

TO: Brunswick County Planning Commission and Board of Supervisors

FROM: Matt Hastings, PE
Project Manager – Land Development

RE: Par 5 Development Group, LLC – Ebony Dollar General Site Rezoning Application

Summit Design and Engineering Services is filing this Rezoning Application on behalf of Par 5 Development Group, LLC. The current zoning of Tax Map Parcel is 98 10 is A-1, Agricultural District.

The property in question is located in the South County Planning Area as identified in the Comprehensive Plan. Per the Plan, this growth area “continue to represent good direction for land development in the future.” The proposed use could be classified as a land use category of community business.

This proposed Rezoning to B-1, Business District would satisfy the goals and objectives of the 2037 Brunswick County Comprehensive Plan. Additionally, the property is adjacent to existing commercially zoned parcels so this would not constitute spot zoning.

Furthermore, this Rezoning is located in the crossroads community of Ebony and is supported by the following in the Comprehensive Plan: “Future development of the County should occur in areas with sufficient public infrastructure, this is generally near established towns, crossroads communities, and along primary highway corridors.”

Dynamic Economic Growth:

Industry -

Strategy #3: Promote and market Brunswick County as a desirable location for new and expanded business, industry, and entrepreneurs.

Managed Land Use and Development:

Land Use Development -

Strategy: #4: Proactively plan for future growth areas by providing public infrastructure and fostering new investment that will leverage change

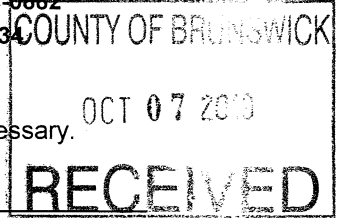
The proposed use in this area is compliance with the Comprehensive Plan and the intent of the B-1 Business district, which “is established to provide areas dedicated primarily for retail business, professional services, and other activities generally associated with business transactions, including highway services. The intent of this district is to promote centralization of services around incorporated areas of the county to which the public requires frequent access.”



COUNTY OF BRUNSWICK

LAND USE AMENDMENT APPLICATION

P.O. Box 399
Lawrenceville, VA 23868
Phone: (434) 848-0882
Fax: (434) 848-8234



Information must be typed or printed and completed in full. Attach additional pages where necessary.

CASE #: 19-032

DATE SUBMITTED:

APPLICATION TYPE (PLEASE CHECK ONE)
Rezoning [X]
Conditional Rezoning
Conditional Use Permit
Variance
Administrative Variance
Special Exception
Amendment to Previous Case

Proposed Zoning Classification
A-1
R-1
R-2
RR
RRMH
B-1 [x]
I-1

Applicant: Par 5 Development Group, LLC
Mailing Address: 2075 Juniper Lake Road, West End, NC 27376
Phone #: 910-944-0881 Fax #: 910-944-0882
Property Owner (if different from above): Jerry Michael & Susan Royster Jones
Mailing Address: 2416 Marengo Road, Lacrosse, VA 23950
Phone #: Fax #:

1. Explain fully the proposed use, type of development, operation program, reason for this request, etc.: (Attach additional sheets if necessary).

See attached Project Narrative

Four horizontal lines for providing additional details for the proposed use.

2. State how this request will not be materially detrimental to adjacent property, the surrounding neighborhood or county in general. Include, where applicable, information concerning: Use of public utilities; effect of request on public schools; effect on traffic, to include means of access to nearest public road; effect on existing and future area development; etc.:

See attached Project Narrative

3. If requesting a variance or special exception, explain the unique physical hardship or extraordinary situation that is justification for the request:

n/a

4. Describe the amount of variance requested. (Applies to request for Variances only.)

Front Setback

How far are you from the center line of the road?

How far are you from the edge of the road?

Side Setback

How far are you from the property line on the right?

How far are you from the property line on the left?

Rear Setback

How far are you from the rear property line?

Height

What is the height of the proposed dwelling/building?

Current Zoning Classification: A-1 Size of Parcel: 8.36
 Size of Proposed Use/Development Area: +/- 2.04
 Tax Map Parcel #: 98 10 Deed Book & Page #: 342/689

Property Location (Magisterial District): 04 Meherrin
 Road Name: Ebony Road Road Number: 903
 Nearest Intersection: Ebony Rd & Hendricks Mill Rd
 Direction and Distance from Intersection: 400' south of intersection
 Side of Road: East

Water/Sewer Supply:

<u>NEW:</u>	<u>EXISTING:</u>
Public Water _____	Public Water _____
Public Sewer _____	Public Sewer _____
Private Well <u>X</u> _____	Private Well _____
Private Septic System <u>X</u> _____	Private Septic System _____

Entrance:

New Entrance: X
 Number of New Entrances: 1

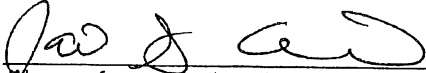
Existing Entrance: _____
 Number of Existing Entrances: _____

ADJOINING PROPERTY OWNERS

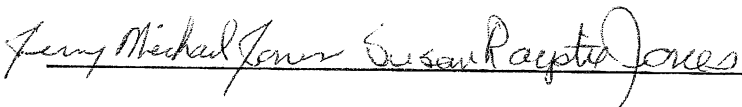
Name of Property Owner	Tax Map Number	Mailing Address
HARTLEY ANNE L	98-38	104 CLARK LAKE ROAD DURHAM, NC 27707
PROSPECT CEMETARY ASSOCIATION	98-A-1; 98-11; 98-12	P O BOX 29 EBONY, VA 23845
ABOU EMARA MOHAMED M	98-9H	413 TILLAR STREET EMPORIA, VA 23847
WRIGHT RONALD E	98-8B	342 BLACKRIDGE ROAD LACROSS, VA 23950
LETT COREY J	98-9C	2035 EBONY ROAD EBONY, VA 23845
LETT JAMES C	98-9E	2035 EBONY ROAD EBONY, VA 23845
LETT BETTY M	98-9B	2033 EBONY ROAD EBONY, VA 23845
LETT BETTY M LIFE ESTATE	98-9A	2033 EBONY ROAD EBONY, VA 23845

I/We hereby certify that to the best of my/our knowledge, all the above statements and the statements contained in any exhibits transmitted are true and that the adjacent property owners listed herewith are the owners of record as of the date of the application.

Date: October 2, 2019

Signature of Agent/Applicant: 
(Name of person other than, but acting for, the property owner and responsible for this application.)

Agent's Name: Jamie S. Encinosa
(typed or printed)

Signature of Property Owner: 

Property Owner's Name: Jerry Michael Jones Susan Royster Jones
(typed or printed)

Notes: Incomplete applications will not accepted. Any request that requires plans must be accompanied by those plans at the time of submission of this application.

Project Narrative:

Par 5 development Group, LLC is rezoning from A-1 to B-1, to develop a 70' x 130' 9,100 square foot retail store with 6-8 Employees with operating hours between 8 a.m.- 10 p.m. The proposed new building has a total of 7,422 sq. ft. of retail floor space which would require a minimum of 37 parking spaces by Zoning Ordinance. There is a total of 35 standard parking spaces and 2 handicapped/van accessible spaces being proposed that satisfies this requirement.

The establishment, maintenance, and operation resulting from the rezoning will not be detrimental to or pose any danger to the public health, safety, morals, comfort or general welfare. Furthermore, the rezoning will not be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the surrounding neighborhood. The rezoning will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

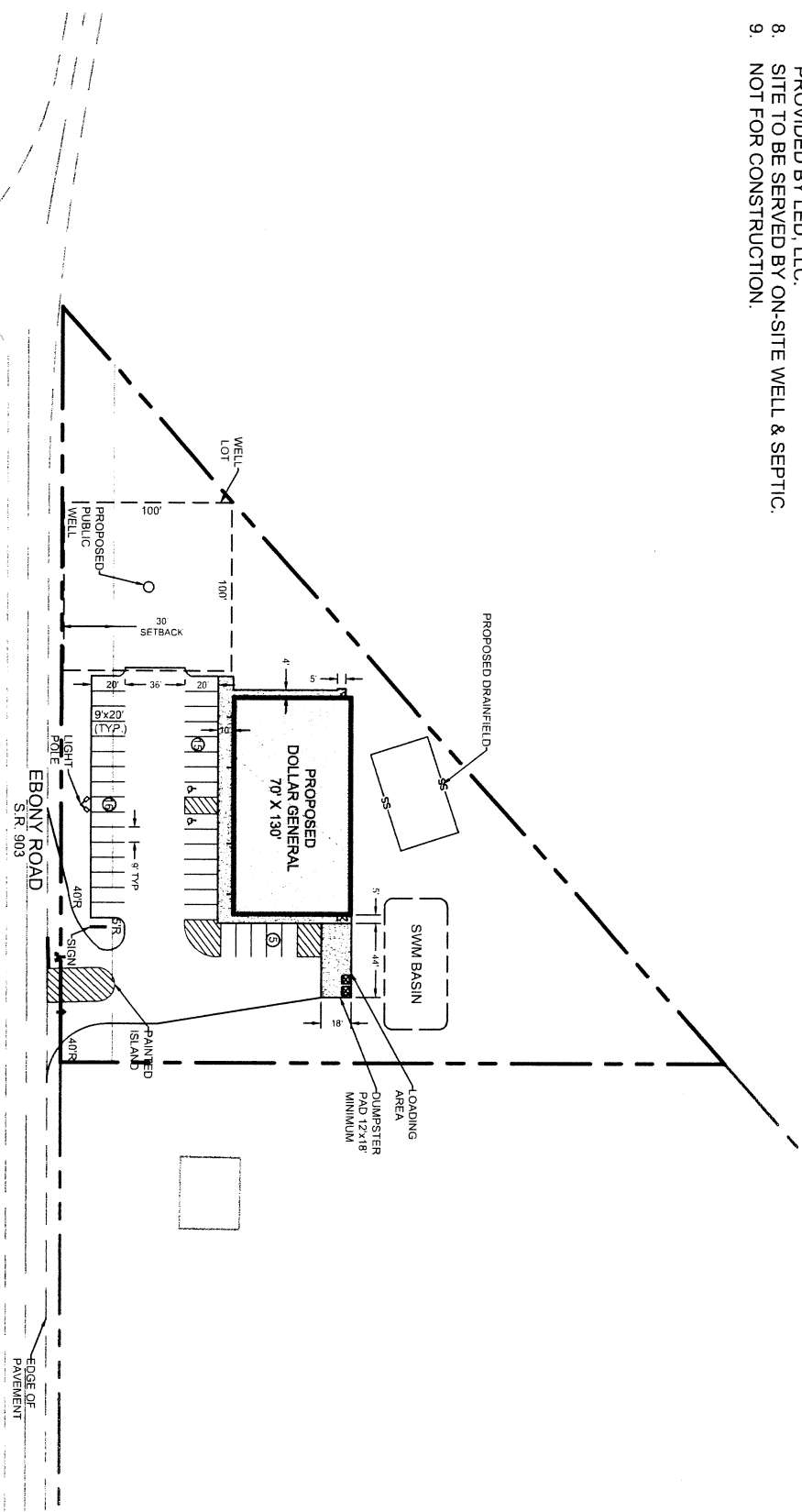
The proposed structure will incorporate an appealing architectural exterior that will not be at variance with the immediate neighborhood or character of the applicable district and will not cause a substantial depreciation of the properties in the neighborhood. All portions of the building and site design have been proposed in a manner that will meet all applicable codes and guidelines in order to be in harmony with the intended spirit and purpose of the Zoning Ordinance.

