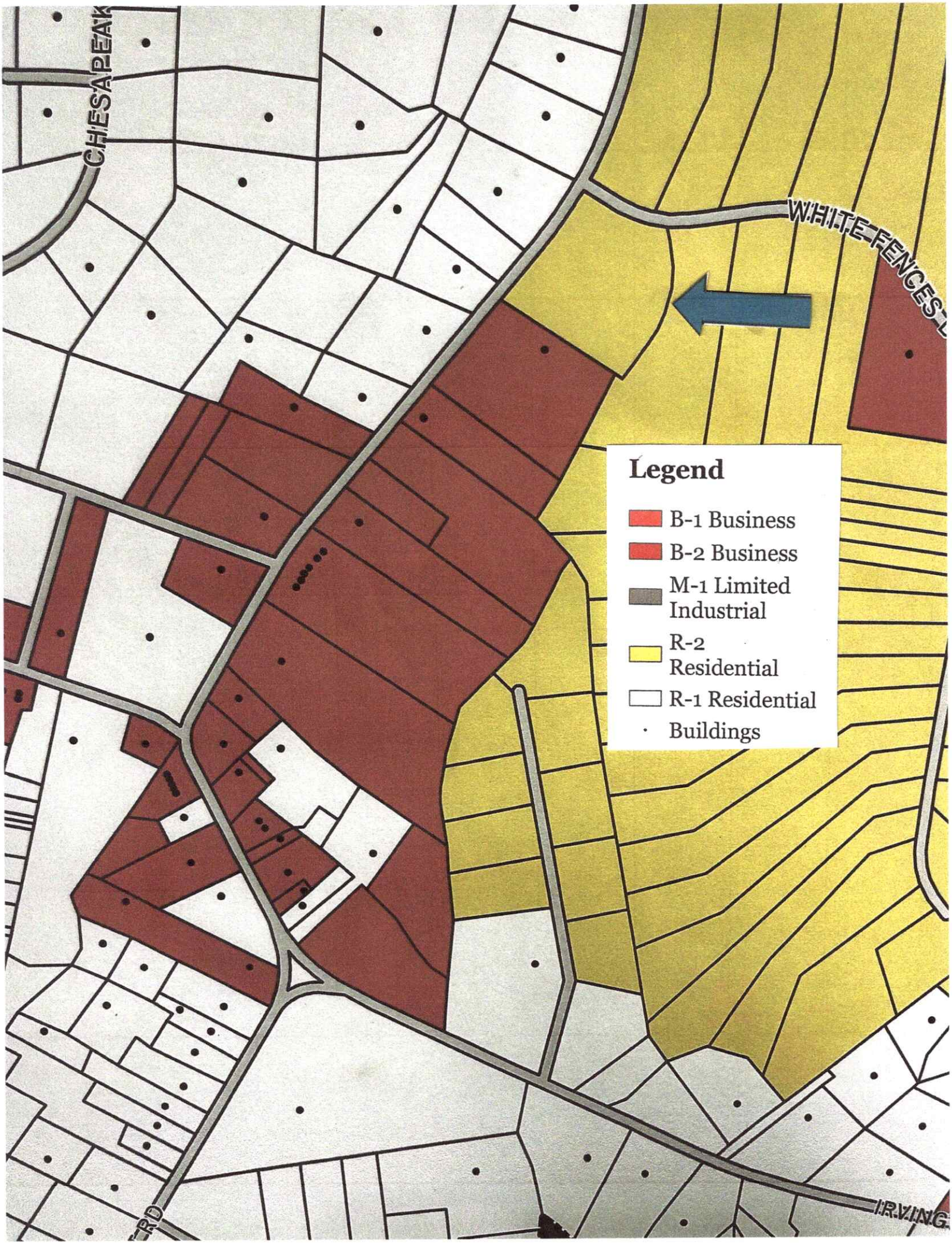
In summary, this application concerns a two-acre parcel adjoining existing commercial zoning. It is not a request to approve a specific development, nor is it a request to create a new commercial district. Rather, it is a request to apply an appropriate zoning classification to a property that already functions as part of Irvington's established commercial corridor and to provide reasonable opportunities for future growth of the adjoining commercial property.

Key considerations include:

- The parcel consists of approximately two acres.
- The parcel is directly adjacent to existing B-1 zoning and established commercial uses.
- The rezoning creates a logical and consistent commercial boundary.
- The property is under common ownership with surrounding commercial properties.
- The rezoning allows for future expansion and support of the adjacent restaurant and other compatible B-1 uses.
- Future development will remain subject to Town review, public input, and all applicable permitting requirements.
- Traffic, infrastructure, utility, and access concerns can be fully evaluated during future development review.
- The rezoning request should be evaluated independently of the separate Overlay District discussion.

The applicant respectfully requests your support of this rezoning application.

John Brabrand
Development Project Manager
Renaissance Group, LLC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B-2 Business
M-1 Limited Industrial
R-2 Residential
R-1 Residential
Buildings
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