

Spotsylvania County Planning Commission

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

MINUTES: August 7, 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
C. Travis Bullock	Battlefield
Gregg Newhouse	Chancellor

Members Absent: Mary Lee Carter Lee Hill

Staff Present:

Paulette Mann, Planning Commission Secretary
Wanda Parrish, AICP, Director of Planning
Shannon Fennell, Planner III
Jacob Pastwik, AICP, Planner III
Doug Morgan, CTM, CZA, Transportation Planner
Daniel Cole, Traffic Engineer
Alexandra Spaulding, Senior Assistant County Attorney
Jason Irby, Deputy Fire Chief

Announcements: Ms. Parrish informed the Commission that the Crucible project has been placed on hold to allow the applicant to reexamine their GDP and project. She stated that staff will be bringing rezoning application, Townes at Point Seanna to the August 21, 2019 for public hearing.

Mr. Smith asked that Mr. Loveday from Utilities be present for that meeting.

Review & Approval of minutes:

Motion and vote: Mr. Thompson made a motion, seconded by Mr. Smith to approve the minutes of July 17, 2019. The motion passed 6-0.

Unfinished Business: None

Public Hearing(s):

R18-0011 Spotsylvania Courthouse Village II, LLC: Requests the rezoning of approximately 3.99 acres from Agricultural 2 (A-2) to Mixed Use 3 (MU-3) with proffers for residential development consistent with the surrounding MU-3 zoned parcels. The proposal for residential development currently consists of both single-family attached and detached dwellings and may include any other residential use types permitted in MU-3, except apartments. The parcel is located

Mr. Smith and Mr. Medina inquired about the ISO rating and if rates are based upon being within 5 miles of a firestation.

Chief Irby stated yes, they are National Standards, not local standards.

Ms. Maddox stated that she is served by the Partlow station and asked for clarification on whether it would be updated or replaced.

Mr. Smith inquired if there are any plans to improve current stations.

Chief Irby stated that there are and that the Partlow station is one of them. He stated that there are two currently included in the CIP and one includes the training center. He explained that they are actively looked for a better location for that station to provide for a better coverage area.

There was discussion about including links associated with the nuclear facility and links provided within the proposed comprehensive plan update.

Mr. Newhouse asked for population overlay be added to the map.

Mr. Pastwik thanked them for their feedback.

Update to the Comprehensive Plan's Transportation Element

Mr. Pastwik presented the worksession. He stated that Doug Morgan and Dan Cole are also present should any questions arise. Planning staff in collaboration with County Transportation professionals have reviewed and proposed updates to the Transportation Element (Chapter 3) of the Comprehensive Plan. The draft amendments are attached in redline markup format to clearly identify where amendments have been proposed. Corresponding new draft maps have also been attached. Due to the Chapter's specialized focus, County Transportation staff will be present during the meeting should technical or operational questions arise. The draft Transportation Element was presented to the Transportation Committee on June 12, 2019.

The Transportation Plan has been reviewed and updated considerate of the Code of Virginia, Section 15.2-2223 (attached for reference) that requires a Transportation Plan be developed as an element of the Comprehensive Plan and address a number of transportation related systems including but not limited to roadways, bicycle and pedestrian accommodation, rail, airports, public transportation, etc. The Transportation Plan must also consider Transportation related information such as the acknowledgement of corridors of statewide significance as outlined in Sect. 15.2-2232 (attached for reference).

The 2013 Transportation Plan had a planning horizon of 2030 and recommended transportation system improvements considering existing conditions and future projected population and traffic impact mitigations necessary by 2030. This update now looks to 2040. County Transportation staff are presently in the process of updating the draft Thoroughfare Plan project list to reflect expected 2040 traffic volumes. Since the last Comprehensive Plan update there have been a number of new roads identified within the Thoroughfare Plan worthy of consideration. The Thoroughfare Plan

Project list and associated map include: Chancellor Road Extension to Route 3; Spotsylvania Pkwy/ Smith Station Extension to Gordon Road; Harrison Road Interchange; Route 606 Service Roads North and South; Market Street Extension; Houser Drive Extension. The Thoroughfare Plan itself has been reformatted to break projects into categories including: New Roads and Extensions; Interstate Projects; Road Widening and other Existing Road Corridor Improvements; Intersection Improvements.

Mr. Pastwik stated that now that we are in 2019, the draft document has been updated to reflect changes in Transportation that have occurred since 2013. This includes removal of now outdated information with more recent information. As part of the staff review of the Transportation Element considering the Code of Virginia, the draft further expands upon and elaborates on the status of rail and air services in the County. These are valuable transportation alternatives to consider. Staff feels prior iterations of the Comprehensive Plan were “light” on those alternatives. With an enhanced focus on Economic Development intended with this Comprehensive Plan update, greater emphasis has been placed on the current state of rail and air and potential opportunities to consider that give insight into development of the Future Land Use Map Economic Development goals. Summaries related to Transportation Alternatives as a whole have been enhanced with this draft to include “real world” reporting on the status of such Alternatives available in the County. Staff also sees value in expanding access to more detailed subject specific information within this iteration of the Comprehensive Plan. A number of new hyperlinks have been proposed to expand the reach and ease of access to information associated with the Transportation Plan. Transportation Plan Goals and Objectives have been generally maintained as part of this update however a number of strategies have been proposed that are aimed at safety, system flow, economic development prospects (considerations related to rail access especially), and identification of priority transportation projects based on scoring to strategically focus efforts to improve the transportation network in the County.

As part of the Comprehensive Plan update process staff has also proposed adding a revised and updated Trailways Master Plan (now in draft) as a Transportation Element sub-Chapter (Chapter 3A). The concept of relocating the 2011 Trailways Master Plan from a standalone plan format to one embedded within the Comprehensive Plan was supported by the Planning Commission when presented as a concept at a prior work session on November 7, 2018 (minutes attached for reference). Planning for bicycle and pedestrian accommodations are also consistent with Transportation Plan requirements as outlined in the Code of Virginia (Section referenced above). The Trailways Master Plan serves dual purposes within the Comprehensive Plan by addressing both road and/or road corridor based improvements (as a Transportation Alternative), as well as identifying greenway systems intended for the purpose of addressing Parks and Recreation Level of Service as established in the draft Parks and Recreation portion of the Public Facilities Element, endorsed by the Parks and Recreation Commission on April 18, 2019. The Trailways Master Plan generally mirrors the network adopted in 2011 but has been updated to reflect road improvement plans associated with an updated Thoroughfare Plan and changes to Greenway routes with the aim of tying more greenway miles to existing planned roadway improvement projects, resulting in less perceived duplication, less intrusive potential property impacts, greater visibility, and exposure to potential commercial spin-off opportunities. Since 2011 a number of conceptual greenway alignments have been able to be more clearly established resulting from development opportunities, road improvement plans, various design and alignment studies. As part of this

update, the draft provides status updates for a number of the planned trailways to highlight various implementation successes since initial Plan adoption. The content of the Plan is meant to “get to the point” and has been streamlined to include a Plan background, descriptions of the scope of the plan, descriptions of the specific greenways and intended user groups, and a map depiction of the network. Road based improvements are linked to the County Thoroughfare Plan improvements and the George Washington Region Bicycle and Pedestrian Plan. Bicycle and Pedestrian Accommodations help project scoring when Transportation funds are applied for. The Draft Chapter 3A and the associated Trailways Master Plan map have been attached.

Mr. Newhouse inquired about the roundabout at Andora.

Mr. Morgan stated that it is still on the books however, no funding has been identified.

Mr. Newhouse inquired about Smart Scale funds and whether we have been successful in getting some of the funding.

Mr. Morgan stated that we have been very successful but the topic before the Commission tonight is not about funding and projects but rather the update to the Comprehensive Plan. He stated that he doesn’t want to digress but to stay on topic.

Mr. Newhouse stated that he receives many calls about Andora and would like to have a clear answer to provide the callers.

Mr. Morgan stated that Mr. Newhouse can find the answers to his questions on the County’s website within the CIP.

Staff is still working through updates to the Thoroughfare Plan project list, specifically as it relates to forecasting 2040 traffic volumes and level of service. Results of these findings could result in additional recommendations for road improvement projects within the system. Additionally, Planning staff is working with County Utilities analyzing the feasibility of a number of Primary Development expansion requests received from the community. These requests tend to be in close proximity to the existing Primary Development Boundary just north of the Route 3 corridor or to the east of Interstate 95. At this time staff does not foresee significant boundary expansions that would warrant additional change to the Thoroughfare Plan. If expansion areas are approved, the depiction of the Primary Development Boundary would be updated within the Thoroughfare Plan map. A work session focused on the Primary Development Boundary and Future Land Use Element will be held at a future date.

Mr. Smith inquired if there are any proposed improvements to Lawyers Road, Route 601, going to Lake Anna State Park. He stated that 260,000 people visit that park and by noon during the summer, the park closes due to overcapacity and there is no where for people hauling boats and RV’s to turn around. No parking signs have been installed, but it is becoming very dangerous with people having to pull into driveways while towing large equipment.

Mr. Morgan stated that he will bring this up to VDOT.

Mr. Smith stated that many of the people that are forced to turn around are out-of-towners that are unfamiliar with the roads.

Mr. Medina stated that inclusion in the comprehensive plan is vital to obtain funding.

Mr. Cole discussed that there is a lot of grant money available but it's important that these items are included in our comprehensive plan so that we move up the list for funding.

Mr. Bullock inquired about Lafayette Blvd and what is proposed for that roadway.

Mr. Pastwik stated that it has been identified as a future four lane road.

Mr. Cole stated that it is being studied but no funding has been set aside for Lafayette Blvd at this time.

Mr. Bullock expressed his frustration with how long this road has been studied and how long the improvements have been necessary.

Mr. Cole explained that it is ranked #20 on the list and #9 out of the unfunded projects. He explained that Smart Scale funding is based on congestion.

Mr. Newhouse inquired about the next steps.

Ms. Parrish stated that the Transportation chapter is at the point where we send the draft document to VDOT for their review to ensure that the edits are consistent with the state transportation plan; VTRANS. This will be done just as soon as Mr. Cole can finish the traffic modeling for 2040.

Mr. Cole stated that he is close to being completed with the project.

Mr. Newhouse stated that he would really like to read the documents for this and have staff come back to them for another worksession. He stated that he believes he will have a lot of questions but advised staff to go ahead and move forward to the VDOT review.

Ms. Parrish encouraged the Commissioners to send specific questions that they may have so staff can focus in on topics to cover. She stated that staff is always willing to meet with Commissioners, two at a time, to answer or address any questions they may have.

Mr. Morgan also advised the Commissioners to feel free to reach out to him with any questions they may have.

Public Comment: None

New Business: None

Adjournment:

Motion and vote: Mr. Smith made a motion, seconded by Mr. Thompson to adjourn. The motion passed 6-0.

The meeting adjourned at approximately 8:20 p.m.

Paulette L. Mann

Paulette L. Mann

August 21, 2019

Date