

**TOWN OF DAYTON
PLANNING COMMISSION MEETING AND PUBLIC HEARING
COUNCIL CHAMBERS – DAYTON TOWN HALL
Thursday, August 17, 2023
6:00 PM**

AGENDA

- 1) Call to Order, Welcome & Invocation
 - a) Roll Call of Planning Commission
- 2) Public Hearing: To hear public comments regarding an application for a Rezoning Application from Wilfong 3049, LLC – John Wayland Hwy Development.
- 3) Discussion of Rezoning Application for the Wilfong 3049, LLC – John Wayland Hwy Development.
- 4) Approval of Minutes from Regular Planning Commission meeting of July 27, 2023.
- 5) Election of Officers – Chair and Vice Chair
- 6) Unfinished Business
- 7) New Business
- 8) Public Comment
- 9) Adjournment

Planning Commission Meeting Staff Report August 17, 2023

Wilfong – John Wayland Hwy Development

There will be a public hearing at tonight's meeting to hear concerns and discuss an application for a rezoning. Developer Brian Wilfong, represented by Valley Engineering, has submitted an application for rezoning at 3049 John Wayland Hwy, specifically tax map # 107-(A)-L229. The property is currently zoned B-1, however it is important to note that this piece of property was part of the County prior to annexation, and as stated in the Town Code, any property annexed will maintain County zoning classification until other action is taken by the Town. The property is 9.581 acres. The developer has requested the back portion of the property be rezoned to R-3 to allow for high density apartment complexes. The developer has also requested to rezone the front portion of the property to B-1 to align with Town zoning classification as opposed to County zoning classification. They have indicated flexibility in the commercial portion.

Ultimately, the commission is making a recommendation to the Council for approval or denial. (A public hearing with Town Council is also required.) Options for recommendation include:

1. The commission may recommend changes they would like to see before it goes to Council and request to review those changes at another meeting before recommending to Council.
2. The commission may request a joint public hearing with Council to hear additional comments, and then make a recommendation to Council. (The same way we had a joint public hearing for Harrisonburg Refrigeration, followed by a special called meeting to make a recommendation.)
3. The commission may recommend approval to the Council.
4. The commission may recommend denial to the Council.

Department of Community Development



Rezoning Conventional District Case Report 20231109

Applicant	Wilfong - John Wayland Development
Address/Location	Northwest intersection of John Wayland Hwy (VA 42) and Koogler Ln
Comprehensive Plan	
Tax Map#	107-A-229
Present Zoning	B-1 - General Business District
Proposed Zoning	R-3 - General Residential District, B-1 - General Business District
Acreage	9.581
Election District	District 2
Staff	
Planning Commission	
Board of Supervisors	

General Information

Overview and Background

The Town of Dayton has asked the County to review the proposed rezoning, located within the town limits. Please provide any comments like a typical rezoning case.

Developer Brian Wilfong, represented by Valley Engineering, has submitted an application for rezoning at 3049 John Wayland Hwy, specifically tax map # 107-(A)-L229. The property is currently zoned B-1, however it is important to note that this piece of property was part of the County prior to annexation, and as stated in the Town Code, any property annexed will maintain County zoning classification until other action is taken by the Town. (That was guidance from our Town attorney.) The developer has requested the back portion of the property be rezoned to R-3 to allow for high density apartment complexes. Specifically, they would like to build five (5) 18-unit apartment buildings and two (2) 12-unit apartment buildings. The developer has also requested to rezone the front portion of the property to B-1 to align with Town zoning classification as opposed to County zoning classification. They have indicated flexibility in the commercial portion with unspecified commercial acreage.

Staff and Agency Analysis

Building Services

No specific comment at this point, other than building plans will be reviewed separately upon approval. 08/15/23

(JS)

Environmental

1. There is a drainage channel running through the property from north to south which will need to be investigated to determine if wetlands or jurisdictional waters are present. Contact Army Corps of Engineers. Steven Vanderploeg; Steven.A.Vanderploeg@usace.army.mil; 804-397-9836
2. Land disturbance to exceed 10,000 sq. ft. requires an erosion & sediment control plan and permit; land disturbance over 1 ac. requires an engineered stormwater management plan and Construction General Permit.

Fire

The rezoning request is located within the Bridgewater Volunteer Fire Department and Bridgewater Volunteer Rescue Squad's respective response area. The layout for the site is not in conformance to the requirements of the Rockingham County Fire Prevention Code. Two entrances are required into subdivisions if the entrance is not a boulevard style entrance. The second entrance can be an emergency vehicle access road only being 12 foot wide with an all weather surface. A full site plan submittal must be sent to the Fire Marshal's Office which shall include fire hydrants and fire department connection locations as well as the applicable lane width based on building height.

Planning

This project is entirely within Town of Dayton boundaries. Planning has no comment.

Public Works

Public Works has no comment. County water and sewer are not available in this area.

VDOT

- VDOT has reviewed the attached plan as it pertains to the rezoning only. A more thorough review will be completed during the site plan phase.
- At the site plan phase VDOT will require a left turn lane analysis for Rt. 42 eastbound traffic. If warranted, the construction of this turn lane will be the responsibility of the developer.
- An Access Management Exception is required for the right-in entrance into the Woodman of the World property. VDOT has preliminarily reviewed this concept and is agreeable to approving the exception as shown on the zoning plan.
- The existing entrance to the Woodman of the World will need to be abandoned.

Public utilities to serve.

TOWN OF DAYTON
Application for Rezoning/ Conditional Zoning/Special Use

1. Applicant Information:

Property Owner's Name: WAYLAND 3049, LLC

Or Contract Purchaser's Name: BRIAN WILFONG

Address: P.O. BOX 331, BRIDGEWATER, VIRGINIA 22812 Phone: (540) 280-5024

Owner's Representative: VALLEY ENGINEERING

Address: 4901 CROWE DR, MT. CRAWFORD, VA 22841 Phone: (540) 434-6365

2. Description of Property:

Location (Please give exact address and/or directions): _____

3049 JOHN WAYLAND HWY., DAYTON, VA 22821

Tax Map Number: 107-(A)-L229 Deed Book & Page Number(s): 1250 / 263

Existing Zoning: COUNTY / B-1

Proposed Zoning: R-3 / B-1

Total Acreage: 9.581

3. Proposed Use: APARTMENTS / COMMERCIAL

4. It is proposed that the following buildings, additions, or improvements will be constructed:

(5) 18 UNIT & (2) 12 UNIT APARTMENT BUILDINGS

UNSPECIFIED COMMERCIAL ACREAGE

5. Dimensions and height of buildings or proposed buildings:

18 UNIT BUILDING: APPROXIMATELY 144' WIDE x 48' DEEP x 3 STORIES

12 UNIT BUILDING: APPROXIMATELY 96' WIDE x 48' DEEP x 3 STORIES

6. Has a previous application been made for this rezoning? [] YES [X] NO
If yes, give date: _____

7. Please supply an estimate of the traffic impact of the proposed use in relation to its access streets:

APARTMENTS: AVERAGE DAILY TRAVEL = 518 VEHICLES PER DAY. FOR THE COMMERCIAL,
THERE ARE NO PLANNED USES AT THIS TIME. USING 20,000 S.F. OF STRIP, RETAIL PLAZA
AVERAGE DAILY TRAVEL = 1,089 VEHICLES PER DAY. NO TIA REQUIRED.

8. Briefly discuss how the proposed use and improvements are designed and arranged to fit into the development of the adjacent property and neighborhood and will not be detrimental to the immediate neighborhood: _____

SEE ATTACHED MASTER PLAN

9. Additional Comments:

10. A site plan must be submitted with this application. The Zoning Administrator will supply a checklist of the information that is required, which shall include, but is not limited to, the following:

- (a.) Boundaries of the entire area
- (b.) Total area of the property
- (c.) Location and size of all existing and proposed structures (including signs)
- (d.) All required minimum yards and the distances of all existing and proposed structures to the lot lines
- (e.) Public right(s)-of-way, indicating names and/or route numbers
- (f.) Proposed means of ingress and egress to and from the property from a public street
- (g.) Size and location of all existing and proposed off-street parking spaces, indicating minimum distance from the nearest property line(s)
- (h.) Proposed screening, landscaping, and fencing
- (i.) The existing use and zoning designation of adjacent properties

11. Provide the names and complete addresses of all adjacent landowners, including landowners across any road (use an additional sheet if necessary):

