

**SPECIAL USE PERMIT-20-0018. 8251 Richmond Road Hertzler and George Landscaping
Staff Report for the January 6, 2021, Planning Commission Public Hearing**

SUMMARY FACTS

Applicant: Mr. Ryan Stephenson, AES
Land Owners: Mr. Jeff Bateman and Trustee
Proposal: To utilize existing structures for a contractor’s office and to develop a storage yard for a landscaping business
Location: 8251 Richmond Road
Tax Map/Parcel No.: 240100064
Special Use Permit (SUP) Acreage: ± 4.97
Property Acreage: ± 29.72
Zoning: A-1, General Agriculture
Comprehensive Plan: General Industry
Primary Service Area: (PSA) Inside
Staff Contact: Tom Leininger, Senior Planner

PUBLIC HEARING DATES

Planning Commission: January 6, 2021, 6:00 p.m.
Board of Supervisors: February 9, 2021, 5:00 p.m. (tentative)

FACTORS FAVORABLE

1. Staff finds the proposal consistent with the 2015 Comprehensive Plan, *Toward 2035: Leading the Way*.
2. Staff finds the proposal will not negatively impact surrounding development.
3. Impacts: See Impact Analysis on Pages 3-4.

FACTORS UNFAVORABLE

1. Impacts: See Impact Analysis on Pages 3-4.

SUMMARY STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of the proposed SUP subject to the proposed conditions.

PROJECT DESCRIPTION

Mr. Ryan Stephenson has applied on behalf of Mr. Joe Hertzler for an SUP to develop a contractor’s office and associated laydown yard for a landscaping business.

Hertzler and George Landscaping has been in business since 1993 in the City of Williamsburg. The company provides full-service landscaping design, construction, and maintenance services.

The parcel currently contains two structures. The existing single-family home was converted to classrooms and office space for Lifepointe Christian Church. The structures will be converted into a contractor’s office and the garage will remain for parking and storage. There are no exterior improvements proposed to the existing

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structures. Between the two existing structures, there are five proposed parking spaces, including a handicap space. Additional parking is proposed behind the existing garage for staff. Improvements to the site include a gravel laydown area and a proposed 4,000-square-foot building for repair shop and material storage, which are all located behind the existing structures. Conditions (Attachment No. 1) have been included to ensure that the storage and laydown areas are not visible from Richmond Road. Per the SUP conditions, an increased landscaped buffer is required along Parcel Nos. 1240100004 and 1240100005 and in buffer areas where there is little or no landscaping. Staff proposes supplementary landscaping be planted per Condition No. 3c.

PLANNING AND ZONING HISTORY

- Previously, this parcel was used for Lifepointe Christian Church.
- Prior to Lifepointe Christian Church, the property was a single-family residential home.

SURROUNDING ZONING AND DEVELOPMENT

- All properties surrounding this parcel are zoned A-1, General Agriculture except for the parcel directly to the south which is zoned M-1, Limited Business/Industrial.
- The properties to the north and south are designated General Industry on the 2035 Comprehensive Plan Land Use Map.
- The properties across Richmond Road are designated Low Density Residential on the 2035 Comprehensive Plan Land Use Map.

- The properties to the west are designated Low Density Residential and Rural Lands on the 2035 Comprehensive Plan Land Use Map.
- The property is bordered by Richmond Road to the east and CSX Railroad to the west.

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Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Public Transportation: Vehicular</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - The new contractor’s office would not exceed 100 peak hour trips. - There is an existing driveway for access to Richmond Road.
<u>Public Transportation: Bicycle/Pedestrian</u>	<u>Mitigated</u>	<ul style="list-style-type: none"> - Per the Adopted Regional Bikeways Map and Pedestrian Accommodation’s Master Plan, a bike lane is required along Richmond Road. - Bicycle and pedestrian accommodations will be addressed during the development stage.
<u>Public Safety</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - Fire Station 1 on Forge Road serves this area of the County and is approximately 0.9 miles from the proposed facility. - Staff finds this project does not generate impacts that require mitigation to the County’s Fire Department facilities or services.
<u>Public Schools</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - N/A since no residential dwelling units are proposed.
<u>Public Parks and Recreation</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - N/A since no residential dwelling units are proposed.
<u>Public Libraries and Cultural Centers</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - Staff finds this project does not generate impacts that require mitigation.
<u>Groundwater and Drinking Water Resources</u>	<u>Mitigated</u>	<ul style="list-style-type: none"> - The property receives public water and sewer. - James City Service Authority has reviewed the proposal and noted that the applicant shall be responsible for developing water conservation standards to be submitted and approved (Proposed SUP Condition No. 5).

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<u>Watersheds, Streams, and Reservoirs</u> Project is located in the Diascund Creek Watershed.	<u>Mitigated</u>	<ul style="list-style-type: none"> - The Master Plan shows a conceptual layout for stormwater management facilities. - This project will need to demonstrate full compliance with environmental regulations at the development plan stage, but no other specific environmental impacts have been identified for mitigation.
<u>Cultural/Historic</u>	<u>Mitigated</u>	<ul style="list-style-type: none"> - Per Section 24-145 of the Zoning Ordinance, an archaeological study and natural resource inventory will be required at the development plan stage.
<u>Nearby and Surrounding Properties</u>	<u>Mitigated</u>	<ul style="list-style-type: none"> - A vegetated buffer to screen the project from nearby properties is specified in proposed Condition No. 3. - The project will also need to demonstrate full compliance with lighting and landscaping regulations in the Zoning Ordinance at the development plan stage. - Proposed Condition No. 2 limits the height of lighting fixtures and states that lighting shall not be routinely illuminated at night. - Prior to site plan approval, the applicant must submit an operations mitigation plan to address daily noise, odor, lighting, or other similar impacts on nearby properties (Proposed SUP Condition No. 6). - Proposed Condition No. 4 and the Zoning Ordinance requires the laydown area and storage areas to be screened from Richmond Road and adjacent properties.
<u>Community Character</u>	<u>Mitigated</u>	<ul style="list-style-type: none"> - The project is located along the Richmond Road Community Character Corridor (CCC). Buffering along a CCC is required to be an average width of 50 feet. - A vegetated buffer is required along the front of the parcel per the Zoning Ordinance. - No fencing is allowed within the CCC buffer per proposed Condition No. 3. - No storage materials or equipment shall be visible from Richmond Road per proposed Condition No. 4.

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COMPREHENSIVE PLAN

The site is designated General Industry on the 2035 Comprehensive Plan Land Use Map.

General Industry describes areas within the PSA that are suitable for industrial uses which, because of their potential for creating dust, noise, odor, and other adverse environmental effects, require buffering from adjoining uses, particularly residential uses. Secondary uses in General Industry areas may include office uses and a limited amount of commercial development generally intended to support the needs of employees and other persons associated with an industrial development. The site is also located within a James City County Enterprise Zone.

The parcels in this vicinity were designated General Industry primarily due to their proximity to the CSX railroad.

The property is located along a CCC. Buffering along a CCC is required to be an average width of 50 feet. The CCC buffer is characterized as an open/agricultural CCC. This type of CCC is designated to preserve the view and integrity of farm fields and natural open spaces so they remain the dominant visual features.

Staff has determined that existing plantings in the CCC and new plantings required in the SUP conditions will screen the proposed storage and laydown yard from Richmond Road.

The proposal meets the following Comprehensive Plan goals:

Community Character

CC 1.1 - Expect that development along CCCs protects the natural views of the area.

Land Use

LU 4.7 - Encourage commercial and industrial uses to develop in compact nodes in well-defined locations within the PSA.

Economic Development

ED 1.3 - Continue to emphasize the benefits of locating new business and industry within the County's Enterprise Zone.

ED 5 - Encourage infill development, the redevelopment of existing parcels, and the adaptive reuse of existing buildings to efficiently use infrastructure and natural resources.

PROPOSED SUP CONDITIONS

The full text of the proposed conditions are provided in Attachment No. 1.

STAFF RECOMMENDATION

With the attached conditions, staff finds that the proposal is compatible with surrounding zoning and development and consistent with the 2035 Comprehensive Plan.

Staff recommends that the Planning Commission recommend approval of the proposed SUP to the Board of Supervisors subject to the proposed conditions.

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Attachments:

1. Proposed SUP Conditions
2. Location Map
3. Master Plan
4. Community Impact Statement

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