



ZONING AMENDMENT STAFF REPORT

Rezoning Case Number: **ZCR1077**

Applicant: **Zane Creed and Wade C. Haynes**

Current Zoning: RA Proposed Zoning: RB

Tax Parcel ID Number(s): 5909-01-17-8665

Nature of the Request

Overview: The proposal is to reclassify a 2.92-acre tract for Rural Business purposes.

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:

n/a

The following development conditions have been offered by the applicant:

n/a

Property Specifics

Property Owner: Wade C. Haynes

Property Location: Red Brush Road, east side, 0.25 mile north of I-74 right-of-way

Township: Stewarts Creek

Acreage: 2.92

Deed Book: 1212/4

Page: 494/18

Zoning History of Parcel(s): Has been zoned RA since 2001.

Character of the Area

Overview: The immediate area is not extensively developed, but the half-mile radius has considerable diversity in land uses and zoning. There are areas approaching medium residential density within this radius, with subdivided land to the west and north. A significant industrial zoning district is located to the north with trucking companies, a vacant car wash and a salvage yard. One grandfathered mobile home park is located to the north. A commercial campground is located southeast and adjoining. A hair salon/tanning facility is located 700 feet south of the subject property, and a convenience store is located 1300 feet south at the interstate highway.

Existing Land Use(s) on the Property: Vacant land. Two-thirds open space with woods in rear.

Surrounding Land Use(s) and Zoning:

Location	Land Use	Zoning
North	Residential, commercial, industrial	RA, MI, RB, RR
South	Residential, commercial	RA, RB, HB
East	Commercial, Residential, Agricultural	RA
West	Woods, Residential, Agricultural	RG

Historic Properties: None in the immediate area.

Infrastructure and Community Facilities

Public Schools:

District	Enrollment	Existing Capacity
Cedar Ridge	459	432
Gentry Middle	466	609
North Surry High	1042	1025

Fire District: Franklin

Water and Sewer Services:

- Private Well
 Private Septic
 Public Water
 Public Sewer

Public Water/Sewer Provider: None

Public Water/Sewer Planning: According to the 2007 20-year capital improvement plan, public water may be extended to this area within the next 20 years. There are no current plans for extension of sewer service to this area.

Transportation:

Property Access: Property is accessed by Red Brush road, and has 284 feet of frontage on the secondary road.

ADT: 4200 trips per day **Year:** 2003

Proposed Improvements: unknown

Projected Traffic Generation: unknown

Thoroughfare Plan Consistency: Red Brush road classified as a major collector secondary road

Environmental Assessment

Topography: Level to rolling

Flood Hazard: n/a

Streams: No **Perennial:** No

Wetlands: No

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 Area

Consistency Principle(s):

Land Use Plan 2015

[Area Land Use Category: Rural Growth Zone. Semi-urban development to be expected over the next five to ten years]

- 5.3.2 Encourage sustainable economic development that offers improved employment opportunities.
- 5.3.3 Encourage economic and commercial development that does not detract from the rural environment.
- 5.3.8 Encourage high quality development.
- 5.4.5.4 New commercial development should be encouraged to locate within existing areas of commercial activity.
- 5.4.5.5 Commercial sites should be served with necessary utilities. Businesses which consume considerable quantities of water should either be served by central water and sewage facilities or be located where the physical characteristics of the land (i.e. soil and geography) are favorable for the support of on-site water supply and wastewater treatment facilities.

Meeting Summaries

Applicant Mr. Creed met with staff in December 2010. Option of conditional zoning was discussed. Applicants decided to apply for general use rezoning to RB. Mr. Creed submitted application and paid fee on 2/28/2011. Application was held by staff until owner of the property, Mr. Haynes, co-signed on 3/17/2011.

Recommendation

A classification of RB may be consistent with the current pattern of development in the half-mile radius area. Zoning and land use are varied with a rural/suburban balance. There is a nearby interstate highway access, with an existing small area plan calling for light commercial development and improved infrastructure near this highway access.

Ordinance criteria for planning board review (Article 4, Section 3):

- ~Will the proposal place all property similarly situated in the area in the same category, or in appropriate complementary categories?
- ~Is there convincing demonstration that all uses permitted under the proposed district classification would be in the general public interest and not merely in the interest of an individual or small group?
- ~Is there convincing demonstration that all uses permitted under the proposed district classification would be appropriate in the area included in the proposed change? (When a new district designation is assigned, any use permitted in the district is allowable, so long as it meets district requirements, and not merely uses which applicants state that they intend to make of the property involved.)
- ~Is there convincing demonstration that the character of the neighborhood will not be materially or adversely affected by any use permitted in the proposed change?
- ~Is the proposal in accord with the Land Use Plan and sound planning principles?

Attachment(s)

Map, pictures, use list