



R18-0004

Board of Supervisors

June 25, 2019

Ladysmith Rd. LLC

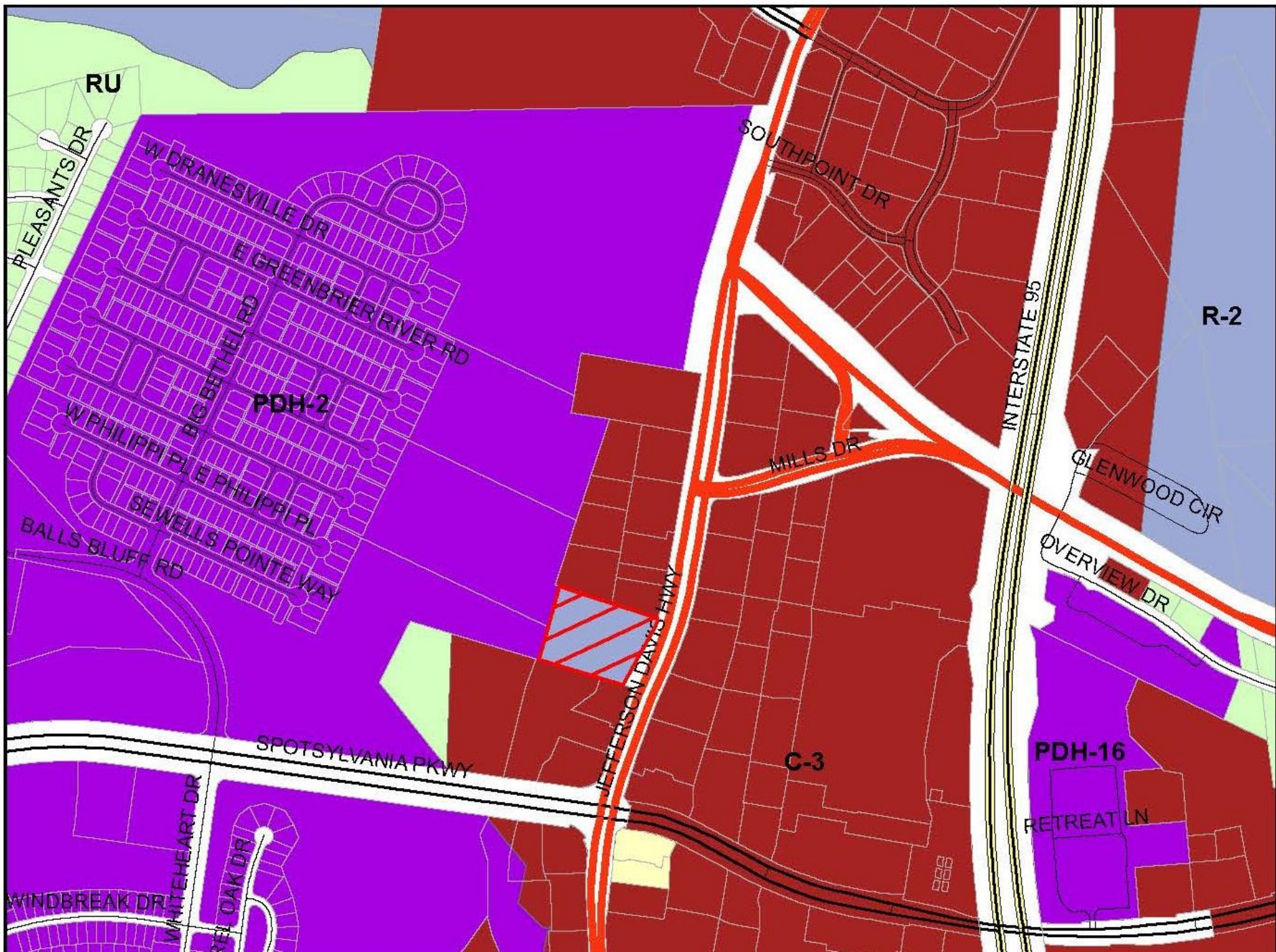
Rezoning Request:

- The applicant is making the request to rezone the property from Residential 2 (R-2) to Commercial 3 (C-3) to allow commercial development that is similar to the existing commercial development pattern of the immediate area.
- The subject parcel is 35-A-102.
- The property is located on the west side of Jefferson Davis Highway (Route 1) approximately 820 feet north of the Spotsylvania Parkway (Route 628) and Jefferson Davis Highway (Route 1) intersection.

Recommendation:

The Planning Commission held a public hearing on June 5, 2019 and voted 7-0 to recommend approval with the proffers dated April 19, 2019.

Staff recommends approval with the proffers dated April 19, 2019.



RU

PLEASANTS DR

W DRANESVILLE DR

E GREENBRIER RIVER RD

BIG BETHEL RD

PDH-2

W PHILIPPI PL
E PHILIPPI PL

SEWELLS POINTE WAY

BALLS BLUFF RD

SPOTSYLVANIA PKWY

WHITEHEART DR

RED OAK DR

WINDBREAK DR

SOUTHPOINT DR

MILLS DR

JEFFERSON DAVIS HWY

C-3

INTERSTATE 95

R-2

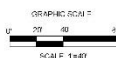
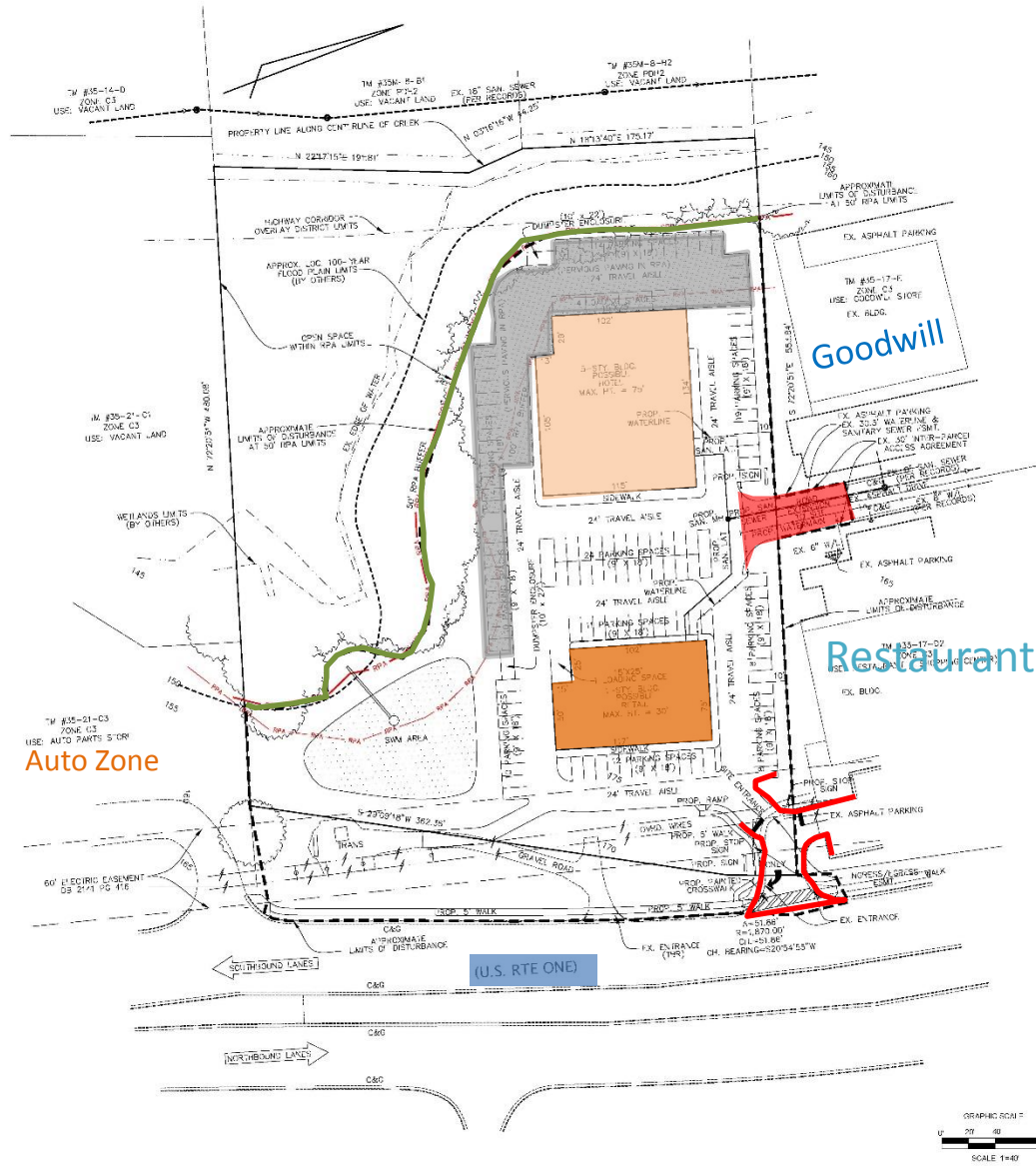
GLENWOOD CIR

