



# **Board of Supervisors 8/8/17**

**Rezoning Application  
SH Development Company, Inc.  
R17-0001  
Courtland Voting District.**

**Patrick Carlton White  
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540-507-7427**

Staff recommends approval of Ordinance R17-0001 with proffers dated March 17, 2017 and revised May 30, 2017.

The Planning Commission recommended approval July 5, 2017 by a 4-0 vote.

Request: Rezoning of 2.05 acres from Office 1 (O-1) to Commercial 2 (C-2), and 1.26 acres from Rural (RU) to Commercial 2 (C-2).

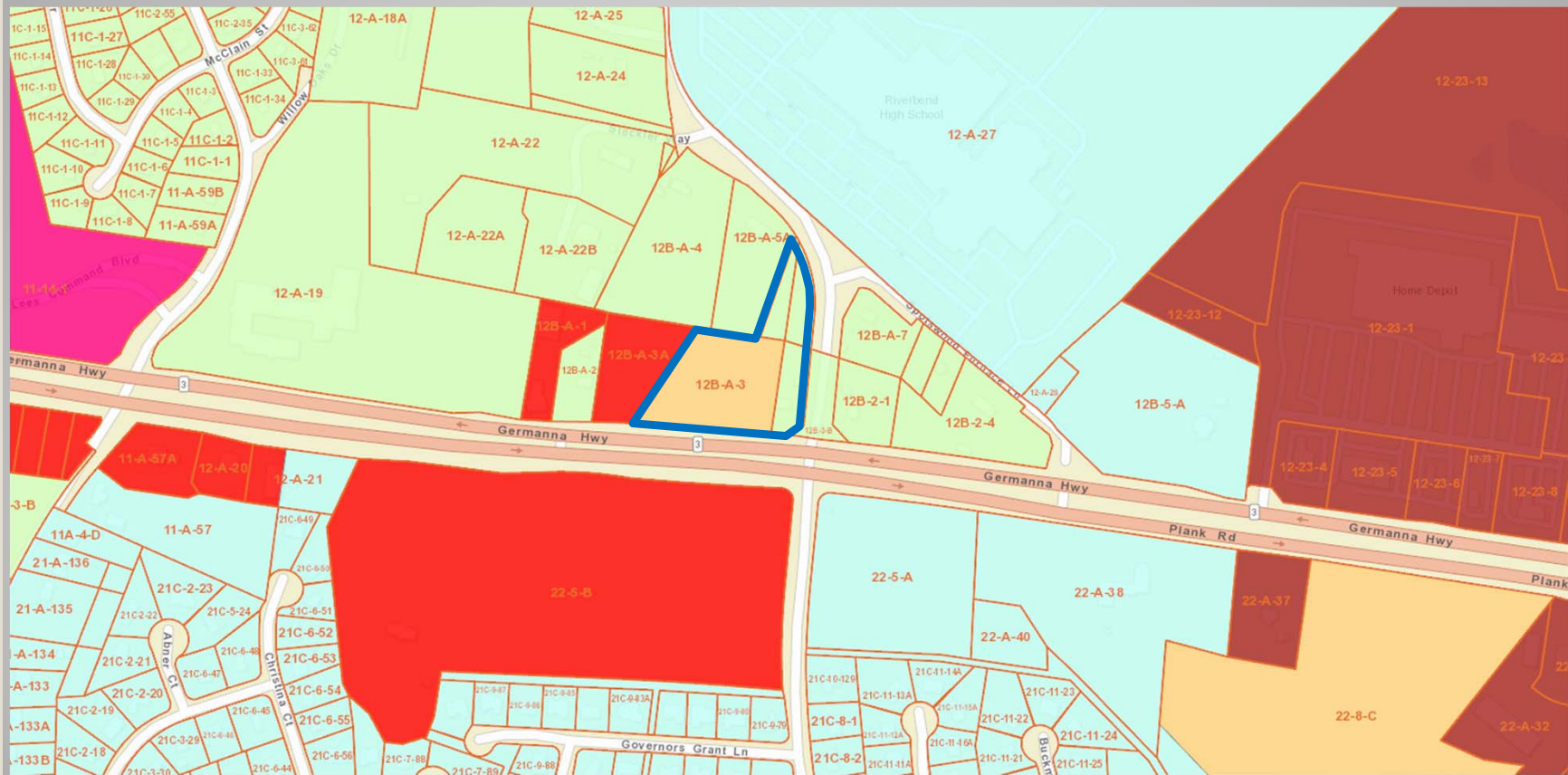
- An unaddressed property on Plank Rd., 12100 Spotswood Furnace Rd., 12228 Spotswood Furnace Rd. and 12224 Spotswood Furnace Rd.,
- The applicant has also submitted a concurrent Special Use application to allow a fuel dispensing service in a C-2 zoning district.
- Community meeting was held on 11/1/2016. It was well attended with approximately 30 attendees. Mostly traffic and transportation concerns.

- 3.31 acre NW Corner of signalized intersection of Rt. 3 and Spotswood Furnace Rd.
- Adjacent to Riverbend High School.
- 1400 west of Harrison's Crossing.
- In PDB, RPO, & HCOD

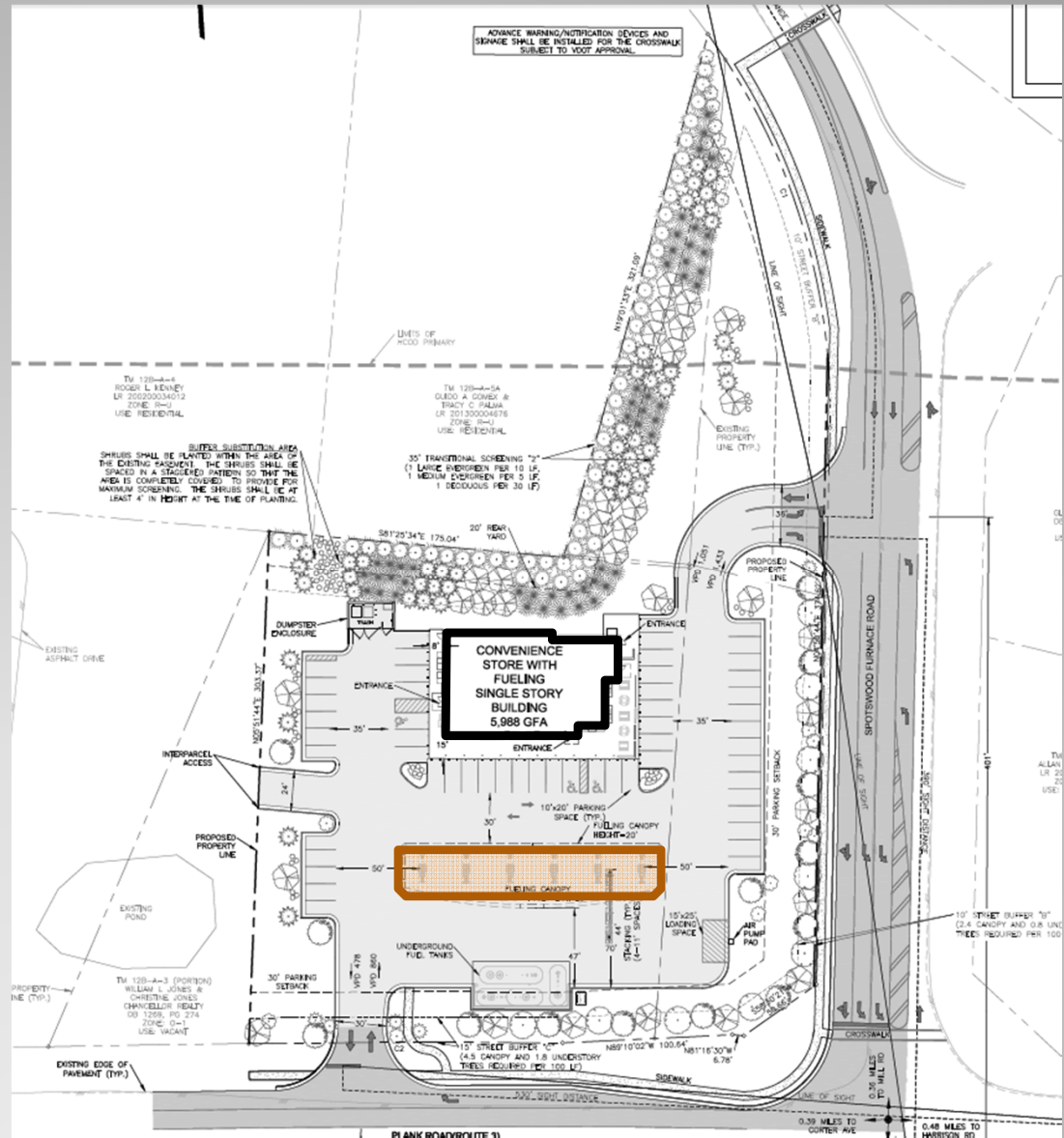




The largest of the properties (2.05 acres) is currently zoned Office 1 (O-1); the remainder are currently zoned Rural (Ru). Commercial and Employment Center FLU's.



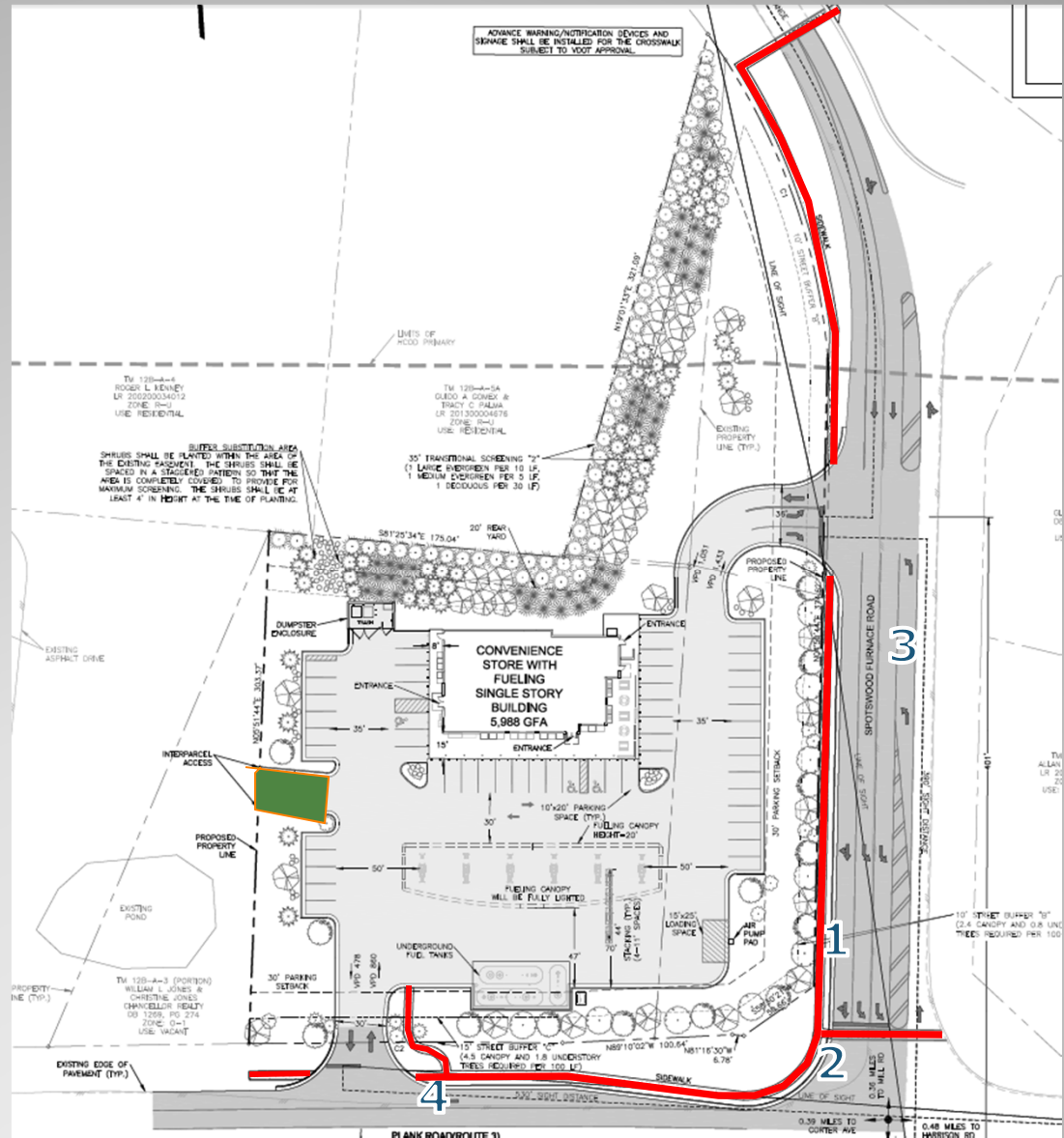
- Rezoning of 3.31 acres
- GDP depicts future 5,988 sq.ft. convenience store and fueling station (12 stations under lit canopy, in orange).
- Right-in/Right-out on Plank Rd.
- Full access on Spotswood Furnace Rd.



