



Planning Commission Meeting Agenda

July 5, 2022

Board Meeting Room at 6:30 p.m.

1. Call to Order - Chairman Loomis
2. Pledge of Allegiance and Invocation – Commissioner Rohrer
3. Approval of Minutes from June 7, 2022, Regular Meeting
4. Public Hearing

Comprehensive Plan Amendment

CPA22-1580 Amendment to the Comprehensive Plan Transportation Chapter to include improvements to the intersection of US 340 and Island Ford Rd, and improvements recommended in VDOT's US 33 Arterial Management Plan.

Ordinance Amendment

OA22-1581 Amendment to the Rockingham County Code, Chapter 17 (Zoning Ordinance), Section 17-607, Supplemental Standards for Certain Land Uses, to add supplemental standards for "Kennel Operation, Commercial".

Rezoning Case

REZ22-1310 Gas City LLC, 17768 Braemar Pl, Leesburg VA. This request is to rezone 31.248 acres from A-2 (General Agricultural) to BX (Business Interchange). The property is located 0.2 mile north from the interstate overpass at Exit 257 in Mauzy. Tax Map #67-(A)- L66 & L67A. Election District 1.

5. Rezoning Request Not Requiring a Public Hearing

REZ22-1438 Great Eastern Resort Corporation, PO Box 6006, Charlottesville VA. This is a request to update unit labels to better identify uses and amenities in the Woodstone Meadows Master Plan. The property is zoned R-5 (Planned Neighborhood District). Election District 5. *At its May 25, 2022 meeting, the Board of Supervisors waived the requirements to hold public hearings in accordance with the Code of Virginia Section 15.2-2302.B.*

6. Unfinished Business

REZ22 1161 Faris Al Anbari, 79 Bear Crossing Ct, Penn Laird VA. This request is to rezone 2.337 acres from B-1 C (General Business with Conditions) to R-3 C (General Residential with Conditions). The property is located on the west side of Bear Crossing Ct, on the south side of Spotswood Trl (Rt 33). Tax Map #126F-(9)- L9, L10, L11, & L12. Election District 3. ***This request was tabled on June 7, 2022.***

County of Rockingham

Rhonda H. Cooper
Director

Department of Community Development



Rezoning Case Report

REZ22-1310

Gas City, LLC

Location	Located 0.2 mile north from the interstate overpass at Exit 257
Tax Map#	67-(A)- L66 & L67A
Acreage	31.248 acres
Present Zoning	A-2 (General Agricultural District)
Proposed Zoning	BX (Business Interchange District)
Election District	District 1
Comprehensive Plan	Agricultural Reserve
Staff	Recommendation of Approval, June 28, 2022
Planning Commission	
Board of Supervisors	

OVERVIEW

The applicant is requesting to rezone the 31.248-acre parcel from A-2 (General Agricultural) to BX (Business Interchange). The BX district provides services to the interstate-travelling public within a concentrated location. No proffers have been submitted to limit the uses, and therefore all BX uses shall be considered.

STAFF AND AGENCY ANALYSIS

PLANNING & ZONING

Although this property is designated as Agricultural Reserve in the Comprehensive Plan, and is not located within an urban growth area, it lends itself more towards a commercial service business use with the proximity to the interstate. The Comprehensive Plan speaks to service businesses in relation to tourism and that the traveling public brings in visitors who spend money locally but then leave the area, and do not require extensive levels of public services. Tourism also relies in part on resources that cannot be created such as scenic beauty, which this area can provide to the traveling visitor.

The BX district provides services to the interstate-travelling public within a concentrated location. The BX district shall be situated within a ½ mile of an interstate interchange as measured from the center point where the road overpass crosses the interstate. This property is located 0.2 mile from the interstate overpass. The BX district is not required to be located inside an urban growth area and has no minimum lot size. This request meets the requirements of the Business Interchange District.

FIRE AND RESCUE

This rezoning request is located within the Broadway Volunteer Fire Department and Broadway Volunteer Rescue Squad's respective first due area. This project will need to meet the requirements of the Rockingham County Fire Prevention Code.

BUILDING SERVICES

Building Services has no comments.

ROCKINGHAM COUNTY PUBLIC WORKS

Rockingham County water and sewer is not available in this area. Public Works has no comment at this time.

ROCKINGHAM COUNTY PUBLIC SCHOOLS

RCPS has no comments.

