



## Rezoning REZ24-0004 – Dellinger Campbell STAFF REPORT

Planning & Zoning Administration  
174 E. King Street, P.O. Box 351  
Strasburg, VA 22657  
(540) 465-9197

PC Meeting Date: May 28, 2024  
Agenda Title: Rezoning  
REZ23-0004 – Dellinger

### Summary

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Terry M. Dellinger has requested a re-zoning of a 2.963 acre parcel from Agriculture/Rural Residential to Highway Commercial.

### Background/Existing Conditions

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The existing conditions of the property are three individually addressed single-family dwellings served by one driveway. The existing dwellings will become legally non-conforming if the rezoning is approved.

### Analysis

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#### 3.13.2 Density, Intensity, and Dimensional Standards

##### A. HC District Lot Development Standards – Consistency Analysis

1. This site is appropriate for non-shopping center commercial use.
2. The lot is significantly sized to accommodate the development standards.

Development Elements	Standard
Lot Size (minimum; shopping center/ non-shopping center	3ac./1ac
Front Yard Setback (minimum, from right-of-way)	40'
Side Yard Setback (minimum from lot line)	20'
Side Yard Setback (minimum, from right-of-way)	40'
Rear Yard Setback (minimum, from lot line)	25'
Frontage (minimum)	50'
Building Height (maximum)	75'
Lot Coverage (maximum)	60'



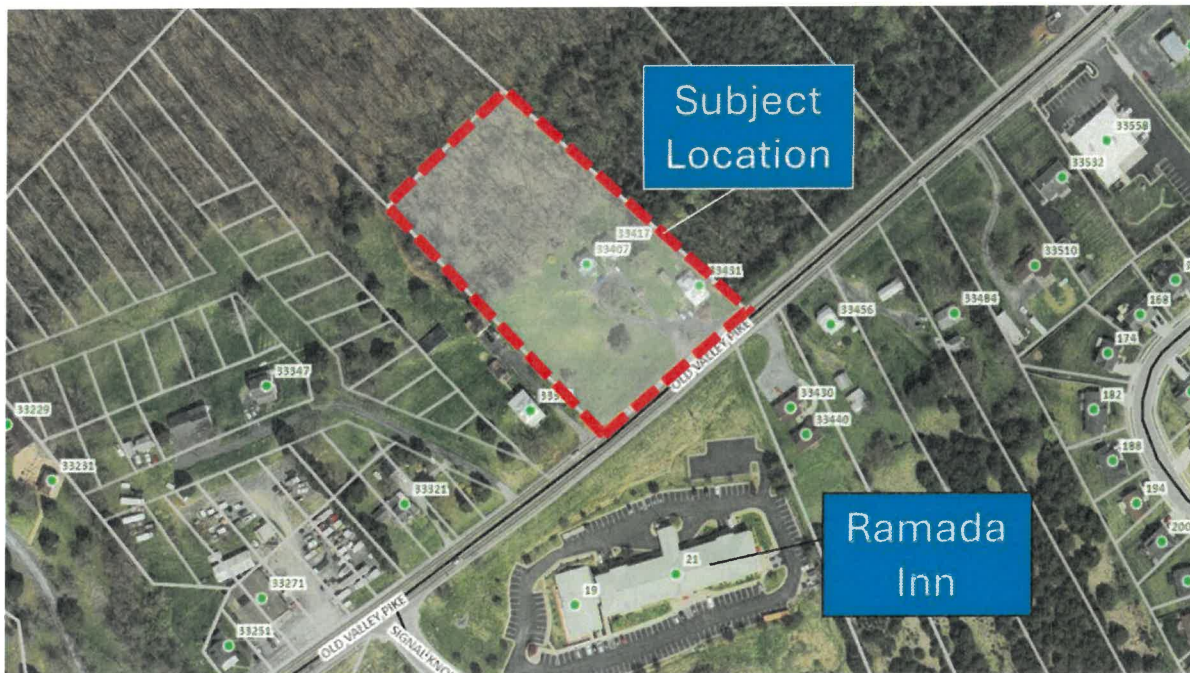
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### B. Location

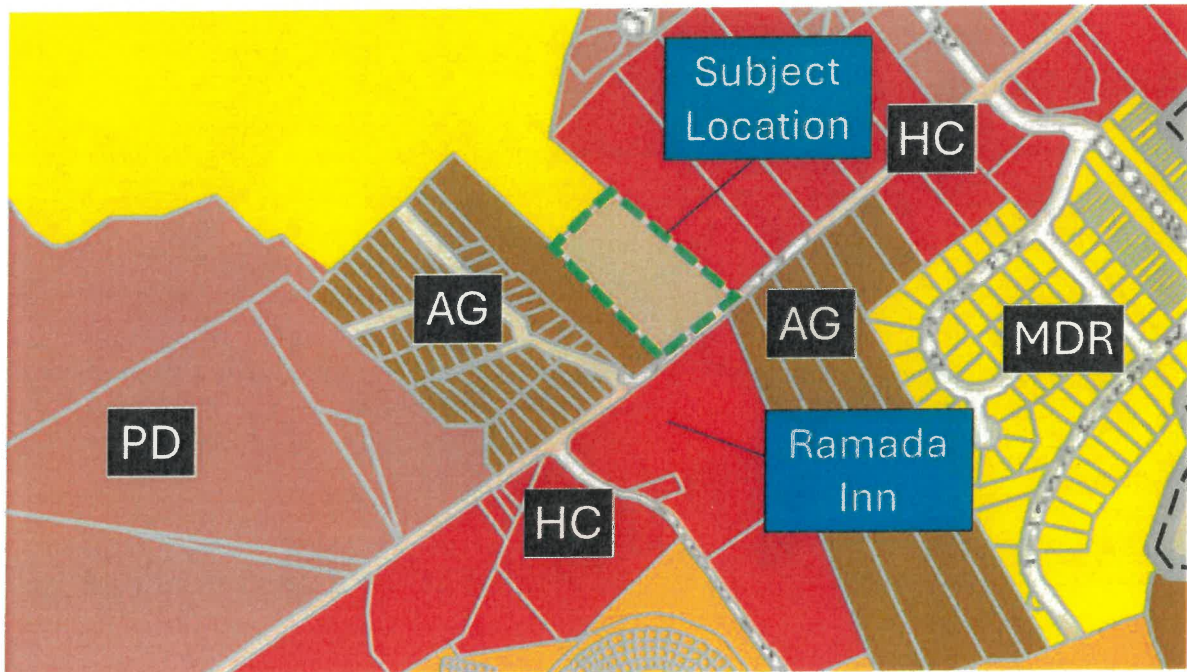
#### 1. Site Location

Address: 33417 Old Valley Pike  
Tax Map #: 16A15C  
Relative Intersection: 100 Feet South of Founders Way and Old Valley Pike Intersection.



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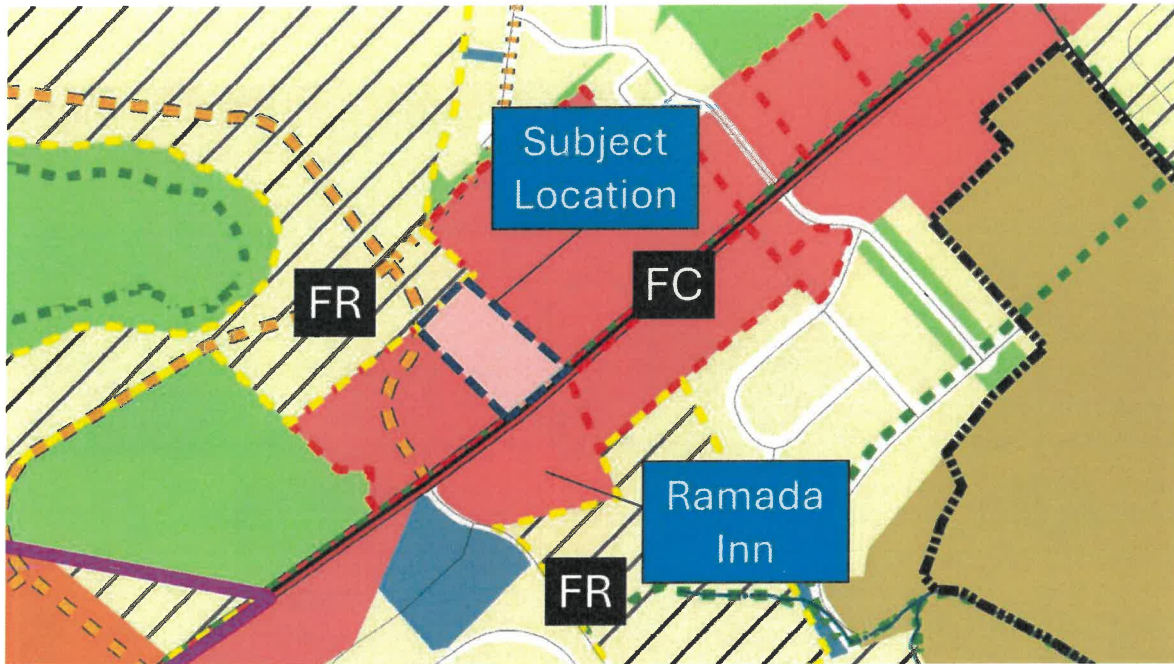
2. Surrounding Land Uses: This site is bordered by:
- North-Vacant Medium Density Residential
  - East-Highway Commercial Vacant / O’Riley Auto Store
  - South-Highway Commercial (Ramada)
  - West-Agriculture/Rural Residential (Single family dwelling)



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### C. Comprehensive Plan – Consistency Analysis

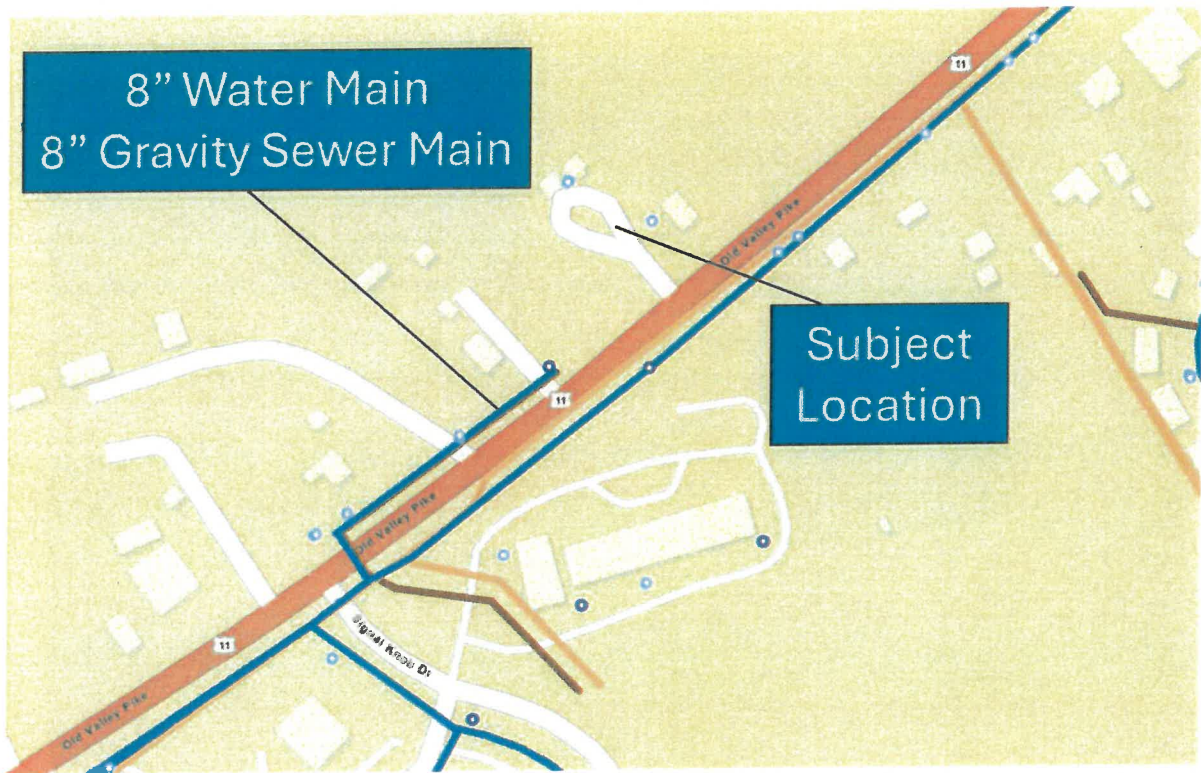
1. This application is in line with the current comprehensive plan to include the Future Land Use Map.



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### D. Utilities and Infrastructure

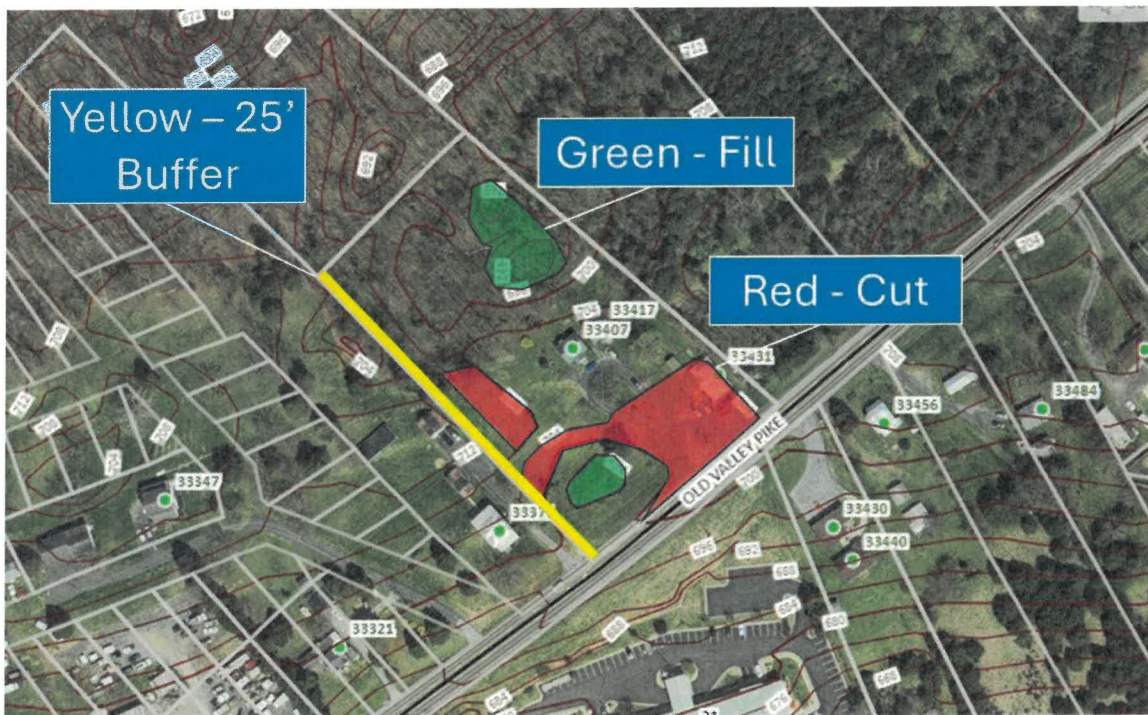
1. Water and Forced Sewer Mains on opposite side of Old Valley Pike
2. Old Valley Pike has minimal entrances in this general location.



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### E. Buffers and Environment

1. A 25' buffer is required on the West side of the property due to the Ag/Rural Residential neighboring use.
2. Lot is relatively flat and will not require significant cut or fill.





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### Community Input:

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- Notice of the Rezoning was sent via registered mail to all adjacent property owners on May 16, 2024.
- Signs were posted at the location starting on May 14, 2024
- Notice was posted in the Northern Virginia Daily newspaper publications dated Friday, May 17, 2024, and Friday, May 24, 2024.

### Timing:

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The Planning Commission has 90 days from the initial public hearing to make a recommendation to the Town Council on this application. The 90 days shall expire on August 26, 2024.

### Staff Recommendation:

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Staff recommends approval of rezoning #REZ24-0004, Dellinger Campbell, for the following reasons.

- The rezoning is in line with the current comprehensive plan.
- This site location is appropriate for non-shopping center commercial use.
- Utilities and Infrastructure are in place for a commercial use.
- The topography is relatively level and conducive to larger development.
- Mitigating conditions are not present to require a Proffer Statement.

### Possible Actions:

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Recommended to TC for approval

Recommended to TC for approval with the following conditions

Recommended to TC for denial

Deferred for further deliberation

Allowed Uses on the Subject Property  
Revision 30 April 2024

Attachment A

Land Use	LBCS Code	HC
<b>RESIDENCE OR ACCOMODATION FUNCTIONS</b>	<b>1000</b>	
Hotel, motel, or tourist court	1330	P
<b>GENERAL SALES OR SERVICES</b>	<b>2000</b>	
Retail sales or service and repair	2100	P
Automobile Parts and Accessories	2115	P
Gasoline services	2116	P
Lawn and Garden Supplies	2123	P
Computer and software	2131	P
Camera and photographic supplies	2132	P
Clothing, jewelry, luggage, shoes, clocks, sewing	2133	P
Sporting goods, toy and hobby, musical instruments	2134	P
Books, magazines, music, videos, CDs, stationary, greeting cards, seasonal decorations, school, and office supplies, etc.	2135	P
Consumer goods, other	2140	P
Florist	2141	P
Art dealer, supplies, sales, and service	2142	P
Convenience Store (tobacco, beer, wine allowed)	2152	P
Specialty food store	2153	P
Fruit and vegetable store	2154	P
Health and personal care	2160	P
Cosmetic and beauty supplies and personal grooming products	2162	P
Optical and contact lenses	2163	P
Markets for farm produce or crafts	2199	P
Finance and insurance	2200	P
Credit and finance establishment	2220	P
Investment banking, securities, and brokerages	2230	P
Insurance-related establishment	2240	P
Fund, trust, or another financial establishment	2250	P
Real estate, and rental and leasing	2300	P
Real estate services	2310	P
Property management services	2320	P
Recreational goods, rental (without outdoor display or storage)	2333	P
Business, professional, scientific, and technical	2400	P
Professional services	2410	P
Legal services	2411	P

# Allowed Uses on the Subject Property

Revision 30 April 2024

Land Use	LBCS Code	HC
<b>GENERAL SALES OR SERVICES</b>	<b>2000</b>	
Accounting, tax, bookkeeping, payroll services	2412	P
Architectural, engineering, surveying, and related services	2413	P
Graphic, industrial, interior design services	2414	P
Consulting services (management, environmental technical)	2415	P
Scientific research and development services	2416	P
Advertising, media, and photography services	2417	P
Veterinary services	2418	P
Administrative services	2420	P
Office administrative services	2421	P
Facilities support services	2422	P
Employment agency	2423	P
Copy center, private mail center, other business support services	2424	P
Collection agency	2425	P
Travel arrangement and reservation services	2430	P
Food Services	2500	P
Full-service restaurant	2510	P
Cafeteria or limited-service restaurant	2520	P
Drive-through restaurants	2521	P
Snack or nonalcoholic bar	2530	P
Mobile food services	2550	P
Caterer	2560	P
Personal services	2600	P
Personal care	2610	P
Hair, nail, and cosmetic skin care	2611	P
Dieting and weight reducing	2612	P
Tanning salon	2614	P
Electrolysis, ear piercing, and other personal care services	2616	P
Dry cleaning and laundry	2622	P
Photofinishing	2630	P
Massage therapist	2651	P
Tattoo parlor	2652	P
Animal and pet services and kennels	2720	P
Food service contractor	2570	P
<b>TRANSPORTATION, COMMUNICATION, INFORMATION, AND UTILITIES</b>	<b>4000</b>	
Sightseeing	4136	P
Postal services	4170	P
Communication and information	4200	P
Newspapers, books, periodicals, etc.	4211	P
Software publisher	4212	P

