Zoning Amendment Application

Department of Planning, Building and Development
Room 170, Noel C. Taylor Municipal Building
215 Church Avenue, S.W.
Roanoke, Virginia 24011
Phone: (540) 853-1730

Filing Date: Dec 30, 2019
Submittal Number: Original Application

Request (select all that apply):
- [ ] Rezoning, Not Otherwise Listed
- [x] Rezoning, Conditional
- [ ] Rezoning to Planned Unit Development
- [ ] Establishment of Comprehensive Sign Overlay District

Property Information:
Address: 1512 Patrick Rd NE, Roanoke, VA 24012
Official Tax No(s.): 7160111
Existing Zoning: CG, Commercial-General
Requested Zoning: I-1, Light Industrial

Without Conditions With Conditions Planned Unit Development
Ordinance No(s. (if applicable):

Without Conditions With Conditions Planned Unit Development
Proposed Land Use: Manufacturing Ice

Property Owner Information:
Name: Central Razor, LLC Robert Monsour
Address: 1512 Patrick Rd NE, Roanoke, VA 24012
Phone Number: +1 (540) 353-9115
E-mail: robsun@yahoo.com

Applicant Information (if different from owner):
Name: Holiday Ice Inc. Johnny Cornwell
Address: 1200 Progress Rd Suffolk, VA 23434
Phone Number: +1 (757) 617-6998
E-mail: jcornwell@holidayiceinc.com

Authorized Agent Information (if applicable):
Name:
Address:
Phone Number:
E-mail:
Zoning Amendment

Application Checklist

The following must be submitted for all applications:

☑ Completed application form and checklist.
☑ Written narrative explaining the reason for the request.
☐ Metes and bounds description, if applicable.
☐ Filing fee.

For a rezoning not otherwise listed, the following must also be submitted:

☐ Concept plan meeting the Application Requirements of item '2(c)' in Zoning Amendment Procedures.

For a conditional rezoning, the following must also be submitted:

☑ Written proffers. See the City's Guide to Proffered Conditions.
☐ Concept plan meeting the Application Requirements of item '2(c)' in Zoning Amendment Procedures. Please label as 'development plan' if proffered.

For a planned unit development, the following must also be submitted:

☐ Development plan meeting the requirements of Section 36.2-326 of the City's Zoning Ordinance.

For a comprehensive sign overlay district, the following must be submitted:

☐ Comprehensive signage plan meeting the requirements of Section 36.2-336(d)(2) of the City's Zoning Ordinance.

For an amendment of proffered conditions, the following must also be submitted:

☐ Amended development or concept plan meeting the Application Requirements of item '2(c)' in Zoning Amendment Procedures, if applicable.
☐ Written proffers to be amended. See the City's Guide to Proffered Conditions.
☐ Copy of previously adopted Ordinance.

For a planned unit development amendment, the following must also be submitted:

☐ Amended development plan meeting the requirements of Section 36.2-326 of the City's Zoning Ordinance.
☐ Copy of previously adopted Ordinance.

For a comprehensive sign overlay amendment, the following must also be submitted:

☐ Amended comprehensive signage plan meeting the requirements of Section 36.2-336(d) of the City's Zoning Ordinance.
☐ Copy of previously adopted Ordinance.

For a proposal that requires a traffic impact study be submitted to the City, the following must also be submitted:

☐ A Traffic Impact Study in compliance with Appendix B-2(e) of the City’s Zoning Ordinance.

For a proposal that requires a traffic impact analysis be submitted to VDOT, the following must also be submitted:

☐ Cover sheet.
☐ Traffic impact analysis.
☐ Concept plan.
☐ Proffered conditions, if applicable.
☐ Required fee.

*An electronic copy of this application and checklist can be found at [www.roanokeva.gov/planningcommission](http://www.roanokeva.gov/planningcommission). A complete packet must be submitted each time an application is amended, unless otherwise specified by staff.
Written narrative- rezoning 1512 Patrick Rd. NE in Roanoke, VA 24012

Holiday Ice, Inc. currently leases the property at 1512 Patrick Rd. NE, Roanoke, VA 24012 and uses it for packaged ice storage and distribution. The same use property has been used for the last 17 years.

Holiday Ice, Inc. is currently under contract to purchase the property from Central Razor, LLC with condition that Roanoke City will rezone property from CG to light industrial. Holiday Ice, Inc. would need this rezoning for our future plans of adding a 50’ x 90’ addition onto existing building to allow room for us to start manufacturing ice at this location.

Going from distribution to manufacturing at this property would have little to no effect on our surrounding neighbors. We currently run five 32’ tractor trailers and two 24’ box trucks out of this location and that number would remain the same when we switch to manufacturing. However, it would cut out four 53’ tractor trailers that are currently bringing product into this location daily. Therefore, the change would actually cut down on truck traffic in this area.

The only other change would be with Western Virginia Water Authority. We currently use very little water, but if allowed to rezone and manufacture ice on this property, we would use around 7 million gallons of water annually.

Holiday Ice, Inc. will be going around to neighboring properties discussing our plans and answering any questions they may have. Holiday Ice, Inc. will also discuss water usage with Water Authority as well.