ENVIRONMENTAL SERVICES

Environmental Services has no comments.

VIRGINIA DEPARTMENT OF HEALTH

Water supply is a proposed waterworks to be regulated by the Office of Drinking Water. Sewage disposal system is a proposed Discharge system to be regulated by DEQ.

VIRGINIA DEPARTMENT OF TRANSPORTATION

VDOT has reviewed the request to rezone 31.248 acres from A-2 (General Agriculture to BX (Business Interchange) and a special use request for a truck wash, repair, and parking on the same property and is providing the following comments:

Traffic Data: See Traffic Impact Analysis (TIA).

The rezoning required a VDOT Chapter 527 which has already been reviewed and approved by VDOT. The conditional approval letter and TIA is included with the application. The TIA was performed based on a 10,000-sf convenience store, 12 car fueling positions, 8 diesel fueling positions, and a single 2,000 sf fast-food restaurant. The recommendations resulting from the TIA can be found on page 39 of the analysis. Note that the most recent version of the preliminary site plan has changed from separate truck/car entrances to a single consolidated entrance, which is reflected in the approval letter.

VDOT will review the site plan to ensure the location and design meets all VDOT requirements.

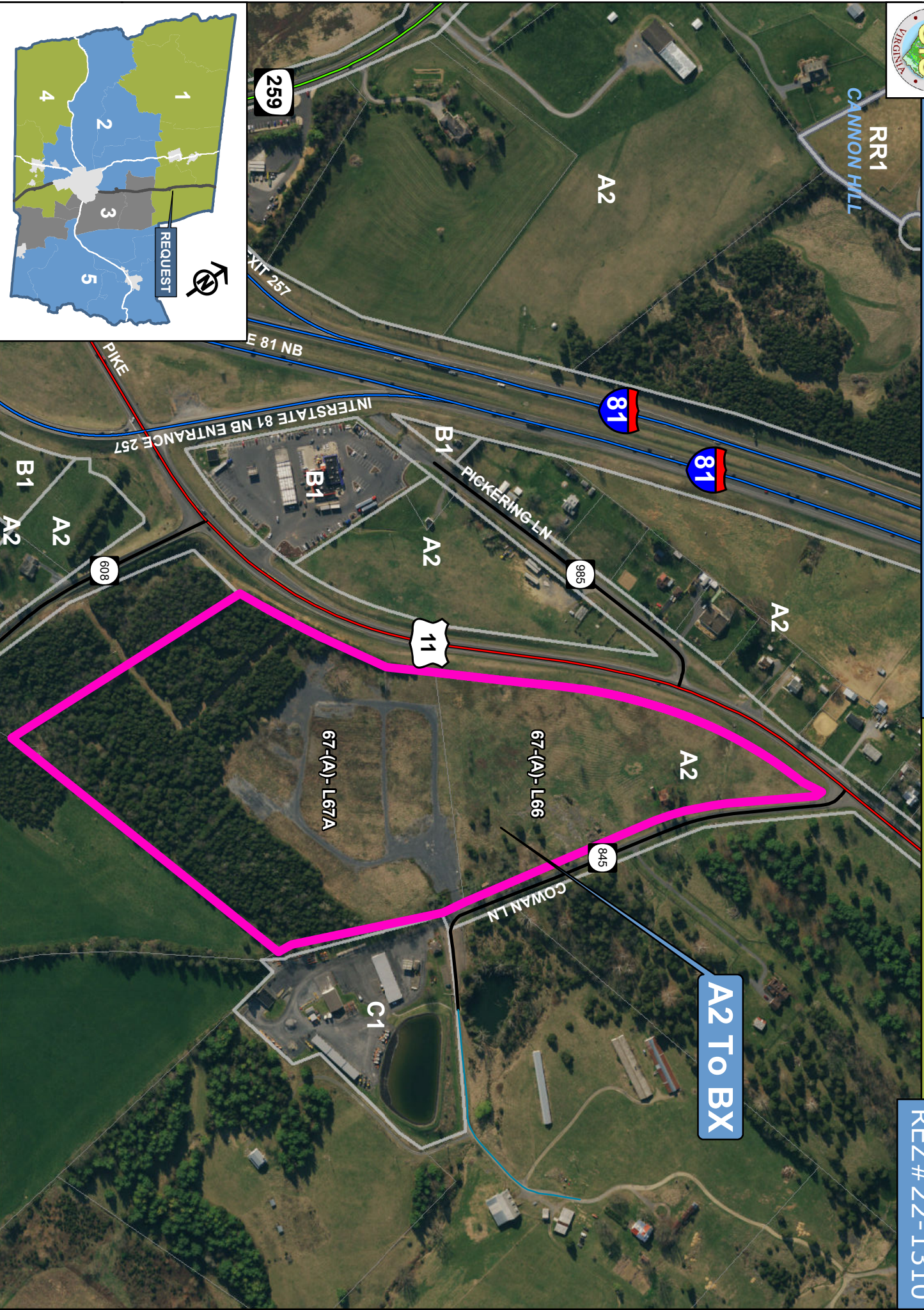
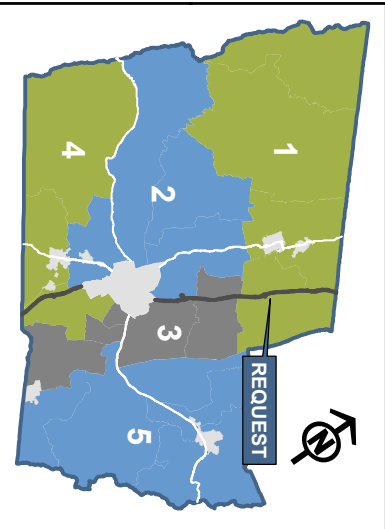
Staff Recommendation

Approval, June 28, 2022

Staff finds this request to be consistent with the requirements and intentions of the Business Interchange District, and therefore recommends approval.



Gas City LLC Rezoning Request



A2 To BX

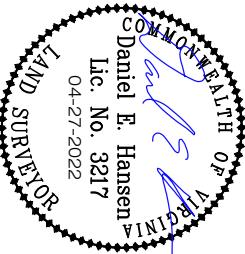
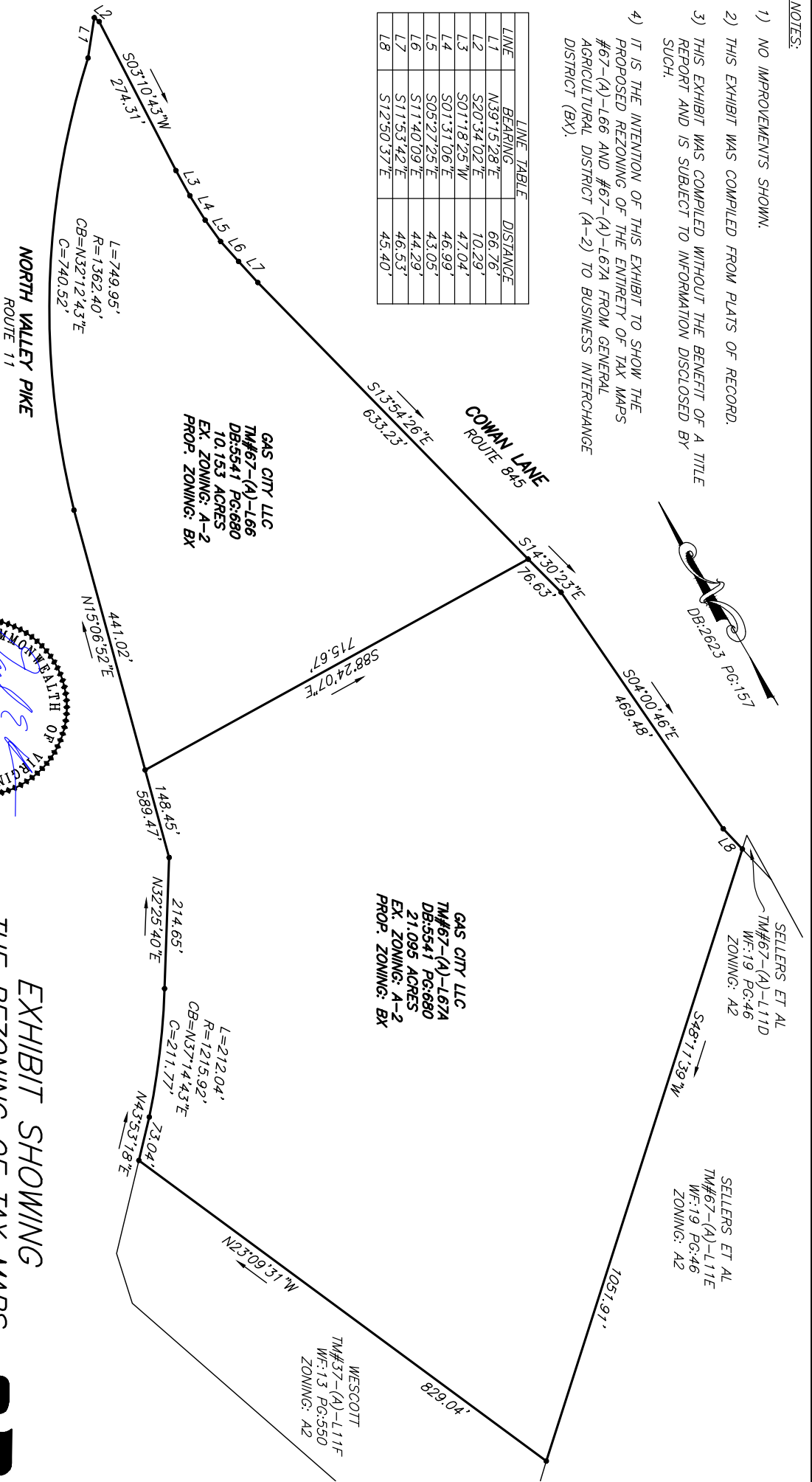


PC Hearing Date: 7/5/2022
REZ#22-1310

NOTES:

- 1) NO IMPROVEMENTS SHOWN.
- 2) THIS EXHIBIT WAS COMPILED FROM PLATS OF RECORD.
- 3) THIS EXHIBIT WAS COMPILED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION DISCLOSED BY SUCH.
- 4) IT IS THE INTENTION OF THIS EXHIBIT TO SHOW THE PROPOSED REZONING OF THE ENTIRETY OF TAX MAPS #67-(A)-L66 AND #67-(A)-L67A FROM GENERAL AGRICULTURAL DISTRICT (A-2) TO BUSINESS INTERCHANGE DISTRICT (BX).

LINE	BEARING	DISTANCE
L1	N39°15'28"E	66.76'
L2	S20°34'02"E	10.29'
L3	S01°18'25"W	47.04'
L4	S01°31'06"E	46.99'
L5	S05°27'29"E	43.05'
L6	S11°40'09"E	44.29'
L7	S11°53'42"E	46.53'
L8	S12°30'37"E	45.40'



**EXHIBIT SHOWING
THE REZONING OF TAX MAPS
#67-(A)-L66 & #67-(A)-L67A**

PLANS DISTRICT
COUNTY OF ROCKINGHAM, VIRGINIA
PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
POA/NORCE / RICHMOND / NEW RIVER VALLEY / SHEPHERD VALLEY
104 Industry Way, Suite 102, Staunton, Virginia 24401 / Phone (940) 248-5250 / www.baizler.cc



DATE: 04-27-2022
SCALE: 1" = 150'
JOB: 44200020.00
DRAWN BY: DEH



DATE: April 7, 2022
TO: Natalie Rupinski, Ramey Kemp Associates
FROM: David B. Atwood, P.E., Area Land Use Engineer
RE: Exit 257 Travel Center Rezoning Traffic Impact Analysis
Tax map # 67-(A)-L66, L67A (31.248 acres)

VDOT has reviewed the above referenced Traffic Impact Analysis (TIA) dated 2-22-2022. VDOT will not require an additional revision to the TIA, but is offering the following conditional comments based on the combined Residency and District review:

1. VDOT understands that the most recent version of the preliminary site layout has combined the separate truck and passenger vehicle entrances into a single entrance at the approximate location of the passenger vehicle entrance shown in this study.
2. Due to the high volume of right turns, VDOT has concern about conflicts the turning vehicles, particularly the trucks, may have with the sight lines of vehicles exiting the travel center. Should this development reach site plan (design) stage, VDOT will request that the right turn lane be offset to reduce the sight conflicts within the sight triangles.
3. All yellow change and all-red intervals were coded as four and two seconds, respectively. Please note that in future studies, the model should reflect the intervals in the controllers that have been implemented per IIM-TE-306.1.
4. A copy of the TIA and these comments will be made part of the review packets at the time of rezoning. Concurrence with this TIA does not represent a favorable or unfavorable view of the rezoning by VDOT.