This site will be served with on-site well and septic system. Adequate facilities will be provided by the engineer for utilities, access roads, drainage & storm water areas, etc. The entrance will be designed and will meet or exceed Virginia Department of Transportation standards. The Engineer has consulted with VDOT to determine the requirements for the proposed use and verified that a TIA is not required based on the anticipated traffic count. The site improvements will provide ample space for consumers to park while also providing for safe ingress and egress, thereby providing for the safety of those utilizing the facility, and provide for access of fire and safety equipment to the site. The parking areas have been designed to be in harmony with the adjacent properties and promote the health, safety and general welfare of the community. The parking arrangement as shown on the site concept plan is designed in order to provide a formal and flowing site with standardized parking and drive aisle, landscaping and visual appeal. Facilities will be located in order to minimize noise, glare, or odor effects on adjoining properties and properties generally in the district.

Refuse and service areas will be screened from view from public areas and surrounding properties. Trash will be removed from the business on a regular basis and the site will be kept in a neat and orderly manner. Appropriate screening and buffering will be provided of a similar type, dimension and character of the surrounding neighborhood and meets or exceeds the standards of the Zoning Ordinance. The proposed site signage will be designed to not impede sight distance or constitute a nuisance. Lighting will be dark skies friendly and will not produce glare or spillover onto adjacent properties or the adjacent roadway. All setbacks and other open spaces are provided for in the concept design.

The proposed use is compatible with the surrounding neighborhood and the other properties in the zoning district. All portions of the building and site design have been proposed in a manner that will meet all applicable codes and guidelines of the Brunswick County Zoning Code.

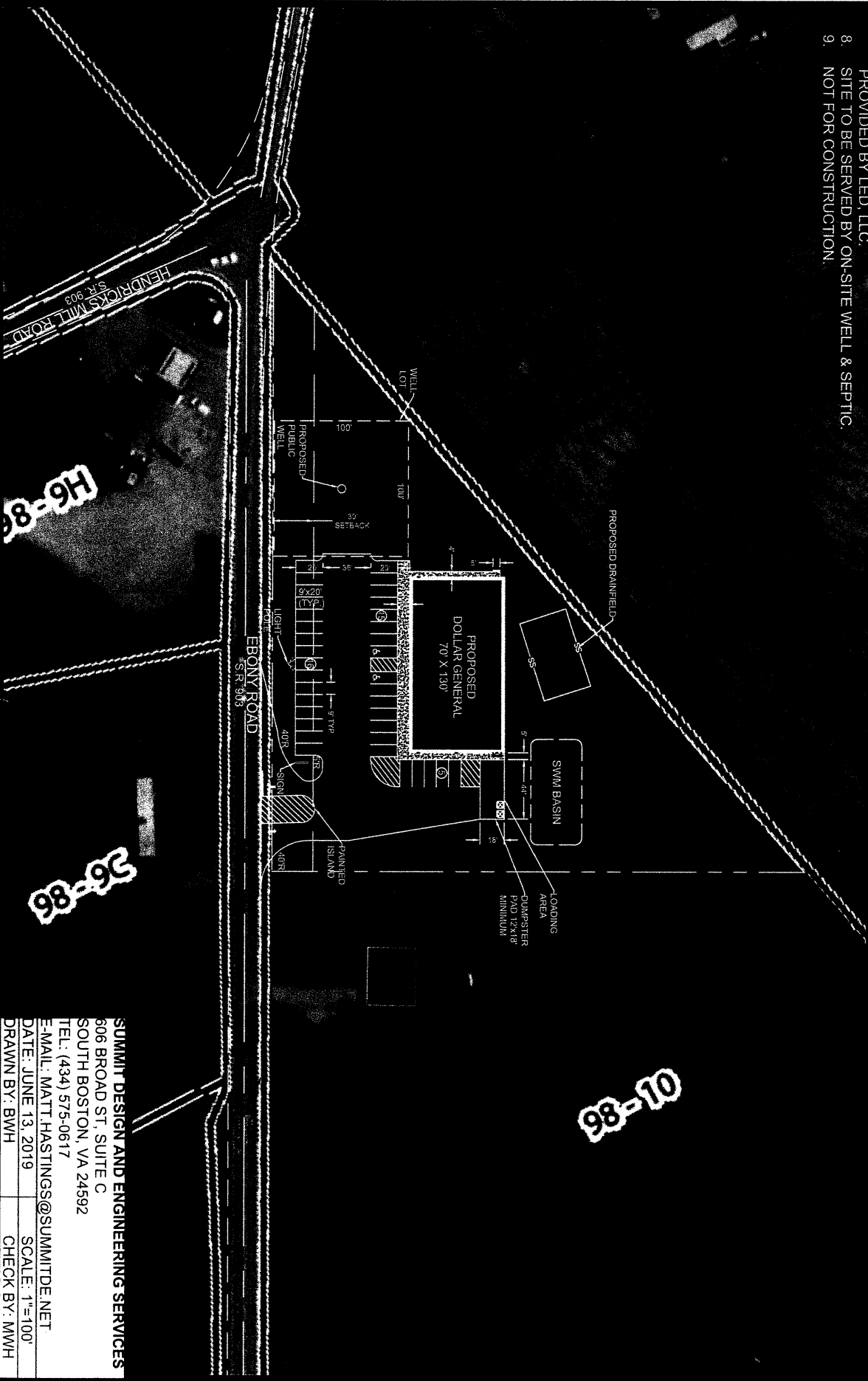
- NOTES:
1. ZONED: A-1, AGRICULTURAL
 2. PROPOSED ZONING B-1 DOES NOT HAVE SIDE OR REAR SETBACKS.
 3. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 4. IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN.
 5. ALL EASEMENTS NOT SHOWN.
 6. THIS PLAN DOES NOT REPRESENT A CURRENT FIELD SURVEY.
 7. STANDARD LIGHTING PACKAGE TO BE DESIGNED AND PROVIDED BY LED, LLC.
 8. SITE TO BE SERVED BY ON-SITE WELL & SEPTIC.
 9. NOT FOR CONSTRUCTION.



