

Spotsylvania County Planning Commission

DRAFT

Holbert Building Board Room, 9104 Courthouse Road, Spotsylvania VA 22553

MINUTES: April 17, 2019

Call to Order: Mr. Newhouse called the meeting to order at 7:00 p.m.

Members Present:

Richard Thompson	Courtland
Howard Smith	Livingston
Jennifer Maddox	Berkeley
Michael Medina	Salem
Mary Lee Carter	Lee Hill
C. Travis Bullock	Battlefield
Gregg Newhouse	Chancellor

Staff Present:

Paulette Mann, Planning Commission Secretary
Wanda Parrish, AICP, Director of Planning
Shannon Fennell, Planner III
B. Leon Hughes, AICP, Assistant Director of Planning
David Dameron, CZA, Planner III
Alexandra Spaulding, Senior Assistant County Attorney

Announcements: Ms. Parrish advised that there are two upcoming community meetings and provided the details to the Commissioners. She introduced new planner, David Dameron, to the Commission.

Review & Approval of minutes:

Motion and vote: Ms. Carter made a motion, seconded by Mr. Smith to approve the minutes of April 3 2019. The motion passed 7-0.

Unfinished Business: None

Public Hearing(s):

Rezoning(s):

R19-0001 Thornburg Towne Centre, L.L.C. & Thornburg Enterprises L.L.C. (Ordinance No. RO19-0001): Requests a rezoning of a portion of three parcels consisting of approximately 10.27 acres from Agricultural 2 (A-2) to Commercial 3 (C-3). Parcel 63-A-42 is approximately 48.72 acres with approximately 8.65 acres to be rezoned. The parcel has approximately 1464 feet of frontage along the south side of Mudd Tavern Road (Route 606), and is approximately 900 feet west of the I-95 interchange. The 8.65 acres to be rezoned is located approximately 1,400 feet south of Mudd Tavern Road. Parcel 63-A-43C is approximately 10.56 acres with .83 acres to be rezoned. The parcel has approximately 50 feet of frontage on the south side of Mudd

Tavern Road approximately 260 feet west of the I-95 interchange. The parcel also has approximately 1,200 feet of frontage on the west side of I-95. The .83 acres to be rezoned is approximately 1,400 feet south of Mudd Tavern Road (Route 606) with 150 feet of frontage on the west side of I-95. Parcel 63-A-44 is approximately 2.34 acres with .79 to be rezoned. The parcel is approximately 1,500 feet south of Mudd Tavern Road (Route 606) with approximately 740 feet of frontage along I-95. The .79 acres to be rezoned has approximately 150 feet of frontage along I-95. These parcels are located in the Primary Development Boundary. The property is in an area identified as an Employment Center on the Future Land Use Map of the Comprehensive Plan. Tax parcels 63 (A) 42 (part), 63 (A) 43C (part), 63 (A) 44 (part). Berkeley voting district.

Ms. Fennell presented the case. The applicant requests that a portion of three parcels totaling approximately 10.27 acres be rezoned from Agricultural 2 (A-2) to Commercial 3 (C-3). Parcel 63-A-42 is approximately 48.72 acres with approximately 8.65 acres to be rezoned. Parcel 63-A-43C is approximately 10.56 acres with 0.83 acres to be rezoned. Parcel 63-A-44 is approximately 2.34 acres with 0.79 to be rezoned.

The project site is a combination of three vacant and heavily wooded properties which are located approximately 1,400 feet south of Mudd Tavern Road (Route 606), and approximately 900 feet west of Interstate 95. The parcels surrounding the subject parcels are vacant and are all zoned Commercial 3 (C-3) with the Commercial and Employment Center Land Use designation on the Future Land Use Map.

Ms. Fennell discussed the following findings in favor and opposition:

In Favor:

- A. The Thornburg Towne Centre request is consistent with the Comprehensive Plan with respect to land use, public facilities and historic and natural resources goals and policies.
- B. The portion of the three parcels that is the subject of this application is currently zoned A-2 and is not consistent with the Comprehensive Plan Future Land Use designations of Commercial and Employment Center. The requested zoning classification of C-3 would ensure that the subject parcels are consistent with the Comprehensive Plan and the surrounding commercially-zoned parcels.

Against:

- A. No findings against this case have been identified.

The applicant's goal is to rezone portions of three parcels totaling approximately 10.27 acres from A-2 to C-3. The split zoned parcels would then have consistent zoning for the development of commercial uses. While no proffers are offered with this rezoning, staff does not believe that proffers would serve to mitigate any negative impacts of future development due to the small area of the site being rezoned (16%) and its location surrounded by existing C-3 property. Staff recommends approval of request R19-0001 based on consistency with both the Comprehensive Plan, and the zoning of the surrounding parcels.

Staff recommends approval of R19-0001.

Mr. Hughes provided a brief overview of the development in the Thornburg area. He displayed a map showing that the predominant future land use noted is Employment Center. He also discussed that the pink area west of I-95 represents the mixed use land designation and the red area represents commercial zoning.

He explained the following:

- The displayed slides that described the road improvements along Mudd Tavern Road (Route 606) between Jefferson Davis Highway (Route 1) and the Interstate 95 interchange. As noted in the image the light blue area depicts the redesigned interchange on the east side of Interstate 95 these improvements are currently being constructed.
- The improvements along Mudd Tavern Road include reconstruction and widening from a two-lane undivided to a four-lane divided road. A raised median will be installed with left turn lanes provided at Dan Bell Lane and the US Post Office. U-turns will be accommodated at these locations as well.
- A roundabout will be constructed near the middle of the project to provide U-turn movements as well as access to future adjacent roadways. The roundabout is designed to accommodate large trucks.
- This project will also provide improvements to the Route 606 / Route 1 intersection. Additional turn lanes will be constructed with associated signal improvements.
- Sidewalks will be provided on the northeast portion of the project (east of the proposed roundabout) and a shared use path for bicycles and pedestrians will be provided between I-95 and Route 1 on the south side.
- In addition to the improvements on Route 606, a new two lane local roadway will be constructed north and parallel to Route 606 between South Roxbury Mill Road and Dan Bell Lane. This road will be connected to Route 606 at the proposed roundabout and will tie to the existing Route 2092 between South Roxbury Mill Road and Route 1, which is adjacent to Station #8.
- This road will provide a secondary access in the corridor and allow for local traffic to circulate in and near properties.

Mr. Hughes displayed a slide showing new projects that are being developed on the Dominion Raceway complex. These include the Dominion Luxury Garages, the Tru Hotel and a Sheetz gas station.

- He described the purple and orange area represents the land holdings of Thornburg Towne Centre, LLC between 95 and Route 1, south of Mudd Tavern Road. No development proposals have been submitted to date.
- The yellow represents the request by Crucible LLC.
- The blue area represents the community meeting that will be held on April 25th at the Raceway.
- The star represents an area of inquiry. The department has received multiple inquiries on the property.

Mr. Thompson asked for clarification on the location of the roundabout and whether 18 wheelers would be able to navigate the roundabout.

Mr. Hughes stated that VDOT held multiple public hearings were held about the design and it will be able to accommodate 18 wheelers. He stated that this design is a traffic calming measure and provides for protected left turn movements.

Ms. Carter stated that she loves landscaping but we must be sure to not hide sites with too much landscaping. She stated that she is excited about the development that is occurring at Thornburg and hopes more people will stop at this exit.

Mr. Thompson inquired if the use has been determined yet.

Mr. Hughes stated no.

Mr. Newhouse inquired whether the road improvements were part of Smart Scale.

Mr. Hughes stated yes.

Mr. Medina inquired how far south water and sewer extends down Route 1.

Mr. Hughes stated that it doesn't extend to the Team Crucible site, it is approximately 1300 feet shy of that property.

Ms. Maddox stated that she would like to see water and sewer extended all the way to the Caroline County line. She suggested that her is money to be made if commercial was able to occur in this area. She advised that she would love to not have to go to Cosner's Corner to shop.

Mr. Newhouse opened the public hearing.

Bill Vakos, Applicant: He stated that he also has Darrell Caldwell and his son Collin Vakos present this evening. He stated that when he originally spoke to Troy Tignor, it appeared that this parcel was an oversight and this request simply corrects that oversight. He stated that they are trying very hard to bring employment to this area and have pursued the FBI, USDA, and the VA clinic and intend to continue pursuing these types of uses.

Speaking in favor or opposition:

Kenneth Bunley, Berkeley District: He inquired whether this change would affect him and whether it will cause an increase in taxes.

Mr. Newhouse closed the public hearing.

Mr. Vakos stated that in pursing commercial uses, they hope to help the county, neighbors, and to aid in keeping taxes low.

Mr. Medina inquired why the County missed the opportunity to get USDA to locate here.

Mr. Vakos stated that those types of deals will happen, but we must get the industry here and would like to see another grocery store in this area. He also stated that the employment center designation changes the game. The County is getting ready to do a major sewer upgrade and that C-3 zoning designation provides the best flexibility to deal with potential USDA like uses.

Motion and vote: Ms. Maddox made a motion, seconded by Mr. Smith to approve the rezoning. The motion passed 7-0.

Mr. Vakos thanked the Commission and stated that they will also be bringing a clean-up zoning in the Spotsylvania Courthouse Village to the Commission. He also advised that they are happy to take the Commissioners on a tour of what they are doing.

Public Comment: None

New Business:

Adjournment:

Motion and vote: Mr. Thompson made a motion, seconded by Ms. Carter to adjourn. The motion passed 7-0.

The meeting adjourned at approximately 7:45 p.m.

Paulette L. Mann

Date