Allowed Uses on the Subject Property  
Revision 30 April 2024

Land Use	LBCS Code	HC
<b>TRANSPORTATION, COMMUNICATION, INFORMATION, AND UTILITIES</b>	<b>4000</b>	
Motion picture and video production, publishing, and distribution	4221	P
Sound recording, production, publishing and	4223	P
Wireless telecommunications	4233	P
Telephone and other wired telecommunications	4234	P
Information services and data processing industries	4240	P
Information services and data processing industries	4240	P
Online information services	4241	P
Utilities and utility services	4300	P
Service distribution lines	4300	P
Electric power	4310	P
Natural gas service	4329	P
Water service	4339	P
Wastewater service	4349	P
<b>ARTS, ENTERTAINMENT, AND RECREATION</b>	<b>5000</b>	
Independent Artist, Writer, or Performer	5160	P
Museum	5210	P
Historical or archeological institution	5220	P
Games arcade establishment	5320	P
Miniature Golf Establishment	5340	P
Private Recreational Facility	5372	P
<b>EDUCATION, PUBLIC, ADMINISTRATION, HEALTH CARE, AND OTHER INSTITUTIONS</b>	<b>6000</b>	
Nursery or preschool	6110	P
Beauty schools	6141	P
Computer training	6143	P
Clinic	6511	P
Family planning or outpatient care clinic	6512	P
Child daycare	6562	P
Small Religious Institution	6600	P
<b>AGRICULTURE, FORESTRY, FISHING AND HUNTING</b>		
Special events	9910	P

Prohibited Uses on the Subject Property  
Revision 30 April 2024

Cedar Springs Rezoning

Attachment B

Land Use	LBCS Code	HC
<b>RESIDENCE OR ACCOMODATION FUNCTIONS</b>	<b>1000</b>	
Accessory dwelling	1130	SUP
Assisted living board and care and adult care group homes	1230	P
<b>GENERAL SALES OR SERVICES</b>	<b>2000</b>	
Automobile sales or service establishment	2110	P
Car dealer	2111	P
Bus, truck, mobile homes, or large vehicles	2112	P
Boat or marine craft dealer	2114	P
Automobile Tires	2115	P
Automotive repair and maintenance	2117	P
Heavy consumer goods sales or service	2120	P
Furniture or home furnishings	2121	P
Hardware	2122	P
Hardware, home center	2122	P
Department store, warehouse club, or superstore	2124	P
Electronic and appliances	2125	P
Lumber yard and building materials	2126	P
Heating and plumbing equipment	2127	P
Durable consumer goods sales and service	2130	P
Tobacconist establishment	2143	P
Mail order or direct selling establishment	2144	P
Grocery, food, beverage, dairy	2150	P
Grocery store, supermarket, or bakery	2151	P
Liquor store	2155	P
Pharmacy or drug store	2161	P
Bank, credit union, or saving institution	2210	P
Pawn Shop	2260	P
Commercial property-related, mini or self-storage	2321	SUP
Rental housing related	2322	P
Rental and leasing	2330	P
Cars	2331	P
Leasing trucks, trailers, RVs, buses, aircraft, tugboats, etc.	2332	P
Recreational goods rental (with outdoor display or storage)	2333	P

