

DEPARTMENT OF
PLANNING & ZONING



PLANNING COMMISSION
BOARD OF ZONING APPEALS

To: Chair and Members, Nelson County Planning Commission
From: Tim Padalino | Director | Department of Planning & Zoning
Date: June 20, 2014

Subject: Staff Report for Site Plan #2014-001 (Rockfish Inn & Suites)

Site Address / Location: 7847 Rockfish Valley Highway / Afton / North District

Tax Map Parcel: #12-A-143

Parcel Size: 1.0 acres

Zoning: Business (B-1)

Request: Approval of Minor Site Plan #2014-001 / application made pursuant to §13-1-1 in conjunction with a proposed by-right permissible use (§8-1-1, "Boardinghouse, hotel, motel")

Application Overview

The Department of Planning & Zoning received an application on May 29th from Mr. Christopher Sonne, PE, acting as agent for property owner Mr. Todd Rath, seeking approval for Minor Site Plan #2014-001. The owner wishes to renovate and convert the existing medical office building and pharmacy into a seven (7) room motel at 7847 Rockfish Valley Highway, further identified as Tax Map Parcel #12-A-143. *(See maps on pages 4 and 5.)*

The subject property is located between the Avon and Greenfield areas on the west side of Rockfish Valley Highway (Rte. 151), opposite the existing "5-Star Fitness" activity center at the Bland Wade Lane intersection. The subject property also has frontage along a small private road (Hillcrest Lane). The 1-acre property is zoned Business (B-1).

Site Plan Review Committee Meeting and Comments

The Site Plan Review Committee convened on June 11th to review the application materials. The committee members' comments are as follows:

VDOT: Mr. Jeff Kessler provided the following written comments on Friday the 13th:

- The proposed use of the property TM# 12-A-143 as Rockfish Inn & Suites is currently served by an existing shared commercial entrance onto Route 151 located just south of the intersection of Route 784 (Bland Wade Lane). Tenure of an existing commercial entrance is conditional and is subject to VDOT's review with regard to safety, use and maintenance.

Referencing the Engineer's (Chris Sonne, PE) attached traffic generation analysis, the proposed use of the existing structure as a 7 Suite Motel will generate significantly less traffic than it's past use as a combined medical center and pharmacy. A review of VDOT's RNS system crash records did not appear to indicate a history of crashes at this entrance. We also recently reviewed the existing commercial entrance and found it to be maintained in an acceptable condition. Based on the proposed use, the current safety and maintenance conditions, no changes in the existing commercial entrance is being requested and a VDOT Land Use Permit will not be required.

- With regard to the site plan (dated 04/24/2014), we request the following additions and or changes:
 - Include the trip generation information, i.e. ITE codes & measures, and the daily and peak hour trip generation.
 - On the Cover Sheet Vicinity Map, include the Route designation for SR 784 (Bland Wade Lane).
 - On the Cover Sheet, include distance from the existing shared use commercial entrance Intersection of Route 784 (Bland Wade Lane).
 - On the Cover Sheet revise the VDOT representative's signature block (as noted).

VDH: Mr. Tom Eick of the Health Department stated that, based on the water use criteria for the projected average number of daily users of the property, the existing private well would not be regulated by the Health Department. Mr. Eick also discussed the sewage disposal system drainfields with the applicant, stating that the project may need to have the drip emitters located more closely (possibly every 1' instead of every 2').

TJSWCD: Mrs. Alyson Sappington of the Thomas Jefferson Soil & Water Conservation District stated that an Erosion & Sediment Control Plan does not need to be submitted for review or approval, since the disturbed area is estimated at 6,300 square feet. Ms. Sappington did offer the suggestion for a silt fence to be located between any area of disturbance and the ditch along Rte. 151; and further suggested that any stockpiled soil be located away from the public right of way (as applicable). The applicant incorporated those suggestions into Note 12 on Sheet C2.

Nelson County Building Code Official: Mr. David Thompson was not in attendance, but provided written comments prior to the meeting. His comments did not pertain to the Site Plan but rather to the overall project. Specifically, Mr. Thompson noted that a Change of Use Building Permit would be required to authorize construction (renovation) activity, and a Certificate of Occupancy would need to be obtained prior to any use or occupancy of the facility. He also noted the requirement for an automatic sprinkler system to be installed throughout the "Group R fire area." Please note that a Demolition Building Permit has previously been obtained by the property owner, and the demolition work has been ongoing.

Nelson County Planning Commission: Mrs. Linda Russell's comments and questions were focused on the following:

- The right-of-way width of the private road (Hillside Lane) needs to be identified.
 - (Note: the revised Site Plan states in Note 4, Sheet C1 that the ROW width is 24' and references Deed Book 58, Page 337.)

- The Site Plan needs to provide more information regarding the existing and proposed landscaping, as well as the existing and proposed lighting (including location and type of all exterior lighting, as well as product information for all lights / light fixtures).
 - *(Note: the revised Site Plan states in Note 15, Sheet C2 that, “existing site landscaping shall be modified as required to meet Nelson County Planning & Zoning regulations. An approved landscaping and sight lighting plan shall be obtained in conjunction with the Building Permit.” Also, the “Proposed Improvements” drawing on Sheet C2 identifies the location of proposed exterior lighting.)*
- The location of existing and proposed exterior HVAC unit(s) needs to be specified.
 - *(Note: the revised Site Plan shows one (1) existing HVAC unit on Sheet C1, and two (2) proposed exterior HVAC units on Sheet C2.)*
- A copy of the revised architectural drawings (building plan and building elevations) needs to be provided, even if the drawings are not 100% final.
 - *(Note: the applicant has provided one (1) full-size set of building plans and elevations, as prepared by CDG Design. These drawings include an existing building plan; a proposed building plan; and building elevations.)*

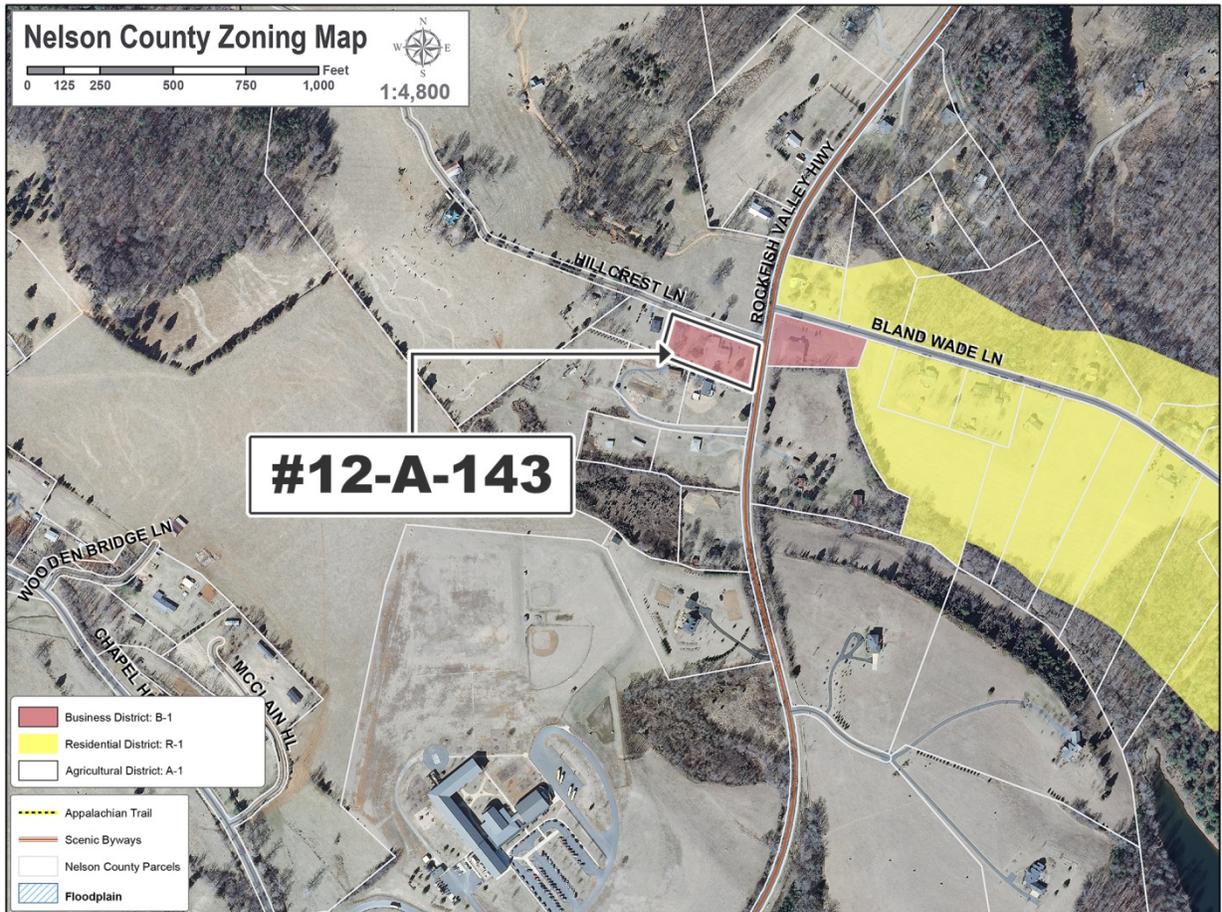
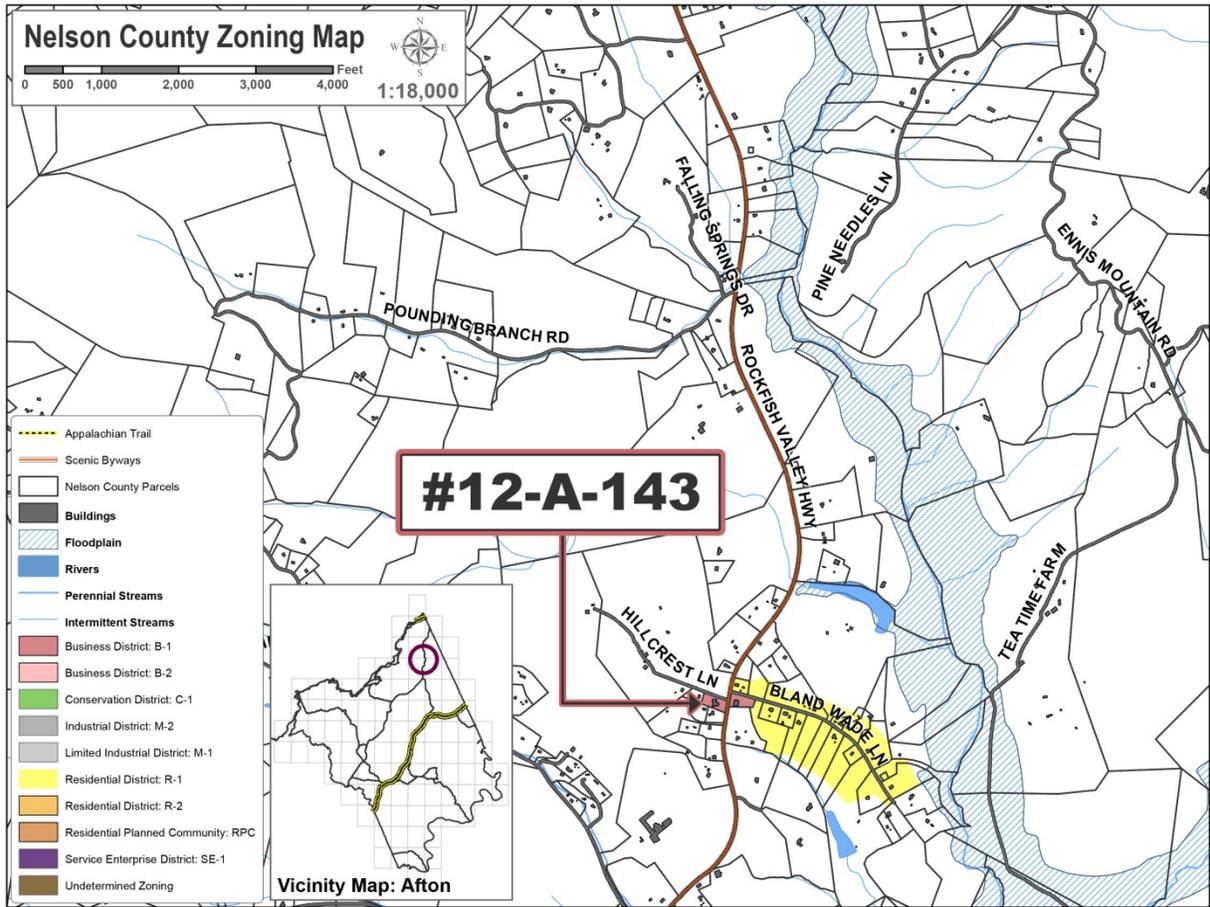
Summary

