

# **8818 Courthouse Road**

Rezoning

GDP – Narrative

December 6, 2016

Updated January 17, 2017

## Project Summary

Eight-eight one eight Courthouse Road is a 0.40 acre parcel of land on Courthouse Road (Route 208) across the road from Spotsylvania Middle School. Although the property is on the edge of the governmental headquarters of the Spotsylvania County Government epicenter, and the commercial corridor for the Spotsylvania Courthouse area, it is currently zoned R-2. The property is currently improved with a 2,341 square foot building which has been used, according to tax records, since 1989 as the Virginia Department of Forestry office and warehouse.

The current zoning of Residential-2 (R-2) has been a hindrance to the use and development of the property. The current zoning of R-2 would restrict the use of the site to one single family residence. Because of the zoning, the current owner has had problems utilizing the property.

The current owner is Branham Mechanical, LLC. Branham Mechanical is a small, local, commercial HVAC business that has served the Fredericksburg, Spotsylvania, Northern Virginia, and Richmond areas for the past 11 years. They have a total of 5 employees. Four of the employees have been issued a “work” vehicle that they drive home each night. Therefore, the employees only come to the office to retrieve supplies for their assigned job, and are dispatched to their jobs from home on many workdays.

Because Branham Mechanical is a commercial HVAC company, they do not have customer traffic. They do receive shipments of supplies via shipping companies 2-3 times per week. Further, only 2 vehicles would be parked at the office during business hours (8 am – 5 pm). The vehicles would be the private vehicles of the office manager and the owner. Branham Mechanical asks to be granted a waiver for the parking lot to remain gravel. The estimated vehicular trips have been

calculated to be approximately 12 trips per day. That number is based upon the square footage of the office space of the building (approximately 400 square feet), but the reality will be much less. As stated above, the majority of employees are dispatched from home, and they do not return to the office in the afternoon. Branham Mechanical is not opposed to paving an apron from Courthouse Rd. to the sidewalk to limit debris entering Courthouse Road from the parking lot of the building.

Given its location, surrounded by County government facilities and commercial businesses on Courthouse Road, its ease of access, and that the building was used in a commercial aspect by the Virginia Department of Forestry from 1989 until 2015, the proper use of this property is as a commercial site. The Landowner requests a Special Use Permit – Minor because the allowed uses under the current zoning are inappropriate, and this request will allow the continuation of a non-conforming use, which was the intent when the owner originally purchased the property.

The property is bordered by Spotsylvania Middle School to the east, Marshall Center/Snow Library to the south, Luck's Apartments to the north, and a vacant parcel of property to the west. Residential use of the property would not be in character with the current use of the property, and the current use of the neighboring properties. Although the property was used as an office and warehouse for the Virginia Department of Forestry, with the current zoning, that is not permitted for the current owner. Further, the current features of the facility on the property do not correlate with a residential dwelling. Branham Mechanical is not opposed to adding a street buffer to the grounds so the property will blend well with the "Spotsylvania Village" appearance.

An approval of a Special Use – Minor would not create any extra burden to the County, the neighbors or the public, but it would immediately allow the current owner to house his HVAC business that would be an asset to the Courthouse community.

### Impact Statement

#### 1. Land Use

- a. Location and Zoning – The property is 0.4 acre in size and is located at 8818 Courthouse Road, on the southern side of Courthouse Road,

1,520' to the intersection of Courthouse and Brock Road. The property is between the Marshall Center/Snow Library and Luck's Apartments. The property is improved with a 2,341 square foot building which is currently vacant, and is zoned R-2. There are no overlay districts covering the property.

- b. Proposed Use – It is proposed that the lot continue use as an office and warehouse.
  - c. Building Area – The current building is 2,341 square feet. At this time, the building will not be changed, and no further improvements are anticipated.
  - d. Adjacent Properties – The property is adjoined on the north by Luck's Apartments zoned R -2 which houses 12 apartments. To the south is the Marshall Center/Snow Library zoned A – 2 which houses a community center and a public library. Across the street is Spotsylvania Middle School zoned A -2.
  - e. Access – The property has 3 access points. Two access points on American Legion Drive. One access point on Courthouse Road. Branham Mechanical is not opposed to closing the first access point on American Legion Drive, to reduce safety concerns. This has been presented on the Generalized Development Plan.
- 2. Cultural Resources – There are no known historically significant features or burial grounds present on the property.
  - 3. Fire and Rescue – No adverse impacts to fire and rescue services have been identified.
  - 4. School – No impacts identified. No residential uses are proposed as a part of this application.
  - 5. Parks & Open Space – No impacts identified. No residential uses are proposed as part of this application.
  - 6. Water & Sewer – This project will be served by public water and public sewer. There will be no effect on the water & sewer systems.
  - 7. Environment – No adverse impacts to environmental features have been identified.

8. Housing – No impacts identified. No residential uses are proposed as a part of this application.
9. Transportation – The proposed Special Use-- Minor will not result in a change to the expected traffic to be generated by the site. Accordingly, it is not anticipated that the Special Use-- Minor will have any traffic impacts.