

GENERALIZED DEVELOPMENT PLAN - NARRATIVE

Applicant: Eldrick's LLC

Owner: John X. Lucente (the "Owner")

(Applicant & Owner are hereafter known collectively as the "Applicant")

Representative: Charles W. Payne, Jr., Hirschler Fleischer, 725 Jackson Street,
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Project Name: "Terry Industrial Park"

Property: Spotsylvania County Tax Parcel 49B-1-5, consisting of approximately
1.9998 acres (collectively, the "Property")

Date: June 8, 2017 (Revised July 19, 2017 and September 27, 2017)

GDP: Generalized Development Plan, entitled "Generalized Development Plan
Plan #: R17-0008 Terry Industrial Park", prepared by Bowman
Consulting, dated May 2017, as last revised September 27, 2017, attached
hereto as Exhibit A (the "GDP")¹

Rezoning Request: From RU to I-2

Rezoning File No.: R17-0008

I. **Project Overview**

The Applicant proposes rezoning the Property from the Rural District ("RU") to the Industrial 2 District ("I-2"), all in accordance with this rezoning application. Section 23-6.22.1 of the County's Zoning Ordinance (the "Ordinance") states that the purpose of the I-2 zoning district is to "provide locations for medium and heavy industrial uses."

The Property consists of one (1) parcel totaling approximately 1.9998 acres of land subject to this rezoning. The Property is situated in the Courtland magisterial district and the Berkeley voting district. It is further located near the intersection of Guinea Station Road and Jefferson Davis Highway (Route 1), south of the intersection of Massaponax Church Road and Route 1, in the Highway Corridor Overlay District. The Property is bordered on the south by a

propane gas sales facility, to the immediate west by vacant land, to the immediate east by a small engine repair shop, to the immediate north by vacant land, and further to the north by a used car sales lot.

As noted above, the purpose of the proposed rezoning is to allow an office with outdoor display/storage area, all as generally shown on the GDP. The I-2 district allows, as permitted uses, offices and outdoor storage yards. The proposed development has a floor area ratio (“FAR”) of 0.05, which is much less than the maximum allowable FAR of 1.5.

The GDP reflects that approximately 16,500 square feet will be reserved for open space, accounting for 20% of the Property. This doubles the 10% open space minimum required in the I-2 zoning district. The open space will be used for stormwater management facilities, landscaping, and maintenance of natural areas. We have also included landscape buffering along the property lines, all as generally shown on the GDP.

As described in more detail below, we believe the Applicant’s proposal conforms to the policies established by the County’s Comprehensive Plan adopted November 14, 2013, as last updated August 9, 2016 (the “Comp Plan”). This Project is also the best use for the Property, as adjacent properties include similar commercial uses and the Project is a positive planning transition between said uses.

II. Comprehensive Plan

Future Land Use Map

The Comp Plan is merely a guide for future land use goals. The subject Property is located in the Comp Plan’s Future Land Use Map as part of the “Employment Center” designation. The Employment Center Land Use category “is envisioned to be the primary location for new office and industrial development within the County, with the focus on larger scale office complexes, industrial users, and business parks.”

This Property is currently zoned RU. However, the RU zoning designation is not best suited for the subject Property given the surrounding uses and the location fronting on Jefferson Davis Highway.

From a transportation improvements perspective, the Project will improve Jefferson Davis Highway (Route 1) in this area. This Project will add approximately 4,239 square feet of new dedicated right of way along Route 1. The Applicant is proposing to make additional improvements accessing the site from Route 1, including a taper into the Property all as shown on the GDP. The Applicant is also providing interparcel connection(s) in the general areas shown on the GDP.

This Project furthers multiple objectives of the Comp Plan, including achieving residential/commercial tax rate goals and creating local jobs. Projects that generate new jobs and positive tax revenues as compared to County costs are encouraged under the Comp Plan, and further assist the County in meeting its 70 percent (residential) to 30 percent (commercial) mix

tax revenue goals. Accordingly, the Project is in line with the County's tax revenue goals as it will generate additional tax revenues and local jobs.

Primary Development Boundary

The Comp Plan's Future Land Use Map establishes a Primary Development Boundary (the "PDB"). The Comp Plan states that public water and sewer will be provided to properties within the PDB, and denser development will also be permitted in such locations, including non-residential uses. The Property is located within the PDB, which supports the proposed use and the Property's utilization of public utilities.

Highway Corridor Overlay District

The Property is located within the Highway Corridor Overlay District. As such, the Project will be in conformance with the requirements of the applicable sections of the Ordinance for the Highway Corridor Overlay District.

