



Board of Supervisors 8/8/17

**Special Use Permit
SH Development Company, Inc.
SUP17-0001
Courtland Voting District.**

**Patrick Carlton White
Pwhite@spotsylvania.va.us
540-507-7427**

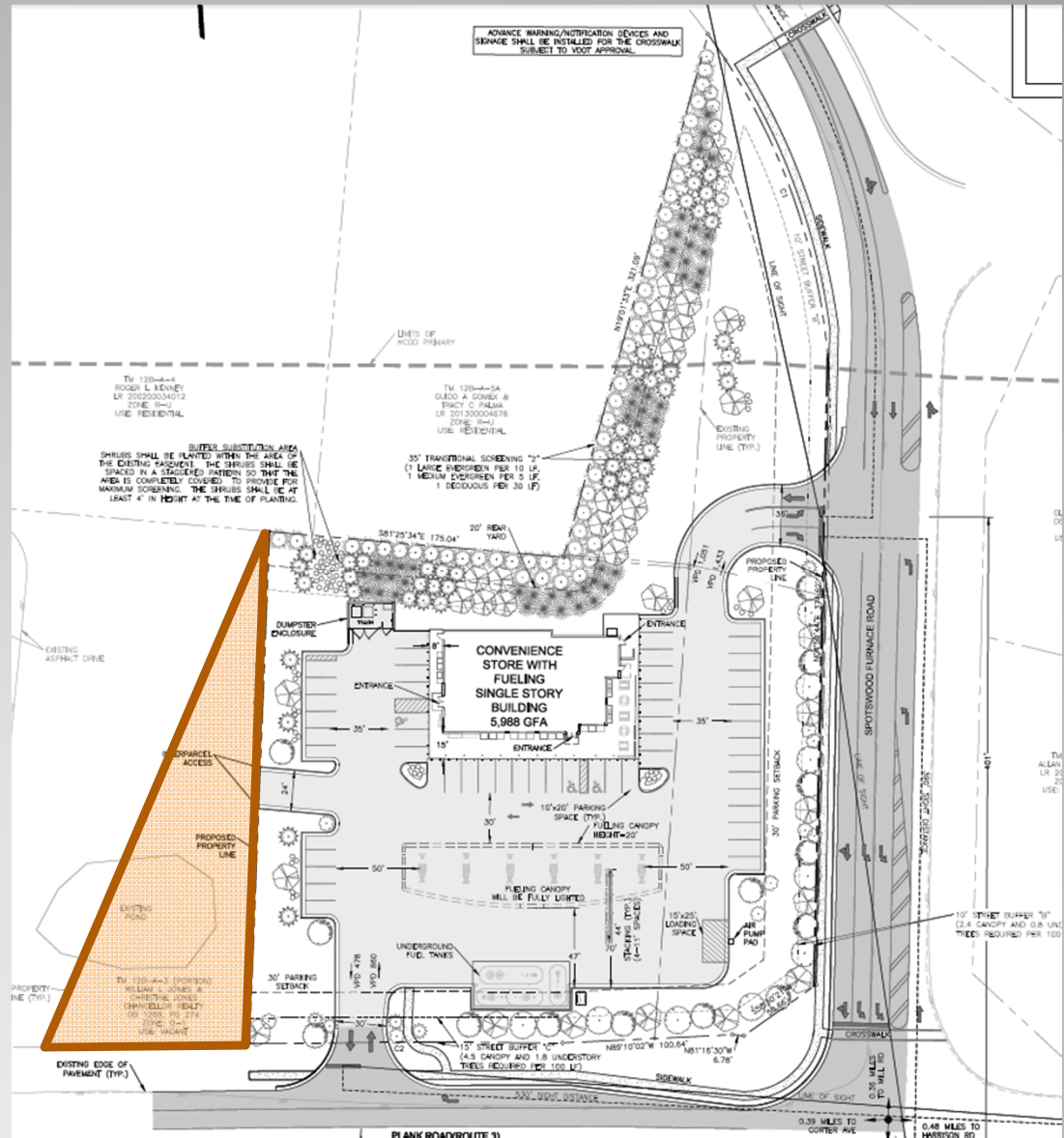
Staff recommends approval of the resolution with two conditions.

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

Request: Special Use approval for a Fuel Dispensing Service in a Commercial 2 (C-2) zoning district. The site is proposed to be developed with a Sheetz convenience store, 12 fuel pump stations, associated parking, water management, screening and other site improvements.

- 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 Rezoning application to rezoning 3.31 acres from O1 and RU to C-2.

- Rezoning of 3.31 acres
- SUP on 2.88 acres.
- Remaining .43 acres to be consolidated w/ western C-2 property and will contain shared storm water facilities with this site.



Standards

1. Proposed use is in accord with the comprehensive plan and other official plans adopted by the County.	Staff finds this policy met. The project meets multiple Comp. Policies detailed in the following section.
2. Proposed use or development of the land will be in harmony with the scale, bulk, coverage, density, and character of the area.	The proposed use is in harmony with the area, which is a transitioning suburban commercial area. The residential properties abutting behind the proposed use are well buffered and screened through this proposal.
3. Proposed use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.	The proposal should not discourage development nor reduce the value of adjacent properties.
4. Proposed use will not adversely affect the health or safety of persons residing or working in the neighborhood.	The use will not adversely affect the health or safety of persons residing or working in the area.
5. Proposed use will not be detrimental to the public welfare or injurious to property or improvements within the neighborhood.	The proposal should not be detrimental to public welfare nor cause injury to neighborhood improvements.

Standards

6. Proposed use is appropriately located with respect to transportation facilities, water supply, wastewater treatment, fire and police protection, waste disposal, and similar facilities.	The proposed use includes connecting the property to County water and sewer systems. The proposal is located at the intersection of an arterial and minor collector. No detriments are expected on emergency or waste service systems.
7. Proposed use will not cause undue traffic congestion or create a traffic hazard.	Existing traffic congestion exists at the intersection of Plank Road and Spotswood Furnace Rd. The additional southbound lane and signal retiming will improve the intersection on average, however eastbound lefts, northbound thrus, and southbound lefts will continue to experience delays, particularly during AM peak hours.
8. Proposed use will have no unduly adverse impact on environmental or natural resources.	No adverse impacts on the environment or natural resources are expected from this application.

Findings

Favorable:

From a zoning perspective, a fueling station and convenience store are appropriate uses within a Commercial 2 (C-2) zoning designation, given the Future Land Use designation of Commercial and Employment Center of the subject properties and within the surrounding area.

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

Although the developer declined to propose an additional eastern sidewalk they were agreeable to a new pedestrian crosswalk to connect the proposed rezoning area to the Riverbend High School.

Findings

Sufficient buffering on streets and abutting properties.

Supplementary lighting proffers proposed.

Proposal increases tax base through upzoning, additional sales, and prepared meal taxes.

The proposal satisfies the Special Use Standards of Review.

The proposal is generally consistent with the Comprehensive Plan.

Findings

Unfavorable:

The Comprehensive Plan goals related to transportation Levels of Service are not met due to the near failing conditions of the intersection of Route 3 and Spotswood Furnace Rd.

An opportunity exists for the county to condition the closure of the median opening immediately west of the intersection of Plank Rd. and Spotswood Furnace. Crash data indicates two accidents occurred in its proximity since 2010, however the closure of the median would be in accordance with the Route 3 Access Management Plan.

Recommendation: Approval w/ Proffers

If approved, the applicant is able to make the best use of their land, and the County receives intersection, transportation, and pedestrian improvements beneficial to the immediate area and the transportation system. If denied, the signal continues to degrade unless the County or VDOT initiate improvements such as additional lanes on Spotswood Furnace Rd. or expanding the 6-laning of Route 3 further west.

Recommendation: Approval w/ Proffers

Staff recommends approval of this Special Use Permit for the reasons noted above and as indicated within the Findings of this report, with the following conditions:

1. The site development of the fuel dispensing service and convenience store shall be in conformance with the GDP dated 8-29-16 and last revised 5-9-17.
2. The design of the fuel dispensing service and convenience store shall be in conformance with the Architectural Drawings dated 3-2-17.



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