



R18-0003

Board of Supervisors

July 9, 2019

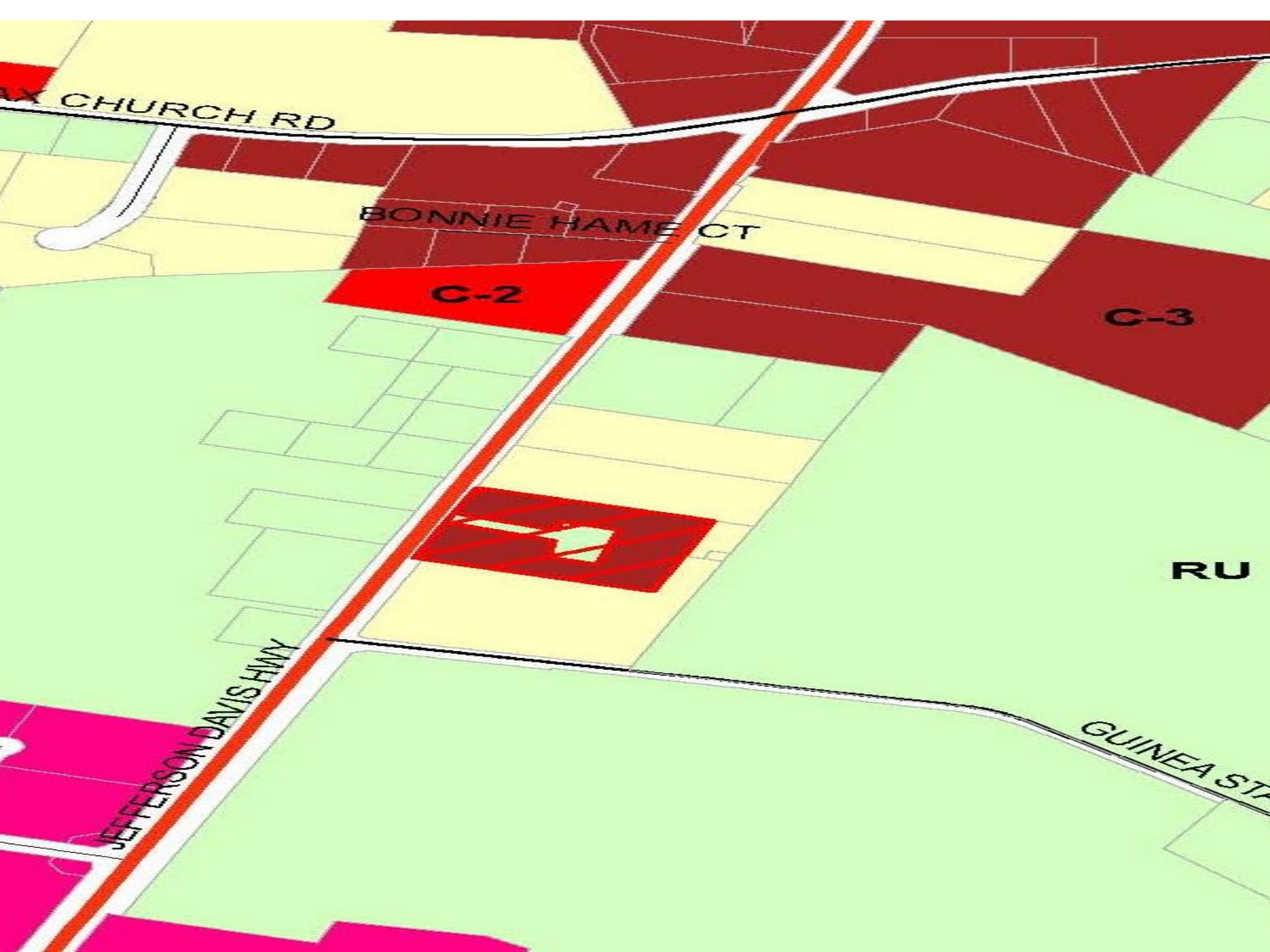
Cleil Albrite & Christie Albrite

Rezoning Request:

- The applicant is making the request to rezone the properties from Rural (RU) and Commercial 3 (C-3) to Industrial 1(I-1) with proffers to allow commercial development.
- The parcels are 49-A-84A (1 ac) & 49-A-84J(4.99ac)
- The properties are located on the east side of Jefferson Davis Highway (Route 1) approximately 500 feet north of the Guinea Station Road (Route 607) and Jefferson Davis Highway (Route 1) intersection.

Recommendation:

- The Planning Commission held a public hearing on June 19 and voted 5-0 to recommend approval.
- Staff recommends Approval with the proffers last revised on April 8, 2019.



CHURCH RD

BONNIE HAME CT

C-2

C-3

RU

JEFFERSON DAVIS HWY

GUINEA ST



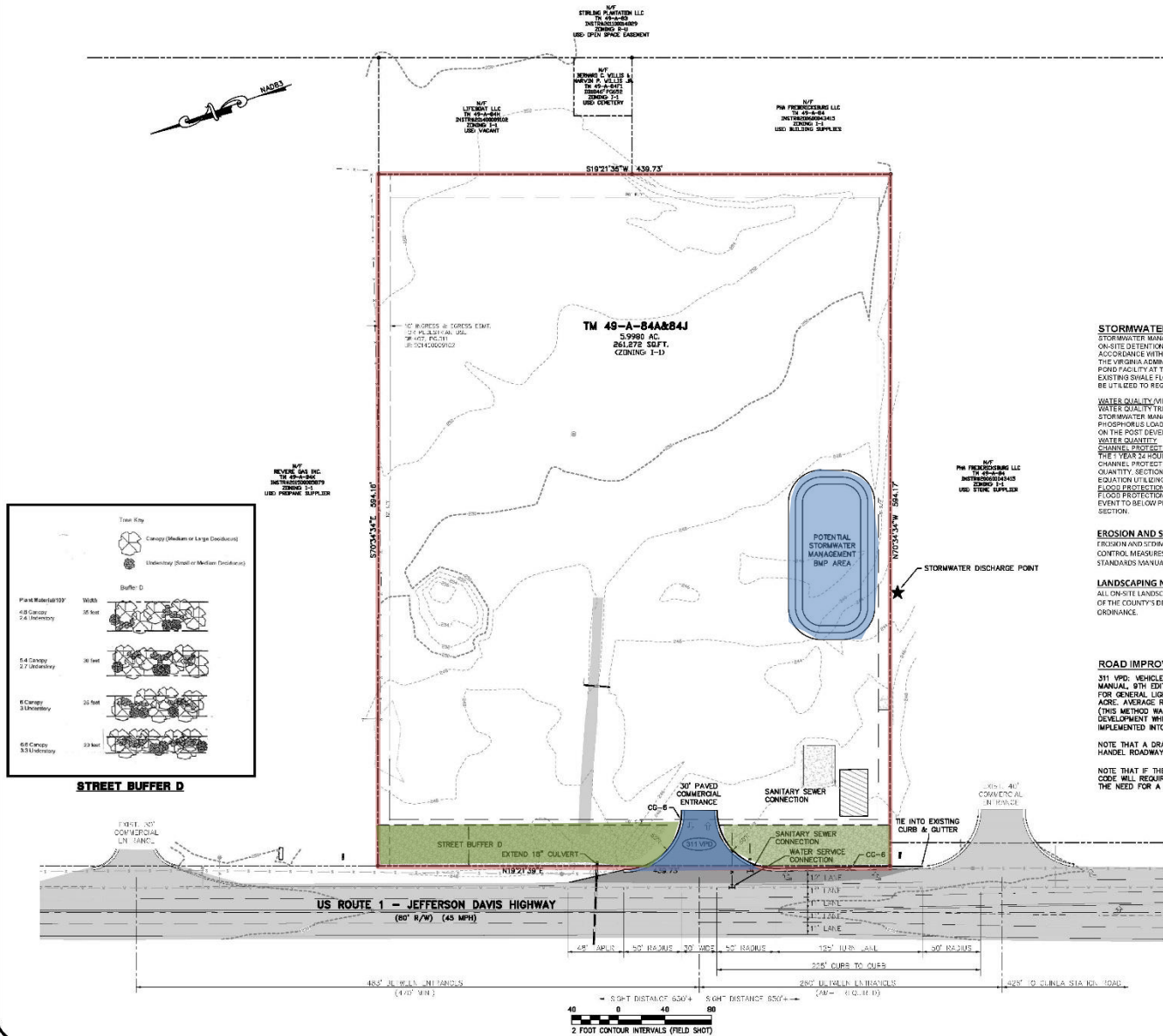
WAPONAX CHURCH RD

BONNIE HAME CT

JEFFERSON DAVIS HWY

RIVER STONE DR

GUINEA STATION RD



SITE STATISTICS.

- 1) TAX MAP: 49-A-84A & 49-A-84J
- 2) PARCEL ACREAGE: 5.990 ACRES
- 3) DISTURBED ACREAGE: NONE
- 4) EXISTING ZONING: R-U & C-3 W/ PROFFERS
- 5) PROPOSED ZONING: S-1
- 6) GROSS FLOOR AREA: 964 SQ. FT. EXISTING
- 7) OVERLAY DISTRICT: CMA - NCDO
- 8) EXISTING USE: VACANT
- 9) PROPOSED USE: UNDETERMINED
- 10) MAXIMUM BUILDING HEIGHTS: NOT TO EXCEED 75' NUMBER OF FLOORS: UNDETERMINED
- 11) PROPOSED 1/2 ACRES: 40' FRONT YARD, 10' SIDE YARD, 20' REAR YARD
- 12) TRIP GENERATIONS: 111 VPD GENERAL LIGHT INDUSTRIAL, 171 LAND USE (110)
- 13) NO EVIDENCE OF CIVIL WAR TRENCHES OR HISTORICAL BUILDINGS, STRUCTURES OR SITES ON PROPERTY.
- 14) NO EVIDENCE OF ANY PLACES OF BURIAL ON SITE.
- 15) PROPERTY WITHIN ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY FLOOD NO. 22026 C. DATED 2/28/2006
- 16) WETLANDS WITHIN 100' OF SITE: PROPERTY NOT DELINEATED
- 17) WETLANDS PERMIT REQUIRED: UNDETERMINED
- 18) RPA ON SITE: DETERMINE
- 19) RPA ON SITE: NONE
- 20) THIS PROPERTY WILL BE SERVED BY PUBLIC WATER AND SEWER
- 21) SOLID WASTE: LARGE, OUTSIDE COMMERCIAL CONTAINERS WILL BE LOCATED ON THE SITE ONCE USE IS DETERMINED. SOLID WASTE WILL BE COLLECTED BY A PRIVATE REUSE COMPANY AND DISPOSED OF AT A COUNTY-APPROVED DISPOSAL SITE.

STORMWATER MANAGEMENT NARRATIVE:

STORMWATER MANAGEMENT SHALL BE ADDRESSED AT THE TIME OF SITE PLAN SUBMITTAL. ON-SITE DETENTION FACILITIES OR OTHER SUITABLE BMP'S WILL BE UTILIZED IN ACCORDANCE WITH THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL AND THE VIRGINIA ADMINISTRATIVE CODE. STORMWATER RUNOFF WILL BE COLLECTED IN A POND FACILITY AT THE OUTFALL AS SHOWN ON PLAN AND RELEASED INTO AN ON-SITE EXISTING SHALE FLOWING IN A SOUTHERN DIRECTION. A CONTROL STRUCTURE WILL BE UTILIZED TO REGULATE THE DISCHARGE RATE.

WATER QUALITY (VIRGINIA ADMINISTRATIVE CODE) WATER QUALITY TREATMENT WILL BE PROVIDED THROUGH THE USE OF A STORMWATER MANAGEMENT SYSTEM (BMP), TO REDUCE THE POST DEVELOPMENT PHOSPHORUS LOAD TO THE REQUIRED LEVEL USING THE WQMA SPREADSHEET BASED ON THE POST DEVELOPMENT IMPERVIOUS AREA.

WATER QUANTITY (VIRGINIA ADMINISTRATIVE CODE) THE 1 YEAR 24 HOUR STORM WILL BE REDUCED TO REQUIRED LEVELS TO SATISFY THE CHANNEL PROTECTION REQUIREMENTS IN ACCORDANCE WITH SWACS-870.86 WATER QUANTITY, SECTION 8, PARAGRAPH 3.4, AND WILL SATISFY THE ENERGY BALANCE EQUATION UTILIZING A 20% IMPROVEMENT FACTOR FOR SITES > 1 ACRE. FLOOD PROTECTION FLOOD PROTECTION WILL BE PROVIDED BY REDUCING THE 10 YEAR 24 HOUR STORM EVENT TO BELOW PRE-DEVELOPMENT LEVELS PER SWACS-870.86, WATER QUANTITY SECTION.

