

SPECIAL USE PERMIT-0014-2017. Yard Works SUP Amendment

Staff Report for the February 7, 2018, Planning Commission Public Hearing

SUMMARY FACTS

Applicant: Mr. Kevin Martin, Yard Works LLC

Land Owners: Williamsburg-Jamestown Airport, Short Neck LLC, Marclay LLC, Mr. Larry Waltrip and Mr. Dudley Waltrip

Proposal: A request to amend Case No. SUP-0015-1993, which was approved by the Board of Supervisors on June 7, 1993. The SUP Amendment would allow for the manufacture and sale of wood products.

Location: 3, 10, 20 and 100 Marclay Road, 164 Waltrip Lane and one additional property with no assigned address.

Tax Map/Parcel Nos.: 4820100004, 4820100004A, 4820100012, 4820100005A, 4820100005C and 4820100006

Project Acreage: +/- 49.9 acres

Zoning: Addresses 100 Marclay Road and 20 Marclay Road are zoned both R-8, Rural Residential and R-8AA, Rural Residential Airport Approach Overlay District. Addresses 3 Marclay Road and 10 Marclay Road are zoned R-8AA, Rural Residential Airport Approach Overlay District. Address 164 Waltrip Lane is zoned R-8, Rural Residential.

Comprehensive Plan: Airport and Low Density Residential

Primary Service Area: Inside

Staff Contact: Savannah Pietrowski, Senior Planner

PUBLIC HEARING DATES

Planning Commission: February 7, 2018, 7:00 p.m.
Board of Supervisors: March 13, 2018, 5:00 p.m. (tentative)

FACTORS FAVORABLE

1. With the proposed conditions, the proposal is compatible with surrounding zoning and development.
2. The proposal is consistent with the recommendations of the Comprehensive Plan adopted in 2015, "*Toward 2035: Leading the Way.*"
3. The proposal would bring an existing operation into conformance with the Zoning Ordinance.

FACTORS UNFAVORABLE

With the attached Special Use Permit (SUP) conditions, staff finds that there are no unfavorable factors.

SUMMARY STAFF RECOMMENDATION

Staff recommends approval of this application, subject to the attached conditions.

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PROJECT DESCRIPTION

Mr. Kevin Martin has applied on behalf of Yard Works LLC, to amend the existing SUP on the property for the manufacture and sale of wood products.

The existing SUP, obtained by Mr. Larry Waltrip in 1993, permits the manufacture and sale of wood products on approximately 105 acres, with a tub grinder located on the 19 acres associated with Tax Map No. 4820100005C.

Yard Works LLC, has now taken over operation of the facility. As part of this transition, Yard Works LLC, has requested this SUP amendment in order to reflect the current boundaries of the operation on the master plan and allow the operation of grinding equipment in additional areas.

These revisions to the master plan remove the Williamsburg-Jamestown Airport from the SUP boundaries and decrease the total SUP acreage to approximately 49.9 acres.

Yard Works' wood manufacturing operation involves grinding wood debris and products to produce, color and bag mulch. All of these materials will be stored on site throughout the process. The proposed master plan designates areas for each of these activities, as well as a small portion of the property to be set aside for the retail sale of these products. The applicant has indicated that mulch has historically been ground on-site an average of 150 days per year.

PLANNING AND ZONING HISTORY

- On June 7, 1993, the Board of Supervisors approved SUP-0015-1993 for the manufacture and sale of wood products on approximately 105 acres.

- On July 7, 1993, the Development Review Committee approved a site plan showing the location of the tub grinder on Tax Map Parcel No. 4820100005C. While Yard Works does not use a tub grinder, as noted above, the heavy wood grinding will still take place on this property.

