MEMORANDUM

To: Board of Supervisors
From: Sandra M. Shackelford, Planner S.M.S
Subject: Rezoning # PL-15-25 (Timberlake Road)
Date: October 27, 2015

BACKGROUND: This request is to rezone 17.048 +/- acres from Residential – Single Family to Business – General Commercial, Conditional to expand the existing wholesale business facility and construct mini-storage buildings.

Public hearings scheduled: P/C: October 26, 2015; B/S: December 1, 2015
Location / Election District: 22290 Timberlake Road / Sunburst Election District
Tax map number(s) / total acreage: 2.103 acres of parcel 20D-4-D1 & 14.945 acres of parcel 20D-4-D / 17.048 +/- acres total
Magisterial District and Population: College; 7,503 in 2010 increasing to 7,781 by 2020.
Applicant contact information: Dick Carrington, 203 Archway Court, Lynchburg, VA 24502 / 434-316-0126.
Comments: The applicant owns the adjacent commercial properties better known as Consolidated Shoe. They would like to rezone this portion that is immediately adjacent from Residential-Single Family to Business – General Commercial, Conditional in order to expand the wholesale business and add some mini-storage units. The applicants are using Buffalo Creek as the boundary line for the rezoning, leaving the southern portion that abuts against the residential development as Residential – Single Family.

DISCUSSION:
Land Use/Floodplain: The area is residential in nature. Zoning in the vicinity is Residential – Single Family (R-SF) and Business – General Commercial. The property does not lie within any FEMA 100-yr. flood plains.
Access and Traffic: The property is accessed from Timberlake Road (Route 460 – avg. daily traffic 30,000 vehicles). The request may generate a minimal amount of new traffic, but nothing near the threshold that would require a traffic study.
Utilities: The property will be served with public water and private septic systems.
Proffers: Proffers have been submitted to exclude the following uses: recreational establishments, dancing establishments, hospitals, hotels and motels, assisted living facilities, and dormitories.
Comprehensive Plan: The property is located in an area designated as medium to high density residential.

RECOMMENDATION: The Planning Commission recommended approval of this request with the proffers by a vote of 7-0 citing good zoning practice.
§ 15.2-2200. Declaration of legislative intent.

This chapter is intended to encourage localities to improve the public health, safety, convenience and welfare of its citizens and to plan for the future development of communities to the end that transportation systems be carefully planned; that new community centers be developed with adequate highway, utility, health, educational, and recreational facilities; that the need for mineral resources and the needs of agriculture, industry and business be recognized in future growth; that residential areas be provided with healthy surroundings for family life; that agricultural and forestal land be preserved; and that the growth of the community be consonant with the efficient and economical use of public funds.

§ 15.2-2283. Purpose of zoning ordinances.

Zoning ordinances shall be for the general purpose of promoting the health, safety or general welfare of the public and of further accomplishing the objectives of § 15.2-2200. To these ends, such ordinances shall be designed to give reasonable consideration to each of the following purposes, where applicable: (i) to provide for adequate light, air, convenience of access, and safety from fire, flood, crime and other dangers; (ii) to reduce or prevent congestion in the public streets; (iii) to facilitate the creation of a convenient, attractive and harmonious community; (iv) to facilitate the provision of adequate police and fire protection, disaster evacuation, civil defense, transportation, water, sewerage, flood protection, schools, parks, forests, playgrounds, recreational facilities, airports and other public requirements; (v) to protect against destruction of or encroachment upon historic areas; (vi) to protect against one or more of the following: overcrowding of land, undue density of population in relation to the community facilities existing or available, obstruction of light and air, danger and congestion in travel and transportation, or loss of life, health, or property from fire, flood, panic or other dangers; (vii) to encourage economic development activities that provide desirable employment and enlarge the tax base; (viii) to provide for the preservation of agricultural and forestal lands and other lands of significance for the protection of the natural environment; (ix) to protect approach slopes and other safety areas of licensed airports, including United States government and military air facilities; (x) to promote the creation and preservation of affordable housing suitable for meeting the current and future needs of the locality as well as a reasonable proportion of the current and future needs of the planning district within which the locality is situated; and (xi) to provide reasonable protection against encroachment upon military bases, military installations, and military airports and their adjacent safety areas, excluding armories operated by the Virginia National Guard. Such ordinance may also include reasonable provisions, not inconsistent with applicable state water quality standards, to protect surface water and ground water as defined in § 62.1-255.
REZONING NARRATIVE

FOR

CONSOLIDATED SHOE FACILITY
CARRINGTON PROPERTIES, LLC
TIMBERLAKE ROAD
CAMPBELL COUNTY, VIRGINIA

PREPARED FOR:
CARRINGTON PROPERTIES, LLC
203 ARCHWAY COURT
LYNCHBURG, VA. 24502
(C/O DICK CARRINGTON)

BY

BERKLEY-HOWELL & ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS

306 ENTERPRISE DRIVE, SUITE C.
FOREST, VIRGINIA 24551
(434) 385-7548

COMM. NO. 150100

MAY 18, 2015
REVISED JULY 8, 2015
REZONING NARRATIVE
CONSOLIDATED SHOE FACILITY

PROJECT DESCRIPTION

To expand their existing business, the Carrington Properties requests to rezone 17.048 acres from R-SF Single Family to B-GC Business General Commercial to allow for a proposed mini-storage and wholesale business facility. The mini-storage buildings include approximately 72,000 sf of space. The wholesale business building is 30,000 sf.

The Carrington Properties currently has a large commercial business, Consolidated Shoe and sub-tenants, located on the Northern half of their property. A portion of the property is split zoned with a mix of Business and Residential. Rezoning a portion of the property to Business General Commercial to Buffalo Creek allows the facility to expand, eliminates the split zone, and provides the zoning district limit at a prominent natural divide. The 12.91 acre residue on the south side of the creek will remain Residential Single family and is compatible with the adjoining Residential properties. The proposed commercial expansion provides for a vegetative buffer and green space against the adjoining residential properties.
1. I proffer that the use of the subject property shall be limited to all uses listed by right for Business – General Commercial, but shall exclude the following: recreational establishments, dancing establishments, hospitals, hotels and motels, assisted living facilities, and dormitories.

Respectfully Submitted,

CARRINGTON PROPERTIES, LLC
By [Signature], its [Title]

Sept 22, 15

Date

Signed before me this day 22 Sept 2015

Notary Public

[Stamp]

Commission expires 4/30/2019
Ty, I added one more sentence (see last sentence) to what I just sent.

The Project Evaluation Committee met on Tuesday, September 8, 2015 at 10 AM to discuss the plan for the Consolidated Shoe Mini-Storage & Wholesale storage. The following is a synopsis of the meeting; it does not necessarily reflect all comments or indicate all requirements of the permitting process.

Present:

<table>
<thead>
<tr>
<th>Name</th>
<th>Position/Company</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ty Mosby</td>
<td>Berkley Howell &amp; Associates</td>
</tr>
<tr>
<td>Paul Harvey</td>
<td>Director of Community Development</td>
</tr>
<tr>
<td>Joseph Heddings</td>
<td>Building Official</td>
</tr>
<tr>
<td>Brian Stokes</td>
<td>Environmental Manager</td>
</tr>
<tr>
<td>Carter Tatum</td>
<td>Zoning Administrator</td>
</tr>
<tr>
<td>Randall Johnson</td>
<td>Fire Marshal</td>
</tr>
<tr>
<td>Sandy Shackelford</td>
<td>Planner</td>
</tr>
<tr>
<td>Sarah Johnson</td>
<td>Economic Development Program Manager</td>
</tr>
<tr>
<td>Tommy Baldwin</td>
<td>Campbell County Utilities &amp; Services Authority (CCUSA)</td>
</tr>
<tr>
<td>Tom Woodford</td>
<td>American Electric Power (AEP)</td>
</tr>
</tbody>
</table>

Representatives from AEP did not attend or provide comments. VDOT staff did not attend but sent comments to the effect that there is no apparent changes proposed to the roadway. Please contact them as needed.

Overview

The project includes rezoning a portion of the existing R-SF parcel to allow a mini-storage facility and a 30,000 sf building to be used for storage, wholesale sales, and distribution of auto parts. This use is already existing in the main building (apparently since 2000) and is expanding through the addition project to the main building, and this new building.

E&S

Overall, discussion will be required on the final plans as there is disagreement between staff and Mr. Mosby on interpretation of how the ordinance should be applied. The proposed wholesale building is located in the area of an existing underground discharge pipe; this and other design decisions will be addressed if the rezoning is approved and detailed plans are created.

Fire Marshal

The fire access road is now gravel, and will likely be improved later. The drain fields are designed to withstand heavy vehicular traffic, and are deep in the ground. The road is paved over this drain field, and the new portion of road is beyond it.

The loading dock appears to allow a turnaround, but will that be the case if trucks are parked there in the middle of the night? Final design should allow for fire apparatus turnaround.

