

**RZ06-4**  
**Request of Page County School Board**  
**To Rezone approximately 0.75-acres**  
**From B1 (Business)**  
**To R1-C (Low-Density Residential with Conditions)**

**Location**

The site is located approximately 0.1 miles west of the intersection of U.S. Highway 211 and U.S. Highway Business (West Main Street). The parcel fronts U.S. Highway 211.

**Background**

The subject 0.75-acre parcel is adjacent to an 88-acre site – located in the County – which is owned by the Page County School Board. This 88-acre site will serve as the future location of a new high school facility/campus.

In September of 2006 the Page County Board of Supervisors rezoned the 88-acres from Industrial to Residential. Per the County’s code, a school is a by-right use in the residential zoning district.

The Page County School Board is seeking to rezone the subject 0.75-acres – which is contiguous it the 88-acres located in the County - from B1 (Business) to R1 (Low Density Residential). Per the Town Code, a school is a by-right use in the R1 zoning district.

**Proposed Uses and Proffers**

The applicant has submitted a voluntary proffer letter which limits the parcel’s by-right uses. If rezoned, the parcel’s by-right uses would be limited to a school use.

A complete copy of the applicant’s proffer letter is attached.

**Zoning and Existing Land Use**

The site is zoned B1, and is presently vacant. A survey of the property indicates a cave is located on the parcel.

**Adjoining Properties and Uses**

<b>Direction from Site</b>	<b>Zoning</b>	<b>Existing Land Use</b>
North	B1	Business (Luray Caverns)
South	Residential	Open Field (County)
East	Business	Residence
West	Business	Motel

**Floodplain**

No portion of the site is located in a 100-year floodplain.

### **Roads/Road Access**

Presently the applicant is meeting with representatives from the Town, County, and VDOT to analyze and determine necessary road improvements and upgrades. Additionally, points of ingress and egress to the site have not been determined at this time. Also, a portion of Leakesville Road lies within the corporate limits of the Town of Luray.

Construction of a new school facility should not proceed until these issues are resolved.

### **Considerations**

- The applicant has indicated that the subject 0.75-acres - located in the Town - will not serve as the location for a structure or access point.
- The School Board has retained the services of a consulting engineer to study water and sewer needs for the site. Once this study is completed a list of specific recommendations will be provided.

**Staff Recommendation:** Approval

October 4, 2006

The subject 0.75-acre parcel is owned by the Page County School Board and will constitute a small portion of the future school campus. The applicant has voluntarily submitted proffers limiting the parcel exclusively to a school use. Additionally, karst features located on the parcel will likely render it unsuitable for a structure or an access point. Rezoning this parcel to R1 will ensure that property owned by the School Board – located in the Town and County - has a consistent zoning designation in order to accommodate a future school site. Issues concerning roads and utilities should be satisfactorily addressed before construction on the school site proceeds.