



**CITY OF WAYNESBORO, VIRGINIA
STAFF REPORT
REZONING
ZMA 16-205
July 19, 2016**

SUMMARY SHEET

<i>Applicant:</i>	Basic-Witz Heritage LLC
<i>Address/Legal Description:</i>	215 5 th Street Waynesboro, VA 22980
<i>Total Acreage:</i>	1.152 acres
<i>Tax Map Number:</i>	36-2-2
<i>Real Estate Owner of Record:</i>	Basic-Witz Heritage LLC 440 North Commerce Avenue Waynesboro, VA 22980
<i>Current Zoning:</i>	H-I Heavy Industrial
<i>Proposed Zoning:</i>	L-I Light Industrial
<i>Comprehensive Plan Designation:</i>	Industrial & Revitalization Area
<i>Attachments:</i>	1. Application
<i>Flood Plain:</i>	Yes
<i>Enterprise Zone:</i>	No
<i>Action Requested:</i>	Rezone a 1.152 acre site located at 215 5 th Street from H-I (Heavy Industrial) District to L-I (Light Industrial) District.
<i>Authorizing City Code Section(s):</i>	City Zoning Ordinance Section 7.4.
<i>Summary Recommendations:</i>	The City staff recommends approval of this rezoning without conditions.

1. Nature of Request

Basic-Witz Heritage LLC, property owner, submitted a petition to rezone a 1.152- acre property from H-I (Heavy Industrial) District to L-I (Light Industrial) District. The property, 215 5th Street, is located at the corner of and has an existing building laid out for office use. The applicant intends to use partial of the building as a contractor office and the rest of the building for storage. However, office use is not a permitted use within the H-I District, even though the building is set up for office use. Thus, a rezoning is required to assist the use.

2. Background

The subject property is next to Augusta Lumber, and historically was used as an office for Augusta Lumber. The zoning for properties around varies from RG-5, to L-I, to H-I. On eastern side of Charlotte, all the properties are zoned L-I within the block except the one at 540 North

Charlotte Avenue that was rezoned from L-I to RG-5 in 2014. Properties directly across from 5th Street are single family homes in the RG-5 Districts.

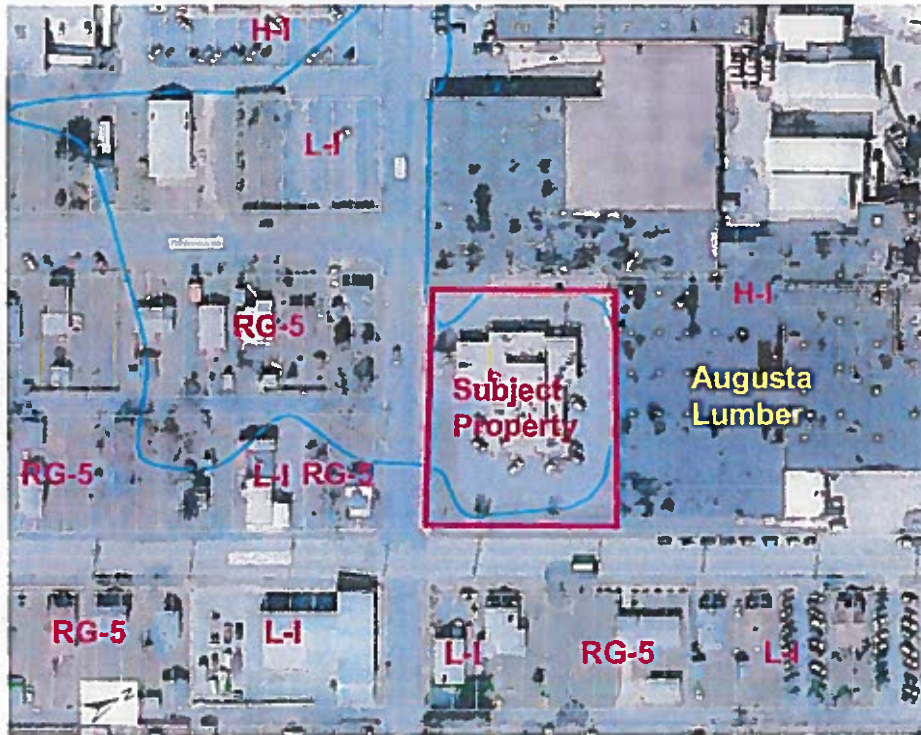
Surrounding Land Use

West: Parking lot owned and used by xxx in the L-I Light Industrial District

North: Augusta Lumber in the H-I Heavy Industrial District

East: Single family dwellings in the L-I Light Industrial District and RG-5 General Residential District

