

Generalized Development Plan Narrative
for
Rezoning & Special Use Permit Request
Spotsylvania County Tax Parcels
12B-3-A, 12B-A-3, 12B-A-5, 12B-A-6

January 27, 2017
Updated May 10, 2017

Property Description

SH Development Company, Inc. (“Applicant”) is the contract purchaser of four parcels located at the northwest corner of the intersection of Plank Road (Route 3) and Spotswood Furnace Road in the Chancellor Magisterial District (the “Property”). The parcels of which the Property is comprised are identified in Table 1.

Table 1.

Tax Parcel	Acreage	Current Zoning	Current Use	Assessed Value
12B-A-3	2.05	O-1	Vacant	\$446,500
12B-3-A	0.53	RU	Single-Family Rental	\$117,100
12B-A-5	0.42	RU	Vacant	\$37,400
12B-A-6	0.31	RU	Vacant	\$1,900
	3.31			\$602,900

The Property is located within Spotsylvania County’s Primary Development Boundary and the Highway Corridor Overlay District. Existing adjacent land uses include single-family homes to the north and east, and vacant commercial parcels to the south and west. Riverbend High School is located 800’ from the Property to the northeast. A vicinity map showing existing zoning designations has been provided in Exhibit A.

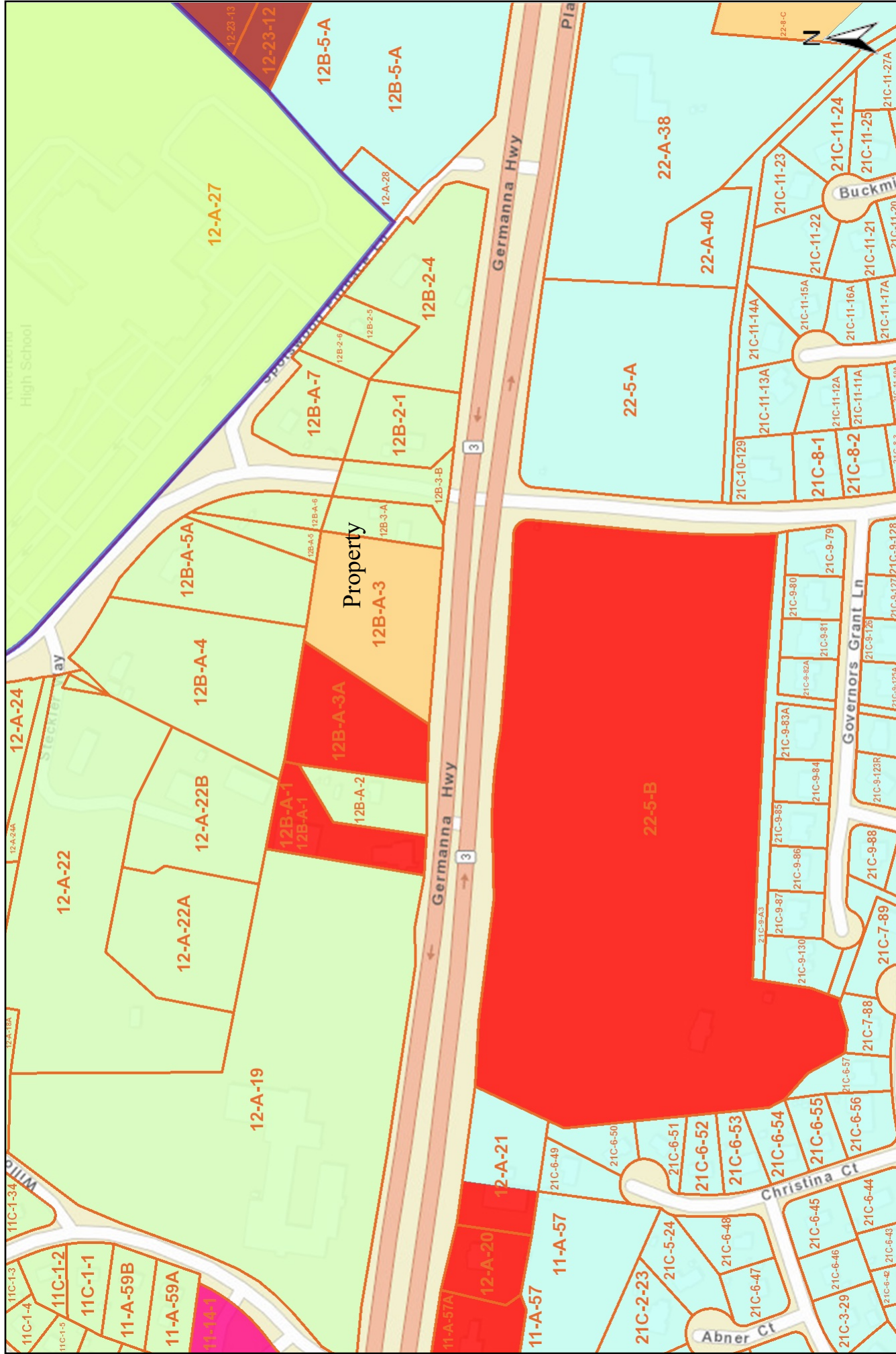
Exhibit B shows the Property on Spotsylvania County’s Future Land Use Map. The Property has been identified as “Commercial Land Use,” which is defined in the Comprehensive Plan as “medical facilities, shopping centers, restaurants, automobile service and sales facilities, and similar uses.” The map shows properties to the south, east and west as Commercial Land Use, and properties to the north as Employment Center.

Proposed Use

The proposed use for this property is a 24-hour Sheetz convenience store with twelve (12) vehicle fueling positions under canopy as shown on the Generalized Development Plan. Sheetz is a family owned business that was founded in 1952 in Altoona, Pennsylvania. This proposed store would be the fourth Sheetz to locate in Spotsylvania County. In addition to gas, snacks, and beverages, Sheetz offers Made-to-Order and Made-to-Go meals for breakfast, lunch and dinner. The proposed facility will include both indoor and outdoor restaurant style seating.

Community Meeting

The Applicant held a community meeting on November 1, 2016 at St. Michael the Archangel High School that was attended by approximately 25 residents. Concerns expressed during the meeting included the further degradation of traffic delays at the Plank Road/Spotsylvania Parkway intersection, the need for the proposed use in this location, the appropriateness of the proposed use adjacent to Riverbend High School, and the potential impact of a 24-hour commercial use on surrounding properties.



Title: Spotsylvania County Zoning

Date: 1/19/2017

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Feet



1"=293 Feet



Impacts

Fiscal Impact

The proposed convenience store is projected to generate **\$277,375** in taxes to Spotsylvania County annually as summarized in Table 2. Real estate assessment assumptions are based on Spotsylvania County historical assessment data. Sales estimates have been computed by the Applicant.

Table 2. Annual Tax Impact

Real Estate Assessment	Annual Sales Estimate	Real Estate Tax (\$0.85/\$100)	Sales Tax (1%)	Meals Tax (4%)	Total Annual Revenue
\$2,750,000	\$12,700,000	\$23,375	\$127,000	\$127,000	\$277,375

Employment

The proposed convenience store is projected to require 17 full time employees and 11 part-time employees.

Traffic

In concert with the development of the Property, the Applicant is proffering to construct substantial road improvements that mitigate the impact of the proposed use on the existing road network. These improvements include the addition of a left turn lane into the Property from Spotswood Furnace Road and a right/thru lane on Spotswood Furnace Road along the Property as shown in the Generalized Development Plan. In support of this rezoning request, the Applicant has submitted a traffic impact analysis prepared by Ramey Kemp & Associates (Appendix A). The report provides traffic delay data for the existing, no-build, and proposed build 2018 traffic conditions for three peak hour periods:

- a. AM Peak Hour 6:30 – 9:00 am
- b. Midday Peak Hour 1:30 – 4:00 pm
- c. PM Peak Hour 4:00 – 6:00 pm

The midday peak hour analysis was added to the study following comments by citizens at the community that analyzing traditional peak hour traffic may not account for the high volumes experienced during school dismissal. In addition, the AM peak hour was expanded to start at 6:30 am to insure that school traffic was appropriately captured. The traffic analysis shows that the proposed proffered transportation improvements and signal optimization will result in improved overall level of service of the Route 3/Spotswood Furnace Road intersection over the no-build condition during all three peak hour periods, as summarized in Table 3.

Table 3
Level-of-Service Summary for Route 3 at Spotswood Furnace Road / Big Ben Boulevard

CONDITION	LANE GROUP	AM PEAK HOUR				MID-DAY PEAK HOUR				PM PEAK HOUR			
		Lane LOS	Lane Delay (sec)	Queue (ft)	Overall LOS (Delay)	Lane LOS	Lane Delay (sec)	Queue (ft)	Overall LOS (Delay)	Lane LOS	Lane Delay (sec)	Queue (ft)	Overall LOS (Delay)
Existing 2016 Traffic Conditions	EBL	E	75.6	490	E (71.0 sec)	F	120.7	94	D (51.2 sec)	C	30.8	57	C (23.3 sec)
	EBT	C	24.4	898		C	32.4	506		B	12.8	346	
	EBR	A	0.0	0		A	0.0	0		A	0.0	0	
	WBL	E	72.3	28		F	109.0	259		A	6.8	37	
	WBT	E	66.5	518		D	45.5	1,158		C	23.2	1,021	
	WBR	B	11.5	90		A	0.4	6		A	0.5	8	
	NBL/T	F	148.5	660		F	101.4	68		E	79.8	31	
	NBR	A	0.8	0		A	1.5	0		A	1.4	0	
	SBL	F	187.3	410		F	88.3	434		F	97.2	198	
	SBL/T/R	F	174.6	418		F	87.8	440		E	77.9	221	
No-Build 2018 Traffic Conditions	EBL	F	83.1	487	E (73.4 sec)	F	124.8	151	D (52.8 sec)	D	38.8	66	C (24.6 sec)
	EBT	C	24.2	1,080		C	30.3	510		B	12.8	360	
	EBR	A	0.0	0		A	0.0	0		A	0.0	0	
	WBL	E	73.1	30		F	110.1	272		A	6.9	37	
	WBT	F	88.8	513		D	48.5	1,253		C	24.8	1,110	
	WBR	A	8.4	53		A	0.4	6		A	0.6	9	
	NBL/T	F	165.7	703		F	102.0	68		E	79.8	31	
	NBR	A	0.8	0		A	1.5	0		A	1.5	0	
	SBL	F	152.9	427		F	94.3	433		F	101.3	204	
	SBL/T/R	F	14.5	422		F	93.0	457		F	84.4	213	
Build 2018 Traffic Conditions (Southbound Left, Left-Through, Right)	EBL	F	102.2	653	E (74.8 sec)	F	132.4	186	D (49.9 sec)	D	49.7	107	C (28.1 sec)
	EBT	C	23.1	1,060		C	27.5	477		B	15.4	433	
	EBR	A	0.0	0		A	0.0	0		A	0.0	0	
	WBL	E	65.0	28		F	110.1	281		A	9.0	48	
	WBT	E	78.5	627		D	46.2	1,217		C	31.8	1,396	
	WBR	A	7.7	40		A	0.5	8		A	0.7	10	
	NBL/T	F	188.7	690		F	113.1	108		F	82.6	74	
	NBR	A	0.8	0		A	1.5	0		A	1.3	0	
	SBL	F	150.7	344		F	93.1	341		F	82.2	194	
	SBL/T	F	155.8	349		F	93.5	342		F	82.6	197	
	SBR	A	0.9	0		C	20.7	8		A	4.5	16	
Build 2018 Traffic Conditions (Southbound Dual Lefts, Through-Right)	EBL	F	102.2	645	E (68.0 sec)	F	123.9	170	D (45.7 sec)	D	47.9	101	C (26.8 sec)
	EBT	C	23.1	1,060		C	23.5	437		B	14.2	403	
	EBR	A	0.0	0		A	0.0	0		A	0.0	0	
	WBL	E	65.0	28		F	110.1	298		A	8.1	44	
	WBT	E	78.5	627		D	39.3	1,129		C	30.4	1,396	
	WBR	A	7.9	40		A	0.5	9		A	0.7	11	
	NBL/T	F	158.5	678		F	113.1	111		F	82.6	70	
	NBR	A	0.8	0		A	1.5	0		A	1.3	0	
	SBL	F	124.6	348		F	84.6	340		E	76.9	179	
	SBT/R	D	54.3	104		E	72.1	292		D	38.6	109	

This analysis includes several conservative assumptions, including:

- 2.5% annual growth rate was applied to all movements turning on and off Spotswood Furnace Road, even though enrollment at Riverbend High School has declined slightly since 2008
- Applied a peak hour factor (PHF) to the eastbound Route 3 left-turn movement of 0.48 in the AM peak hour, 0.64 in the mid-day peak hour, and 0.80 in the PM peak hour

The Applicant is proposing the following transportation-related proffered conditions, subject to County and VDOT design approval:

- a. Construct a left turn lane on Spotswood Furnace Road into the Property as identified on the Generalized Development Plan;
- b. Construct a thru/right turn lane along Spotswood Furnace Road as shown on the Generalized Development Plan;
- c. Construct modifications to the Route 3 median to allow for the proposed Spotswood Furnace Road southbound lane configuration (double left turn lanes, thru right turn lane);
- d. Provide an interparcel access easement to Tax Map Parcel 12B-A-3A;
- e. Construct a signal controlled pedestrian crosswalk across Spotswood Furnace Road as shown on the Generalized Development Plan.
- f. Construct a pedestrian crosswalk across Spotswood Furnace Road opposite Riverbend High School, to include advance warning signs as shown on the Generalized Development Plan.
- g. Extend the eastbound Route 3 right turn lane to northbound Spotswood Furnace Road as shown in Exhibit A to the Proffers.

The Applicant has met with the principal of Riverbend High School, and the Executive Director Operations for Spotsylvania County Schools to review the proposed use and proposed road improvements.

