



Community Development Rezoning Report REZ16-194

Planning Commission
October 4, 2016

Board of Supervisors
October 26, 2016

Applicant	Riverglen, LLC/ Cave Hill Farm, LLC & Diane Workman Derzis c/o Lisa A. Hawkins, Esq.
Tax Map Id	143-(A)- L15 & L15C
Present Zoning	Residential or Recreational (RR-1) - Conditional
Proposed Zoning	Prime Agricultural District (A-1) - Conditional
Location	South side of Island Ford Rd. approximately 1300' east of Power Dam Rd.
Acreage	13.076
Election District	5
Comprehensive Plan	Agricultural Reserve

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

GENERAL INFORMATION

OVERVIEW

In 2000, the Board approved the rezoning of this parcel from Prime Agricultural District (A-1) to Residential and Recreational District (RR-1) as part of the 28.076-acre Riverglen Subdivision, consisting of 6 single-family residences with a seventh parcel, in the floodplain, reserved for recreational purposes. The wording of the approved proffers restricts this parcel from being divided. The applicant seeks to rezone the property to Prime Agricultural District (A-1) to complete a division of this property.

PROFFERS¹

The following conditions are proffered to be applied to both properties if it is rezoned to A-1:

- 1- No Residential Use. The current RR-1 Conditional zoning restricts residential use of the Property, and the Owner proffers to carry forward that restriction such that no residential use of the Property shall be permitted.
- 2- Additional Use Restrictions. In recognition of the proximity of the Property to the Shenandoah River, the Owner proffers that the Property shall not be used or developed for the following otherwise permitted uses in A-1: "Intensive Agricultural Facility" or "Research Facility" as defined in the Rockingham County Zoning Ordinance.

COMPREHENSIVE PLAN

The Comprehensive Plan identifies this area as Agricultural Reserve, which is planned for agricultural uses and uses that support agriculture as a viable way of life and economic enterprise.

ZONING AND EXISTING LAND USE

From a zoning standpoint, the Zoning Administrator has no issues with this request.

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.

Adjoining Properties and Uses

Direction From Site	Zoning	Existing Land Use
North	Prime Agricultural District (A-1)	Agricultural
East	Prime Agricultural District (A-1)	Agricultural
South	Prime Agricultural District (A-1)	Agricultural and Homesites
West	Residential or Recreational District (RR-1)	Riverglen Homesites

STAFF AND AGENCY ANALYSIS

UTILITIES

Public Works

Public Works has no comments on the proposed rezoning. No public water or sewer is being proposed.

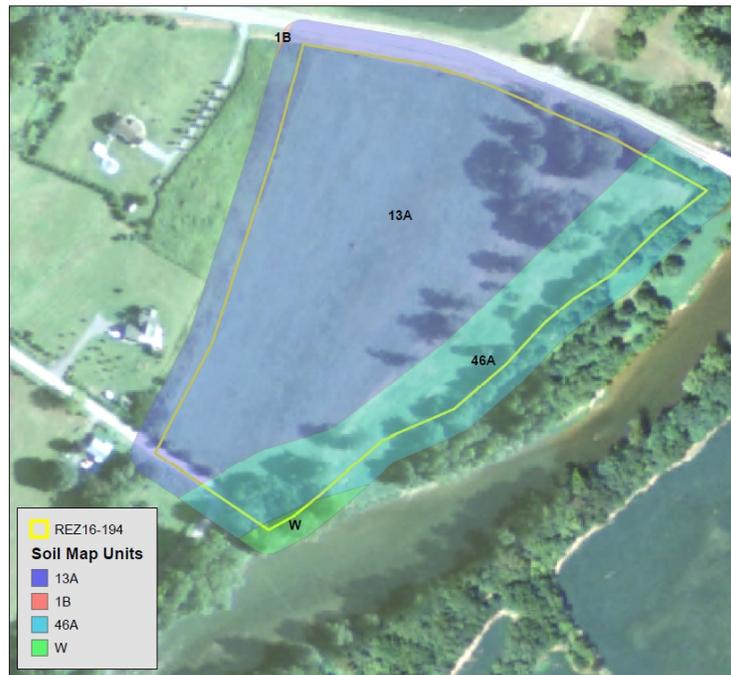
Health Department

No comment from the Health Department.

ENVIRONMENTAL

The South Fork of the Shenandoah River flows on the southeastern side of the Property, and the whole 13.076 acres is designated as floodplain.

Soils



1B – Allegheny fine sandy loam, 1 to 7 percent slopes

The Allegheny component is on stream terraces on river valleys. The parent material consists of alluvial wash from sandstone, shale and limestone. 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. Organic matter content in the surface horizon is about 2 percent. Non-irrigated land capability classification is 2e. This soil does not meet hydric criteria.

13A – Chavies fine sandy loam, 0 to 4 percent slopes, rarely flooded.

The Chavies component is on stream terraces on river valleys. The parent material consists of alluvium weathered from sandstone and shale. 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 high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is rarely flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent.

Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

46A – Millrock loamy sand, 0 to 4 percent slopes, frequently flooded.

The Millrock component is on flood plains on river valleys. The parent material consists of alluvium from limestone and sandstone. 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 high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is frequently flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Non-irrigated land capability classification is 3s. This soil does not meet hydric criteria.

Erosion and Sediment Control and Stormwater Management

No comments submitted.

PUBLIC FACILITIES

Schools

No comments submitted.

Fire & Rescue

The Property is located with the McGaheysville Volunteer Fire Company and Elkton Emergency Squad's McGaheysville sub-station respective response areas. Our office has no concerns with this rezoning request as it contains no construction only a change of land use.

Sheriff

The Sheriff's Office has no comments.

TRANSPORTATION

Traffic Counts

Road	Classification	Geometry	Traffic Count*	Posted Speed
Island Ford Road (Route 649)	Major Collector	2-Lane Highway	3,300 VPD	55 mph

* Vehicles per Day (VPD)

VDOT

1. The subject rezoning will not have a significant impact to the roadway network.
2. Any potential new access to the site will be in accordance to Appendix F of the Road Design Manual and will require a VDOT Land Use Permit.

SUMMARY

Considerations

- This property was rezoned from A-1 to RR-1 as part of the Riverglen Subdivision in 2000.
- The Comprehensive Plan identifies this area as Agricultural Reserve.
- The entire 13.076 acres lie within the floodplain.
- VDOT notes that the rezoning will not have a significant impact on the roadway network.

Staff Recommendation: Approval

September 27, 2016

Whereas this request is in conformance with the Comprehensive Plan designation of Agricultural Reserve, staff recommends approval.

Planning Commission Recommendation:

Board Decision: