



Community Development Rezoning Report REZ16-161

Planning Commission
July 5, 2016

Board of Supervisors
July 27, 2016

Applicant	Great Eastern Resort Corporation
Tax Map Id	128-(A)- L122A, L122A1, L122A2, 128-(A)- L123, 129-(A)- L16A
Present Zoning	Planned Residential District (R-5)
Proposed Zoning	Planned Residential District (R-5)
Location	South of Resort Dr (Rt 644) approximately 500 feet west of Bloomer Springs Rd (Rt 646)
Acreage	53.61
Election District	5
Comprehensive Plan	Community Residential

Staff Recommendation:	Approval	June 28, 2016
Planning Commission:		
Board of Supervisors:		

GENERAL INFORMATION

OVERVIEW / BACKGROUND

Located on the eastern edge of the Massanutten Resort Area, Woodstone Meadows is an established timeshare community with Planned Residential District (R-5) zoning. This request amends the existing master plan for the Woodstone Meadows community to realign the street network and reduces the number of approved buildings from 79 to 76.

PROFFERS¹

As required for the Planned Residential District (R-5) designation, the applicant has submitted a Master Plan and has proffered a set of conditions. These have been attached to this report.

COMPREHENSIVE PLAN

Community Residential Areas will encompass the primary future urban residential neighborhoods in Rockingham County. This includes Massanutten Resort community.

ZONING AND EXISTING LAND USE

From a zoning standpoint, there are no concerns with this request.

Adjoining Properties and Uses

Direction From Site	Zoning	Existing Land Use
North	General Agricultural District (A-2), Recreational and Residential District (RR-1)	Homesites, Pastures
East	General Agricultural District (A-2), Prime Agricultural District (A-1)	Homesites, Wooded
South	General Agricultural District (A-2), Planned Commercial District (PCD)	Homesites, Massanutten Water Park
West	General Agricultural District (A-2), Planned Resort District (R-4)	Homesite, Massanutten Resort

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

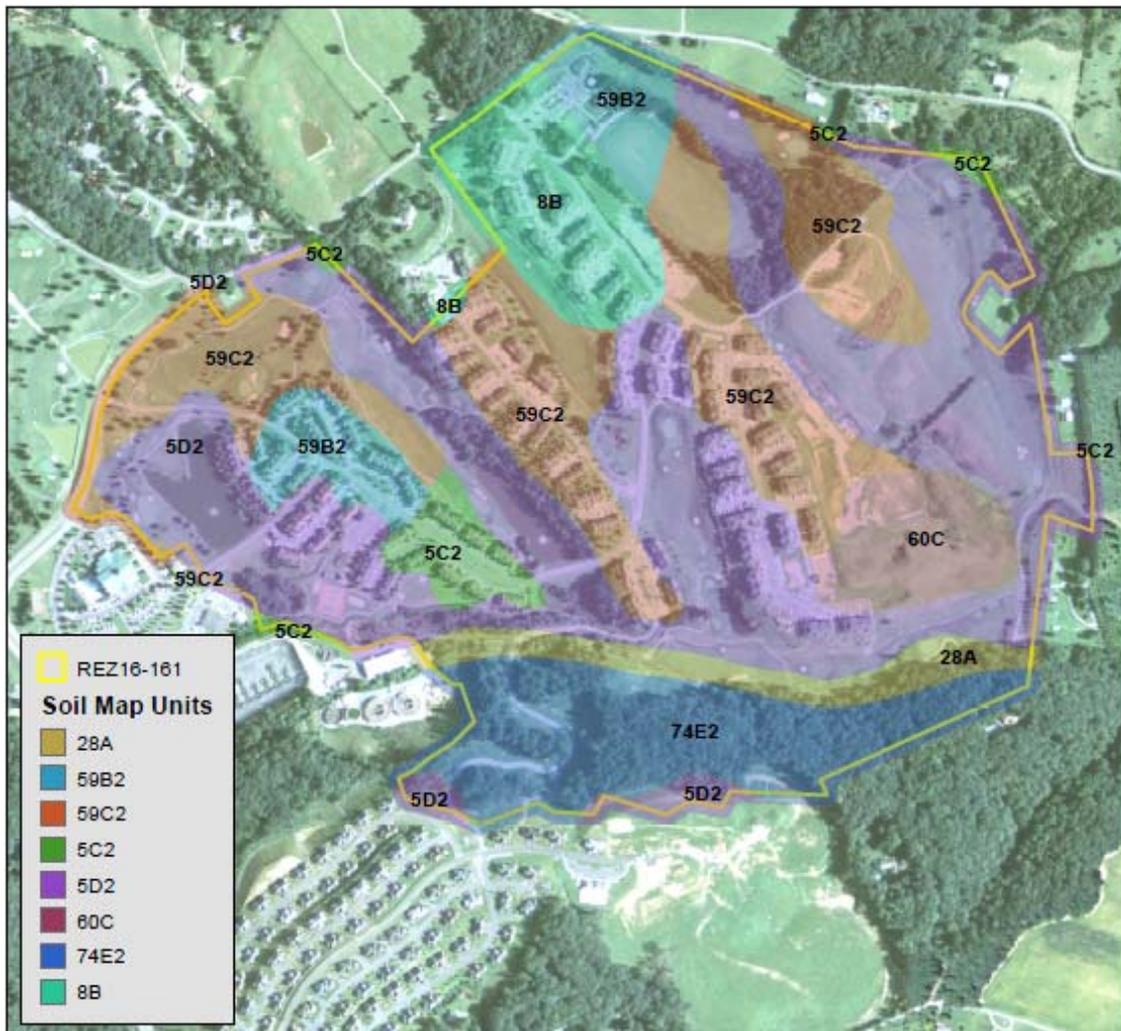
Public Works has no comments on the rezoning. Water and sewer service are provided by Massanutten Public Service Corporation.

Health Department

No comment from the local health department. Public water and sewer will serve.

ENVIRONMENTAL

Soils



5D2 – Slopes are 15 to 25 percent. Depth to a root restrictive layer, bedrock, is 10 to 40 inches. The natural drainage class is well drained to somewhat excessively drained. Water movement in the most restrictive layer is moderately high to high. Available water to a depth of 60 inches is very low. 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.

59C2, 5C2, 60C – Slopes are 7 to 15 percent. Depth to a root restrictive layer, bedrock, is 10 to 40 inches. The natural drainage class is well drained to somewhat excessively drained. Water movement in the most restrictive layer is moderately high to high. Available water to a depth of 60 inches is very low to low. Shrink-swell potential is low to 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.

59B2 – Slopes are 2 to 7 percent. Depth to a root restrictive layer, bedrock, is 20 to 40 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 very low to low. Shrink-swell potential is low to 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.

28A – Slopes are 0 to 2 percent. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is frequently flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during January, February, March, April, May, November, December. This soil meets hydric criteria.

74E2 – Slopes are 25 to 45 percent. Depth to a root restrictive layer, bedrock, is 10 to 40 inches. The natural drainage class is well drained to somewhat excessively drained. Water movement in the most restrictive layer is moderately high to high. Available water to a depth of 60 inches is very low. 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.

8B – Slopes are 2 to 7 percent. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is very low. Shrink-swell potential is low. This soil is not flooded. It is not

ponded. A seasonal zone of water saturation is at 21 inches during January, February, March, November, December. This soil does not meet hydric criteria.

Environment

No comments received.

PUBLIC FACILITIES

Schools

No comments received.

Fire & Rescue

The property is located within the McGaheysville Volunteer Fire Department and Elkton Emergency Squad McGaheysville Sub-station respective first due areas. Our office has no concerns with either rezoning request.

Sheriff

No comments received.

TRANSPORTATION

Traffic Counts

Road	Classification	Geometry	Traffic Count*	Posted Speed
Resort Drive (Route 644)	Major Collector	2-Lane Highway	8,000 VPD	35 mph

* Vehicles Per Day (VPD)

VDOT

1. The proposed layout changes appear to be reducing the total expected traffic generation. VDOT does not expect any negative traffic impacts by this rezoning.

SUMMARY

Considerations

- The Woodstone Meadows Master Plan was last reviewed and approved in 2011.

- This revision to the Master Plan retains the existing use for this phase of Woodstone Meadows, timeshare structures.
- The revision reduces the number of permitted structures from 79 to 76.
- The revised road network provides more fluid traffic movement through this phase of the development.
- Water and sewer service are provided by Massanutten Public Service Corporation.
- The proposed layout changes appear to be reducing the total expected traffic generation. VDOT does not expect any negative traffic impacts by this rezoning.

Staff Recommendation: Approval

June 28, 2016

Planning Commission Recommendation:

Board Decision: