



STAFF REPORT

CAROLINE COUNTY PLANNING COMMISSION

APRIL 28, 2022 REGULAR MEETING

CASE NUMBER: RZ-02-2022
CASE NAME: DOUBLE DOWN OUTDOORS, LLC
LOCATION: 25114 RICHMOND TURNPIKE
TAX MAP: 85-A-38
EXISTING ZONING: M-1 INDUSTRIAL
ACREAGE: 2.78
DISTRICT: REEDY CHURCH
COMP PLAN: COMP PLAN SHOWS THIS AREA AS AGRICULTURAL PRESERVATION

REQUEST:

THE APPLICANT IS REQUESTING APPROVAL OF A REZONING FROM M1(INDUSTRIAL) TO B1(COMMERCIAL) ON TAX MAP PARCEL 85-A-38.

AGENCY & DEPARTMENT COMMENTS

VDOT	NO COMMENTS
BUILDING OFFICIAL	GOOD USE FOR THE PROPERTY
SHERIFF'S OFFICE	NO DESIGN COMMENTS
PUBLIC UTILITIES	NO COMMENTS
VIRGINIA DEPT. OF HEALTH	SEE ATTACHED; WILL NEED DRAINFIELD EVALUATION PRIOR TO OPERATION
ECONOMIC DEVELOPMENT	NO COMMENTS RECEIVED
SCHOOL	NO COMMENTS RECEIVED
FIRE & RESCUE	NO ISSUES
FORT A. P. HILL	NO ISSUES
RAPP. ELECTRIC COOP	NO COMMENTS RECEIVED
PARKS & REC	NO COMMENTS RECEIVED
ENVIRONMENTAL	NO COMMENTS RECEIVED

SUMMARY OF AGENCY COMMENTS

THERE WERE NO AGENCY COMMENTS OTHER THAN THE VIRGINIA HEALTH DEPARTMENT. THEY HAVE STATED THAT SHOULD THE PERMIT BE APPROVED, THE APPLICANT WILL NEED TO HAVE A DRAINFIELD EVALUATION PERFORMED IN ORDER TO LOCATE THE SEPTIC FIELD AND PROVIDE THE RESULTS TO INSURE THAT THE DRAINFIELD CAN HANDLE THE USE OF THE BUILDING.

COMPREHENSIVE PLAN

THE 2030 COMPREHENSIVE PLAN DESIGNATES THIS AREA AS AGRICULTURAL PRESERVATION.

THE PLAN FURTHER STATES THAT THIS AREA SHALL BE UTILIZED FOR AGRICULTURAL PRODUCTION AND AGRICULTURAL RESIDENTIAL USES. THIS USE IS NOT CONSISTENT WITH THE COMPREHENSIVE PLAN, HOWEVER, THIS PROPERTY IS ALREADY AN M1(INDUSTRIAL) ZONED PROPERTY AND A B1(COMMERCIAL) USE WOULD BE MORE CONSISTENT WITH THE CHARACTER OF THE AREA.

DISCUSSION

THE APPLICANT IS REQUESTING APPROVAL OF A REZONING FROM M1(INDUSTRIAL) TO B1(COMMERCIAL) ON TAX MAP PARCEL 85-A-38. THIS PARCEL WAS PREVIOUSLY REZONED IN 2011 TO M1(INDUSTRIAL). THAT REZONING PROVIDED FOR THE DESIGN OF THE SITE WHERE ROUSEY BLVD. WAS RELOCATED TO THE CURRENT LOCATION ALONG THE WESTERN PROPERTY LINE. THIS REZONING WAS APPROVED AND AN OLD STORE WAS REHABBED INTO AN PLUMBING/HVAC CONTRACTOR'S OFFICE.

THE APPLICANT CURRENTLY HAS A HOME OCCUPATION PERMIT TO OPERATE DOUBLE DOWN OUTDOORS. CURRENTLY THE OWNER MUST CONDUCT ALL BUSINESS VIA INTERNET SALES AND EMAIL. CUSTOMERS MAY SCHEDULE AN APPOINTMENT TO PICK UP THEIR ITEMS. THE APPLICANT WOULD LIKE TO MOVE HIS BUSINESS TO A VIABLE LOCATION FOR RETAIL OF OUTDOORS EQUIPMENT. THE PLANNED SALES WOULD INCLUDE CAMPING EQUIPMENT, ANIMAL FEED, AND FIREARMS.

CONTAMINATED WASTE OR SOIL CONDITIONS NOR HAVE ANY REPORTS, STUDIES, ETC... BEEN FURNISHED TO THIS SURVEY OTHER THAN THOSE NOTED.

- 6. ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 51033C 0390 C; DATED: MARCH 2, 2009.
- 7. ZONING; M1

N/F
TM 85-A-37
ROBERT E. JR. & WANDA R. HARRIE
DB 595 PG 405
ZONING: RP

EX. 50' R.O.W.
EASEMENT P.B. C PG 103-B
HEREBY VACATED

50' RIGHT OF WAY "A"
P.C. C PG. 275D

FORMERLY
TM 85-A-38
1.7831 ACRES
DB 687 PG 245

TM 95-A-6A2
121,279 SQ. FT.
2.7842 ACRES
ZONING: M1

THIS LINE IS HEREBY VACATED
PURSUANT TO P.C. C PG 275D &
APPROVED SPECIAL EXCEPTION
REQUEST RZ-02-2012

EX. GRAVEL DRIVE (ROUSEY BLVD.)
HEREBY VACATED & RELOCATED
TO R/W "A"

EXIST.
FRAME BLDG.

TM 85-A-38
1.0011 ACRES
DB 687 PG 245

EXISTING
BURIED GAS TANK

EXIST.
ONE STORY
MASONRY BLDG.

EXIST.
WELL

EXIST.
TPED

EXIST.
POWER POLE

U.S. ROUTE #301 - RICHMOND TURNPIKE
(80' RIGHT OF WAY)

0' 60' 120' 180'



- DENOTES EASEM

Hello, my name is Shawn Barnard and I am the owner/founder of Double Down Outdoors LLC. DDO provides quality outdoor gear (tree stands, hunting and fishing equipment, etc.) , food plot seed, deer/dog feed, archery equipment and firearms/ammunition. DDO is a small business that has operated as a permitted home occupation since early 2019. We have grown to a point where moving to a suitable location that provides a sizeable, visible and accessible storefront is necessary. This is where the property located at 25114 Richmond turnpike comes into view. This building is close to a mile from our current operation and will provide minimal adjustment in location for our current customers. It will also provide a steady potential customer base as 301 is a major travel corridor through the county. This property is currently zoned M-1 and we would like to add retail usage to that zoning. We currently provide a customer service rich, small town business to the residents of Caroline county as well as bringing in customers from Hanover, King and Queen, and King William. This lines up with the Dawn comprehensive plans showing promotion of local retail businesses and Bowling Green/Milford comprehensive plan showing an existing weakness in shopping opportunities.

DDO is a 2% for conservation partner. This partnership requires a minimum of 40 hours time spent in the outdoor conservation space and a minimum of 1% gross profits donated back to conservation groups (National Wild Turkey Federation, ducks unlimited, delta waterfowl, quality deer management association). DDO is also very involved with a group called The Fallen Outdoors. "TFO" is a 501.3c dedicated to getting veteran as well as active duty military involved in outdoor activities.

My understanding is this property was once used for a "country store" many years before being the "Harrie Plumbing & Heating" building. We feel that by allowing this zoning adjustment, we can better provide services for the residents of Caroline county as well as additional tax revenue. Thank you for your time and consideration of our dream.

Shawn Barnard

Double Down Outdoors llc

WWW.DOUBLEDOWN.TV

@DOUBLE_DOWN_OUTDOORS

804-551-3970

WE GIVE BACK!





