

CPA 2011:02

R. Edward Railey, III, applicant for James and Valerie Prosis, owners

Application Request: Comprehensive Plan Amendment

IDENTIFICATION AND LOCATION INFORMATION

Current Comprehensive
Plan designation: Single Family Residential, Courtland Planning Area

Requested Plan
Designation: Industrial

Current Zoning: A-1, Agricultural

Acreage: 2.00 acres

Proposed Use: Trucking terminal and office

Tax Map No.: 74-17B

Location: 23245 Meherrin Road, Courtland. The tract is on the south side of Meherrin Road (US 35) approximately 1,800 feet northeast of its intersection with Southampton Parkway (US 58).

Magisterial District: Capron

Voting District: Capron

Adjacent Plan
designations: North: Single family residential
South: Multi-family residential
East: Multi-family residential
West: Single family residential

Adjacent Land Use: North: Forestry
South: Forestry
East: Forestry
West: Forestry

LAND USE ANALYSIS

Overview

The property is in the western end of the Courtland Planning Area. The applicant seeks to amend the Comprehensive Plan designation of approximately 2.0 acres from Single Family Residential in the Courtland Planning Area to Industrial so as to be able to reuse an existing abandoned building as a trucking terminal and office. The accompanying request for a zoning map amendment includes the conditions the applicant has offered in conjunction with the operation of the business.

Site Topography and Characteristics

On the property now is the former Chemical Leaman Trucking terminal. The building is no longer in use and is deteriorating. The applicant plans to remodel the property and to make it more functional for use as a trucking terminal. The property is fairly flat, and surrounded by forestry uses.

Transportation

The property is accessed by Meherrin Road, a two-lane roadway designated as a rural major collector by the Virginia Department of Transportation (VDOT). There are two entrances to the site off Meherrin Road. At the site plan review process, it is recommended that the entrances be combined and the new entrance built in accordance with the commercial entrance standards set by VDOT.

Environmental

The County's GIS indicates the property is not within a floodplain.

Utilities

The property is served by existing overhead lines for electricity, and private water and sewer systems.

Community Comments

None received.

CONCLUSION

Strengths of application:

- The property was used as a chemical company in the past. A truck terminal may be a logical re-use of the property, as it is not substantially different from the previous use.

- The property is located within the Courtland Planning Area. Planning areas are the areas within the County where higher concentrations of development are expected.
- The property is surrounded by fairly thick vegetation, although the closest residence is just over 600' from the existing building.
- A VDOT complex is nearing completion just over 1,250 east of the site. A peanut processing facility is a mile east of the site. These uses may indicate that Meherrin Road in this area is not completely residential in nature, although the Comprehensive Plan indicates it as such.
- An interchange permitting access to Southampton Parkway 1,800' to the west may indicate that a truck terminal would be an appropriate use of the property. Transportation-related uses are appropriate near highway interchanges.

Weaknesses of application:

- The surrounding property has in large part a plan designation of single family residential, although the abutting property to the east and south is one of the two sites in the County with a multi-family residential land use designation, which may lead to a larger number of people living adjacent to this property.

SUPPORT INFORMATION AND ATTACHMENTS

- 1) Staff Analysis
- 2) Application
- 3) Notification of adjacent landowners
- 4) Site map

Sign posted 4/1/2011

Letters mailed 4/4/2011

Legal ad Tidewater News 3/30/2011 and 4/6/2011

CPA 2011:01

R. Edward Railey, III, applicant for James and Valerie Prorise, owners

Application Request: Zoning map amendment (Rezoning)

IDENTIFICATION AND LOCATION INFORMATION

Current Comprehensive
Plan designation: Single Family Residential, Courtland Planning Area

Current Zoning: A-1, Agricultural

Requested Zoning: CM-1, Conditional Limited Industrial District

Acreage: 2.0 acres

Proposed Use: Truck terminal and office

Tax Map No.: 74-17B

Location: 23245 Meherrin Road, Courtland. The tract is on the south side of Meherrin Road (US 35) approximately 1,800 feet northeast of its intersection with Southampton Parkway (US 58).

Magisterial District: Capron

Voting District: Capron

Adjacent Zoning: North: A-1, Agricultural District
South: A-1
East: A-1
West: A-1

Adjacent Land Use: North: Forestry
South: Forestry
East: Forestry
West: Forestry

LAND USE ANALYSIS

Overview

The property is in the western end of the Courtland Planning Area. The applicant seeks to amend the zoning designation of approximately two (2) acres of property from A-1, Agricultural to CM-1, Conditional Limited Industrial District. The applicant would like to operate a trucking terminal and office from the site. The conditions offered include:

- The use of the property will be limited to “Truck stop or truck terminal, freight”, per Sec. 18.2-282(61) of the zoning ordinance and all other uses under Sec. 18-282 shall be excluded, and
- No more than ten (10) trucks will be stored on the property at any one time.

As the zoning map amendment is for a commercial designation rather than a residential designation, no proffer is appropriate or provided.

Site Topography and Characteristics

The property was the former site of the Chemical Leaman company. That business has closed, the site is not in use, and the building is deteriorating. The building is surrounded by gravel that was used by the former business. The plan is to renovate the existing building for use for the proposed trucking office. The property is fairly flat, and surrounded by forestry uses.

Transportation

The property is accessed by Meherrin Road, a two-lane roadway designated as a rural major collector by the Virginia Department of Transportation (VDOT). There are two entrances to the site off Meherrin Road. At the site plan review process, it is recommended that the entrances be combined and the new entrance built in accordance with the commercial entrance standards set by VDOT.

Environmental

Southampton County GIS does not indicate the property is in a flood zone.

Utilities

The property is served by existing overhead lines for electricity, and private water and sewer systems.

Community Comments

None received.

CONCLUSION

Strengths of application:

- If the Comprehensive Plan amendment request is approved, the proposed zoning classification complies with the Comprehensive Plan.
- The conditions the applicant offers limits the use of the property quite specifically, permitting the Planning Commission and Board of Supervisors to have a very clear picture of the development that is planned.
- The property is in a state of deterioration. Permitting a new business to reuse the property and return it to a going concern contributing to the tax base is a positive change.
- The property is well-buffered presently, and the proposed business would have little impact on abutting properties.
- The location of the property, close to the Southampton Parkway interchange, may be appropriate for a trucking terminal.
- The previous business that was located on this property was industrial in nature although the zoning classification remained agricultural. The proposed use is similar in scope and impact.
- The VDOT office and the peanut plant are nonresidential in nature, and this use may not be inconsistent with those businesses.

Weaknesses of application:

- As the surrounding property has agricultural zoning, this may be seen as inconsistent.
- The heavy forested buffer surrounding this property is on the abutting property, not the subject property. The abutting property owner may decide to remove that buffer at any time, leaving this property with no shield between it and the neighboring uses.

SUPPORT INFORMATION AND ATTACHMENTS

- 1) Staff Analysis
- 2) Application and proffer statement
- 3) Notification of adjacent landowners
- 4) Site map

Sign posted 4/1/2011

Letters mailed 4/4/2011

Legal ad Tidewater News 3/30/2011 and 4/6/2011