



Community Development Rezoning Report REZ16-245

Planning Commission
October 4, 2016

Board of Supervisors
October 26, 2016

Applicant	Chad E. Dove
Tax Map Id	94B-(5)- L1,2, and 3
Present Zoning	Medium Density Residential (R-2)
Proposed Zoning	General Business (B-1)
Location	Off Harpine Hwy. (Rt. 42), in the southeast corner of the intersection with Harman Rd.
Acreage	0.69
Election District	2
Comprehensive Plan	Community Residential

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

GENERAL INFORMATION

OVERVIEW

As part of the Comprehensive Rezoning of Rockingham County in 1985, this area was rezoned from General Agricultural District (A-1) to Medium-Density Residential District (R-2). The applicant has purchased the property and intends to relocate his business.

PROFFERS¹

The applicant has not proffered any conditions to the request.

COMPREHENSIVE PLAN

The Comprehensive Plan identifies this area as Community Residential. These areas are planned for a variety of housing types complemented by parks and civic uses, and shall be in accord with the principles of Traditional Neighborhood Design (TND). TND calls for a mix of uses so that residents have opportunities to live, recreate, learn, worship, work, and shop in their neighborhood.

ZONING AND EXISTING LAND USE

The Zoning Administrator states that, under the current zoning ordinance, the applicant is not able to work on tractor trailers or recreational vehicles. The applicant should be made aware that he is on a primary highway and if approved, the property must be kept neat with no junk outside the building.

Adjoining Properties and Uses

Direction From Site	Zoning	Existing Land Use
North	General Business (B-1)	Commercial (automotive business)
East	Medium Density Residential (R-2)	Vacant (owned by Church)
South	Medium Density Residential (R-2)	Church
West	City of Harrisonburg Business (B-2)	Commercial (Harmony Square Shopping Center)

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

County public water is located along the property frontage and is available for connections. Public sewer is not available through Rockingham County and the applicant is proposing a connection through the City of Harrisonburg. Approval from the City needs to be obtained for the sewer connection, and private easements will need to be obtained to extend the private lateral to the City connection.

Health Department

Public utilities are listed to serve the property. The applicant is advised to take care not to encroach upon any existing sewage disposal system and/or water supply when installing the proposed conveyance line to connect to public sewer.

ENVIRONMENTAL

Soils



12B - Carbo-Endcav-Rock outcrop complex, 2 to 7 percent slopes

The Carbo component makes up 35 percent of the map unit. This component is on hills on uplands. The parent material consists of residuum weathered from limestone and calcareous shale. Depth to a root restrictive layer, bedrock (lithic), is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is low. Shrink-swell potential is high. 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.

The Endcav component makes up 30 percent of the map unit. This component is on hills on uplands. The parent material consists of residuum weathered from limestone and calcareous shale. Depth to a root restrictive layer, bedrock (lithic), is 40 to 60 inches. The natural drainage class is well 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 high. 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 1 percent. Non-irrigated land capability classification is 2e. This soil does not meet hydric criteria.

Generated brief soil descriptions are created for major soil components. The Rock outcrop is a miscellaneous area.

Erosion and Sediment Control and Stormwater Management

No comments submitted.

PUBLIC FACILITIES

Schools

No comments submitted.

Fire & Rescue

The property is located within Hose Company #4 Fire Department & 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. This project will have to meet the requirements of the Rockingham County Fire Prevention Code once started.

Sheriff

The Sheriff's Office has no comments.

TRANSPORTATION

Traffic Counts

Road	Classification	Geometry	Traffic Count*	Posted Speed
Harpine Hwy. (Rt. 42)	Principle Arterial	5-Lane Highway	9,600 VPD	45 mph
Harman Rd. (Rt. 1151)	Local Road	2-Lane Highway	140 VPD	25 mph

* Vehicles per Day (VPD)

VDOT

1. The subject rezoning will not have a significant impact to the roadway network.
2. The size of the lot creates access issues along Route 42 and Harman Road. Current Access Management Spacing Requirements prohibit access to Route 42. Additionally, there is limited frontage along Harman Road to meet Corner Clearance Spacing. A new entrance onto Harman Road would require an Access Management Spacing Exception. The Virginia Administrative Code (24VAC30-73) requires that a shared use entrance be pursued for commercial use. Prior to pursuing an Access Management Exception, written evidence will be required that a reasonable agreement to share an entrance cannot be reached with adjoining property owner. Should an entrance be permitted to the subject parcel from Harman Road, it would have to be located at the back of the lot to maximize the distance between the entrance and Route 42.
3. The existing entrance opening on Route 42 will need to be eradicated. This will be accomplished by removing the concrete entrance and pouring new curb/gutter that matches the surrounding curb/gutter section.
4. The existing entrance opening on Harman Road will need to be restored to a non-traversable shoulder/grass strip. No access to the site will be allowed between the Route 42 intersection and the potential entrance at the back of the lot.
5. Access to the site will be in accordance to Appendix F of the VDOT Road Design Manual.

SUMMARY

Considerations

- The applicant intends to relocate his business to this site, but has proffered no conditions to this request.
- The property is bounded by commercial development on two sides and civic uses on the other two sides.
- The applicant is pursuing sewer service through the City of Harrisonburg; this has not been finalized.
- Access to the property will not be permitted from Rt 42; the existing entrance from Rt. 42 must be abandoned.
- Access to the property must be from Harman Road and must be as far from the intersection of Harman Road and Rt 42 as possible, potentially requiring an Access Management Exception if an agreement cannot be reached with the adjoining property owner.

Staff Recommendation: Approval

September 27, 2016

Whereas this request would permit commercial development on property adjacent to existing commercial development and would be in conformance with the Comprehensive Plan, staff recommends approval.

Planning Commission Recommendation:

Board Decision: