



Community Development Rezoning Report REZ16-180

Planning Commission
August 2, 2016

Board of Supervisors
August 24, 2016

Applicant	Oleg Kilimnik
Tax Map Id	Portion of 124-(A)- L151
Present Zoning	General Agricultural District (A-2)
Proposed Zoning	Heavy Industrial District (I-1)
Location	South of Cecil Wampler Rd (Rt. 704) approximately 515 feet east of Scholars Rd (Rt 988)
Acreage	4.7 acres of 19.09-acre parcel
Election District	4
Comprehensive Plan	Industrial

Staff Recommendation:	Approval	July 27, 2016
Planning Commission:		
Board of Supervisors:		

GENERAL INFORMATION

OVERVIEW

The applicant plans to construct a parking area for his tractor trailer.

PROFFERS¹

Proffers have been submitted.

COMPREHENSIVE PLAN

The Industrial Area is designated for large- and small-scale industrial activity in areas with good access to primary roads and I-81, and that is served, or can be served, by public water and sewer. Accessory commercial uses are permitted, also.

ZONING AND EXISTING LAND USE

Many industrial uses in the I-1 zoning district could be detrimental to the A-2 land around it. However, this is a very small parcel that is being rezoned, and all setbacks for any building in the future would be 30' from the agricultural parcels. Therefore, a large industrial use could not be placed on this property. For that reason, the Zoning Administrator has no major concerns with this request.

Adjoining Properties and Uses

Direction From Site	Zoning	Existing Land Use
North	General Agricultural District (A-2) General Business District (B-1)	Homesite Indoor Shooting Range
East	General Agricultural District (A-2)	Homesite
South	General Agricultural District (A-2)	Homesite
West	General Agricultural District (A-2)	Homesite

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

Rockingham County's new 16" Pleasant Valley waterline is currently being installed along Cecil Wampler Road and should be available for connections within 30 days. It appears the property has a small amount of road frontage along Cecil Wampler Road where a connection could be made. County sewer is not readily available to the property. The closest is approximately 1,200' from the property but would require easements for access. The next closest is approximately 2,000' from the property which is located in VDOT right-of-way. Capacity in both of these sewer mains is limited due to the grade of the sewer further downstream. Total capacity in the mains would be 500,000 gallons per day of sewer with a portion of that capacity already being utilized by existing connections as well as a future truck terminal in the area.

Health Department

If persons will be working onsite or any permanent facilities will have plumbing, then a sewage disposal system will need to be approved. It appears that the request is simply to construct a parking lot at this time.

ENVIRONMENTAL

Soils



23B2 - Slopes are 2 to 7 percent.

23C2 - 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 moderate. 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.

65B2 and 65C2, depicted on the map above, are outside the subject area.

Erosion and Sediment Control and Stormwater Management

No comments submitted.

PUBLIC FACILITIES

Schools

No comments submitted.

Fire & Rescue

The property is located within the Hose Company #4 Volunteer Fire Department's Port Republic Road Sub-station and Harrisonburg 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

The Sheriff's Office has no comments.

TRANSPORTATION

Traffic Counts

Road	Classification	Geometry	Traffic Count*	Posted Speed
Cecil Wampler Road (Route 704)	Minor Collector	2-Lane Highway	2,500 vpd	45 mph

* Vehicles per Day (VPD)

VDOT

The proposed rezoning will not have a significant impact on traffic. Access to the site will be in accordance with Appendix F of the VDOT Road Design Manual. The limited frontage to Cecil Wampler Road (Rt. 704) will allow for a moderate volume commercial entrance, which is adequate for the proposed use. A VDOT land use permit will be required to construct the required entrance.

SUMMARY

Considerations

- The property is located within an Industrial Area of the Urban Growth Area and along a significant truck corridor.
- A substantial amount of land to the north, west, and east is zoned I-1, Heavy Industrial, or B-1, General Business, with agricultural land used for residences in immediate proximity.
- The proffers limit the use of this site to a truck parking lot. In the absence of buildings, no water and sewer service are required.

REZ16-180
Oleg Kilminik
Zoning from A2 to I-1

Staff Recommendation: Approval

July 27, 2016

This site is designated as an Industrial Area as in the Comprehensive Plan, has direct access to a truck route, and is not expected to negatively impact surrounding uses.

Planning Commission Recommendation:

August 2, 2016

Board Decision: