



**ROCKINGHAM COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT**

REZONING CASE REPORT REZ18-309

Applicant	Rockingham Aviation Corporation & North River Investments, LLC.
Address/Location	North side of Airport Rd. (Rt. 727) approximately 2 miles east of Warm Springs Pike (Route 42).
Tax Map#	136-(A)-L89A, 137-(A)-L34 & L36
Acreage	54.096 (three parcels combined)
Present Zoning	A-2 - General Agricultural District
Proposed Zoning	I-1 - Industrial District
Election District	4
Comprehensive Plan	Agricultural Reserve
Staff Recommendation	Table, November 1, 2018
Planning Commission	
Board of Supervisors	

GENERAL INFORMATION

OVERVIEW/BACKGROUND:

On August 18, 2018, Special Use Permit 18-170 was approved to authorize an aircraft museum be utilized within a new hangar as part of Dynamic Aviation’s complex. That special use permit was issued on the adjacent parcel, which is designated in the I-1 Industrial zoning district and the applicant has indicated that the impetus for this rezoning request would be to ensure contiguousness of the I-1 designation. This designation would then allow for the hangar to avoid being subject to required buffers between separate zoning districts. The applicant has not supplied any proffers regarding this property.

STAFF AND AGENCY ANALYSIS

ZONING

The Zoning Administrator has no concerns with this request given that the County has held discussions with the applicants previously about re-zoning the entire airpark to I-1.

PLANNING

Planning Consistency:

Case History

Case #	Approval Date	Tax Map #	Use & Conditions
S05-36	9/14/2005	136-(A)-L89 & 137-(A)-L36	Airport Capital Improvement Plan (Parking lots, supply shop, 2 hangars, renovations & upgrades)
SUP12-087	6/13/2012	136-(A)-L89	100' x 100' logistics building & 20' x 80' accessory building
SUP13-140	8/14/2013	136-(A)-L89 & L90; 137-(A)-L36	Expansion of existing airpark
SUP18-170	8/18/2018	137-(A)-L36	Aircraft museum w/in new hangar
REZ18-309	11/7/2018 <i>Scheduled</i>	136-(A)-L89; 137-(A)-L36 & L34	Change from A-2 to I-1 on ex. parcel to erase required setbacks

I-1 Industrial District Code Requirements

Sec. 17-312.01. - Definition.

The I-1 district provides a wide range of industries at concentrated locations.

Sec. 17-312.02. - Requirements.

- (a) The I-1 district shall be located within urban growth areas as designated in the comprehensive plan or any other plan adopted by the county.
- (b) The I-1 district is primarily oriented to primary roads, major intersections, interstate interchanges, and rail.
- (c) Industrial uses shall have minimal public interaction.
- (d) Sites with adequate frontage and depth shall be provided to prevent the scattering or stripping of industrial development and to permit controlled access to public streets.
- (e) To maintain traffic safety and flow along the fronting public streets, interparcel access shall be provided.

Comprehensive Plan Consistency:

The parcel is shown as Agricultural Reserve in the Comprehensive Plan adjacent to the Town of Bridgewater Urban Growth Area. The Agricultural Reserve designation is delineated in Section II-D-5:

1. Existing Uses. The Agricultural Reserve also contains other existing uses: residences, rural centers, and rural commercial uses that are served by wells and septic systems. ...This plan recommends, in the absence of public water and sewer services, limiting the expansions of the rural centers in order to reduce potential impacts on agricultural activities.
2. Section: II-B-Goals:
Policy #4.1.5 Retain and expand the existing industries and businesses now operating in the County.
3. Given that public water and sewer provisions are available (see Public Works Comments below), expansion adjacent to the Growth Area and an existing I-1 zoning district would be consistent with the Comprehensive Plan.

Neighboring Jurisdictions

The Town of Bridgewater and Town of Mount Crawford were both contacted regarding this request , although no comments have been received.

PUBLIC WORKS DEPARTMENT

Water:

The current airport facility is served by County water and the service could potentially be extended to this property through a connection to the airport's private water mains.

Sewer:

The airport facility discharges through a private force main to the regional sewer authority's Bridgewater pumping station. It appears that a connection into the private force main would be feasible for this parcel. Both systems should have adequate capacity for the proposed use.

VIRGINIA DEPARTMENT OF HEALTH

The Health Department has no comment on this proposal. Public water and either public sewer or a private force main will serve the project.

ENVIRONMENTAL SERVICES

This site is in the Pleasant Run - North River watershed. There are no known surface waters on the property. There is no mapped floodplain. The site is not underlain by carbonate rock material. Site soils are in Hydrologic Groups C and D. Group C soils are defined as having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission. Group D soils are defined as having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

FIRE AND RESCUE

This rezoning request located within the Bridgewater Volunteer Fire Department and the Bridgewater Volunteer Rescue Squad's respective fire due area. 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 while maintaining the current emergency response call load. This project will have to meet the requirements of the Rockingham County Fire Prevention Code.

VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT)

Roadway Information:

Airport Road (Route 727)

Functional Class.: Major Collector

Geometry: 2 Lane Highway

Traffic Count: 2,400 VPD (2017)

Posted Speed: Un-Posted (55 MPH)

VDOT Comments:

1. This proposed rezoning could have a significant impact to the roadway network. While the potential traffic generated by 54 acres of industrial would likely not warrant a Chapter 527 Traffic Impact Analysis, it could double the current traffic volume on Route 727 (Airport Road). Should the potential use of these parcels be limited via conditional zoning to uses associated with a private aviation facility, overall traffic concerns would be greatly reduced.
2. There is an existing entrance serving Lot 36 that could be utilized for further site development. This entrance will need to be evaluated per the regulations in Appendix F of the Road Design Manual and improved as warranted. This could include, but is not limited to, improving the geometry, grade, and construction of turn lanes and/or tapers.
3. Entrance/access improvements will require a VDOT Land Use Permit.

STAFF RECOMMENDATION: Table,

November 1, 2018

Staff recommends tabling this request to allow the applicant time to address outstanding comments.

PLANNING COMMISSION ACTION

BOARD OF SUPERVISORS DECISION