

Spotsylvania County Comprehensive Plan Update

March 16, 2022

Comprehensive Plan Transportation Chapter 3,
3A, Land Use Chapter 2 Update: Request to
Initiate Public Hearing

Purpose

- Request to initiate public hearing
- Major update to Comprehensive Plan approved December 14, 2021
- Additional projects identified since late stages of last Comprehensive Plan update
- Comprehensive Plan is evolving document and can be amended as necessary
- Recent Comprehensive Plan iterations include expectation of greater detail (example: intersection specific projects)
- Upcoming Smartscale Round 5 application period
- Locality needs to ensure Comprehensive Plan clearly supportive of Smartscale project applications by August 1, 2022
- Future Revenue Sharing and Transportation Alternatives Program (TAP) considerations

Purpose

- Major Initiatives Action Items include development of special area plans:
 - Development pressures/interest at:
 - Thornburg
 - Lake Anna
- Updated review of recently adopted Plan to add road projects of interest
- Edit prior identified transportation projects
- Initial presentation to Transportation Committee March 10, 2022

Extent of Amendments

- Lines or points on map with table description(s)
- High Level
- Conceptual
 - Intersections, Widenings, New Road Connections, Bike/Ped Connections
- Generally supportive
 - Doesn't get into engineering detail or answer all questions
 - Establishes a framework/expectation moving forward
- Identifies support for transportation projects as required by the Code of Virginia
- Inclusion within the Comprehensive Plan doesn't commit to a particular timeframe or funding schedule
- Critical for funding applications and in development plan review process

Critical Additions

Chapter 3 Transportation/Thoroughfare Plan Update

Intersection project for Lafayette Blvd at Olde Greenwich Dr near the City Line. –Thoroughfare Plan

Rte 3 Pipeline Study Operational Study improvements from Andora Drive to I-95 Exit 130 interchange including possible interchange modification for ramps going to Spotsylvania Mall. –Thoroughfare Plan

Rte 3/Big Ben Blvd/Spotswood Furnace Intersection improvement, including a sidewalk along Big Ben Blvd. – Thoroughfare Plan, Trailways Master Plan

Rte 1 Massaponax Corridor Study intersection improvements at Massaponax Church Rd & Guinea Station (with updated scope & cost estimates) –Thoroughfare Plan

Rte 1 Pipeline Study Operational improvements from City Line to Four Mile Fork and including Lafayette Blvd from Four Mile Fork to Harrison Rd & Lassen Lane & Harrison Rd between Rte 1 & Lafayette Blvd. – Thoroughfare Plan, Trailways Master Plan

Interstate 95 Exit 126 SB Onramp Improvements –Thoroughfare Plan

Critical Additions

Chapter 3 Transportation/Thoroughfare Plan Update

Rte 1/Southpoint Pkwy intersection project –Thoroughfare Plan

Rte 1/Hood Dr/Mine Rd – Need to provide cost estimates for 2 Alternatives: Quadrant Roadway and Conventional Intersection improvement – Thoroughfare Plan

Harrison Rd/Salem Station Rd intersection project –Thoroughfare Plan

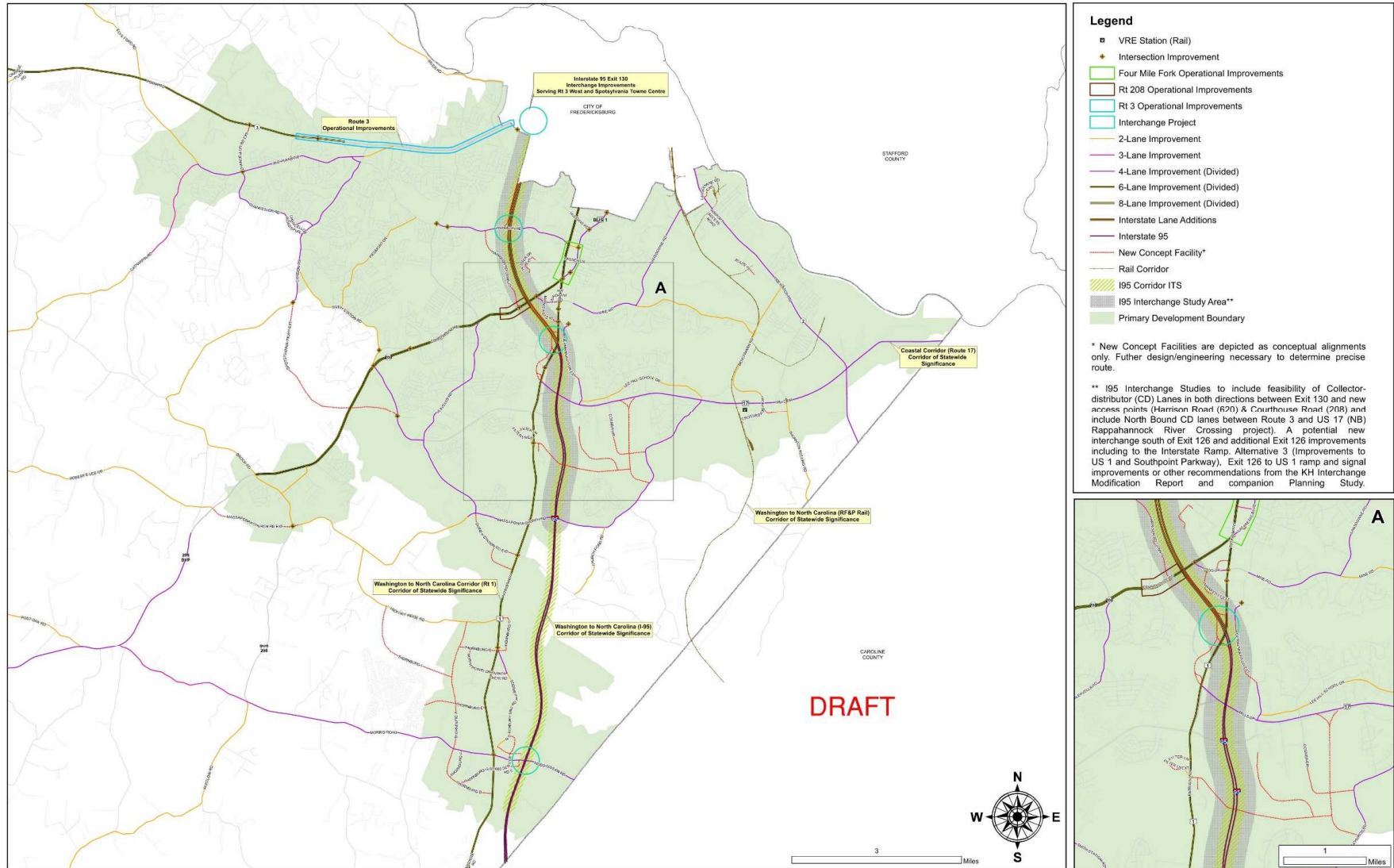
Rte 2/17/Benchmark intersection project –Thoroughfare Plan

Germanna Pt Drive/Spotsylvania Avenue – Widening to 4 Lanes, including bicycle and pedestrian improvements –Thoroughfare Plan, Trailways Master Plan

Chancellor Park Drive Sidewalk- Trailways Master Plan

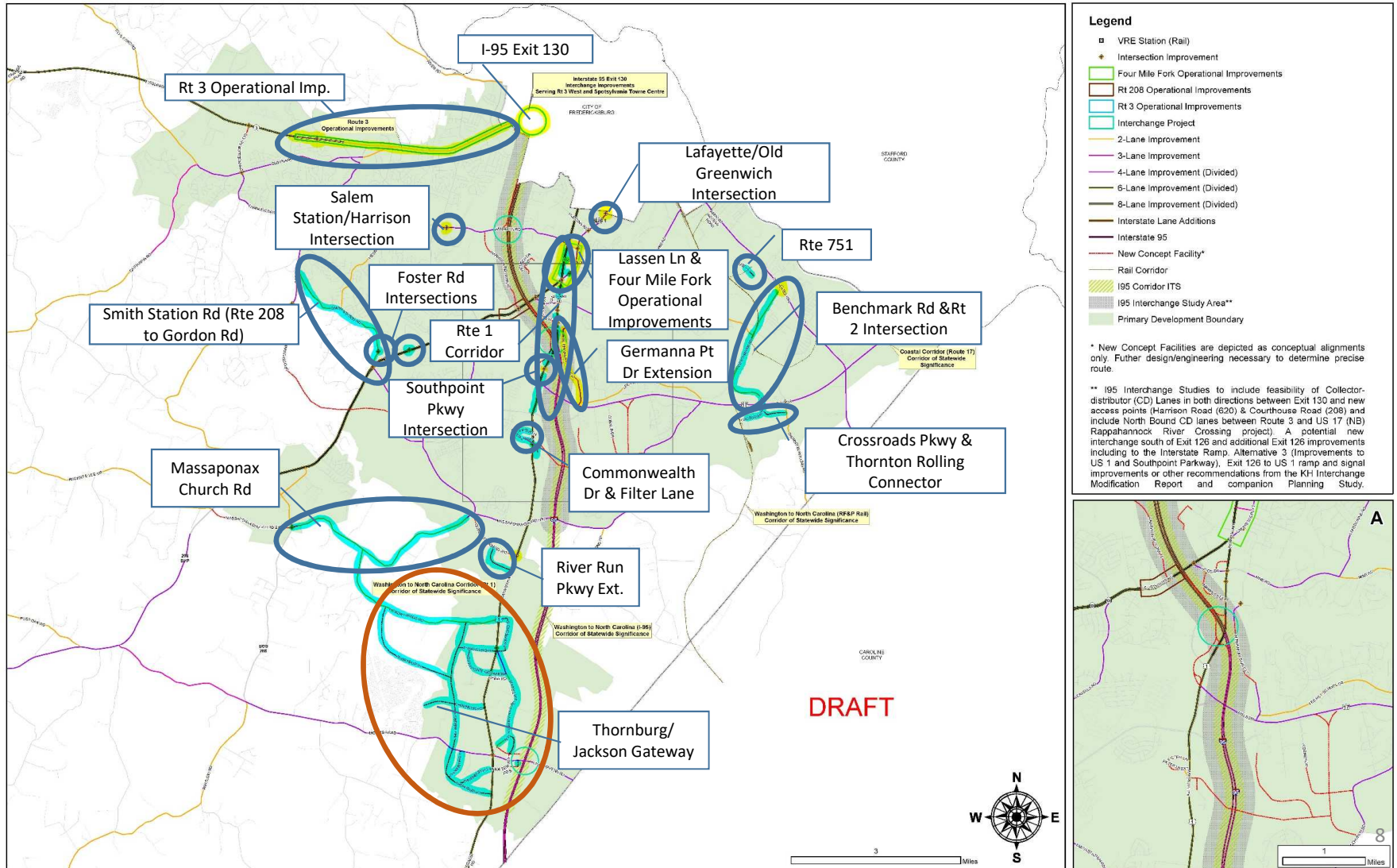
SPOTSYLVANIA COUNTY THOROUGHFARE PLAN- PRIMARY DEVELOPMENT BOUNDARY

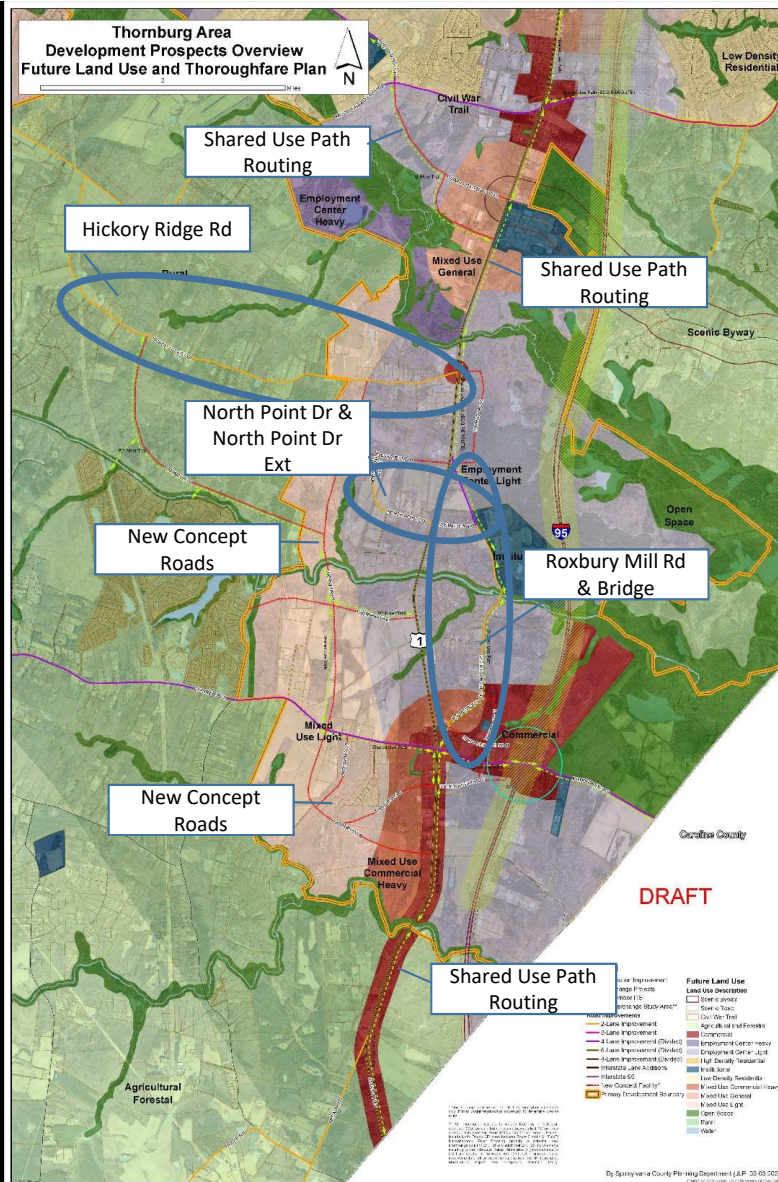
Map Approved:
DRAFT



SPOTSYLVANIA COUNTY THOROUGHFARE PLAN- PRIMARY DEVELOPMENT BOUNDARY

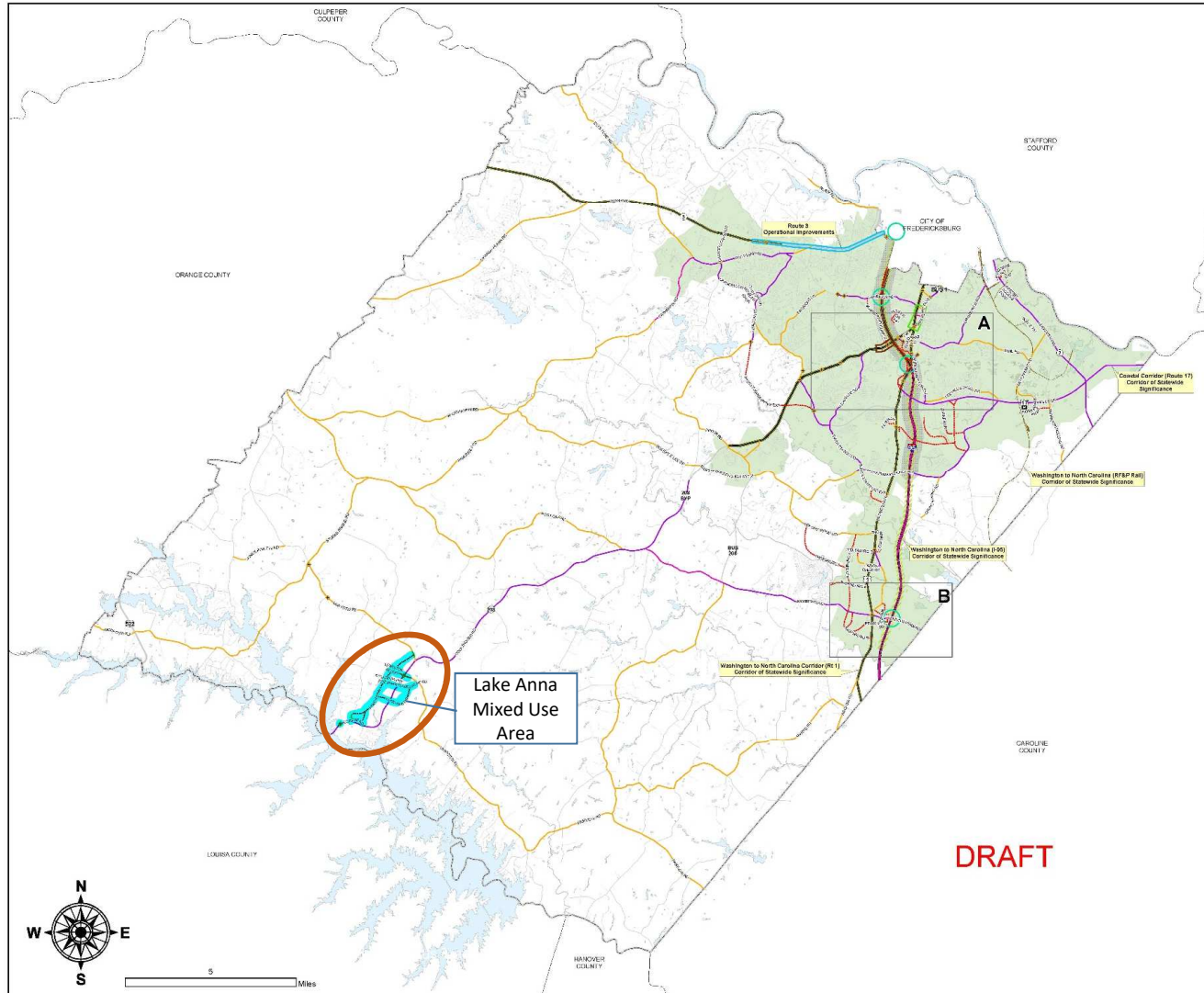
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SPOTSYLVANIA COUNTY THOROUGHFARE PLAN

Map Approved: DRAFT

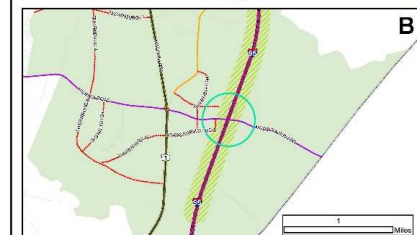
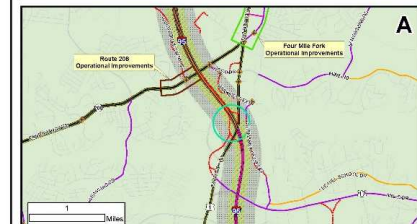


Legend

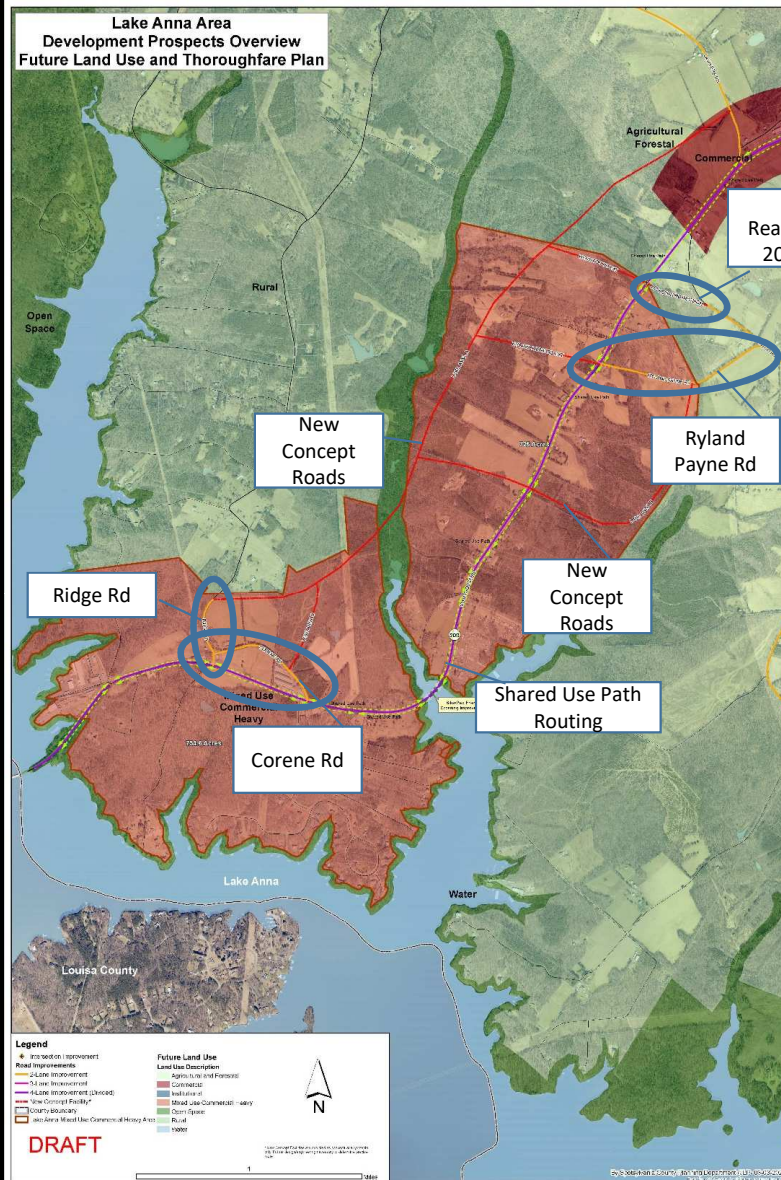
- VRE Station (Rail)
- ★ Intersection Improvement
- Four Mile Fork Operational Improvements
- Rt 208 Operational Improvements
- Rt 3 Operational Improvements
- Interchange Project
- 2-Lane Improvement
- 3-Lane Improvement
- 4-Lane Improvement (Divided)
- 6-Lane Improvement (Divided)
- 8-Lane Improvement (Divided)
- Interstate Lane Additions
- Interstate 95
- New Concept Facility*
- Rail Corridor
- I95 Corridor ITS
- I95 Interchange Study Area**
- Primary Development Boundary

