



Community Development Rezoning Report REZ15-338

Planning Commission
February 2, 2016

Board of Supervisors
February 24, 2016

Applicant	Robert S. Fulk
Tax Map Id	36-(A)- L140
Present Zoning	General Industrial District with Conditions (I-1C)
Proposed Zoning	General Industrial District with Conditions (I-1C)
Location	North of Brocks Gap Road (Rt 259) and approximately 0.1 mile east of Little Dry River Road (Rt 818)
Acreage	2.034 acres`
Election District	1
Comprehensive Plan	Agricultural Reserve

Staff Recommendation :	Approval	January 25, 2016
Planning Commission:		
Board of Supervisors:		

GENERAL INFORMATION

OVERVIEW / BACKGROUND

The Board approved the rezoning of this parcel in 1993 from Agricultural/Residential District (A-3) to General Industrial District with Conditions (M-1C). In 2014, the Board adopted a revised zoning ordinance that recoded the General Industrial District as I-1 and changed the names and definitions of some of the permitted uses. The applicant seeks to amend the proffered conditions to allow a post office and to revise the list of permitted uses to conform to the zoning ordinance adopted in 2014.

PROFFERS¹

The applicant has proffered a list of permitted uses which has been attached to this report.

COMPREHENSIVE PLAN

One of the primary goals of the Comprehensive Plan is to preserve the agricultural industry and economy. The Agricultural Reserve is planned for agricultural uses and uses that support agriculture as a viable way of life and economic enterprise. The rural centers, including Fulks Run, are a mix of residences and neighborhood-scale businesses that have served the surrounding communities for many years. This plan recommends limiting the expansion of rural centers to reduce potential impacts on agricultural activities.

ZONING AND EXISTING LAND USE

The Zoning Administrator has identified no concerns.

Adjoining Properties and Uses

Direction From Site	Zoning	Existing Land Use
North	Rural Village (RV)	Wooded
East	Rural Village (RV)	Home Site
South	Rural Village (RV)	Home Site/Agriculture

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.

West	Rural Village (RV) General Agricultural District (A-2)	Trailer Site/Pasture
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STAFF AND AGENCY ANALYSIS

UTILITIES

Public Works

Public Works has no comments on the rezoning request. No County water and sewer facilities are available to the property.

Health Department

The local health department does not object to the rezoning amendment. Any change of use at the property would require further review to ensure the sewage disposal system and water supply would be adequate to serve the uses.

ENVIRONMENTAL

Soils



1B – Slopes are 1 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 moderate. Shrink-swell potential is low. 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.

40C - Slopes are 7 to 15 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 low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 39 inches during January, February, and March. This soil does not meet hydric criteria.

Environment

No comments submitted.

PUBLIC FACILITIES

Schools

No comments submitted.

Fire & Rescue

The Office of the Fire Marshal has no concerns with the updating of terms to match the current requirements.

Sheriff

No comments submitted

TRANSPORTATION

Traffic Counts

Road	Classification	Geometry	Traffic Count*	Posted Speed
Brocks Gap Road (Route 259)	Minor Arterial	2-Lane Highway	2,800 VPD (2014)	45 MPH

* Vehicles Per Day (VPD)

VDOT

The proposed rezoning to allow a postal facility on the subject parcel should not have a measurable impact on the roadway network.

The addition of a postal facility could, however, cause the need for entrance modifications due to increased traffic volume utilizing the site. The existing entrance configuration will be evaluated at the site plan review. Entrance improvements up to and including the closing of one of the existing entrances and the addition of a left or right turn lane/taper may be required.

SUMMARY

Considerations

- The amendment brings the proffered conditions into conformance with the current zoning ordinance.
- The amendment permits a previously prohibited use of mail services.
- Mail services can be considered “uses that support agriculture as a viable way of life and economic enterprise.”
- The amendment permits a new use for a developed parcel while “limiting the expansion” of Fulks Run, thereby reducing “potential impacts on agricultural activities.”
- Agency officials identified no issues with the rezoning request.

Staff Recommendation: Approval

January 25, 2016

Whereas this amendment brings the proffered conditions for this parcel into conformance with the existing zoning ordinance, and whereas the proffered conditions permit uses that support agriculture as a viable way of life and economic enterprise while providing an alternative to the expansion of Fulks Run, staff recommends approval.

Planning Commission Recommendation:

Board Decision:

REZ15-338
Fulk, Robert S.
Zoning from I-1C to I-1C