



Community Development Rezoning Report REZ15-314

Planning Commission
January 5, 2016

Board of Supervisors
January 27, 2016

Applicant	Go-Mart, Inc.
Tax Map Id	130-(A)- L9B
Present Zoning	General Agricultural District (A-2)
Proposed Zoning	General Business District (B-1)
Location	west of Mount Hermon Road (Rt 979) and north of Spotswood Trail (US 33)
Acreage	2.0710
Election District	5
Comprehensive Plan	Mixed Use Center

Staff Recommendation:	Approval: December 22, 2015
Planning Commission:	
Board of Supervisors:	

GENERAL INFORMATION

OVERVIEW / BACKGROUND

This property has long been used for commercial activity. The applicant seeks to add a restaurant.

PROFFERS¹

The applicant has not proffered any conditions to this request.

COMPREHENSIVE PLAN

The Mixed Use Centers must be developed in at least two uses, one of which must be either community or neighborhood retail development or a community or neighborhood park. Other uses permitted include residential-scale offices, townhouses, and multifamily residential buildings. The uses within the center must be integrated through architectural treatments, landscape and streetscape improvements, and connecting streets and sidewalks. Isolation of uses will not be permitted. Mixed Use Centers may be the retail core or “downtown” for a TND (traditional neighborhood development). Mixed Use Centers must be served by public water and sewer systems and are to be connected to the surrounding neighborhood grid of streets. Parking should be located in on-street parallel spaces, and to the sides or rear of buildings.

ZONING AND EXISTING LAND USE

This property has been used for some type of commercial activity for many, many years, and the building on the property is a commercial building. Parking could be the main issue depending on the type of business proposed; other than that, no issues through zoning.

Adjoining Properties and Uses

Direction From Site	Zoning	Existing Land Use
North	General Agriculture District (A-2)	Single-Family Detached
East	Neighborhood Business District (B-2)	Unknown
South	Prime Agriculture District (A-1)	Undeveloped
West	General Agriculture District (A-2)	Dixie Gas & Oil/ The Fireplace Shop

¹ Proffers are voluntary contributions made by developers to the County through the conditional zoning process. Proffers are binding commitments which become a part of the County’s zoning ordinance as it pertains to a specific property.

STAFF AND AGENCY ANALYSIS

UTILITIES

Public Works

Public Works has no comments. The parcel is served by utilities from the Town of Elkton. The applicant has provided a letter of verification from the Town of Elkton.

Health Department

Applicant will need to obtain a food establishment permit from the local health department for the proposed restaurant.

ENVIRONMENTAL

Soils



29B2 - Slopes are 2 to 7 percent. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the

most restrictive layer is moderately high. Available water to a depth of 60 inches is moderately high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

Environment

No comment.

PUBLIC FACILITIES

Schools

No comment.

Fire & Rescue

The property is located within the Elkton Volunteer Fire Department and Elkton Volunteer Rescue Squad's respective first due areas. With the continued construction and growth within the County, our office has concerns with being able to provide emergency services to new and upcoming projects and locations while maintaining current emergency responses.

Sheriff

No comment.

TRANSPORTATION

Traffic Counts

Road	Classification	Geometry	Traffic Count*	Posted Speed
Spotswood Trail (Route 33)	Principle Arterial	4-Lane Divided Highway	12,000 VPD (2014)	55 MPH
Mt. Hermon Road (Route 829)	Local Road	2-Lane Highway	280 VPD (2006)	Unposted (55 MPH)

* Vehicles Per Day (VPD)

VDOT

The proposed rezoning will not have a significant impact to the highway system. The existing entrance configuration on Route 33 and Mt. Hermon Road is adequate for the proposed use. It is our understanding from the Pre-Application Meeting that a drive-thru service window could be desired. Should this situation

be proposed, VDOT would need to review the layout of the drive-thru service points and traffic bay(s).

SUMMARY

Considerations

- This property has been used for commercial activity for many, many years.
- The Mixed Use Centers must be developed in at least two uses, one of which must be either community or neighborhood retail development or a community or neighborhood park.
- Utilities to be provided by the Town of Elkton.
- The Fire Marshal's Office has concerns with being able to provide emergency services to new and upcoming projects and locations while maintaining current emergency responses.
- The proposed rezoning will not have a significant impact to the highway system.

Staff Recommendation: Approval

December 22, 2015

Whereas this property has been under commercial use for some time and the requested rezoning is in keeping with the Comprehensive Plan designation of Mixed Use Center, staff recommends approval.

Planning Commission Recommendation:

Board Decision: