

ALBEMARLE COUNTY PLANNING
STAFF REPORT SUMMARY

Project Name: ZMA202300011 4102 Dickerson Road	Staff: Syd Shoaf, Senior Planner
Planning Commission Hearing: January 23, 2024	Board of Supervisors Public Hearing: To be scheduled
Owner: 4102 Dickerson, LLC.	Applicant: Thomas Martin
Acreage: 2.22 acres	Rezone from: Rural Areas (RA) to Light Industry (LI)
TMP: 03200-00-00-009H0	Location: 4102 Dickerson Road, Charlottesville, VA 22911
School Districts: Baker-Butler Elementary, Lakeside Middle, and Albemarle High	By-right use: Rural Areas (RA). Allows agricultural, forestal, and fishery uses as well as residential uses (maximum density of 0.5 unit/acre in development lots)
Magisterial District: White Hall	Proffers: None
Proposal: Rezone 2.22-acre lot from Rural Areas (RA) to Light Industry (LI).	Requested # of Dwelling Units: No additional units, one existing single-family residence
DA (Development Area): Community of Hollymead in the Places29 Master Plan	Comp. Plan Designation: Light Industrial – manufacturing from prepared materials, processing, fabrication, assembly, and distribution of products.
Character of Property: The site includes an existing single-family dwelling unit and a detached garage.	Use of Surrounding Properties: The properties to the west and north are zoned Rural Areas. The property to the west is the Charlottesville-Albemarle Airport while the properties to the north are single family residential. To the south, the properties are zoned Light Industry and the adjacent property to the south is Roof Top Services, LLC. To the east is zoned Planned Development Industrial Park and it is owned by the University of Virginia Foundation.
Factors Favorable: 1. The request is consistent with the County's Growth Management Policy and the recommendations in the Places29 Master Plan. 2. Impacts to neighboring properties are not expected.	Factors Unfavorable: 1. The property is not connected to Albemarle County Service Authority water and sewer facilities.
RECOMMENDATION: Staff recommends approval of ZMA202300011 4102 Dickerson Road, provided that concerns regarding water and sewer service are addressed.	

STAFF PERSON:
PLANNING COMMISSION:
BOARD OF SUPERVISORS:

Syd Shoaf, Senior Planner
January 23, 2024
To be scheduled

PETITION:

PROJECT: ZMA202300011 4102 Dickerson Road

MAGISTERIAL DISTRICT: White Hall

TAX MAP/PARCEL(S): 03200-00-00-009H0

LOCATION: 4102 Dickerson Road

PROPOSAL: Request to rezone 2.22 acres from Rural Areas (RA) to Light Industry (LI)

PETITION: An application to rezone the 2.22-acre parcel from Rural Areas (RA) which allows agricultural, forestal, and fishery uses as well as residential uses (maximum density of 0.5 unit/acre in development lots) to Light Industrial (LI) which allows industrial, office, and limited commercial uses (no residential uses).

OVERLAY DISTRICT(S): AIA Airport Impact Area

ENTRANCE CORRIDOR (EC): No

POTENTIALLY IN MONTICELLO VIEWSHED: No

PROFFERS: No

COMPREHENSIVE PLAN: Light Industrial – manufacturing from prepared materials, processing, fabrication, assembly, and distribution of products. In the Community of Hollymead in the Places29 Master Plan.

CHARACTER OF THE AREA

The subject property is located at 4102 Dickerson Road. The site contains an existing one-story single-family dwelling with a detached garage (Attachment 1 – Existing Conditions Map). The properties to the west and north are zoned Rural Areas. The property to the west is the Charlottesville-Albemarle Airport while the properties to the north are single family residential. To the south, the properties are zoned Light Industry and the adjacent property to the south is Roof Top Services, LLC. To the east is zoned Planned Development Industrial Park and it is owned by the University of Virginia Foundation (Attachment 2 – Zoning Map).

SPECIFICS OF THE PROPOSAL

The applicant is requesting to rezone the 2.22-acre property from Rural Areas (RA) to Light Industry (LI). If the rezoning were to be approved, the applicant is proposing for a small contractor business to be located at this site. The existing house and detached garage spaces would be utilized as office space and storage with the potential of an additional building to be added at the rear of the existing house. A concept plan has been provided that shows locations of a potential new building and storage area, along with minimum required Industrial setbacks. (Attachment 4 – Conceptual Plan).

APPLICANT'S JUSTIFICATION FOR THE REQUEST

The applicant has provided a justification for the request which can be found in the application materials (Attachment 3 – Applicant Narrative).

COMMUNITY ENGAGEMENT

A community meeting was not required for this proposal due to its limited size and scope, however, the proposal was discussed at the Places29 North Community Advisory Committee meeting on Thursday, November 9, 2023. Additionally, on Wednesday, December 6, 2023, the applicant sent notices to abutting property owners to inform them of the proposed rezoning, the scheduled Planning Commission public hearing date, and to encourage them to reach out to Staff with any comments or concerns. At this time, Staff has not received any questions or comments from members of the public regarding this rezoning.

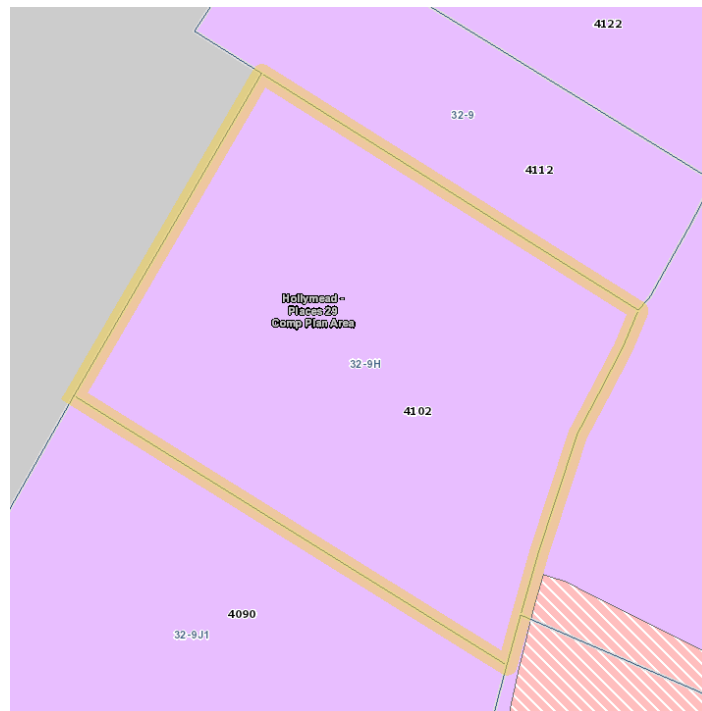
PLANNING AND ZONING HISTORY

Based on County records the existing home located at 4102 Dickerson Road was built in 1951 and later remodeled in 1974. The property was created by a subdivision plat recorded in Deed Book 300 page 557 on June 3, 1952.

COMPREHENSIVE PLAN

Analysis of the Places29 Master Plan

The subject property is located within the Community of Hollymead in the Places29 Master Plan within the Albemarle County Comprehensive Plan.



The property is designated as Light Industrial by the Places29 Master Plan. This land use designation allows uses that involve manufacturing, predominately from previously prepared materials, of products or parts, and may include processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of these products. Primary uses within this land use designation include light manufacturing/storage/distribution. Secondary uses may include related offices and retail activities (particularly wholesale), research & development (R&D), flex, and other commercial uses that are associated with the primary uses in the area, larger auto commercial service uses, open space, and institutional uses.

The proposed rezoning from Rural Areas to Light Industrial is consistent with the recommendations from the Places29 Master Plan.

Neighborhood Model

The Neighborhood Model was adopted by Albemarle County in 2001 as a component of the Comprehensive plan to guide proposed development projects within the Development Areas of the county. The model consists of twelve recommended characteristics. Since no physical improvements to the site are proposed, a detailed Neighborhood Model Analysis has not been completed by staff.

Clear Boundaries with the Rural Areas

The rezoning would be consistent with *Strategy 2r: Promote the use of Development Area land up to the boundary with the Rural Area. Do not require transitional areas between the Rural Area and Development Areas*. The proposed rezoning would be adjacent to Rural Area parcels in the north and west while also adjacent to a Light Industry parcel to the south and a Planned Development Industrial Park to the east.

ZONING ORDINANCE REQUIREMENTS

Relationship between the application and the intent and purposes of the requested zoning district:

The intent of the light industry (LI) district is to permit industrial and supporting uses that are compatible with, and do not detract from, surrounding districts. Structures within the light industry (LI) district are encouraged to be constructed to the standards required for industrial structures, regardless of their intended use.

The proposed light industrial use, contractor's office, is the type of industry that is appropriate in Light Industrial districts. This proposed addition to the Light Industrial district is suitable for the intended use because it is an appropriate size, it is industrial in nature, and it is compatible with surrounding uses. This portion of the Hollymead Development Area is intended for industrial uses because of its proximity to the airport and the University of Virginia Research Park.

Anticipated impact on public facilities and services:

All rezonings are reviewed for the following impacts:

Streets:

There are currently two gravel driveway entrances onto the property. The Virginia Department of Transportation (VDOT) indicated the current entrance should meet commercial entrance access management regulations and show conformance with the VDOT Road Design Manual Appendix F, as well as any other applicable standards, regulations, or other requirements. If the rezoning were to be approved, a site plan would be required to meet these requirements.

The subject parcel has access from Dickerson Road that is adequate to serve the proposed use. Since the parcel is small (2.22 acres), subsequent businesses are likely to be similar in size and not involve a significant amount of additional traffic. The parcel is close to the intersection of Dickerson and Airport roads and is close to US 29. The parcel is also very close to the airport.

Fire Rescue:

Fire Rescue has no objection to the rezoning. Staff has provided comments that must be addressed at the site plan or building permit.

Utilities:

This property is not in the Albemarle County Service Authority (ACSA) jurisdictional area for water and sewer service. A jurisdictional area amendment would be necessary prior to connection to public water or sewer. Although it is currently not in the jurisdictional area for water and sewer, it is in the Development Areas. The Board would need to amend the jurisdictional area boundary to include this parcel and the five nearby parcels. All six of these small, fairly isolated parcels on the west side of Dickerson Road are served at this time by well and septic systems. The closest lines are approximately 700 feet away. Per County Code §18-26.2, a Special Use Permit could be necessary

if this site is not served by public sewer or water and consumes more than 400 gallons of water per site acre per day.

The applicant has expressed interest in connecting to the ACSA if the rezoning were to be approved. Staff believes the timing of connection to water and sewer should be addressed. When the immediate property to the south was rezoned, proffers were offered that a connection to public water and sewer would be made within one year of services becoming available along Dickerson Road frontage.

Anticipated impact on environmental, cultural and historic resources:

There are no known cultural or historic resources on the subject property.

No water features or stream buffers are located on the property.

Anticipated impact on nearby and surrounding properties:

The proposal to rezone 2.22 acres from Rural Areas to Light Industry should have minimal impact on surrounding properties, many of which are industrial, but there is a residence adjacent. The zoning ordinance includes several provisions to address circumstances where industrial zoning abuts a residential or rural use:

- No portion of any structure shall be located closer than 50 feet from the zoning district boundary
- No portion of any off-street parking space shall be located closer than 30 feet from the zoning district boundary
- A 30' use buffer and screening is required.
- All industrial uses are required to submit to the County Engineer, a Certified Engineer's Report describing the proposed operation, all machines, processes, products, and by-products. This report will be reviewed and approved by the County Engineer to assure compliance with §18-4.14, regarding performance standards for noise, vibration, glare, and air & water pollution.

Existing and future buildings will meet these requirements.

Public need and justification for the change:

The County's growth management policy states that new development should occur in the designated Development Areas where infrastructure and services are provided, with an emphasis on density and high-quality design in new and infill development. Since this parcel is inside the Development Areas, it is an appropriate location for rezoning to Light Industrial in order to further the County's growth management goal of encouraging industrial development to locate in the Development Areas.

PROFFERS

There are no proposed proffers.

SUMMARY

Staff has identified the following factors which are favorable to this request:

1. The request is consistent with the County's Growth Management Policy and the recommendations in the Places29 Master Plan.
2. Impacts to neighboring properties are not expected.

Staff has identified the following factors which are unfavorable to this request:

1. The property is not connected to Albemarle County Service Authority water and sewer facilities.

RECOMMENDATION:

Staff finds that the favorable factors outweigh the unfavorable factors associated with the request and recommends approval of ZMA202300011 4102 Dickerson Road.

Motions for the rezoning request will be provided at the Planning Commission meeting.

ATTACHMENTS:

Attach 1 – [ZMA2023-11 4102 Dickerson Road – Existing Conditions Map](#)

Attach 2 – [ZMA2023-11 4102 Dickerson Road – Zoning Map](#)

Attach 3 – [ZMA2023-11 4102 Dickerson Road – Applicant Narrative](#)

Attach 4 – [ZMA2023-11 4102 Dickerson Road – Conceptual Plan](#)