OVERVIEW DR

PDH-16

RETREAT LN





APPROVAL BLOCK	
DATE: SEPT. 27, 2018	SCALE: 1"=40'



SHEET 3 OF 4

GENERALIZED DEVELOPMENT PLAN
JEFFERSON DAVIS HIGHWAY PROPERTY
TM# 35-A-102
GAYLE VOTING DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

CIVIL SPUR
SITE PLANNING - DESIGN - CONSULTING
809 WEST DUNDY STREET, SUITE 200, FALLS CHURCH, VA 22046
OFFICE: (703) 532-7772 CELL: (540) 207-5581
EMAIL: JOSH@CIVILSPUR.COM

Comprehensive Plan Analysis

Consistent:

- Land Use
 - ✓ Commercial
- Public Facilities
 - ✓ Sheriff
 - ✓ Water/Sewer
 - ✓ Solid Waste
 - ✓ Parks and Rec
 - ✓ Library Facilities
 - ✓ Schools

Inconsistent:

None

Proffers Analysis:

- Development in Conformance with the Generalized Development Plan.
- Restricted Uses:
 - Heavy equipment and specialized vehicle sale, rental and service establishment
 - Vehicle sale, rental and ancillary service establishment, large scale
 - Building Materials yard
 - Auction establishments
- Design Criteria.

Fiscal Impact Analysis

- If approved the change to a commercial zoning classification will have an immediate positive fiscal impact with the increased land value.

Key Findings:

In Favor:

1. This parcel is the lone parcel in this section of the Route corridor without a commercial zoning classification.
2. The proposal is consistent with the intent of the Primary Development Boundary and Commercial Land Use designation.
3. Development of the parcel will add to the County's tax base in a fiscally positive manner.
4. The proposal will have limited impacts on public facilities.
5. The proposal is consistent with the development pattern of the area, includes proffered design criteria, provides a missing link in the pedestrian network, and restricts non-compatible uses.
6. The proposal will not decrease the Levels of Service on the transportation network as improvements are in place to accommodate this proposal.

Key Findings:

Findings Against:

1. The project does not have commitments from tenants, so it is not possible to know what the ultimate user(s) will be.

Recommendation:

- The proposal is consistent with County's Comprehensive Plan goals and policies.
- The proposal is consistent with the nearby commercial development.
- Based on the findings in favor and consistency with the Comprehensive Plan Staff recommends approval of R018-0004 with the proffers dated April 19, 2019.