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- ADVANCE WARNING/NOTIFICATION SERVICES AND SERVICE SHALL BE INSTALLED FOR THE CROSSWALK SUBJECT TO VDOT APPROVAL.
- UNITS OF 1000 PRIMARY
- TO 125-A-4 ROGER L. KENNEY LP 202000034012 ZONE: (R-1) USE: RESIDENTIAL
- TO 125-A-5A GLENN A. JONES & TRACY C. PALMA LP 201300004075 ZONE: (R-1) USE: RESIDENTIAL
- SHRUBS SHALL BE PLANTED WITHIN THE AREA OF THE EXISTING PAVEMENT. THE SHRUBS SHALL BE SPACED IN A STAGGERED PATTERN SO THAT THE AREA IS COMPLETELY COVERED TO PROVIDE FOR MAXIMUM SCREENING. THE SHRUBS SHALL BE AT LEAST 4" IN HEIGHT AT THE TIME OF PLANTING.
- 35' TRANSITIONAL SCREENING "2" (1 LARGE SHRUBSPER PER 10 LF, 1 MEDIUM SHRUBSPER PER 5 LF, 1 DECIDUOUS PER 30 LF)
- 58'25"34" 175.04'
- 20' REAR YARD
- EXISTING PROPERTY LINE (TYP.)
- PROPOSED PROPERTY LINE
- CONVENIENCE STORE WITH FUELING SINGLE STORY BUILDING 5,988 GFA
- ENTRANCE
- ENTRANCE
- ENTRANCE
- DUMPSTER ENCLOSURE
- INTERPARCEL ACCESS
- PROPOSED PROPERTY LINE
- EXISTING ROAD
- PROPERTY LINE (TYP.)
- TO 125-A-3 (PORTION) WILLIAM L. JONES & CHRISTINE JONES CHANCELLER REALTY 00 125B, PD 274 ZONE: (R-1) USE: VACANT
- 30' PARKING SETBACK
- UNDERGROUND FUEL TANKS
- 10'x20' PARKING SPACE (TYP.)
- FUELING CANOPY HEIGHT=20'
- FUELING CANOPY WILL BE FULLY LIGHTED
- 15'x25' LOADING SPACE
- 10'x25' LOADING SPACE
- STREET LIGHTS (TYP.) (4-11' SPACING)
- 10' STREET BUFFER "1" (4.5' CANOPY AND 0.8' UNPAVED REQUIRED PER 100 LF)
- 10' STREET BUFFER "2" (2.5' CANOPY AND 0.8' UNPAVED REQUIRED PER 100 LF)
- SKOTSWOOD FURNACE ROAD
- 0.38 MILES TO HALL RD
- 0.48 MILES TO HANOVER RD
- PLANK ROAD/ROUTE 13



- New southbound lane proposed. (1)
- Intersection will allow 2 left turn lanes and one Rt./Thru lane. (2)
- New northbound left turn lane into site. (3)
- New westbound right turn lane into site. (4)
- Sidewalks and interparcel connection.

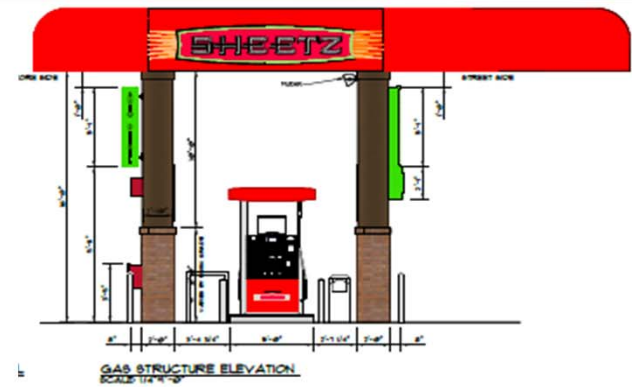
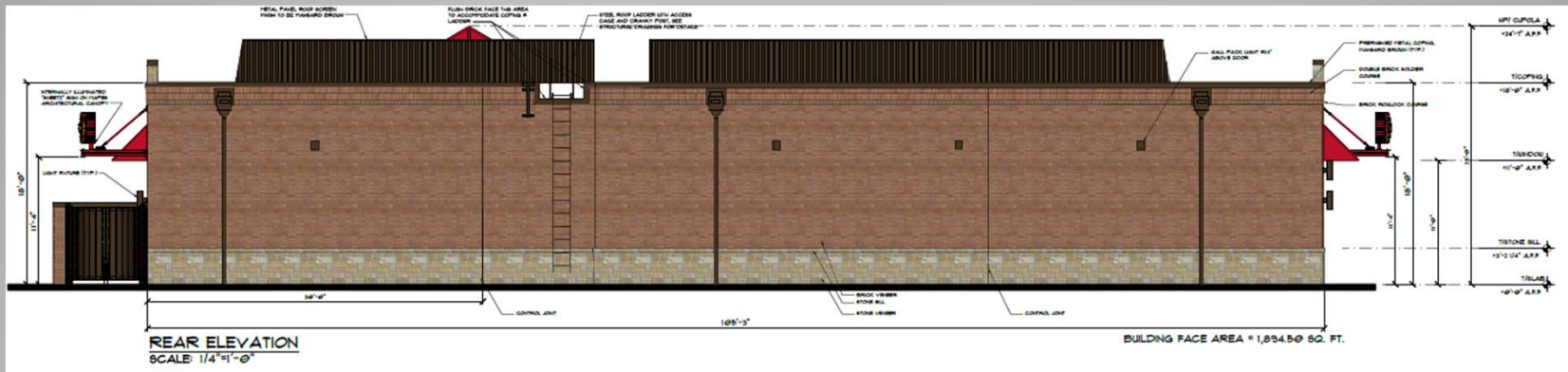