Prohibited Uses on the Subject Property  
Revision 30 April 2024

Land Use	LBCS Code	HC
<b>GENERAL SALES OR SERVICES</b>	<b>2000</b>	
Leasing commercial, industrial machinery and equipment	2334	P
Consumer goods rental	2335	P
Landscaping	2453	P
Carpet and upholstery cleaning	2454	P
Bar or drinking place	2540	P
Food service contractor	2570	P
Dry Cleaning and laundry	2620	P
Dry cleaning and laundry drop off/pick-up allowed	2622	P
Linen and uniform supply	2623	P
Pet and animal sales or service (except veterinary)	2700	P
Animal services	2720	P
<b>MANUFACTURING AND WHOLESALE TRADE</b>	<b>3000</b>	
Food and beverages	3110	SUP
Printing and related support activities	3221	SUP
Jewelry and silverware	3410	SUP
Dolls, toys, games and musical instruments	3420	SUP
Office supplies, inks, etc.	3430	P
Signs	3440	P
Wholesale trade establishment	3500	SUP
<b>TRANSPORTATION, COMMUNICATION, INFORMATION, AND UTILITIES</b>	<b>4000</b>	
Local transit systems--bus, special needs, and other motor vehicles	4133	P
Non local and charter bus	4134	P
Taxi and limousine service	4137	P
Towing and other road and ground services	4138	P
Courier and messenger services	4160	P
National Post Office	4171	
Publishing	4210	P
Motion picture viewing and exhibition services	4222	P
Tele-communications and broadcasting	4230	P
Radio and television broadcasting	4231	P

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Land Use	LBCS Code	HC
<b>TRANSPORTATION, COMMUNICATION, INFORMATION, AND UTILITIES</b>	<b>4000</b>	
Cable networks and distribution	4232	P
Towers and antennas	4233	P
Library or archive	4242	P
News syndicate	4243	P
Electric substations	4300	P
<b>ARTS, ENTERTAINMENT, AND RECREATION</b>	<b>5000</b>	
Performing arts or supporting establishments	5100	P
Theater, dance, or music establishment	5110	P
Sports team or club	5120	P
Museums and other special purpose recreational institutions	5200	P
Amusement, sports or recreation establishment	5300	P
Public recreation facilities	5370	P
Bowling, billiards, pool	5380	P
Skating rink, roller skating	5390	P
Natural and other recreational parks	5500	P
<b>EDUCATION, PUBLIC, ADMINISTRATION, HEALTH CARE, AND OTHER INSTITUTIONS</b>	<b>6000</b>	
Elementary	6121	P
Middle or junior	6122	P
Senior or high	6123	P
Special needs education services	6125	P
Adult education services	6126	P
College or university	6130	P
Technical, trade, or other specialty school	6140	P
Business management	6142	P
Driving education	6144	P
Fine and performing arts education	6145	P
Sports and recreation education	6147	P
Public administration	6200	P
Legislative and executive functions	6210	P
Judicial functions	6220	P
Court	6221	P
Other government functions	6330	P
Public Safety	6400	P
Fire and Rescue	6410	P
Police	6420	P
Emergency response	6430	P
Health and human services	6500	P
Ambulatory or outpatient care services	6510	P
Medical or diagnostic laboratory	6513	P
Blood or organ bank	6514	P

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Revision 30 April 2024

Land Use	LBCS Code	HC
<b>EDUCATION, PUBLIC, ADMINISTRATION, HEALTH CARE, AND OTHER INSTITUTIONS</b>	<b>6000</b>	
Nursing, supervision, and other rehabilitative services, except	6520	P
Hospital	6530	P
Health care facility	6540	P
Child and youth services	6561	P
Community food services	6563	P
Emergency and relief services	6564	P
Other family services	6565	P
Services for elderly and disabled	6566	P
Veterans affairs	6567	P
Vocational rehabilitation	6568	P
Large religious institution	6600	P
Funeral home and services	6710	P
Cemetery or cremation services	6720	P
Labor or political organization	6810	P
Business association or professional membership	6820	P
Civic, social, or fraternal organization	6830	P
<b>CONSTRUCTION-RELATED BUSINESSES</b>	<b>7000</b>	
Building, developing, and general contracting	7100	P
<b>AGRICULTURE, FORESTRY, FISHING AND HUNTING</b>	<b>9000</b>	
Greenhouse – sales of products grown on premises	9142	P
Greenhouse – sales of products and related accessory products	9143	P
Bees	9371	P
Temporary uses	9920	P
Motorcycle, ATV	2113a	P
Bicycle sales and repair	2113b	P
Cemetery accessory to religious institution		P
Crematorium		SUP