

## Patrick White

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**From:** Jean Schofield <jenafield18@yahoo.com>  
**Sent:** Tuesday, July 25, 2017 9:26 AM  
**To:** Patrick White; Timothy J. McLaughlin; David Ross  
**Subject:** Fw: Sheetz Convenience store

I am forwarding my original email dated 22 Nov 2016 and am adding a request to review the traffic study and accident records for the intersection.

[Sent from Yahoo Mail on Android](#)

On Tue, Nov 22, 2016 at 2:26 PM, Jean Schofield <jenafield18@yahoo.com> wrote:

Jean Olson  
11700 Orange Plank Road  
Spotsylvania, VA 22551

Board of Supervisors;  
Spotsylvania County  
Spotsylvania, VA 22553  
11/22/2016

RE: GAS station at Plank Road and Spotswood Furnace Road

As an owner of a house in Royal Oaks, I was truly surprised when I received notice that Spotsylvania would even consider re-zoning the corner of Route 3 and Spotswood Furnace Rd. adjacent to Riverbend High School for a commercial activity. I would question if this is in sync with the Land Use plan for the county. A better use of this property would be the County retain ownership for expansion of parking for Riverbend high school, use the area for practice fields, or some other growth pertaining to school functions. I would also suspect that the parents of Riverbend students would react adversely to a gas station so close to the school.

There are several surrounding areas that are more conducive for constructing a gas station. Harrison crossing has a vacant area adjacent to the Bank of America. With proper site development, a gas station should have access from three directions. The old Chancellor Fire Station #5 is also at an intersection that has access from most directions. This location already has ample utilities in place. Also, at that corner, is vacant land next to the Sign Business that has access from all directions. All these locations are currently in a commercial setting. The new LIDL store has a vacant corner next to it and could get business from folks entering and leaving the grocery store. Granted, there may be wetlands to contend with and topography is not the most favorable. Competition from the 7-11 should be minor as the 7-11 is only easily accessible from one direction.

The Riverbend corner poses many access issues. Mornings entering that intersection with bus traffic is horrendous. Kids walk to and from school and use the pedestrian crossings. Residents also use these crosswalks for sports activities at the school. Others use the crosswalks to go to Harrison crossing to work. Is it truly a good idea to increase traffic at this intersection when there are so many high school kids who are

naïve about waiting and watching for cars? Is it in the best interest of the county to put those kids at risk? What about newly licensed drivers? Are there not enough distractions at that intersection and frequent accidents that the county is making the new driver's more vulnerable? What liability will the county accept if minors are hurt or injured because the county is rezoning with a use that is not compatible with the current surroundings.

I question the significant improvements that the developer has agree to provide. One additional turning lane is not ample for the amount of traffic at that intersection. The county has made significant improvements. The developer can make more improvements to the intersection at Andora and Route 3. This intersection needs improvements. Although it is not the best location for a gas station either, at least there aren't students driving to the school and the store would be located across from the elementary school, not next to it.

In addition, is it also in the best economic interest of the county to add a business that may bring the property values down for the neighboring sub-divisions? If these property values falter, so with the associated property taxes, resulting in lost revenue to the county. I am not convinced that the Planning department has considered all influencing factors when entertaining the re-zoning of this particular intersection for a GAS STATION. A gas station would also promote high school kids loitering before, during and after school which could potentially attract other unsavory activities. Is the county not promoting an unfavorable environment by putting this type of business so close to a school?

Please re-consider all options when deciding on a location for another convenience store with gas pumps in the county. We do want to promote growth but is this really the best use of this tract of land? I think you all can come up with a better use that works in concert with the school and surrounding zoning.

Respectfully,

*/s/ Jean A. Olson*

Jean Olson

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