# Proffered elevations:





## Proffered elevations:



Proffers (Dated 3-17-17, revised 5/30/17):

The site will be developed in conformance with the GDP dated 8-29-16 as most recently revised 5-9-17 and Arch. Drawings dated 3-2-17.

## II, Land Use, :

The applicant has proffered the restriction of the following uses:

- |                                    |                                    |
|------------------------------------|------------------------------------|
| 1) Amusement arcades;              | 7) Hospital and nursing home;      |
| 2) Billiard & pool hall;           | 8) Hotels, motels;                 |
| 3) Contractor's offices and shops; | 9) Indoor athletic facilities;     |
| 4) Repair service establishment;   | 10) Places of worship;             |
| 5) Funeral home;                   | 11) Repair service establishments; |
| 6) Furniture or carpet store;      | 12) Theaters.                      |

33 permitted uses remain (generally summarized as light to medium density commercial in the form of offices, restaurants, and retail.) 22 Special Uses available.

Proffers:

III:

No buildings shall exceed 40'. Currently the canopy is proposed at 20' and the Sheetz at approximately 23'.

Transitional screen type 2 along abutting parcel to north.

IV:

Extension of 8" sewer line shall be run from the west to the property. Existing water connection to be utilized along Rt. 3.

VI Lighting restrictions:

- Prohibition of flashing, revolving, intermittent lighting.
- Restriction of search lights, lasers, or strobes unless used as part of security system.
- Electronic readerboard signs (LED signs) must auto-dim and shall not exceed .3 footcandles above ambient conditions.

Proffers:

V:

Transportation improvements consisting of:

- A southbound thru-right lane beginning at the exit of the Property to Spotswood Furnace Road and continuing to the intersection with Route 3;
- 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);
- a northbound left turn lane into the Property (this was designed so as not to allow westbound drivers to become confused at the intersection and attempt to continue through, rather than make the forced right onto Spotswood Furnace Rd., where the 6 lane improvement of Route 3 ends.)
- Restriping of northbound turn lane to extend queue approximately 100 feet.
- Interparcel access connection to western C-2 property.



# Findings

Favorable:

Commercial 2 is a compatible request given the FLU designation, roadway frontage, and location of property.

Comp Plan's access management and pedestrian network goals are met.

The Spotsylvania School District staff noted their support of the new dual left and right-thru lane. Developer could not provide additional School District Staff request of additional sidewalk on the east side of Spotswood Furnace Rd.

Sufficient buffering on streets and abutting properties.

Supplementary lighting proffers proposed.

Architectural commitments within proffers for gas station with flexibility for future redevelopment of site

# Findings

Unfavorable:

Transportation Level of Service standard not met due to present poor condition of intersection.

Most of the C-2 uses remain available upon site redevelopment, with only 12 proffered out.

# Recommendation: Approval w/ Proffers

Based on the Traffic Impact Statements it is staff's analysis that the new gas station will negatively affect the intersection during its busiest times due to the intersection serving a large traffic destination (Riverbend High School), and also serving as the western end of the 6-laning of Route 3. However, without the new southbound turn lane proposed by the applicant, the intersection degrades to an even worse condition in 2018. The intersection is better off with the project and its improvements proposed than it would be without the project and its coinciding improvements.

Staff opines that the Commercial 2 (C-2) rezoning request is appropriate based findings reported and recommends approval with proffers dated March 17, 2017 and revised May 30, 2017.



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