PRELIMINARY SITE PLAN	PROTOTYPE: "D"
DATE: JUNE 13, 2019	BLDG/SALES SF: 9,100 SF
CITY, STATE, STREET: BRUNSWICK COUNTY, VA EBONY ROAD - S.R. 903	ACREAGE: 2.04 AC± PARKING SPACES: 34(STD.)+2(HC) PARKING SPACES REQ'D BY COUNTY: 37
DEVELOPER: COMPANY: PAR 5 DEVELOPMENT NAME: JODY BLAND PHONE #: (919) 944-0881	DESIGNER: COMPANY: SUMMIT DESIGN AND ENGINEERING SERVICES NAME: MATT HASTINGS, P.E. PHONE #: (434) 575-0617

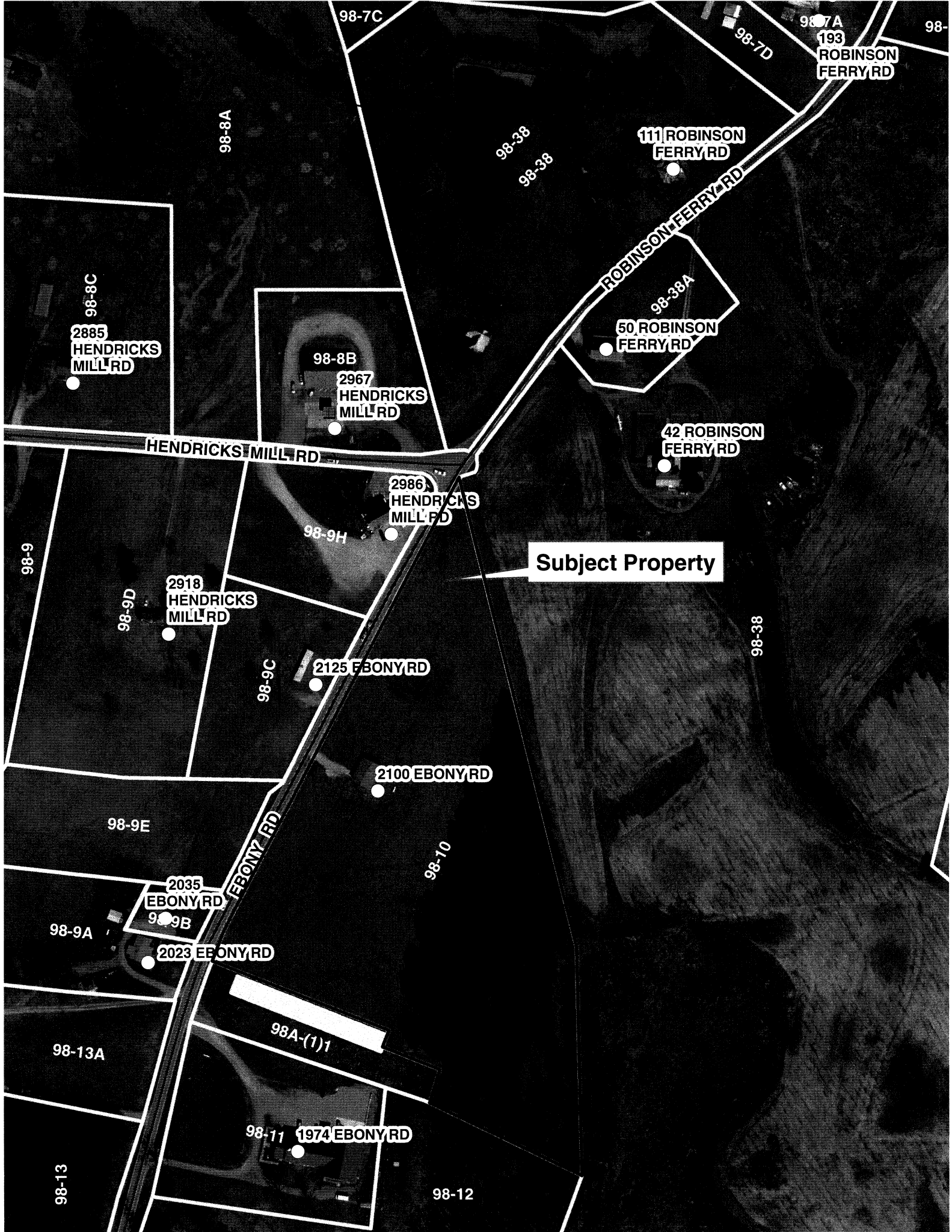
SUMMIT DESIGN AND ENGINEERING SERVICES
 606 BROAD ST, SUITE C
 SOUTH BOSTON, VA 24592
 TEL: (434) 575-0617
 E-MAIL: MATT.HASTINGS@SUMMITDE.NET
 DATE: JUNE 13, 2019 SCALE: 1"=100'
 DRAWN BY: BWH CHECK BY: MWH

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Subject Property

98-7C

98-7A

98-

98-7D

193
ROBINSON
FERRY RD

98-8A

98-38

98-38

111 ROBINSON
FERRY RD

ROBINSON FERRY RD

98-38A

50 ROBINSON
FERRY RD

98-8C

2885
HENDRICKS
MILL RD

98-8B

2967
HENDRICKS
MILL RD

HENDRICKS MILL RD

42 ROBINSON
FERRY RD

2986
HENDRICKS
MILL RD

98-9H

2918
HENDRICKS
MILL RD

98-9D

Subject Property

98-9

2125 EBONY RD

98-9C

98-38

2100 EBONY RD

98-9E

98-10

2035
EBONY RD

EBONY RD

98-9A

98-9B

2033 EBONY RD

98-13A

98A-(1)1

98-11 1974 EBONY RD

98-12

98-13