

Planning Commission Staff Report

File #: P-21-7
Applicant: Vulcan Lands, Inc. and their agent Jack R. Wilson, III
Rezoning Request: Agricultural, General, A-2 & Residential, Limited, R-1 to Industrial, General, M-2 with Proffers
Property Address: 23306 Cox Rd., North Dinwiddie, Virginia
Tax Map Parcel #'s: 21-1 and 9-4
Property Size: 243.37 +/- acres
Magisterial District: Rohoic District
Planning Commission Mtg.: January 12, 2022

CASE OVERVIEW

The applicant, Vulcan Lands, Inc. and their agent Jack R. Wilson, III, are requesting to rezone property containing approximately 243.37 +/- acres from Agricultural, General, A-2 and Residential, Limited, R-1 to M-2, Industrial General, with proffers. The M-2 zoning district allows stone or granite quarry to include crushing or grinding, storage and distribution of same, with a conditional use permit. The property is located near 23306 Cox Rd., North Dinwiddie, Virginia and is further defined as Tax Map Parcel Nos. 21-1 and 9-4. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Urban Area, which allows for industrial and residential uses for this general area.

The subject property was originally rezoned to A-2, Agricultural General, in March 1989, and at the same time a conditional use permit was approved to permit the existing sand, gravel, and crushed stone quarry/mining operation on 107 acres of the subject property. The property housing the Tindall Concrete manufacturing facility and related product storage yard was originally zoned Industrial, General, M-2, in August 1985.

ATTACHMENTS

Attachments - Rezoning Application, GIS Location Map, Statement of Proffers, Vulcan Site Plan

LAND USE/ZONING ANALYSIS

The properties in the immediate area surrounding this land parcel include single-family residential land uses (Appomattox Manor, Mansfield, Sysonby Ridge, and Gunderson subdivisions on the north and northeast as well as Rohoic Farms subdivision on the southeast) and the railroad line on the southeastern border of the subject property with residential land uses on the southeastern side of the aforementioned railroad. The aforementioned residential property to the southeast is zoned Residential, Limited, R-1 and Residential Limited, R-2 (the manufactured home park off Cox Road). Also on the southeastern side of the railroad off Addison Street and Cox Road are Gentry Well Works

and a mini-storage facility that are on property zoned B-2, Business General. In 2002, a conditional use permit was approved allowing the mini-storage facility.

The purpose of the Industrial, General, M-2, zoning district is for industrial and manufacturing related development. The M-2 zoning classification allows for continued operation of the existing Jack Quarry as a stone or granite quarry to include crushing or grinding, storage and distribution of same, with a conditional use permit on the subject property. The proposed rezoning will allow for the continued operation of the stone or granite quarry including crushing or grinding, storage and distribution of same and to include sand and gravel operations, crushed stone operations, cement, concrete, lime and gypsum manufacture, asphalt mixing plant on Tax Map Parcel # 21-1 and will allow for stormwater management, berming of overburden and maintaining the perimeter landscaped buffer on Tax Map Parcel # 9-4.

The subject property is located within the Urban Planning Area as defined by the Comprehensive Land Use Plan. This Urban Planning Area is expected to accommodate industrial facilities and residential land uses within this general area of the County.

OVERVIEW OF IMPACTS

Public Utilities, School System, & Public Safety Impacts

The impacts on the subject property are minimal. Water and sanitary sewer is provided using the public DCWA system, which has been upgraded in the area as a part of the recent Tindall facility expansion project. There is no impact on the public school system. As the Jack quarry is already in operation, the potential impact on public safety will not be further impacted with the rezoning of the property.

Transportation Impacts

The impacts on the existing transportation network are minimal. With the existing entrance to the existing quarry/mining operation, the subject property has adequate access to Cox Road and the road system in this particular area is adequate to handle the traffic generated by the current uses and the proposed quarry/mining operation improvements.

PROFFER STATEMENT

The applicant, Vulcan Lands, Inc., did proffer to limit the uses on the subject property to stone or granite quarry to include crushing or grinding, storage and distribution of same, with a conditional use permit.

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 WITH PROFFERS of the request to rezone the subject property based on the following reasons:

1. The zoning classification requested with proffers is compatible with the surrounding zoning pattern, and is the appropriate industrial zoning classification given the current and proposed uses located on the subject property;
2. The requested zoning classification with limited uses set forth in the voluntary proffer conditions conform with the underlying uses outlined in the Urban Planning Area in the Comprehensive Land Use Plan for this general area; and
3. The rezoning with proffers limiting the use of the subject property with a conditional use permit will not have an adverse impact on the surrounding properties.

PLANNING COMMISSION RECOMMENDATION

Since this is a zoning matter, the standard statement regarding the Planning Commission's recommendation on this zoning matter must be read. In order to assist, staff prepared the following statement:

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-21-7, be recommended for (approval, approval with proffers, OR disapproval) to the Board of Supervisors.