Utilities

The Applicant is proposing to connect to an existing 12" water main along Route 3, and an 8" sanitary sewer line on the Chancellor Elementary School property. These County utilities have capacity to serve the proposed use. The proposed facility will be equipped with a generator quick connect that will allow for the connection of a generator in the event of power failure.

Emergency Services

The Property is located 1.6 miles east of Spotsylvania County's new fire station at 6204 Plank Road. The development of the Property will include the installation of fire hydrants, fire lanes, and signage in accordance State and County requirements. The Property's current zoning already permits commercial uses that would add demand for emergency services when constructed. The convenience store portion of the proposed use would likely not add emergency service demand above and beyond other by-right uses. However, the construction of the proposed vehicle fueling stations has the potential to create an additional demand for emergency services given the flammable nature of

gasoline and the potential environmental impact of accidental release. However, Spotsylvania County Emergency Services is currently equipped to respond to emergencies at dozens of fueling facilities that exist in the County and the Applicant is not aware of any additional emergency services capital improvement needs that would be needed if this rezoning were approved.

Petroleum Spill/Containment Provisions

The Virginia Department of Environmental Quality has specific guidelines that govern the permitting, installation, use and operation of underground storage tank (UST) systems in the State of Virginia that the operator will be required to follow, including annual and tri-annual compliance testing. Sheetz proactively conducts third party inspections of all UST systems every month and uses state-of-the-art double walled UST system components in their tanks and product lines. All new Sheetz facilities are monitored continuously by sensors in every tank interstice, containment sump, and under dispenser containment. Any alarms are automatically dispatched for investigation, and Federal Regulations require the operator to investigate any sensor alarm within 24 hours of the alarm occurring.

Adjacent Properties

The Applicant is proposing proffers for the development of the Property to mitigate impacts of the proposed use on adjacent properties. The following is a list of adjoining properties, potential impacts, and proposed proffers.

West

The adjacent property to the west is undeveloped C-2 commercial land, therefore, potential impacts are being mitigated through the coordination of shared access and stormwater treatment. The Applicant has met with the owner and agreed to provide an interparcel access easement through the Property to give the owner access to Spotswood Furnace Road. In addition, the Applicant has agreed to construct a shared stormwater management facility on the adjacent property.

East

The properties located across Spotswood Furnace Road to the east are zoned RU with single family dwellings. Traffic impacts created by the proposed rezoning of the Property are being mitigated through the proposed road improvements. Other potential impacts include noise and light pollution from the proposed use. The Applicant has designed the site layout to relocate the loading and trash pickup areas to the western side of the proposed building. In addition, the site has been redesigned to orient the fuel canopy towards Route 3 instead of Spotswood Furnace as originally proposed.

The Applicant is proffering site lighting standards that will:

- a) limit glare cast onto adjacent roadways and properties;
- b) prohibit flashing lights; and,
- c) restrict excessive illumination and unnecessary skyglow.

North

The properties located adjacent to the Property to the north are also zoned RU with single family dwellings. Primary potential impacts to these properties include noise and light pollution. As previously discussed, the site has been redesigned to orient the fuel canopy towards Route 3, placing the proposed building between the adjacent parcels and the majority of the light and noise emitting activities associated with the proposed use. In addition to the lighting standards previously described, the Applicant is proposing to construct a 35' landscaped transitional buffer yard along the Property's rear yard to reduce potential impacts.

South

The properties located across Route 3 from the Property are currently zoned C-2 commercial, therefore, the potential impact of the proposed use would be traffic related. Mitigation of traffic impacts are being mitigated by the proposed road improvements. During the community meeting, residents from the Royal Oaks subdivision expressed concerns about light and noise pollution impacting their homes. However, the nearest home in the subdivision is located 750' away from the proposed use, and property between the subdivision and the Property is already zoned C-2 commercial.

Riverbend High School

Concern was raised during the citizens' meeting about the appropriateness of the proposed use in front of Riverbend High School given that it includes the sale of alcohol and tobacco products. It is the Applicant's opinion that the proximity of the proposed use to the school will have no effect on the desire or ability of underage users to obtain these products illegally. The sale of these products at convenience and grocery stores is highly regulated by the Virginia Department of Alcoholic Beverage Control and penalties for underage sale are severe. Unlike some other establishments, Sheetz requires 100% proof of age for all customers seeking to purchase alcohol and tobacco products.

Stormwater Management Narrative

Above ground stormwater management facilities will be designed to provide adequate quality and quantity control for the proposed improvements in the general area shown on the GDP. The Applicant has reached an agreement with the adjacent property owner to construct a shared stormwater management facility that will provide treatment for both the Property and the adjacent commercially zoned property. Facilities will be designed in accordance with all applicable State and County regulations.

Architectural Design

The proposed architectural design for the Sheetz store has been submitted under separate cover. The proposed fueling canopy requested with this application includes a [backlit](#) canopy which may require a modification to CCS 23-5.12.4.1.