

GENERAL DEVELOPMENT PLAN (GDP) NARRATIVE

Owners: Cleil Albrite and Christie Albrite

Co-Applicants: Cleil Albrite and Christie Albrite
10405 Nokesville Road
Manassas, Va. 20110

Date: January 30, 2018 (Revised September 24, 2018)

GDP: "Generalized Development Plan - Albrite Property - Tax Map 49-A-84A & 49-A-84J - Courtland Magisterial District - Spotsylvania County, Virginia," dated January 30, 2018 and last revised on September 24, 2018, prepared by W.W. Webb & Associates, PLLC (the "GDP")¹

Property: Tax Map 49-A-84A (8309 Jefferson Davis Hwy.)
Tax Map 49-A-84J (8305 Jefferson Davis Hwy.)

Rezoning Request: R-U to I-1 (TM49-A-84A)
C-3 w/Proffers to I-1 (TM49-A-84J)

Rezoning File No.: R18-0003

¹ Subsequent to the filing of this application, the Co-Applicants reserve the right to make minor modifications or amendments to the GDP in order to address final engineering, architectural and design issues, and to ensure compliance with federal, state and county regulations, laws and ordinances. Notwithstanding the foregoing, any required adjustments are subject to the approval of the County's Zoning Administrator.

I. Project Overview

The Applicant proposes the rezoning of two contiguous subject properties totaling 5.9980 acres of land fronting along U.S. Route-1 (Jefferson Davis Hwy.) within the Jackson Gateway.

Although there is no immediate proposed use or need to develop the property, the owners feel the need to bring the property to be a more conforming use to the adjacent properties. The owner would have two options for the future of the property after the rezoning as they also own the abutting business to the south under the name PHA Fredericksburg LLC, which operates and owns the Stone Center at 8241 Jefferson Davis Hwy. If the need for expansion arrives, there will be the option of expanding the existing business into the subject adjacent land or have the ability to develop another industrial type business if the opportunity arises.

The two properties are adjacent to each other along Jefferson Davis Hwy. - U.S. Route-1 and are situated in the Courtland Magisterial District of the County and within the Berkeley Voting District. The two parcels have different current zonings, but both are considered vacant uses at the present. Tax Map 49-A-85A consist of 1.0012 acres of land and zoned R-U. This parcel has an existing PE-1 type Entrance onto U.S. Route-1 with a driveway that consist of asphalt and gravel leading back to a vacant area that contains an old abandoned well. Tax Map 49-A-85J consist of 4.9968 acres of land and zoned C-3 per zoning case number R90-0003 with proffers. This parcel has an existing Commercial Entrance of two hundred forty (240) feet wide onto U.S. Route-1 that consist of gravel leading to a small building and concrete structure. The existing structure may be retained or demolished depending on the potential future use of the property. The surrounding uses include Revere Gas (TM49-A-84K) to the north which is a propane supply company Zoned I-1, a vacant parcel (TM49-A-84H) to the east which is Zoned I-1 and the Stone Center (TM49-A-84) to the south which is a stone supply and building material company Zoned I-1. The uses directly across U.S. Route-1 to the west consist of three parcels Zoned R-U. There is Dan's Bottled Gas (TM49B-1-6) which is a propane supply company, a vacant parcel (TM49B-1-5) and another vacant parcel (TM49B-1-1).

The two properties consist of a 1.0012 acre parcel zoned Rural (R-U) which provides to protect and maintain the rural character of the county and to protect and enhance the agricultural economy of the county, while providing for low density residential development in a rural setting. That parcel is enveloped by the larger 4.9968 acre parcel zoned Commercial 3 (C-3) which is the highway district to provide for areas of general commercial activity in the county to meet the local and regional commercial needs at high intensity. The County Zoning Map shows that the adjacent; all contiguous parcels are Zoned I-1 and the parcels across U.S. Route-1 are Zoned R-U, which are either like use or vacant.

II. Comprehensive Plan

The Comprehensive Plan's (the "Plan") Future Land Use Map designates the Property as "Employment Center Land Use Category." The employment center land use area 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. The Route 1 corridor south of Massaponax to the Thornburg interchange, known as the Jackson Gateway, is envisioned to be an economic driver for the County in the future. High end office parks and campus settings with class A office space is desired here as outlined within the Jackson Gateway Plan developed by the Department of Economic Development and Tourism. The applicant's proposed rezoning classification is consistent with this designation in the Plan. The Plan also show Commercial Land Use to the north of this property as a designated commercial hub at the intersections of Massaponax Church Road and U.S. Route-1. The current zoning of the majority of the property being C-3 does not fit the Plan.

In the interest of maintaining a balanced economic base, industrial development within the County is also desired. Both Light and heavy industrial uses are appropriate and should be encouraged within the Employment Center category with the careful consideration of their location and transition to adjoining properties. Light industrial uses are usually more consumer-oriented than business-oriented and are manufacturing activities that use moderate amounts of partially processed materials to produce items of relatively high value per unit. Examples include, but not limited to, the manufacturing of: cloths, shoes, furniture, consumer electronics and home appliances. Processing, assembly or disassembly operations could also fall into this category. Typically these uses cause little pollution. Heavy industrial uses tend to be larger in scale and often can have pollution impacts (noise, smell, etc.) on the surrounding area. For this reason and due to the property fronting along U.S. Route-1 and the proximity to Massaponax High School, the Light Industrial (I-1) zoning was chosen. Any of the obnoxious uses allowed in Heavy Industrial and shown as secondary uses permitted in the Light Industrial would need to go through the Special Use Permit process allowing for public input.

This application conforms to the Employment Center Land Use Policies as such: Enhance and promote the existing industrial parks and mitigate conflicts with nearby residential areas. Street patterns for new development should follow an interconnected network to reduce congestion and provide routing alternatives for local traffic. Truck dependent businesses should be located where they have access to major thoroughfare and do not have to rely on local roads. New development should provide interparcel connections to adjoining properties where appropriate. Development should proceed sequentially along and back from the major thoroughfares. Encourage job creation that provides sufficient income for employees to be able to afford housing within the County. Encourage the retention and expansion of existing business operations as well as the attraction of new businesses and investment. The above mentioned

work with the future development whether it being a new business or the expansion of the existing Stone Center adjacent the property.

The Plan designates the Property as within the “Primary Development Boundary.” The applicant’s proposed redevelopment project is also compatible with the goals of the Primary Development Boundary. The proposed use will be served by public water and sewer. Also, the conversion from residential to industrial will enhance groundwater protection by utilizing public utilities and closing the existing well, and will result in negligible impacts to public utility capacity. In fact, the proposals will result in a net economic benefit for the County due to increase in real property tax revenue and an increase in tax revenue on the proposed business uses.

Based on the proposal’s economic benefits, minimal impacts on public facilities and services, and minimal impacts on adjacent properties, the proposed zoning for future development will further the intent of the Comprehensive Plan.

III. Land Use

As noted above, the applicants propose rezoning the Property from R-U & C-3 to I-1. As requested on the County’s rezoning application packet, the application includes the following compliance:

- a) Uses: The parcels for the most part are currently vacant lots that contains two entrances onto U.S. Route-1 combined taking up 276 linear feet of road frontage. The applicant propose demolishing the existing entrances when development plans are approved and replace with a 40' wide commercial entrance along with a right turn lane that would connect to the radii of the adjacent commercial entrance.
- b) Maximum Lot Coverage and Floor Plan Ratio: The I-1 district's maximum FAR is 1.0. The property when developed will adhere with the districts code. The I-1’s district’s 15% minimum open space requirements will also be satisfied by the future development of the property.
- c) Buffering, access plan, landscaping and screening, yards and setbacks: All buffers, access, landscaping, screening, yards and setbacks are as provided on the GDP or as by County Code as described below:

1. Buffers: Street Buffer D will be required. The width and plant material count will need to be established at time of development site plan pending the proposed use being designed on the property.
 2. Access Plan: The access to the subject parcels is from U.S. Route-1 as depicted on the GDP. Additionally, if the use becomes an expansion to the adjacent Stone Center, an internal parcel connector will be established.
 3. Landscaping and Screening: All on-site landscaping to be in conformance with Article 6 – Landscaping and Screening of the County’s Design Standards Manual and Article 5, Division 5 of the Zoning Ordinance.
 4. Yards and Setbacks: All yard and setback requirements will be as depicted on the GDP and as listed in the I-1 District's minimum yard requirements showing a 40' Front Yard, 10' Side Yards and a 20' Rear Yard.
- d) Maximum Building Height: The building height will not exceed the I-1 District’s 75 foot height maximum.
- e) Phasing: The Applicant does not have immediate plans to commence construction on subject property. Once zoned and a use arises, time delays won't be a hindrance to the development of the property conforming to the adjacent uses.

IV. Cultural Resources

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

V. Fire and Rescue

The proposal will have minimum impact on the County's fire and rescue facilities. The future development will provide travel space for emergency access to the proposed improvements and existing neighboring improvements. The property is within First Responder Zone 8 and is 3.5 miles from Fire Company & Rescue Station 8.

VI. Water and Sewer

The Property's location within the Primary Development Boundary supports utilization of public utilities. The future use by the applicants will be served by public water and sewer. The closing of the well on-site will enhance groundwater protection by utilizing public utilities, and will result in negligible impacts to public utility capacity. All necessary approvals for utilizing public utilities will be obtained.

VII. Environment

No environmentally sensitive features, such as resource protection areas, water bodies, or wetlands, are located on the Property using Inventory Maps. When a use is determined and the property goes to design for development, the property will need to have an environment determination done prior to approvals. There is, however, a well that will need to be closed under the observation of the Virginia Department of Health. As indicated on the GDP, the proposal will conform to stormwater requirements, and the Applicant intends to utilize low impact development methods to address stormwater management on the Properties.

VIII. Transportation

With no know use for the property at present, to determine average vehicle trips per day, the count needed to be derived by acreage opposed to building sizes and use types. Using the Institute of Transportation Engineers Trip Generation, 9th Edition, the calculation was taken from the General Light Industrial (110) section using weekday average counts. Directional Distribution assumed 50% entering the

site and 50% exiting the site daily. The average rate determined is 51.80 trips per acre. Being the site is rounds up to 6 acres, the vehicle trips per day was determined to be 310.8, giving us a (311 VPD) as shown on the GDP.

The two existing entrances on the property along Route-1 combined add up to an area taking up 276 linear feet of road frontage creating a situation not safe as exiting the site can be done in multiple places simultaneously. As shown on the GDP, when a plan of development is designed, the entrance will be confined to one 40' wide commercial entrance that will tie directly into the radii of the adjacent Stone Center creating a 125' turn lane that will be 225' from curb to curb between entrances. This will require an approval from VDOT via AM-E Request as the distance between entrances on this category road requires 470' from center to center and the distance between them as shown on the GDP is 265'. This entrance location works well with the existing culvert crossing on U.S. Route-1 and the existing utilities on site. It also allows for the proper distance to the northern adjacent entrance of Revere Gas which is 478'+/- between entrances.

For Safety concerns, tractor trailer deliveries will be prohibited during school openings and dismissals at Massaponax High School while the caution lights are in flash mode. This will limit the interaction of student drivers with tractor trailer movement entering and exiting the subject site north of the school grounds. More specifically during the hours of 7:05am to 8:05am and 1:50pm to 2:50pm Monday through Friday when school is in session. There will be no hourly limitations during weekends or when schools are not in session during the week or for holidays and summer recess.

IX. Community Meeting

The Applicant was not required to hold a community meeting.

EXHIBIT A

Generalized Development Plan

See attached

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