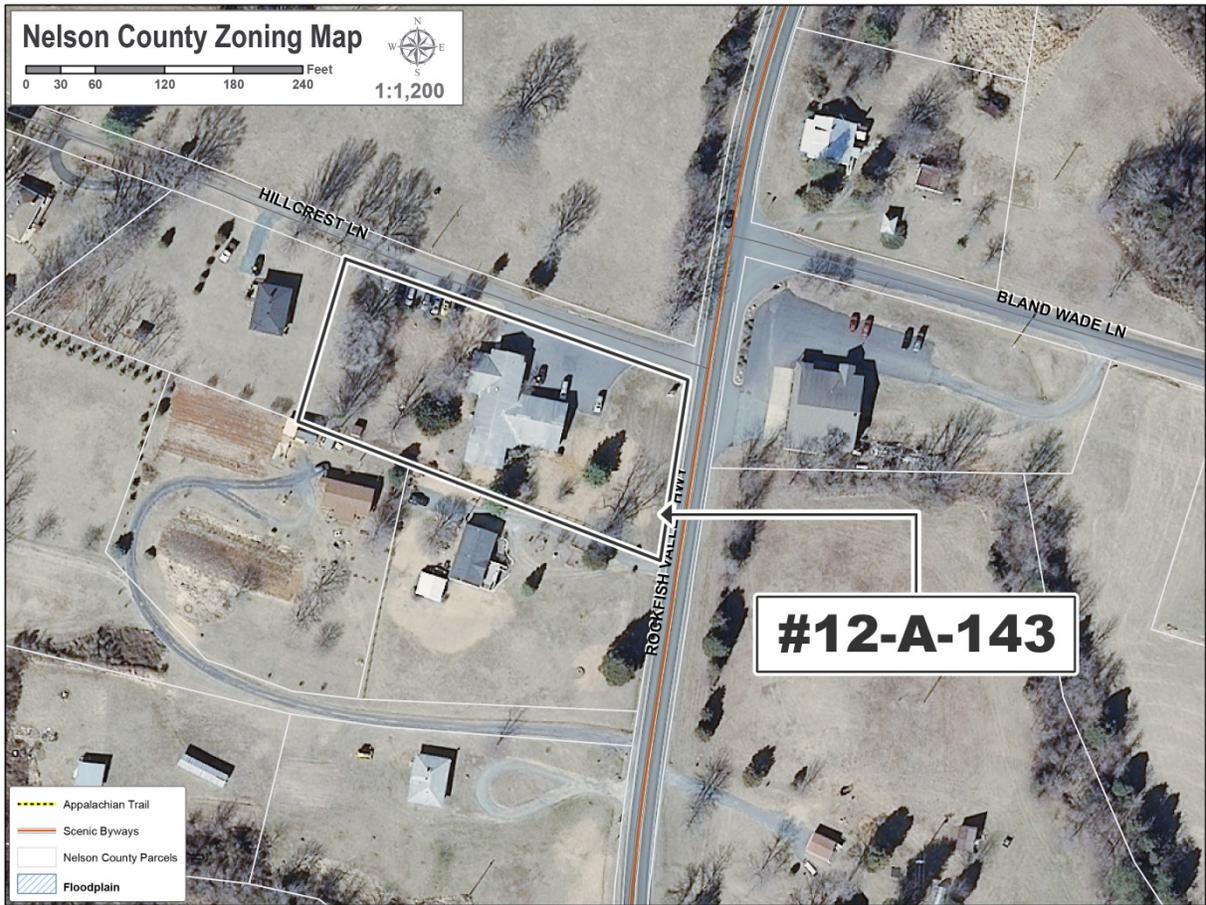
In regards to the content of the Site Plan the proposed project is mostly compliant with the Site Plan checklist. The applicant has incorporated the information requested by VDOT and suggested by TJSWCD onto the revised plan, and has also responded to most of the requests made by the Planning Commission representative and County Staff. The only outstanding Site Plan details which have not been addressed are the landscape plan information and the type of exterior lighting the applicant proposes to use. The applicant has been proactive in requesting further guidance regarding the landscaping and lighting requests of the County.

In summary, County staff are supportive of the redevelopment of this currently vacant Business (B-1) property. A boutique lodging facility is a permissible by-right use and is complimentary to the surrounding agritourism activity in the Rockfish Valley. In addition, the state review agencies have provided favorable comments on the Site Plan drawings and supplemental materials (such as the transportation engineering analysis and the sewage disposal system).

As such, County staff recommend that the Planning Commission consider approving this Site Plan, conditional upon submission and administrative approval of the requested landscape plan information and the requested lighting information (to ensure that the exterior lighting provides for adequate safety and operations, and does not create glare within the public right of way on Route 151 or cause neighboring properties to be illuminated). Please note that the applicant has included these conditions in the revised Site Plan on Sheet C2, Note 15.

Thank you for your attention to this matter; please contact me if you have any questions about this report or this application, or if I may be of assistance in any other way.





View of subject property from across Route 151, showing existing office building, front parking area, and Hillcrest Lane (right).



View from project entrance looking at Route 151 to the north (top) and south (bottom).