NAME	ADDRESS	TAX MAP #
WOODMEN OF WORLD LIFE INS SOCIETY, C/O ROBERT G. DINSMORE	HATMAKER HARRISONBURG, VA 22801	107-(5)-L1
DENNIS H. & JUDY W. HILL	104 VALLEY DR., DAYTON ,VA 22821	107-(5)-L1B
NORMA B. KOOGLER	1585 CROOKS CREEK RD. ROCKINGHAM,VA 22802	107-(4)-L3
NORMA B., GLEEN R., NELSON L. & BERNARD B. KOOGLER	1585 CROOKS CREEK RD. ROCKINGHAM, VA 22802	107-(4)-L3A
LEWIS S. & JOAN S. KNICELY	465 MAIN ST. DAYTON ,VA 22821	107-(4)-L2 & 107-(A)-L230
CHARLES L. MATHIAS	3054 JOHN WAYLAND HWY. DAYTON ,VA 22821	107-(A)-L231 & 107-(A)-L228

12. Any proffers that the applicant wishes to present for consideration should be attached to this application.

13. The fee for a zoning request is \$350.00, plus \$50 per acre. This fee must be paid to the Town upon submission of this zoning application form and related papers.

I (we), the undersigned, do hereby certify that the information provided is accurate to the best of my (our) knowledge and hereby apply for a zoning request under the provisions of the Code of the Town of Dayton. I (we) understand that, after due notice and public hearing, the Town Council may approve, approve with conditions, or deny this application. I (we) authorize the Town to go upon the property for the purpose of making site inspections.

Applicant(s) Signature(s): Carl Snyder (Agent of)
[Signature]

Date: _____

Mailing address: P.O. BOX 331, BRIDGEWATER, VIRGINIA 22812

Telephone Number: (540) 280-5024

FOR TOWN USE ONLY:

Amount of Fee: _____ Date Paid: _____

Public Hearing Date: _____

Planning Commission Recommendation:

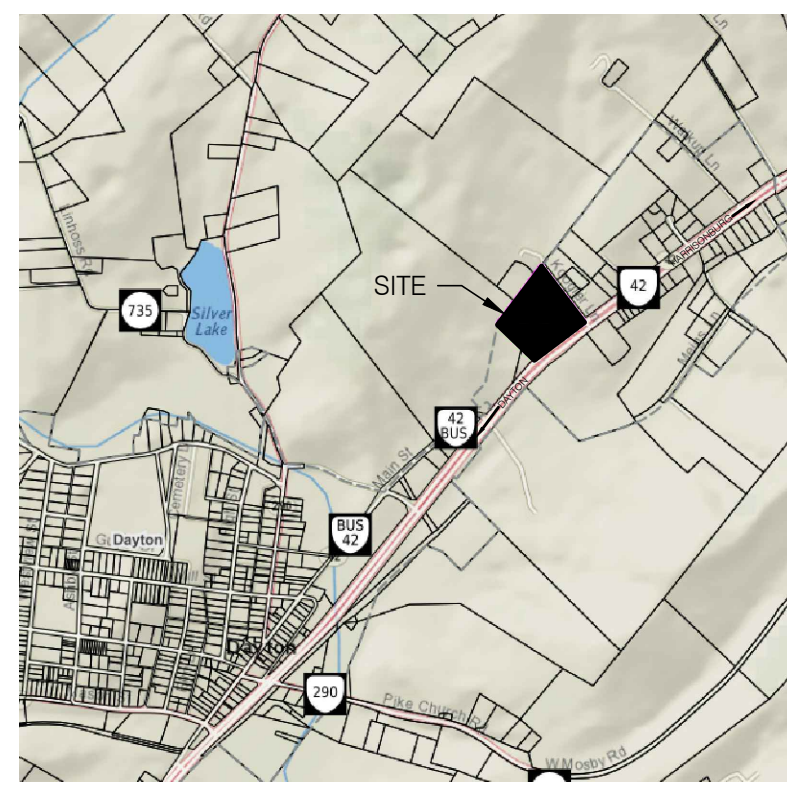
APPROVE DENY Date: _____

Town Council Action:

APPROVE DENY Date: _____

Special Conditions: _____

Zoning Administrator's Signature



VICINITY MAP
SCALE: 1" = 2000'

DEVELOPMENT DATA	
TAX MAP #:	107-(A)-L229
SITE AREA:	± 9.581 AC.
APARTMENT (R-3):	± 6.56 AC.
BUSINESS (B-1, TOWN):	± 3.02 AC.
EXISTING ZONING:	B-1 (COUNTY)
PROPOSED ZONING:	R-3 CONDITIONAL, B-1 BUSINESS (TOWN OF DAYTON)
PROPOSED USE:	MULTI-FAMILY (3 STORY APARTMENTS), BUSINESS
R-3 ZONING	
MAXIMUM # OF UNITS PER R-3 CODE:	134
PROPOSED UNITS:	114
PROPOSED DENSITY:	± 17 DWELLING UNITS PER ACRE
PARKING REQUIRED:	2 SPACES PER UNIT (228 SPACES REQUIRED)
PARKING PROVIDED:	228 MINIMUM
MAXIMUM LOT COVERAGE (BUILDINGS):	35% OF SITE MAXIMUM (±2.30 AC.)
PROPOSED LOT COVERAGE (BUILDINGS):	±15% OF SITE DEPICTED (±1.00 AC.)
B-1 ZONING	
MAXIMUM LOT COVERAGE (BUILDINGS):	40% OF SITE MAXIMUM (±1.21 AC.)
PROPOSED LOT COVERAGE (BUILDINGS):	N/A
SETBACKS / BUILDING HEIGHTS:	APARTMENTS (R-3): BUSINESS (B-1):
FRONT YARD:	35' (FROM STREET ROW) 25'
SIDE YARD:	20' (MULTIFAMILY) 25'
REAR YARD:	30' 20'
MAXIMUM BUILDING HEIGHT:	3 STORIES OR 40 FT (WHICHEVER IS LESS)