South: Single family dwelling in the RG-5 General Residential District



3. Zoning Requirements

H-I District is established to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L-I district. Unless separated by an arterial, the H-I district is not appropriate adjacent to any residential district. Office use is not permitted in the H-I District. After rezoning from H-I to L-I (Light Industrial District), the existing building can be used as an office as a by-right use and will conform to the standards of the Zoning Ordinance.

The property is located in the floodplain. Because this is an existing structure and substantial improvements are not being proposed to the structure, the building is not required to be flood proofed or its floor elevation to be raised.

4. Review with Respect to the Comprehensive Plan

The City's 2008 Comprehensive Plan Land Use Plan identifies the subject site as an industrial use in a revitalization area. The Comprehensive Plan recommends remove rezoning

inconsistencies by rezoning some of the obsolete uses that are not compatible with existing surrounding uses, provided zoning reflects infrastructure capacity and environmental constraints. One example stated was to rezone industrial uses in the Basic City neighborhood to be compatible with surrounding uses. The proposed use will be a mix of office use and storage use. The proposed use and the rezoning are consistent with the land use designation.

5. Analysis

The objective of the L-I Light Industrial District is to provide for low-intensity manufacturing and industrial activities that may generate some nuisances. Many of the public and civic uses and commercial uses (including offices) are allowed in the L-I District. After the rezoning, all uses allowed in the L-I District, both by right and by conditional use permit, can be accommodated at this location. Compare to H-I District, L-I District will generate less impact to the adjoining neighbors and the community. Also, the building is laid out for office use and was used as an office for Augusta Lumber. It is reasonable to use it as an office as proposed.

6. Conclusion and Recommendations

Staff has concluded that the use is consistent with the Comprehensive Plan. Therefore, city staff recommends *approval* of the application.

cc: Ian MacRae, Basic-Witz Heritage
D. James Shaw II, Deputy City Manager
Todd Wood, City Engineer
Joe Honbarrier, Zoning Administrator



ZONING MAP AMENDMENT (REZONING) APPLICATION

Reference City Code Sec. 98-74

Application Fee \$350

A.) SITE INFORMATION:

Property Address: 215 5th St., Waynesboro, VA 22980
 Tax Map No./Legal Description: BCMM & L ; 36-2-2
 Present Zoning: Heavy Ind. Comprehensive Plan Designation: _____
 Lot Size (Acreage or Square Footage): 1.152 acres Present Use: Office Building
 Is property located in any of the following overlay districts? Enterprise Zone Flood Hazard Historic Other Light I
 Project Description: (use a separate sheet as necessary):

Proposed Zoning:
Light Industrial

Julian Wells - Email: jwells@jtcibrokerage.com
540 470 7600 Fax 888-574-6454

B.) APPLICANT INFORMATION:

Property Owner of Record: Basic-Witz Heritage LLC
 Address: 625 Rosser Ave, Waynesboro, VA 22980
 Email Address: ian@encomputers.com Phone #: 540-885-3129
 *Applicant's Name: Basic-Witz Heritage Contact Name: Ian MacRae
 Address: 440 N. Commerce Ave, Waynesboro, VA 22980
 Email Address: ian@encomputers.com Phone #: 540-885-3129

* If applicant is not property owner of record, the Power of Attorney Form is Required (Form A-2).

FOR OFFICE USE ONLY:
 Data Rec'd _____ Fee Paid \$ _____ MS Receipt # _____ Application# _____ Approval Date _____ Not approved

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