

Project Name: Sisson Industrial
Owner/Applicant: Albion LLC
1170 Kings Highway
TM 59-72B
December 4, 2018

EXISTING CONDITIONS

Existing Use

The subject application proposes a zoning reclassification of 10.74 acres of parcel consisting of 181 acres. The property is located approximately 1 mile east of Michael Scott Lane. Little Falls Run Waste Water Treatment Facility and Little Falls Boat Ramp are located on Michael Scott Lane. The 181 acre property has been used for a number of years as a lawfully nonconforming sand and gravel quarry operation. At one time, a concrete batching plant was also operated on the property. The sand and gravel quarry operations continue at this time and an estimated one and one-half million cubic yards of sand and gravel are available for excavation at this time. The property is identified on the Future Land Use map (figure 3.6) as "Mining" and has a valid permit from the Department of Mines, Minerals and Energy.

Site and Area

The proposed rezoning is a 10.74 acre portion of a larger property that is zoned A1, Agricultural. The proposed rezoning area has 600 feet of frontage on Kings Highway (Rte. 3) and has a depth of 375 feet as measured from the public right-of-way. The adjoining properties to the east, and west were also used as a part of the nonconforming sand and gravel quarry operation and are designated as "Mining" in the Future Land Use map. The property across Kings Highway to the north of the rezoning area is 162 acres and is zoned M2, Heavy Industrial. The area north of Kings Highway is planned Agricultural/Residential in the Future Land Use plan. The Future Land Use plan map indicates that a Resource Protection Area associated with an unnamed stream may run through the property. The sand and gravel quarry operations predate the establishment of the current Resource Protection Area requirements and much of the area adjacent to the stream has been disturbed. The southern boundary of the 181 acre property is the Rappahannock River. Spotsylvania County lies south of the river.

PROPOSAL

This application proposes a zoning reclassification from A1, Agricultural to M2, Heavy Industrial. The applicant requests the zoning reclassification to allow a *contractors equipment yard, machinery service and general offices*. The proposed use best fits the Institute of Traffic Engineers (ITE) trip generation manual use description of *Heavy Industrial*. The proposed use will employ approximately 20 individuals and based on ITE will generate approximately 102 vehicle trips per day. The present traffic volume on Kings Hwy. is 24,000 vehicles per day according to counts available from the Virginia Department of Transportation. Improvements on the property will include a contractors shop consisting of approximately 10,000 square feet, a parking area and an equipment yard. The entrance to the site will utilize the existing road to the sand and gravel quarry which aligns with a median break on Kings Highway and is identified on maps as Albion Lane.