



ZONING AMENDMENT STAFF REPORT

Rezoning Case Number: **ZCR1043**

Applicant: **Surry County Administration**

Current Zoning: RA Proposed Zoning: MI-C

Tax Parcel ID Number(s): 5938-00-41-7344

Nature of the Request

Overview: Applicant proposes a reclassification of zoning district from Rural Agricultural (RA) to Manufacturing Industrial - Conditional (MI-C). The proposed Conditional District would incorporate a permitted use list with general-purpose on-site planning considerations, and does not propose a specific future use of the property.

General Use Rezoning

Conditional Rezoning

If the nature of the request is a Conditional Rezoning, the following uses shall be permitted in this proposed conditional zoning district:

All uses listed in the document provided by the applicant and attached herewith, entitled, "Permitted Uses in the MI-C District as Proposed for the Property Identified as Parcel ID # 5938-00-41-7344"

The following development conditions have been offered by the applicant:

The site-specific conditions submitted address on-site setbacks and buffering, and limit the nature and number of permitted uses, as set forth in the applicant's submitted plan, attached. This petition and plan contain no specific development proposal; the applicant offers as further conditions of adoption that all use- and building-specific development information, as would be required by Article 8, Section 6 when determined, shall be provided prior to issuance of permits by the appropriate county agencies.

Property Specifics

Property Owner: Surry County

Property Location: South of and abutting Interstate 74 right-of-way; west of and abutting the Surry County landfill property. Nearest public road access is Sheep Farm Road, 1300 feet north, via Terrell Lane, a private drive overpassing the interstate.

Township: Mount Airy **Acreage:** 90.35

Deed Book: 1180 **Page:** 170 (memorandum of assignment; acquired by eminent domain. Also see Civil Court records 007-CVC-363)

Zoning History of Parcel(s): RA zoning since adoption of the zoning ordinance in 2001.

Character of the Area

Overview: The subject property is located adjacent to and west of the County landfill property south of Mount Airy. The immediate area has a largely rural character, with significant residential and agricultural properties; but also a large amount of industrial zoning and uses, with over 1,000 acres of industrially zoned property within a two mile radius of the subject property.

Existing Land Use(s) on the Property: None. Dwellings and residential accessory structures have been removed from the property. The County public works department has removed a small amount of earth for fill purposes on the landfill adjacent to the east boundary.

Surrounding Land Use(s) and Zoning:

Location	Land Use	Zoning
North	Interstate r/w, agricultural, residential, industrial	RA, MI
South	Railroad r/w, agricultural, residential	RA
East	Industrial, agricultural, residential	MI, RA
West	Agricultural, residential, industrial	RA, MI

Historic Properties: There are no inventoried historic properties within 2 miles of the site.

Infrastructure and Community Facilities

Public Schools:

District	Enrollment	Existing Capacity
Westfield	589	408

Pilot Middle	503	452
East Surry High	660	695

Fire District: Bannertown

Water and Sewer Services:

Private Well Private Septic Public Water Public Sewer

Public Water/Sewer Provider: n/a

Public Water/Sewer Planning: The Surry County Updated 20-Year Water and Sewer Capital Improvement Plan projects no extension of public water or sewer service to the property in the 20-year window ending in the year 2027.

Transportation:

Property Access: The property is accessed by Terrell Lane, a private road running south and southeast about 1,300 feet from Sheep Farm Road, a secondary road running northeast to southwest from Old Highway 52 south of Mount Airy to Park Road, south of the White Plains area

ADT: n/a trips per day **Year:** n/a

Proposed Improvements: None

Projected Traffic Generation: Unknown

Thoroughfare Plan Consistency: n/a

Environmental Assessment

Topography: Rolling

Flood Hazard: n/a

Streams: Yes **Perennial:** Yes

Wetlands: Unknown

Watershed: None

Watershed Development Density: n/a

Land Use Planning Consistency

Applicable Land Use Plan(s): Land Use Plan 2015

Future Land Use Classification(s): Rural/Rural Growth

Consistency Principle(s):

5.4.4.1 Industrial development shall not be located in areas that would diminish the quality of life of neighboring communities.

5.4.4.2 Industrial development should be located in areas that are physically suitable and have unique locational advantage for industry. Advanced planning for identification of such land shall be encouraged.

5.4.4.8 Heavy Industrial Sites should be separated or buffered from non-industrial areas by natural features such as existing trees and green space, major transportation facilities, and/or other suitable means.

Meeting Summaries

Planning and Development staff developed the site-specific plan, permitted uses and other proposed conditions through ongoing discussion with County Administration officials..

Recommendation

Planning and Development staff concur that the proposal would be a reasonable reclassification from the current zoning district, given the location in an area having extensive existing industrial development and zoning, including the adjacent County landfill.

Attachment(s)

Contact the Surry County Planning office to obtain copies of attachments and/or related documents.