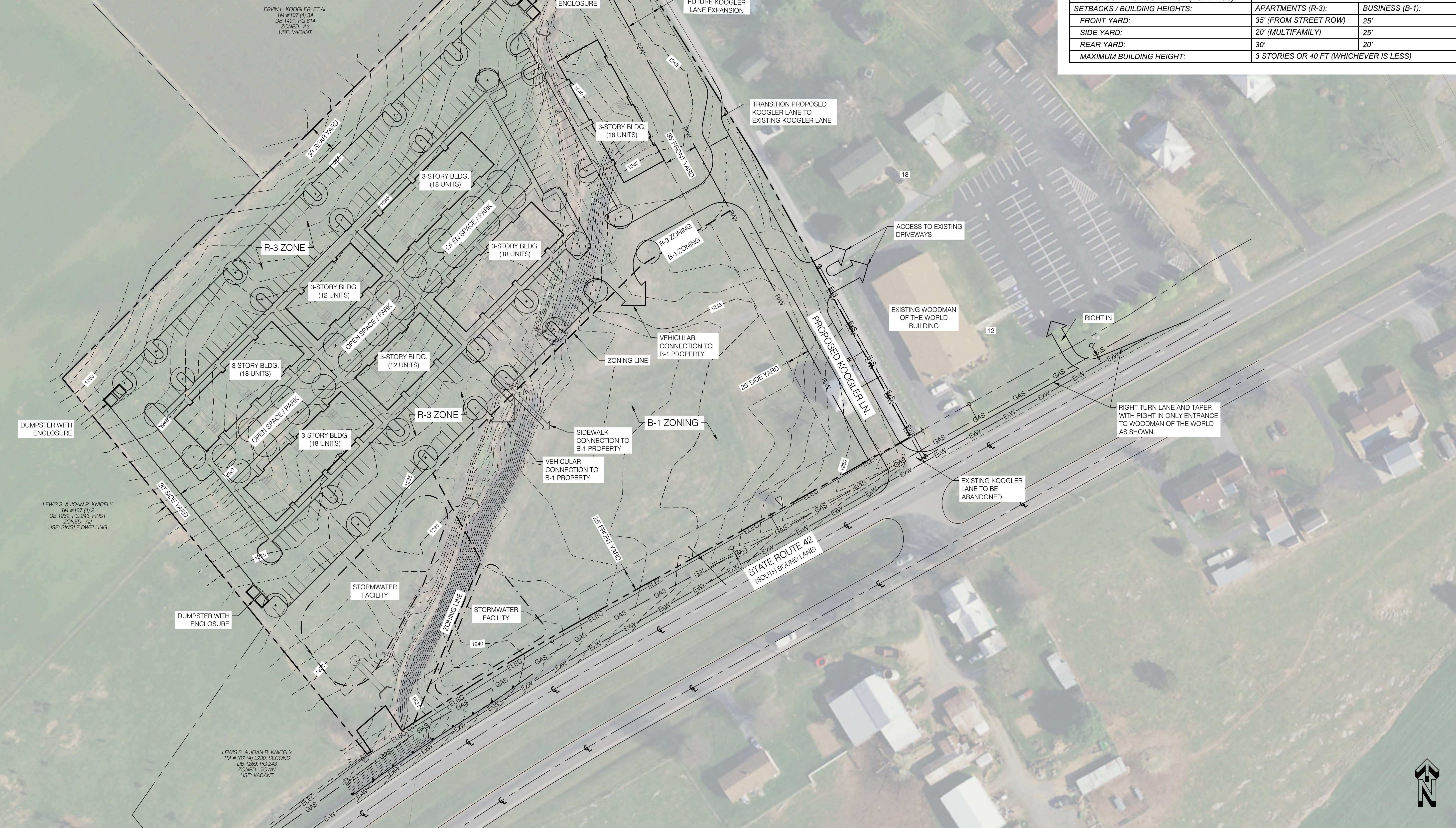
JOHN WAYLAND
DEVELOPMENT

DAYTON, VIRGINIA



VALLEY
ENGINEERING

4901 CROWE DRIVE
MOUNT CRAWFORD, VIRGINIA 22841
(540) 434-6365
www.valleyesp.com



REVISIONS:

DATE: 07/24/2023

PROJECT No.: 12792-7

EXP./CLIENT No.: 9159-1



CONDITIONAL
ZONING PLAN

SHEET NO.:

1 OF 1

**TOWN OF DAYTON
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS, DAYTON TOWN HALL
July 27, 2023**

COMMISSION MEMBERS PRESENT: Chair Hunter Barnett, Lauren Rawley, Aaron Swindle, and Bradford Dyjak.

COMMISSION MEMBERS ABSENT: Colton Shifflett.

ALSO PRESENT: Meggie Roche, Community & Economic Development Coordinator. Ed Blackwell and Brian Sullivan were also present to represent Dayton Crossing.

CALL TO ORDER: Chair Hunter Barnett called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES: Chair Hunter Barnett asked for a motion to approve the minutes from the Regular Planning Commission Meeting of June 15, 2023. Commission Member Rawley requested a misspelling of Chair Hunter Barnett's name be corrected. A motion to approve the minutes with the correction was made by Commission Member Rawley and seconded by Commission Member Dyjak and passed unanimously by a vote of 4-0.

DAYTON CROSSING SUBDIVISION PLAT REVIEW: Chair Barnett invited Mr. Blackwell and Mr. Sullivan to share updates pertaining to the secondary entrance. Mr. Blackwell went over two different options for the secondary entrance. Mr. Blackwell stated that while negotiations were still underway for one of the secondary entrance options, the plans for the other secondary entrance option had already received VDOT approval. Mr. Blackwell stated that he felt confident a solution would be reached by the time the project reaches its fourth phase, at which point the secondary entrance would be required. Commissioner Swindle raised concerns about the traffic along Rt. 257. Overall, the Commissioners were satisfied with the plans for the secondary entrance and recognize that the preliminary plat meets all Town Code requirements at this point.

A motion to approve phases 1, 2, and 3 of the preliminary plat for Dayton Crossing was made by Commission Member Dyjak and seconded by Commission Member Rawley and passed unanimously by a vote of 4-0.

UNFINISHED BUSINESS: None.

NEW BUSINESS: Ms. Roche provided the Commissioners with updates about two upcoming public hearings for Harrisonburg Refrigeration and the Wilfong-John Wayland Development project.

PUBLIC COMMENT: Cheryl Lyon expressed concerns related to traffic impacts from the Dayton Crossing project, specifically how it would affect both bakeries on Rt. 257. She also brought attention to the existing visibility issues on Rt. 257.

ADJOURNMENT: With there being no further business to come before the Planning Commission, Commission Member Dyjak made a motion to adjourn which was seconded by Commission Member Swindle and passed unanimously. Meeting adjourned at 6:31 p.m.

Respectfully Submitted;

Chair Hunter Barnett

Secretary, Meggie Roche