SURROUNDING ZONING AND DEVELOPMENT

- The properties are adjacent to the Williamsburg-Jamestown Airport.
- Surrounding Zoning Districts include:
 - R-5 to the north/north east (Williamsburg Landing)
 - R-8 and R-1 to the south (single-family dwellings)
 - R-8 to the east (Williamsburg-Jamestown Airport)
 - R-2 to the west (single-family dwellings)

COMPREHENSIVE PLAN

- Addresses 3, 10, 20 and 100 Marclay Road and 164 Waltrip Lane are designated Airport on the 2035 Comprehensive Plan Land Use Map.
- Principal suggested uses for the Airport areas include aviation, with airport related commercial and office development as clearly secondary uses. Land which is currently in use as a construction landfill and mulching operation may continue in its current or a similar use, in a limited manner consistent with state and local permits.

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- Tax Map Parcel No. 4820100006 is designated Low Density Residential on the 2035 Comprehensive Plan Land Use Map.
- Principal suggested uses for Low Density Residential areas include single-family and multifamily units, accessory units, cluster housing and recreation areas.
- Staff finds that this proposal is consistent with the Comprehensive Plan as a secondary use. Given the proposed boundaries of the SUP in relation to the Williamsburg-Jamestown Airport, use of the site for the principal suggested uses would not be precluded.
- While one property is designated Low Density Residential, the proposed boundary of the SUP would only include the existing access road. Staff finds that the exclusion of the remainder of this property provides a transition from the wood processing operation to the adjacent residential area.
- Surrounding Comprehensive Plan designations include:
 - Airport to the east (Williamsburg-Jamestown Airport)
 - Low Density Residential to the north, south and west (Williamsburg Landing and single-family dwellings)

PUBLIC IMPACTS

1. Anticipated Impact on Public Facilities and Services:
 - a. *Streets.* The project is accessed via the Marclay Road public right-of-way. A condition has been proposed requiring an operation mitigation plan, which would include provisions for monitoring of Marclay Road for necessary cleaning of mud associated with the operation.

- b. *Schools/Fire/Utilities.* No impacts anticipated. There is a small existing office, which is connected to public water and sewer. This application has been reviewed by the Fire Department. Upon its recommendation, draft conditions have been included regarding stockpile size and fire safety requirements.
2. Environmental: There is a small amount of Resource Protection Area (RPA) located within the area of the existing SUP. While this amendment does not propose to remove this area from the SUP boundary, a condition has been proposed requiring the delineation of wetlands on the property and prohibiting any expansion into the RPA.
 3. Cultural/Historical: As these properties have been used for the manufacture of wood products since the 1980's, as well as a landfill which has now ceased operation, staff finds that there would be minimal ability to locate or preserve any cultural and/or historic resources.
 4. Nearby and Surrounding Properties:
 - a. *Visual Impacts:* There is an existing 50-foot buffer around the perimeter of Tax Map Parcel No. 4820100005C. A 50-foot buffer has also been proposed on Tax Map Parcel No. 4820100004A in order to minimize visual impacts to the existing residences on Lake Powell Road. Staff notes that the operation is fairly visible while driving on Marclay Road. However, the only destination past the facility is the Williamsburg-Jamestown Airport.

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- b. *Auditory Impacts:* Staff conducted a sound test of the horizontal grinder used for grinding mulch on January 26, 2018, taking decibel readings from the grinding site and several surrounding locations, including the intersection of Marclay Road and Lake Powell Road, the closest residence in Williamsburg Landing, the closest residence to the south and the airport. No noise associated with the grinding was audible from any of these locations. However, beeping from vehicles backing up was minimally audible from these locations.

PROPOSED CONDITIONS

- The full text of the proposed conditions are attached.

STAFF RECOMMENDATION

Staff recommends approval of this application, subject to the attached conditions.

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Attachments:

1. Location Map
2. Draft SUP Conditions
3. Master Plan, dated January 23, 2018
4. SUP-0015-1993 Master Plan
5. SUP-0015-1993 SUP Conditions
6. Project Narrative provided by the Applicant
7. Photos of Operation

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