The state fire code template was used for the mini-storage lanes, and it just fits. The Fire Marshal will send the dimensions/template of the County’s largest ladder truck for inclusion.
The wholesale building will most likely require a sprinkler system per building code. There is yet no access to the rear of the wholesale building (a fence around the mini-storage is likely). A fire access road behind it may solve the problem but grade changes would be a factor. Please resolve.

Health Department
Found header lines and the distribution box are in need of repair/replacement. The septic for the Consolidated Shoe addition is completed. This new project, after rezoning, will need a new permit for a drain field for the new building.

Building Inspections
The project will be under 2012 building codes.

CCUSA
The public water line has been extended into the main propert(ies) but may have to be further extended. It currently extends to about half-way along the existing Consolidated Show building. There is no sewer line; drain fields will be used for this project.

Zoning / Planning
The front lot line is that which is parallel to Timberlake Road. That setback is 10 feet, and the current plan does not meet that as the mini-storage buildings abut that line. It may be more convenient to move the lot line (once the rezoning is approved) to be the same as the rezoning line. On the final plan please also show landscaping at 5% of required parking. Parking exceeds what was calculated for expected use. Final plans should show handicap parking.

Please note that there are several permitted uses in different zoning districts that could apply to the proposed use of the wholesale building:

- B-GC Wholesale business establishments with or without retail sales
- B-HC Storage warehouse
- I-H Logistics center (also requires a Special Use Permit)

The Zoning Administrator’s opinion is that while these all apply, the permitted use that best applies to the use, as described by Mr. Mosby, is “Wholesale business establishments with or without retail sales,” as defined in §22-2.B.104a of the current code and allowed in B-GC.

A buffer/screen, similar to what is shown on the plan, and such that it will act as a “barrier to vision” will be required.

Sincerely yours,

Carter Tatum
Zoning Administrator
434 332 9615
<table>
<thead>
<tr>
<th>ACCOUNT</th>
<th>LAST NAME</th>
<th>FIRST NAME</th>
<th>ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>20D 5 E 1</td>
<td>BAILEY</td>
<td>Richard</td>
<td>135 Lake Court Ave</td>
</tr>
<tr>
<td>20D 2 3</td>
<td>BAILEY</td>
<td>Amy</td>
<td>193 Lake Court Ave</td>
</tr>
<tr>
<td>20D 3 3</td>
<td>BELLAMY</td>
<td>Richard R &amp; Tempra M</td>
<td>41 Preston Pl</td>
</tr>
<tr>
<td>20D 5 A 4</td>
<td>CARRINGTON PROPERTIES LLC</td>
<td>Alford E &amp; Geeta S</td>
<td>41 Preston Pl</td>
</tr>
<tr>
<td>20D 2 3</td>
<td>COOK</td>
<td>James Jr &amp; Faith M</td>
<td>41 Preston Pl</td>
</tr>
<tr>
<td>20D 2 3</td>
<td>FINNERY</td>
<td>James Jr &amp; Carolynn D</td>
<td>41 Preston Pl</td>
</tr>
<tr>
<td>20D 2 1</td>
<td>GILLEY</td>
<td>David M</td>
<td>41 Preston Pl</td>
</tr>
<tr>
<td>20D 2 4</td>
<td>HAMLET</td>
<td>AARON MARC</td>
<td>41 Preston Pl</td>
</tr>
<tr>
<td>20D 2 4</td>
<td>HEDDINGS</td>
<td>LEONARD</td>
<td>41 Preston Pl</td>
</tr>
<tr>
<td>20D 5 A 3</td>
<td>LEMON</td>
<td>MEADE</td>
<td>41 Preston Pl</td>
</tr>
<tr>
<td>20D 5 C 4</td>
<td>MEADE</td>
<td>JOEY B</td>
<td>41 Preston Pl</td>
</tr>
<tr>
<td>20D 5 C 5</td>
<td>POWELL</td>
<td>RICE</td>
<td>41 Preston Pl</td>
</tr>
<tr>
<td>20D 4 2</td>
<td>STEVENS</td>
<td>WALTER (LIFE ESTATE)</td>
<td>41 Preston Pl</td>
</tr>
<tr>
<td>20D 5 A 2</td>
<td>ZIMMERMANN</td>
<td>JENNAINE</td>
<td>41 Preston Pl</td>
</tr>
</tbody>
</table>
Rezoning Request #PL-15-25
Carrington Properties

Subject Parcels

Approximate boundary of rezoning

Aerial Imagery © Commonwealth of Virginia
1 inch = 600 feet