



Board of Supervisors 2/13/18

**Rezoning Application
Terry Industrial Park
R17-0008**

Berkeley Voting District.

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

Request: Rezoning of 1.9998 acres from Rural (RU) to Industrial 2 (I-2) with proffers to allow certain uses permitted in the I-2 zoning district. The proposed use is a heavy equipment and specialized vehicle sale, rental and/or service establishment.

The property is located within the Primary Development Boundary and is identified for Employment Center development on the Future Land Use Map as are surrounding properties.

Staff recommends approval with Proffers dated November 20, 2017.

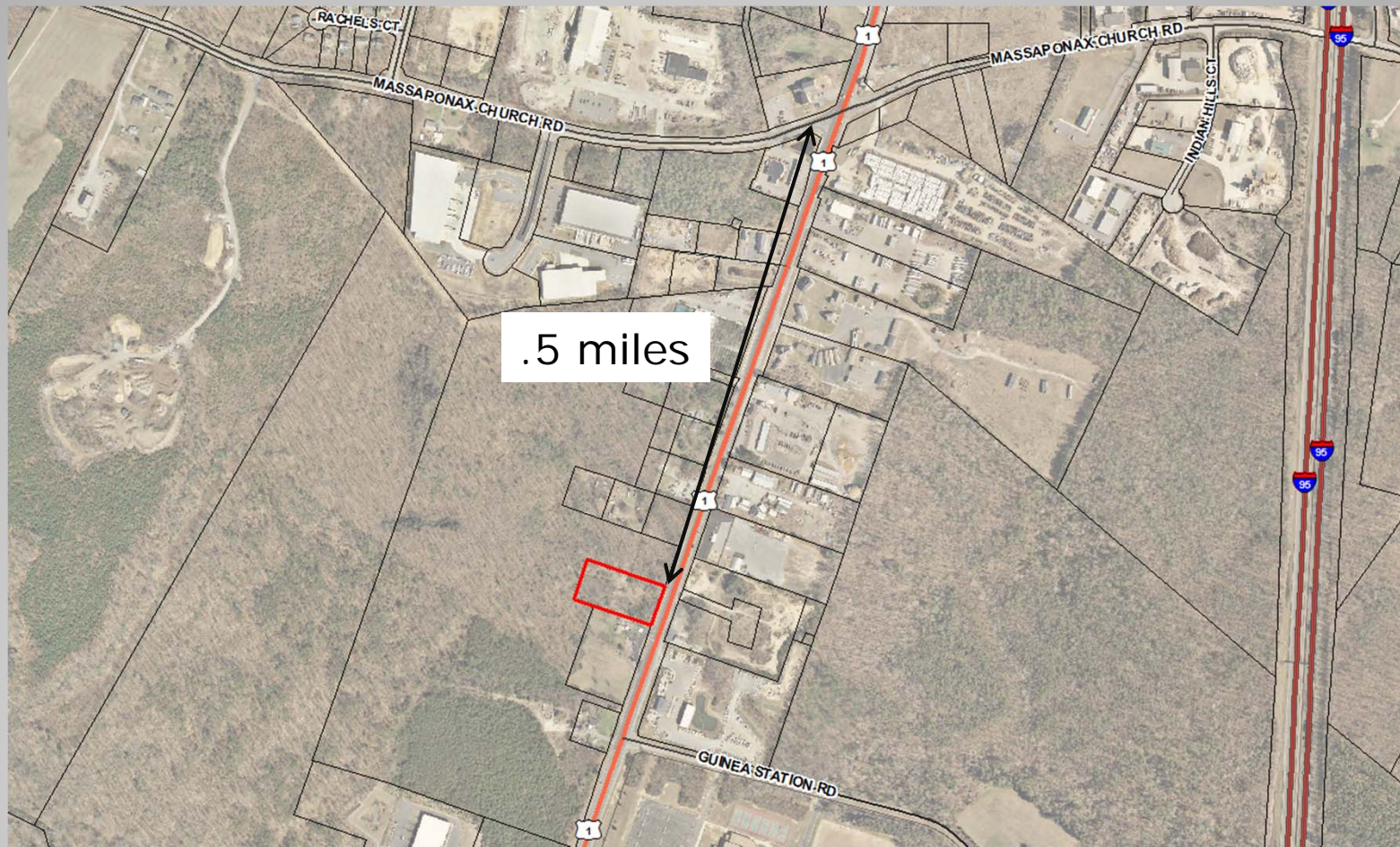
Proffers Appended:

On December 6, 2017 the Planning Commission recommended approval with a 7-0 vote.

The applicant amended their proffers to restrict tractor trailer traffic to and from the property when school is in session between loading and unloading times of 7:00 to 8:00am and 2:00 to 3:00pm.

The applicant also proffered out many additional land uses that were available to the I-2 zoning district to reduce the uncertainty of the future use of the property.

Location: Property is .5 miles south of the intersection of Route 1 and Massaponax Church Rd. and approx. 750' from Guinea Station Rd.



Transportation Analysis

- No Traffic Impact Analysis was required by VDOT nor voluntarily provided by the applicant.
- Proposal predicted to add 134 vehicles per day.
- Right-in turn lane of 100' with 200' taper provided.
- VDOT expected to approve Access Management Exception Waiver at Site Plan phase. Needed due to proximity of proposed driveway to driveway at propane sale located to south.

Comprehensive Plan Analysis

Proposal is consistent:

- ✓ Land Use
- ✓ Transportation
- ✓ Historic Resources
- ✓ Natural Resources

Proffer Analysis:

- ✓ Conformance with GDP
- ✓ Proffered out many I-2 uses.
- ✓ Right of way dedication

Findings In Favor:

- The zoning designation of Industrial 2 is consistent with the Employment Center land use category in this area, is compatible with existing development patterns nearby, and is supportive of business expansion goals.
- The proposed rezoning will increase the non-residential tax base of the County.
- The proposed site is designed to limit the visibility of the outdoor display/storage area of the vehicles.

Findings Against:

- The property could be developed as proposed with the I-1 zoning district.
- The lack of any architectural commitment and the HCOD exemption of industrially zoned properties introduces uncertainty regarding the aesthetic quality of the proposed office building. A Street Buffer E will separate the office from the roadway.

Recommendation

Staff recommends approval with Proffers dated November 20, 2017.



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