III. Land Use

As noted above, the Applicant proposes rezoning the Property from RU to I-2. As required by the County's rezoning application packet, please note the following:

- a) Uses. The Property is currently undeveloped and has been for some time. The Applicant proposes developing the Property for purposes of constructing an office with outdoor display/storage area, as depicted on the GDP. We believe the aforesaid proposed uses are the highest and best uses for this site. Development of the proposed uses would likely commence soon after rezoning approval.
- b) Maximum Lot Coverage and Floor Area Ratio. The total area tabulation of the Property is 87,111 square feet. The maximum FAR is 1.5. The proposed square footage for the facility at buildout is 4,000 square feet, which results in a FAR of 0.05.
- c) Buffering from Adjoining Properties, Access Plan, Landscaping and Screening. All landscaping, access and buffering for the site will be in conformance with the requirements of the applicable sections of the Ordinance regarding the proposed use, all as depicted on the GDP. Please note that on the landscaping plan (Sheet 5), Applicant is requesting a waiver of interior parking lot landscaping as permitted by Section 6-6.1.F of the DSM. Applicant is also requesting a modification to the peripheral parking lot landscaping requirements, as further set forth on Sheet 5 of the GDP. The project will be accessed via Jefferson Davis Highway (Route 1).
- d) Maximum building height. The maximum height of any building is as provided on the attached GDP.
- e) Special Amenities. Approximately 20% of the Property will be maintained as open space. The open space will be used for stormwater management facilities, landscaping, and maintenance of natural areas.

- f) Phasing. As noted above, we believe the Project will be completed within 12-18 months after any rezoning approval, subject to market conditions.
- g) By Right: The Property is currently zoned RU and has access to water and sewer. Thus, the Property could yield one single family detached dwelling unit.

IV. Cultural Resources

Based on review of the Comp Plan and information from the Virginia Department of Historic Resources and the United States Department of the Interior, the Property does not have any cultural resources, including cemeteries. Additionally, the Property is not located in the County's Historic Overlay District.

V. Fire and Rescue

The proposal will have minimal impact on the County's fire and rescue facilities. Thornburg Fire and Rescue Station 8, located 3.59 miles south of this site, will provide the Property with access to emergency services.

VI. Schools

The proposed rezoning will not impact schools.

VII. Parks and Open Space

This project will have no impacts on County park services. The open space percentage for the Property will be 20%, which exceeds the minimum open space requirement in the I-2 zoning district of 10%.

VIII. Water and Sewer

The Property can be serviced by the existing 8" gravity sewer line and the existing 16" waterline located on the east side of US Route 1. These utility lines will be extended throughout the Property for the Project.

IX. Environment

The project's design will minimize the impact to the natural topography and vegetation located on the Property, and Applicant's design will be in compliance with County and State requirements for stormwater management for the development of the site. According to existing County GIS information, there are no wetlands or streams on or immediately adjacent to the site, nor is a Resource Protection Area (RPA) associated with the Property.

X. Housing

There are currently no existing residences in the vicinity of the Property. Potential impacts on any future residences to the north or west will be mitigated through appropriate buffering. The open space areas will provide buffering along applicable property lines. Furthermore, as depicted on the GDP, transitional screening areas will buffer the proposed development from existing commercial uses.

XI. Transportation

The Property abuts Jefferson Davis Highway (Route 1), which is a four (4) lane public road classified as a Principal Arterial road. Access to the Property will be provided from Jefferson Davis Highway. Roads constructed within the project will be privately maintained.

The Property is located 0.48 miles to the south/southwest of the intersection of Jefferson Davis Highway (Route 1) and Massaponax Church Road, which is the closest major intersection. The intersection of Guinea Station Road and Jefferson Davis Highway (Route 1) is located approximately 0.09 miles to the south.

The project will generate 134 VPD of overall trips on a daily basis, including 9 VPD during a.m. peak hours, 11 VPD during p.m. peak hours and 12 VPD during Saturday peak hours. Neither a full County traffic impact analysis nor VDOT 527 analysis is required for this project as it is projected to generate minimal impacts based on VDOT traffic generating models.

XII. Community Meeting

Pursuant to County requirements, a Community Meeting was not required. However, Applicant and its representatives sent a notice letter of the application to introduce the project to surrounding property owners.

EXHIBIT A

Generalized Development Plan

See attached GDP, entitled “Generalized Development Plan Plan #: R17-0008 Terry Industrial Park”, prepared by Bowman Consulting, dated May 2017, as last revised September 27, 2017

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