PLANNING & DEVELOPMENT APPLICATION

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

233 WEST BROADDUS AVENUE

BOWLING GREEN, VA 22427

(804) 633-4303

WWW.CO.CAROLINE.VA.US

DATE SUBMITTED: 1/26/2022

CASE NUMBER: RZ-02-2022

*NOTE: AN APPLICATION SHALL NOT BE DEEMED OFFICIALLY FILED UNTIL ALL REQUIRED PLANS, PLATS, FEES AND SUPPORTING DOCUMENTATION ARE SUBMITTED TO THIS DEPARTMENT.

1. TYPE OF REQUEST

REZONING: FROM _____ TO _____

PROFFER AMENDMENT _____
(REZONING CASE #)

SPECIAL EXCEPTION: _____
(ORDINANCE SECTION)

SITE PLAN: _____ MAJOR _____ MINOR

VARIANCE: _____

ADMINISTRATIVE APPEAL _____

COMP. PLAN AMENDMENT _____

OTHER _____

SUBDIVISION (MAJOR)

____ PRELIMINARY _____ FINAL _____ CONCEPT

SUBDIVISION (OTHER)

____ MINOR _____ BLA/VACATION _____ FAMILY

2. PROPERTY INFORMATION

TAX MAP NUMBER 85-A-38

CURRENT ZONING M1

ACREAGE OF REQUEST _____

TOTAL ACREAGE 2.784

PHYSICAL ADDRESS/LOCATION 25114 Richmond TPK
Ruther glen VA 22546

VOTING DISTRICT Reedy church District

UTILITIES: _____ PUBLIC _____ PRIVATE EXISTING _____ NEW

3. APPLICANT / OWNER INFORMATION

OWNER OF RECORD:

Quality Land Group LLC Michael Corey Parker
NAME
26000 Mount Vernon Church Rd. Ruther Glen VA 22546
MAILING ADDRESS
MAILING ADDRESS
804-370-4967 service@qualitygrounds.com
PHONE NUMBER E-MAIL

APPLICANT:

Shawn Barnard Double down outdoors
NAME
26293 old pits road
MAILING ADDRESS
Ruther Glen VA 22546
MAILING ADDRESS
804 539 3624 Shawn.Barnard@DoubleDown.tv
PHONE NUMBER E-MAIL

AGENT/DEVELOPER/ENGINEER:

NAME

MAILING ADDRESS

MAILING ADDRESS

PHONE NUMBER E-MAIL

MAIN POINT OF CONTACT:

Shawn Barnard
NAME
26293 old pits road
MAILING ADDRESS
Ruther Glen VA 22546
MAILING ADDRESS
804 539 3624 Shawn.Barnard@DoubleDown.tv
PHONE NUMBER E-MAIL

4. I/WE READ THIS COMPLETED APPLICATION, UNDERSTAND ITS INTENT AND FREELY CONSENT TO ITS FILING. THE INFORMATION PROVIDED IS ACCURATE TO THE BEST OF MY/OUR KNOWLEDGE. I UNDERSTAND THAT THE COUNTY MAY APPROVE, CONDITIONALLY APPROVE, OR DENY THE REQUEST FOR WHICH I AM APPLYING. FURTHERMORE, I GRANT PERMISSION TO THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT AND OTHER AUTHORIZED GOVERNMENT AGENTS TO ENTER THE PROPERTY AND MAKE SUCH INVESTIGATIONS AS THEY DEEM NECESSARY TO EVALUATE THE REQUEST.

