NARRATIVE

FOR

SP202300006

ARBORLIFE PROFESSIONAL TREE CARE

TMP 071-00-00-037K0

163 PATTERSON MILL LANE

CROZET, VA 22932

ZONING

RA – RURAL AREAS

OWNER/APPLICANT

ROGER BABER, JR

P.O. BOX 629

CROZET, VA 22932

ENINGEER

MERIDIAN PLANNING GROUP, LLC

440 PREMIER CIRCLE, STE 200

CHARLOTTESVILLE, VA 22901

DATE

NOVEMBER 17, 2023

PROJECT PROPOSAL

The intent of this special use permit is to create and utilize a property that would be beneficial to arboriculture, specifically Arbor Life Professional Tree Care.

Using Chapter 18 Zoning Section 10.2.2 by special use permit in the RA district:

59. Landscape Contractors on lots three acres or more in size that do not otherwise qualify as an authorized home occupation under section 5.2A.

Roger L. Baber, Jr., owner of ArborLife Professional Tree Care would like to utilize his 4.02 acres located at 163 Patterson Mill Lane with an existing structure for ArborLife Professional Tree Care.

The primary use of this building is to house equipment utilized in the arboriculture industry.

The site will have a storage area for chips or mulch, and a staging area for large wood material before transport.

This location is where the employees will park their personal vehicles and leave the site in the company equipment. This location does not have a high volume of traffic and the employees have minimal time on site as their jobs are all offsite. They are mobile workers.

The daily activities that will occur at this site are the employees will arrive and collect the equipment they will utilize that day. They depart the site and return at the end of the work day. Chip trucks may return to deposit chips on site.

Chips may arrive on site during the day but will typically occur at the end of the employees' workday. The frequency of trips to the site after the initial arrival could be two trips. That's an average but there could be only one arrival and one departure.

The chips may be arranged on site or loaded for transport utilizing a loader or other equipment.

There are nine employees, not all nine will be on site at the same time and an average day would have 5 to 6 employees parking on site. The estimated average daily vehicle trips is 20.

The building houses bucket trucks, a tracked lift on its transport truck, chip trucks, skid steer and attachments. The end of the building contains chippers and stump grinders. The inside of the building contains a gravel floor and has LED lighting overhead inside only. The building only houses equipment. It's a pole barn used to store equipment for the arboriculture business.

This site is considered a mobile or transient worker location as employees do not spend their workday here but merely arrive and depart from this location.

Arboriculture is consistent with the rural area of this location.

PROJECT'S CONSITANCY WITH THE COMPREHENSIVE PLAN

The subject property is designated a Rural Area and consists of 4.02 acres. The comprehensive plan land use designation for the property is Rural Area which calls to preserve and support a strong agricultural and forestal economy. This use is identified in the comprehensive plan as LI: consider amending the Zoning ordinance to allow landscape services and storage of landscape materials in the Rural area.

Landscape contractor use which was added to the zoning ordinance by Zoning Text Amendment ZTA 20200002 Landscape Contractors in a Rural Area which is now part of Chapter 18 Section 10.2.2 specifically

59. Landscape contractors on lots three acres or more in size that do not otherwise qualify as authorized home occupation under section 5.2A.

ADJACENT PROPERTIES

Patterson Mill Road is located along the wester property line. Located directly across is 164 Patterson Mill also known as TMP 71-39. This is the Virginia Department of Transportation Highway Department shop. It stores salt, sand, gravel etc. along with heavy equipment utilized by VDOT for the maintenance of the roadways.

I-64 is located along the eastern property line.

Residential properties along the eastern and southern property lines.

PROJECT'S IMPACTS ON SCHOOLS, PUBLIC UTILITIES, STREETS

The project will have no impact on public infrastructure such as water lines etc. as the site is supplied by a well.

The project will have no impact on public schools or parks.

The project will have no impact on public transportation

CONCLUSION

A special use permit for 163 Patterson Mill Lane to be used as a Landscape Contractor on a lot of more than three acres in a rural area by Roger L. Baber, Jr., for ArborLife Professional Tree Care company would be consistent with the comprehensive plan for the rural area as well as adhering to the zoning section 10.2.2 by special use permit in the RA district. It is also the best use of this parcel when examining the existing development leading up to 163 Patterson Mill Lane. As you approach Patterson Mill Lane from 250 East you are first met with a 5-acre parcel containing a church which is considered semi- public use as you continue along Patterson Mill on the left is the future home of Exit 107 Park and Ride with its 25 parking spaces and approximately .5mile on the right you arrive at 164 Patterson Mill which is a Virginia Highway Department of Transportation facility. The landscape contractor in the rural area at this location would be consistent with the comprehensive plan as well as maintaining the rural integrity of the area.