* New Concept Facilities are depicted as conceptual alignments only. Further design/engineering necessary to determine precise route.

** I95 Interchange Studies to include feasibility of Collector-distributor (CD) Lanes in both directions between Exit 130 and new access points (Harrison Road (620) & Courthouse Road (208) and include North Bound CD lanes between Route 3 and US 17 (NB) Rappahannock River Crossing project). A potential new interchange south of Exit 126 and additional Exit 126 improvements including to the Interstate Ramp, Alternative 3 (Improvements to US 1 and Southpoint Parkway), Exit 126 to US 1 ramp and signal improvements or other recommendations from the KH Interchange Modification Report and companion Planning Study.



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Lewiston Rd
Realignment and Rt
208 Intersection

Ryland
Payne Rd

New
Concept
Roads

Shared Use Path
Routing





New
Concept
Roads

Ridge Rd

Corene Rd

Chapter 2- Land Use to Zoning Compatibility Table

Outside of PDB _____ Approved _____

ZONING DISTRICTS COMPLEMENTARY TO LAND USE DESIGNATIONS OUTSIDE OF THE PRIMARY DEVELOPMENT BOUNDARY					
ZONING DISTRICTS	LAND USE DESIGNATIONS				
	INCREASING DEVELOPMENT INTENSITY →				
	OPEN SPACE	AGRICULTURAL AND FORESTAL	RURAL	COMMERCIAL	MIXED USE COMMERCIAL CORE HEAVY
					
AGRICULTURAL (A)	OPEN SPACE (SEE DESCRIPTION BELOW)				
A-2		C	-	-	-
A-3		C	-	-	-
RESORT (R)					
R-A		C*	C*	-	-
R-R		-	C*	-	C*
R-C		S*	S*	C*	C*
RURAL (RU)		C	C	-	-
COMMERCIAL (C)					
C-1		S	S	C	C
C-2		S	S	C	C
PLANNED RURAL RESIDENTIAL (PRR)					
PRR-1		C	C	-	C
PRR-2		-	C	-	C
PRR-3		-	C	-	C
PRR-4		-	C	-	C

C=Complementary Zoning District
S= Secondary/ Subordinate Zoning District for uses meant to serve rural populations or complement agricultural or forestal uses.
*=Zoning Districts intended to be employed in the Lake Anna area only.

OPEN SPACE: Intended for open space preservation and protection, conservation easements, historic and natural resource preservation and protection, parks, wildlife management areas, common areas, passive recreation. The Open Space land use has application across zoning districts.

INSTITUTIONAL LAND USE

Institutional land uses include the governmental facilities necessary for the provision of public services, and large public service uses such as airports or hospitals. Such uses are common throughout the County and are intended to serve geographically dispersed populations within and outside of the Primary Development Boundary. Such uses commonly appear in the County Zoning ordinance as by-right or special uses across rural, suburban, and urban-scale zoning districts. As such, institutional land uses have application county-wide, both inside and outside of the Primary Development District across all land use categories. Such uses should mitigate their impacts on public facilities such as the local transportation system and carefully consider impacts to assure impact reduction (size, scale, massing) on the physical surroundings and existing development through site design. Institutional Land Uses that appear within the future land use map reflect existing institutional uses within the County.

Recommendation

- Staff recommends that the Planning Commission initiate amendments to the Comprehensive Plan with the following motion:
 - *Based upon the public necessity, convenience, the general welfare, good zoning practices and compliance with the Virginia Code, I move that the Planning Commission initiate public hearings for proposed changes to the Spotsylvania County Comprehensive Plan, specifically to Chapter 2 Land Use, Chapter 3 Transportation, and Chapter 3A Trailways Plan incorporating the amendments to support the Smart Scale applications, Revenue Sharing and Transportation Alternatives Program (TAP) candidate projects, and addition of new concept roads.*