



Community Development Rezoning Report REZ16-287

Planning Commission
November 1, 2016

Board of Supervisors
December 14, 2016

Applicant	The Broadway Group
Tax Map Id	142A1-(A)- L28; 142A1-(A)- L29; portion of 142A1-(A)- L30
Present Zoning	Medium Density Residential District (R-2)
Proposed Zoning	General Business District (B-1)
Location	East of Judy Ln. (Rt. 647) and South of Spotswood Trl. (Rt. 33)
Acreage	1.770
Election District	5
Comprehensive Plan	Village Core of the McGaheysville Area Plan

Staff Recommendation:	Approval	October 26, 2016
Planning Commission:		
Board of Supervisors:		

GENERAL INFORMATION

OVERVIEW / BACKGROUND

As part of the comprehensive rezoning of the County, this property was rezoned to Medium Density Residential District (R-2).

PROFFERS¹

No conditions have been proffered with this application. All permitted uses are available under the General Business District and all Development Standards, as detailed in Article 7 of the Zoning Ordinance, shall be met.

COMPREHENSIVE PLAN

The property lies within the Village Core of the McGaheysville Area Plan. The Village Core allows some mixed-use and small-scale commercial development connected with sidewalks on at least one side of every public street. The Village Core seeks to avoid reverse frontage layouts, wherein the rear of the building faces a public right-of-way, and seeks to avoid suburban style design patterns, such as wide street sections.

ZONING AND EXISTING LAND USE

Zoning has no issues as long as they maintain the setbacks adjoining properties and meet parking requirements and parking setbacks from both roads.

Adjoining Properties and Uses

Direction From Site	Zoning	Existing Land Use
North	General Industrial District (I-1)	Autoparts Sales
East	Limited Business District	Peak View Plaza Shopping Center
South	Public Service District (PS-1)	Elkton Rescue Squad Substation
West	Medium Density Residential District (R-2)	Homesites

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

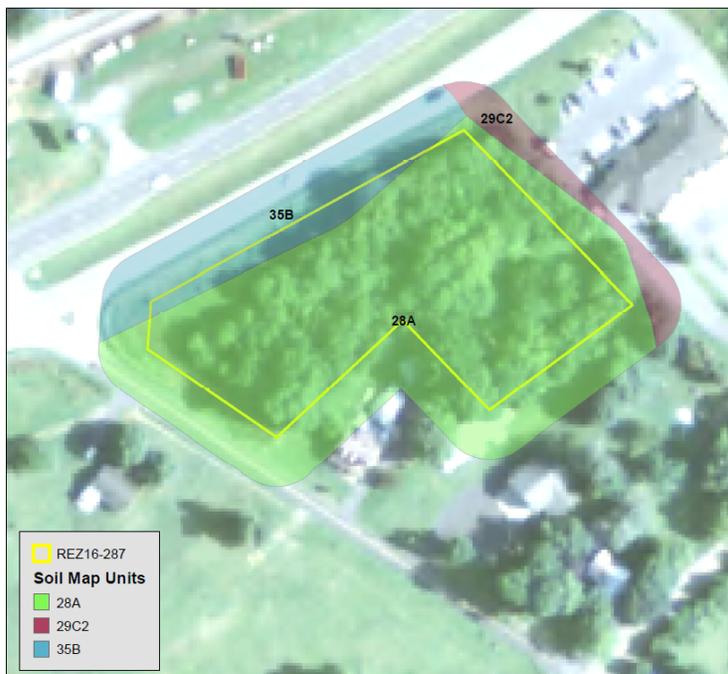
Public water and sewer are located on the opposite side of Judy Lane and are available for connections. An 8" waterline and 8" sewer are located along the roadway. Currently, domestic water flow is adequate for the site. Fire flows in this area are limited but will increase once water line improvements, which are planned by Public Works, are completed in the McGaheysville Area. These improvements should be completed by the end of year 2017.

Health Department

No objection to the rezoning. If a permit is needed for a sewage disposal system or well the local health department should be contacted. The local health department can also be contacted if a record search for any existing sewage disposal systems or wells on the property needs to be performed.

ENVIRONMENTAL

Soils



28A – 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, and December. This soil meets hydric criteria.

29C2 – 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.

35B – Shrink-swell potential is high. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 27 inches during January, February, March, and April. This soil does not meet hydric criteria.

PUBLIC FACILITIES

Fire & Rescue

This property is located within the McGaheysville Volunteer Fire Department and Elkton Emergency Squad's McGaheysville Sub-stations 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

No comment,

TRANSPORTATION

Traffic Counts

Road	Classification	Geometry	Traffic Count*	Posted Speed
Spotswood Trail (Rt 33)	Principle Arterial	4-Lane Divided Hwy	21,000 vpd	55 mph
Judy Lane (Rt 647)	Local Road	2-Lane Hwy	450 vpd (2015)	Un-posted

* Vehicles Per Day (VPD)

VDOT

1. The subject rezoning will not have a significant enough impact to the roadway network to warrant a Chapter 527 Traffic Impact Analysis.
2. Site access will be limited to Judy Lane. No additional access on Route 33 will be permitted.
3. There is not enough frontage along Judy Lane to construct an entrance that complies with current Access Management Regulations. An Access Management Exception will need to be granted for an entrance closer than 225' from Spotswood Trail. Due to limited frontage, an exception will likely be supported at this location.
4. The increase in traffic at the Spotswood Trail and Judy Lane intersection will create the need to evaluate the existing turn lanes on Route 33. One or both of these turn lanes may be required to be upgraded to current standards to serve existing and site generated traffic.
5. Site access onto Judy Lane and turn lane improvements on Route 33 will be in accordance to Appendix F of the VDOT Road Design Manual and all other applicable specifications and standards.

SUMMARY

Considerations

- The property lies within the Village Core of the McGaheysville Area Plan.
- Adjoining uses include the Elkton Rescue Squad, Peak View Plaza Shopping Center, and auto parts sales across Rt. 33.
- Public water and sewer are available with improvements expected to be completed by the end of year 2017.
- Site access will be limited to Judy Lane. No additional access on Route 33 will be permitted.
- An Access Management Exception will need to be granted for an entrance closer than 225' from Spotswood Trail.
- Existing turn lanes on Route 33 will need evaluation to determine if one or both will require to be upgraded to current standards to serve existing and site generated traffic.

Staff Recommendation: Approval

October 26, 2016

Whereas this property lies within the Village Core of the McGaheysville Area Plan, which calls for limited commercial development, staff recommends approval.

Planning Commission Recommendation:

Board Decision: