

Planning Commission Staff Report

File#: P-19-3
Applicant: Antonio Carollo
Rezoning Request: Agricultural, General, A-2 to Residential, Limited, R-1
Property Location: East side of Westover Drive, McKenney, Virginia
Tax Map Parcel #: 80-30E
Acreage: Approx. 15.73 acres
Magisterial District: Spony District
Planning Commission Mtg.: August 14, 2019

CASE OVERVIEW

The applicants, Antonio Carollo, is requesting to rezone property containing approximately 15.73 +/- acres from A-2, Agricultural General, to R-1, Residential Limited minimum lot size one and one-half (1.50) acres. The R-1, Residential Limited, zoning classification allows residential uses pursuant to the Zoning Ordinance allowed density. The property is located on the eastern side Westover Dr. McKenney, VA approximately 1,500 feet north of the intersection of Westover Dr. and Route 1, and is further defined as Tax Map Parcel No. 80-30E. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Planned Growth Area, which allows low to medium density residential uses for this general area.

ATTACHMENTS

- Rezoning Application
- Location Map
- VDOT Approval Letter

LAND USE AND ZONING ANALYSIS

The subject property is located across the street from 21318 Westover Drive in McKenney, Virginia, and the property is further defined as Tax Map Parcel 80-30E. The applicant is seeking the rezoning of the 15.73 acres from Agricultural, General, A-2 to Residential, Limited, R-1 to divide the property into four lots. The R-1 zoning classification allows for minimum lot sizes of 20,000 square feet if public water and sewer serve the single-family dwelling. Public water and sewer is available to the subject property from the Town of McKenney water and sewer system.

The surrounding land uses include open space and predominately low-density established and stable single-family residential development, and the general surrounding area is zoned A-2, Agricultural, General, and the nearby property in the Town of McKenney is zoned R-1, Residential. On the residential property along Westover Dr. there are multiple single-family residential dwellings located on half-acre to three-acre lots which are zoned A-2, Agricultural General, and which are compatible with the lot sizes proposed as part of the subject rezoning request.

The property under review is designated by the Comprehensive Land Use Plan (the "Plan") as being within the Planned Growth Area. As such, the general area is expected to accommodate future residential development. The Comprehensive Plan also sets forth that the overall density of single-family residential development within the Planned Growth Area should not exceed three dwelling units per acre. This proposed Zoning District, R-1, Residential Limited, has a Zoning Ordinance defined 2.00 units per acre maximum density requirement for single-family lots served by public water and sewer, which is in accordance with the aforementioned dwelling units per acre allowed in the Planned Growth Area. To note: there is also the Zoning Ordinance requirement that each lot in the R-1 Zoning District have a lot width of 100 feet at the building setback line.

Chapter XI of the Comprehensive Plan outlines the policies, goals, and objectives of the County, and policy statement (3) states “maintain and enhance the County’s ability to coordinate a balanced land-use program among various types of residential, commercial, and industrial interests by encouraging development within areas defined as growth centers and/or growth corridors.” As previously stated, this general area is designated as Planned Growth Area; thus, with the access to the Town of McKenney water and sewer system, this general area may be considered a residential growth center.

OVERVIEW OF DEVELOPMENT IMPACTS

Public Utilities, Public Safety & School System Impacts

As public water and sewer is available in the area, the use of public water and sewer utilities may be utilized by the applicant. It is the intention of the applicants to divide the subject property into four lots.

With the proposed four lot division, the impacts on public safety services should be minimal.

The impact on the public school system should be minimal based on the school system’s census information, which estimates 0.56 students per household, and at current build out (three to five years in normal economic housing market conditions) this proposed development could add two students to the school system with one-third attending elementary, one-third attending middle, and one-third attending high school.

Transportation Impacts

The impacts on the existing transportation network from the proposed development would not warrant the construction of any turn lanes or tapers. The driveway entrance are evaluated by VDOT at the time of subdivision plat review as well as during development of the lots.

Staff Recommendation:

The planning staff has reviewed the rezoning request and is satisfied that the applicant has addressed the impacts of rezoning the subject property.

Staff recommends APPROVAL of the request to rezone the subject property given that:

1. The zoning classification requested, R-1, Residential Limited, is compatible with the surrounding zoning pattern and surrounding land uses;
2. The requested zoning classification, R-1, Residential Limited, conforms to the underlying uses recommended for this general area as set forth in the Planned Growth Area of the Comprehensive Land Use Plan.

PLANNING COMMISSION RECOMMENDATION

Since this is a zoning matter, the standard statement regarding the Planning Commission’s recommendation to the Board of Supervisors is set forth below:

BE IT RESOLVED, that in order to assure compliance with Virginia Code Section 15.2-2286(A) (7) it is stated that the public purpose for which this Resolution is initiated is to fulfill the requirements of public necessity, convenience, general welfare and good zoning practice, I move that rezoning, P-19-3, as presented, be recommended for (approval, OR disapproval) to the Board of Supervisors.