OWNER SIGNATURE _____ OR [Signature]
 AGENT/APPLICANT SIGNATURE
 OWNER'S NAME _____ AGENT/APPLICANT NAME Shawn Barnard
 DATE _____ DATE 1-26-2022

5. FEE SCHEDULE

REZONING	<u>3000</u>	+	(<u>3</u> X <u>\$50</u>)	=	<u>\$3150</u>
	BASE FEE		ACREAGE \$/ACRE		TOTAL
PROFFER AMENDMENT	_____	+	(_____ X <u>\$100</u>)	=	_____
	BASE FEE		NO. OF REQUESTS \$/REQUEST		TOTAL
SPECIAL EXCEPTION	_____	+	(_____ X <u>\$50</u>)	=	_____
	BASE FEE		ACREAGE \$/ACRE		TOTAL
SITE PLAN: MAJOR	_____	+	(_____ X <u>\$50</u>)	=	_____
	BASE FEE		ACREAGE \$/ACRE		TOTAL
SITE PLAN: MINOR	<u>\$400</u>	X	_____	=	_____
	BASE FEE		NUMBER OF REQUESTS		TOTAL
COMP PLAN AMENDMENT	_____	X	_____	=	_____
	BASE FEE		NUMBER OF REQUESTS		TOTAL
VARIANCE/ADM. APPEAL	<u>\$600</u>	X	_____	=	_____
	BASE FEE		NUMBER OF REQUESTS		TOTAL
SUBDIVISION: MINOR	<u>\$250 - MINOR \$200 - BLA \$100 - VACATION</u>			=	_____
TYPE: _____	<u>\$200 + \$50 PER NEW LOT - FAMILY</u>				TOTAL
SUBDIVISION: MAJOR	_____	+	(_____ X <u>\$50</u>)	=	_____
	BASE FEE		NUMBER OF LOTS \$/LOT		TOTAL
CONCEPT PLAN	<u>\$250</u>	X	_____	=	_____
	BASE FEE		NUMBER OF REQUESTS		TOTAL
OTHER	_____	X	_____	=	_____
					TOTAL

CHECK # 0202 CASH CHARGE RECEIPT # 768928

REVIEW BY / COMMENTS: _____

REVIEW FORM - REZONING
CASE #: RZ-02-2022
PROJECT: Double Down Outdoors, LLC

Date: February 22, 2022

Rezoning Request: Rezoning from M-1 Industrial to B-1 Business

Proposed Use: Retail - Outdoor Store (hunting/fishing/firearms, etc.)

Property Location/Description:

Tax Map #: 85-A-38

Acreage 2.78

Location: 25114 Richmond Turnpike, Route 301 and Rousey Boulevard

Owner(s) Quality Land Group, LLC

Applicant: Shawn Barnard (Double Down Outdoors)

Please return comments to the Planning Department by: March 21, 2022

____ Approved Approved with comments/conditions ____ Disapproved

Comments/Conditions

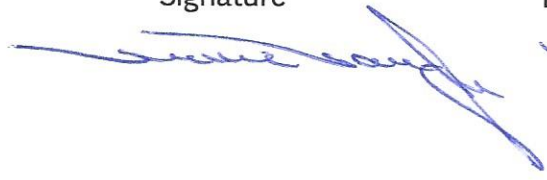
NO RECORDS FOR THE SEWAGE DISPOSAL SYSTEM

SERVICING THE STRUCTURES ON THE PROPERTY
COULD BE LOCATED. OWNER/APPLICANT WILL NEED
TO CONTACT A DPOIR LICENSED ON-SITE SOIL EVALUATOR
TO CONDUCT A SAFE, ADEQUATE & PROPER EVALUATION TO
CREATE A RECORD OF WHAT IS IN PLACE. IN ADDITION,
A PROFESSIONAL ENGINEER WILL NEED TO DO A
WASTEWATER CHARACTERIZATION TO DETERMINE ALL
SEWAGE STRENGTH & FLOW TO SEE IF THE EX.
SEWAGE DISPOSAL SYSTEM IS SUFFICIENTLY SIZED
TO HANDLE THE PROPOSED USE. OWNER/APPLICANT WILL
NEED TO CONTACT DOUG MEYER WITH THE OFFICE OF DRINKING
WATER TO DETERMINE IF THE WELL FALLS UNDER THEIR AUTHORITY.
HIS NUMBER IS 804-864-7408

Signature

Department

Date



Health

3-11-2022

RECEIVED

FEB 28 2022

Caroline
Health Department