

STAFF ANALYSIS

STAFF PERSON: Cameron Langille, Principal Planner
BOARD OF SUPERVISORS: November 2, 2022
PROJECT: SE2022-50 Goodwill Donation Center Special Exception
LOCATION: 1311 Stony Point Road
PARCEL ID: 07800-00-00-005C0

PROPOSAL

The subject property is located on the east side of Route 20 (Stony Point Road) in the Pantops Development Area. The primary property address is 1311 Stony Point Road and the property is zoned Highway Commercial "HC" (Attachment A).

In the HC Zoning District, Storage/Warehousing/Distribution/Transportation uses are permitted by-right provided that the gross floor area of the establishment does not exceed 4,000 square feet. Per County Code § 18-24.2.1 (49), storage/warehousing/distribution/transportation uses are only permitted in structures with a gross floor area larger than 4,000 square feet if the Board of Supervisors grants approval by special exception.

This application has been submitted in order to allow Goodwill Industries of the Valley (Goodwill) to occupy one of the structures on Parcel ID 07800-00-00-005C0 that measures 7,200 total square feet. The structure would be used for warehousing, storage, and distribution of donated items that would be sold at one of the four retail stores that Goodwill operates in the region. No retail sales would occur at the subject property, as the building would be used strictly for storage, warehousing, and distribution. The applicant has indicated that the building would be staffed by six (6) employees at any given time to manage the inventory stored on-site. A floorplan of the building and exterior façade renderings are included in the application materials (Attachment B).

ANALYSIS OF PROPOSED SPECIAL EXCEPTION

In accordance with County Code § 18-33.5(B), the Board may approve special exceptions to waive, modify, vary, or substitute any requirement of the Zoning Ordinance that is expressly authorized to be waived, modified, varied, or substituted.

Requests for special exceptions must be reviewed under the criteria established in County Code § 18-33.9, taking into consideration the factors, standards, criteria, and findings for each request; however, no specific finding is required in support of a decision. The Zoning Ordinance does not contain any specific criteria or findings that must be considered for special exception requests to County Code § 18-24.2.1(49). In the absence of applicable special exception factors, Planning and Zoning staff finds that the criteria found in County Code § 18-33.8(A) for Special Use Permits would be appropriate in this case. The Board of Supervisors does not need to make specific findings in order to approve a special exception.

Staff analysis of this request under County Code §18-33.8(A) is provided below.

(i) No substantial detriment. Whether the proposed special use would be a substantial detriment to adjacent parcels.

The subject property is located along a highly developed commercial corridor in the Pantops

Development Area. Abutting and nearby properties feature a variety of commercial uses, including a self-storage facility, hotel, fast-food establishments, automobile service station, and an unoccupied building formerly used as an automobile dealership.

The proposed Goodwill facility would operate similarly to these surrounding uses. Furthermore, vehicular traffic to the site would be limited since no retail sales would occur on-site. The subject property features adequate parking spaces for the employees who would work at the facility. There would be no outdoor storage of materials on-site if this special exception request were approved. Therefore, staff finds that the proposal would pose no substantial detriment to adjacent parcels.

(ii) Character of the nearby area is unchanged. Whether the character of the adjacent parcels and the nearby area would be changed by the proposed special use.

All properties adjacent to the subject parcel are zoned HC or C1 Commercial. As mentioned above, they feature a variety of commercial uses, including a self-storage facility, hotel, fast-food establishments, automobile service station, and an unoccupied building formerly used as an automobile dealership.

For these reasons, staff finds that granting the special exception would not change the character of the nearby area.

(iii) Harmony. Whether the proposed special use would be in harmony with the purpose and intent of this chapter, with the uses permitted by right in the district, with the applicable provisions of [section 5](#), and with the public health, safety, and general welfare (including equity).

Section 5 of the Zoning Ordinance does not specify any supplementary regulations that apply to Storage/Warehousing/Distribution/Transportation uses.

Section §18-21.1 states that the intent of commercial zoning districts is to provide “places to conduct commerce and business as well as to provide places of employment and strengthen the local economic base. To these ends, activities involving retail, wholesale and service business shall be permitted at appropriate locations within areas designated as the urban area, communities and villages in the comprehensive plan.” This use would be consistent with the intent of the County’s commercial zoning districts, and therefore staff finds that this request would be in harmony with the public health, safety, and welfare (including equity).

(iv) Consistency with the Comprehensive Plan. Whether the proposed special use would be consistent with the Comprehensive Plan.

The Pantops Master Plan’s land use recommendation for the subject property is Community Mixed Use. This designation is intended to allow for mixed use development that includes medium to high-density residential, commercial, retail, office, and other uses that serve the community. Office/R&D/Flex/Light Industrial is specified as a secondary land use category. Storage/Warehousing/Distribution/Transportation uses are consistent this land use designation.

For these reasons, staff finds that the request would be consistent with the Comprehensive Plan and Pantops Master Plan.

RECOMMENDATION

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve SE202200050.