Attached is a copy of the survey of the property and diagrams of proposed addition to the property.
Concept Plan- Rezoning 1512 Patrick Rd. NE Roanoke, VA 24012

Holiday Ice, Inc. is under contract to buy the property located at 1512 Patrick Rd. NE, Roanoke, VA 24012. Tax #7160111, 2.2175 acres under the condition that we can get the property rezoned from CG to I-1.

Holiday Ice, Inc. currently leases said property for packaged ice storage and distribution. Upon rezoning and purchasing property, Holiday Ice, Inc. would add a 50’ x 90’ addition to existing building and start manufacturing ice at this location at some point in the future.

Please see attached survey and drawing for more details.

Johnny Cornwell
Holiday Ice, Inc.
1. The property shall be used only for the following uses:  
The following uses which are permitted of right in zoning I-1.

**Commercial Uses: Office and Related Uses**  
* Business service establishment, not otherwise listed  
* Employment or temporary labor service  
* Financial Institution  
* Laboratory, dental, medical, or optical  
* Laboratory, testing and research  
* Office, general or professional  

**Commercial Uses: Miscellaneous**  
* Caterer, commercial  
* Studio/multimedia production facility  

**Commercial Uses: Retail Sales and Service**  
* Bakery, confectionary, or similar food production, retail  
* Building supplies and materials, retail  
* Commercial motor vehicle rental establishment  
* Commercial motor vehicle sales and service establishment, new  
* Commercial motor vehicle sales and service establishment, used  
* Contractor or tradesman’s shop, general or special trade  
* Dry cleaning and laundry pick up station  
* General service establishment, not otherwise listed  
* Internet sales establishment  
* Janitorial services establishment  
* Motor vehicle rental establishment, without inventory on-site  
* Motor vehicle rental establishment, with inventory on-site  
* Nursery or greenhouse, commercial  
* Recreational vehicle or boat sales  
* Storage building sales  

**Industrial Uses**  
* Bakery, confectionary, or similar food production, wholesale  
* Building supplies and materials, wholesale  
* Commercial printing establishment  
* Dairy products, processing, bottling, and wholesale distribution  
* Electrical component assembly, wholesale distribution
* Manufacturing: Beverage or food processing, excluding poultry and animal slaughtering and dressing
* Manufacturing: General, not otherwise listed in this table
* Towing service
* Welding or machine shop
* Workshop

**Warehousing and Distribution Uses**
* Distribution center, not otherwise listed
* Self-storage building
* Self-storage facility
* Storage of commercial motor vehicles
* Storage of motor vehicles for rental (no on-site rental or leasing facility)
* Warehouse

**Assembly and Entertainment Uses**
* Eating establishment
* Eating and drinking establishment, not abutting a residential district
* Health and fitness center
* Microbrewery or microdistillery
* Park or playground
* Recreation, indoor
* Theater, movie or performing arts

**Public, Institutional, and Community Uses**
* Artist studio
* Community garden
* Educational facilities, business school or nonindustrial trade school
* Educational facilities, industrial trade school
* Educational facilities, school for the arts
* Fire, police, or emergency services
* Government offices or other government facility, not otherwise listed
* Military reserve or National Guard center
* Post office
* Supply pantry
* Training facility for police, fire, or emergency services

**Transportation Uses**
* Bus maintenance, including repair and storage
* Limousine service
* Parking, off-site
* Taxicab business
Utility Uses
* Broadcasting studio or station
* Utility distribution or collection, basic
* Utility distribution or collection, transitional
* Utility maintenance and service facility
* Wireless telecommunications facility, small cell on existing structure
* Wireless telecommunications facility, stealth

Agricultural Uses
* Agricultural operations

Accessory Uses
* Accessory uses, not otherwise listed in this Table
* Portable storage container
* Recycling collection point
ZONING DISTRICT MAP
1512 Patrick Rd. NE
Official Tax Parcel: 7160111

Area to be Rezoned

Zoning
- AD: Airport Dev
- CG: Commercial-General
- CLS: Commercial-Large Site
- CN: Commercial-Neighborhood
- D: Downtown
- I-1: Light Industrial
- I-2: Heavy Industrial
- IN: Institutional
- INPUD: Institutional Planned Unit Dev
- IPUD: Industrial Planned Unit Dev
- MX: Mixed Use
- MXPUD: Mixed Use Planned Unit Dev
- R-12: Res Single-Family
- R-3: Res Single-Family
- R-5: Res Single-Family
- R-7: Res Single-Family
- RA: Res-Agricultural
- RM-1: Res Mixed Density
- RM-2: Res Mixed Density
- RMF: Res Multifamily
- ROS: Recreation and Open Space
- UF: Urban Flex
- Conditional Zoning

Area to be Rezoned:
- I-1(c): Light Industrial Conditional Ord#27147
- I-1(c): Light Industrial Conditional Ord#28089

Zoning:
- CG: Commercial-General
- CLS: Commercial-Large Site

1512 Patrick Rd. NE
Official Tax Parcel: 7160111

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0 100 200 Feet
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