EROSION AND SEDIMENT CONTROL NARRATIVE:

EROSION AND SEDIMENT CONTROL WILL BE ADDRESSED AT THE TIME OF SITE PLAN SUBMITTAL. SUITABLE CONTROL MEASURES WILL BE UTILIZED IN ACCORDANCE WITH THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL AND THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

LANDSCAPING NARRATIVE:

ALL ON-SITE LANDSCAPING TO BE IN CONFORMANCE WITH ARTICLE 5 - LANDSCAPING AND SCREENING OF THE COUNTY'S DESIGN STANDARDS MANUAL AND ARTICLE 5, DIVISION 5 OF THE ZONING ORDINANCE.

ROAD IMPROVEMENT NOTES:

311 VPD VEHICLES PER DAY GENERATED FROM THE TRIP GENERATION MANUAL, 8TH EDITION - INSTITUTE OF TRANSPORTATION ENGINEERS FOR GENERAL LIGHT INDUSTRIAL (110) BY USING TRIP GENERATION BY ACRE AVERAGE RATE: 51.80 X 5.9980 = 310.70.

(THIS METHOD WAS USED FOR GENERAL PURPOSES ONLY. AT TIME OF SITE DEVELOPMENT WHEN A USE IS DETERMINED, THE ACTUAL USE WILL NEED TO BE IMPLEMENTED INTO THE ENTRANCE DESIGN DURING THE SITE PLAN PROCESS)

NOTE THAT A DRAINAGE EASEMENT WILL BE REQUIRED ON SUBJECT PROPERTY TO HANDLE ROADWAY DRAINAGE THROUGH THE FUTURE DRAINAGE SYSTEM.

NOTE THAT IF THE PROPERTY IS USED AS A COMMERCIAL USE, THE CODE WILL REQUIRE SIDEWALKS ALONG U.S. 1 WHICH WOULD REQUIRE THE NEED FOR A RIGHT-OF-WAY DEDICATION.

REVISION	BLOCK	DATE	DESCRIPTION	BY
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				



W W WEBB & ASSOCIATES, PLLC
ARCHITECTS/ENGINEERS/PLANNERS

11803 BOWMAN DRIVE, SUITE 108, REDDICKSBURG, VA 22409
OFFICE (804) 371-1108, FAX (804) 371-4650

GENERALIZED DEVELOPMENT PLAN

ALBRITE PROPERTY
TAX MAP 49-A-84A & 49-A-84J
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

DATE:	JAN. 30, 2018
SCALE:	1" = 40'
DESIGNED BY:	DWR
DRAWN BY:	DWR
CHECKED BY:	DCW
ACAD FILE:	18000200P
DRAWING NO.:	18-D-002
SHEET NO.:	4
OF 4 SHEETS	

Comprehensive Plan Analysis

Consistent:

- Land Use
 - ✓ Employment Center
- 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.
- Design Standards
 - Any Industrial use within 100' of Rt.1 conforms to HCOD standards.
 - Any outside storage setback 50' unless completely shielded.
- Transportation
 - Restricts delivery hours for tractor trailer trucks while flashing school lights are operating and notes hours of restriction.

Fiscal Impact Analysis

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

Key Findings:

In Favor:

- A. The current zoning on these parcels is not consistent with zoning on the adjacent parcels in this section of the Route 1 Corridor.
- B. The proposal is consistent with the intent of the Primary Development Boundary and Employment Land Use designation.
- C. The ability to develop the parcels will add to the County's tax base in a fiscally positive manner.
- D. The proposal will have limited impacts on public facilities.
- E. The proposal is consistent with the development pattern of the area, includes proffered design standards and limits interaction with student drivers when school is in session.
- F. The proposal will not decrease the Levels of Service on the transportation network and the GDP facilitates access management goals.
- G. Adds to the County's inventory of Industrial zoned property.
- H. Creates an opportunity for an existing business to expand when it is appropriate to expand.

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 findings in favor and the proposal's consistency with the Comprehensive Plan staff recommends approval of R18-0003.