Thank you for the opportunity to comment. Please feel free to contact me at 540-434-2587 if you have any questions or concerns.

Sincerely,

David B. Atwood, P.E.

VDOT | Area Land Use Engineer



Rockingham County Rezoning Application

Application Procedure

The rezoning process usually takes about eight weeks from time of application submittal. However, timing can vary depending on application submission date in connection to scheduled public hearings.

1. Applicant participation in a recommended Pre-Application Meeting to receive early input from county and agency staff. Call (540) 564-5074 for more information and scheduling.
2. Submission of complete application (as a guide, use the check list provided below).
3. Staff and agency application review and comments from the County departments of Building, Engineering, Planning, Fire & Rescue, Public Works, Environmental, Zoning, Economic Development, Public Schools; Virginia Department of Health (VDH); and Virginia Department of Transportation (VDOT). Other applicable agencies may be contacted if needed.
4. Notification letters of public hearing mailed to adjoining landowners.
5. Rezoning sign placed on property in public view.
6. Public hearing advertisement placed in the local paper.
7. Planning Commission public hearing*, review, and recommendation to the Board of Supervisors.
8. Board of Supervisors public hearing*, review, and final rezoning determination. The decision to approve or deny the rezoning request is ultimately determined by the Rockingham County Board of Supervisors.

**The applicant, or representative, is encouraged to attend both related public hearings.*

Application Checklist (please submit with application)

It is the responsibility of the applicant to gather all information and submit a complete rezoning application to the Rockingham County Department of Community Development.

- A completed and signed application (digital PDF preferred).
- A boundary map of the property, showing the metes and bounds description of the area to be rezoned. The submitted map cannot be larger than 11" x 17".
- If rezoning to a Planned District, a master plan and plan description are required.
- If rezoning to a Conventional District, a statement of proffers may be submitted.
- Required fee determined by the chart below. Checks should be made payable to "Rockingham County" and credit card payments are subject to a 2.5% convenience fee. **Total included fee: \$1,325**

Planned Development District Rezoning Request	
Fee	\$750 + \$25/acre
Amendments Involving a Public Hearing	\$750 + \$25/acre
Proffer Amendments Not Involving a Public Hearing	\$750
Conventional District Rezoning Request	
Agricultural (for agricultural uses)	\$150
Single – or Two-family Residential	\$525 + \$25/acre
Residential for More than Two Families	\$525 + \$25/acre
Commercial/Industrial	\$525 + \$25/acre
Other	\$525 + \$25/acre

Rezoning Application Form

Property Owner: GAS CITY LLC

Address: 17768 BRAEMAR PL LEESBURG VA 20175

Telephone: 703-999-7748

Email: gasmartinc@aol.com

Other Applicant Party (such as a contract purchaser) if applicable: _____

Address: 17768 BRAEMAR PL LEESBURG VA 20175

Telephone: 703-999-7747

Email: deepi918@aol.com

Other Contact Person (such as a law or engineering firm) if applicable: Balzer & Associates

Address: 104 Industry Way, Suite 102, Staunton, VA 24401

Telephone: 540-248-3220

Email: wmoore@balzer.cc

Application Contact: William S. Moore, PE (Balzer & Associates)

Property Location: (N S E W) of (Road Name) North Valley Pike (Route #) 11

approximately 0.1 miles/feet (N S E W) of (Road Name) Mauzy Athlone Road

(Route #) 608. Election District #: Plains

Property Tax Map Number(s): 67-A-L66, 67-A-L67A

Number of acres in rezoning request: 31.2 **Current Zoning:** A-2 **Proposed Zoning:** B-X

Indicate Method of:

Water Supply

- County Water
- City Water *
- Community System
- Well
- Cistern

Sewage Disposal

- County Sewer
- City Sewer *
- Community System
- Septic System
- Alternative: Direct Discharge

** If City water and/or sewer are selected, applicant must have full approval by City & County prior to submitting this application.*

Please check attachments included:

For Conventional District Rezoning: A Statement of Proffers, in compliance with Section 17-1004.03 of Rockingham County's Zoning Ordinance, may be submitted with this form.

For Planned District Rezoning: A Master Plan and Plan Description, in compliance with Section 17-1004.04 of Rockingham County's Zoning Ordinance, shall be submitted with this form.



Signature of Landowner



Signature of Applicant or Agent