Zoning Ordinance Text Amendment ZOTA #26-03 – Casino Definition and Land Use Provisions

Planning Commission Work Session

May 18, 2026

David Stromberg, AICP

Zoning Administrator

Background

- Senate Bill 756 passed both houses of the General Assembly
  - Amended Code of Virginia Title 58.1(Taxation)
    - Amended Chapter 41 (Casino Gaming)
- ZOTA #26-03 initiated March 24, 2026
  - Limited casino establishments to PD-TOC zoning district
    - Proposed casino development standards included the following minimum requirements as part of a mixed-use development:
      - Hotel with at least 225 guest rooms
      - Minimum 34,000 square feet of retail space
      - Minimum 11,000 square feet of conference or ballroom space
      - Minimum of 20,000 square feet of retail grocery space
- Governor vetoed SB 756 on April 9

Recommendations

- Staff recommends Planning Commission recommend Town Council denial of ZOTA #26-03.

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