



**CITY OF WAYNESBORO, VIRGINIA  
STAFF REPORT  
REZONING  
ZMA 21-011  
July 20, 2021**

**SUMMARY SHEET**

<b><i>Applicant:</i></b>	Bill Hausrath
<b><i>Address/Legal Description:</i></b>	901 Fairfax Ave. Waynesboro, VA 22980
<b><i>Total Acreage:</i></b>	25,625 sq. feet or 0.588 acres
<b><i>Tax Map Number:</i></b>	26-2-59-1 and 26-1-4 (Lots 4, 5, &6)
<b><i>Real Estate Owner of Record:</i></b>	Vector Industries Foundation, Inc.
<b><i>Current Zoning:</i></b>	L-I, Light Industrial
<b><i>Proposed Zoning:</i></b>	RG-5, General Residential
<b><i>Comprehensive Plan Designation:</i></b>	Medium Density Residential
<b><i>Attachments:</i></b>	1. Site photos 2. Application
<b><i>Flood Plain:</i></b>	No
<b><i>Enterprise Zone:</i></b>	No
<b><i>Action Requested:</i></b>	Rezone the 25,625 square foot property located at 901 Fairfax Avenue from L-I (Light Industrial) district to RG-5 (General Residential) district.
<b><i>Authorizing City Code Section(s):</i></b>	City Zoning Ordinance Section 7.4.
<b><i>Summary Recommendations:</i></b>	City staff recommends approval of this rezoning.

**1. Nature of Request**

The applicant, Bill Hausrath, has requested a rezoning of a 25,625 square foot property located at 901 Fairfax Avenue, tax map numbers 26-2-59-1 and 26-1-4 (lots 4, 5, & 6), from L-I (Light Industrial) district to RG-5 (General Residential) district. Mr. Hausrath indicated in the application that the landowner, Vector Industries Foundation, Inc., wishes to construct four single-family houses on the parcels.

**2. Background**

The parcels are located on Fairfax Avenue in a primarily residential neighborhood zoned RG-5 with a portion zoned for light industrial use, including the subject parcels. The parcels are currently vacant.

***Surrounding Land Use (see vicinity map)***

East: Single-Family Dwellings

West: Single-Family Dwellings, Duplex

North: Single-Family Dwellings, Industrial buildings/warehouses (past location of Vector Industries Foundation)

South: Single-Family Dwellings



### 3. Zoning Requirements

The subject parcels are zoned L-I (Light Industrial). The Light Industrial district is intended to provide locations for low-intensity manufacturing and industrial activities that may generate some nuisances. Generally, industrial uses should not be interspersed with or adjacent to residential districts unless separated by an arterial street or other suitable buffer.

Rezoning the subject parcels to RG-5 (General Residential) would allow numerous residential uses compatible with traditional neighborhoods, including single-family detached dwellings, two-family homes, townhouses, and multiplexes.

### 4. Review with Respect to the Comprehensive Plan

The City's 2008 Comprehensive Land Use Plan designates these parcels as "Medium Density Residential." The majority of the area surrounding the subject parcels is single-family dwellings with some duplexes. Rezoning from L-I to RG-5 is consistent with the Land Use Plan's desired use for this area.

### 5. Analysis

#### *Impacts to Adjacent Properties*

This request is considered a "downzoning" according to the Zoning Ordinance's hierarchy. The majority of the adjacent parcels on the south, east, and west sides of the subject parcels are single-family dwellings. The rezoning of the subject parcels from L-I to RG-5 will lessen the intensity of the allowable uses and have a negligible impact on the adjacent properties. In addition, the proposed use for these parcels will fit in with the surrounding neighborhood.

### ***Access and Traffic***

Fairfax Avenue is a narrow road without curb and gutter and is not ideal for heavy truck traffic. Rezoning the subject parcels to RG-5 will lessen the intensity of allowable uses for these parcels, thus reducing the property owner's entitlements to generate traffic.

### ***Utilities***

All necessary utilities are present in this location.

### ***Continuity with Other Parcels***

This rezoning would improve continuity with other parcels in the vicinity. Parcels bordering the subject property on three sides are all zoned RG-5. The subject parcels are mostly surrounded by single-family residences and this rezoning would provide for lower density uses similar to these surrounding parcels. It would also contain the existing industrial uses in their current location.

## **6. Conclusion and Recommendations**

Staff recommends approval of this rezoning request. Staff has determined that the rezoning is consistent with the comprehensive plan and surrounding land uses, and will not cause adverse impacts to the surrounding properties.

cc: Bill Hausrath, applicant  
D. James Shaw II, Deputy City Manager  
Todd Wood, City Engineer  
Laura Martin, Zoning Administrator

## Site Photos



Photo 1. View south from Fairfax Avenue. Subject property is on the right.



Photo 2. View north up Fairfax Avenue. Subject property is on the left.