



**SPOTSYLVANIA COUNTY PLANNING COMMISSION MEETING
AGENDA
August 2, 2017 - 7:00 PM**

Call to Order

Pledge of Allegiance

Determination of a Quorum

Announcements

- Planning Update

Review and Approval of Minutes

- Review and approval of draft minutes

Unfinished Business

Worksessions

- Comprehensive Plan Work Session

New Business

Public Comment

Adjournment

By Order of the Spotsylvania County Planning Commission: The Planning Commission reserves the right to amend this agenda on the day of the meeting. The Commission encourages the participation of all county citizens. For those with special needs, please notify the Planning Department Office of any accommodation required five days prior to the meeting you wish to attend.

Spotsylvania County
Planning Commission
Executive Summary

 **Print**

Meeting Date: August 2, 2017

Title: Planning Update

Type: No Action (Information Only)

Agenda Title: Planning Update

Recommendation: N/A

Summary: The Planning Update is attached.

Committee/Commission Summary:

Review Date: Status:

Financial Impact:

Staff Contacts: Wanda Parrish, Director of Planning

Legal Counsel:

Additional Background/Other
Considerations:

Consequence of Denial/Inaction:

ATTACHMENTS:

Name:	Description:	Type:
 PC_Update_20170726.pdf	Planning Update	Backup Material

Board of Supervisors

Greg Benton
Greg Cebula
Timothy J. McLaughlin
David Ross
Gary F. Skinner
Paul D. Trampe
Chris Yakabowski



Department of Planning

Wanda Parrish, AICP, Director
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PLANNING UPDATE

July 26, 2017

UPCOMING PLANNING COMMISSION MEETINGS

Wednesday, August 16, 2017

Preliminary Plat Vote:

P17-0002 Cedar Forest (Berkeley)

Public Hearings (tentative):

SUP16-0013 Milestone Communication (telecommunications tower) – Chancellor voting district

R17-0003 Barrington (single family detached residential project) – Courtland voting district

Work Session:

Solar Ordinance

COMMUNITY MEETINGS

None

NEW PUBLIC HEARING CASES

R17-0009 Crossroads Associates, LLC (VRE Crossroads) – Berkeley voting district

NEW PRELIMINARY PLATS

None

Spotsylvania County Planning Department Public Hearing Cases Status Report

Application #	Lead Staff	Applicant	Project Name	Tax Map	Address	Description	Application Complete	Status	Voting District
CODE AMENDMENTS									
CA17-0005	Jacob	Spotsylvania County Planning Commission	Zoning Update	Multiple	Multiple	Proposal to amend County Code Chapter 23, Article 5 General Development Standards, related to Off-Street Parking, Off-Street Loading, & Off-Street Stacking	NA	BOS hearing tentatively scheduled 9/12/17. PC recommends approval, 7-0	Countywide
CA17-0006	Jacob	Spotsylvania County Planning Commission	Zoning Update	Multiple	Multiple	Proposal to amend County Code Chapter 23, amending and adding provisions related to Ordinance 23-172- Development Review Procedures, specifically Section 23-4.1. Required Permits and Approvals; Fees; Section 23-4.4. Permitted Uses; Section 23-4.5. Special Uses; Section 23-4.7. Text Amendments; Section 23-4.8. Variances; Section 23-4.9. Appeals of Administrative Decisions; Section 23-4.12. Building Permit; Section 23-4.13. Occupancy Permit and Zoning Certification.	NA	PC hearing tentatively scheduled 9/20/17	Countywide
REZONINGS & PROFFER AMENDMENTS									
R15-0006	Kimberly & Jacob	David L. Hunter	The Towns at Point Seanna	69(5)B & 69(5)A5	4900 Corsair Terrace	Rezoning of approx. 47 acres from RC and RR to PDH-2 for 81 townhouses	5/29/2015 (Applicant has consented to time extension)	Comments provided to applicant on 6/17/15 & 7/2/15. Waiting on resubmission	Livingston
R16-0008	Kimberly	Par 5 Devt. Group LLC	Dollar General	70-A-68	5715 Fenton Rd	Rezoning of 3.95 acres from A-3 to C-1 for a Dollar General store.	11/7/2016	BOS approved 6-0 on 7/11/2017	Livingston
R16-0009	Kimberly	Palmer's Creek LLC	Palmer's Creek	49(A)112, 114 & 114A	8936 Jefferson Davis Hwy	Rezone 25.640 acres from C3 and RU to Mixed Use - MU-5 with 400 residential apartments and 40,000 sf nonresidential uses with building heights for multifamily proposed at 4-6 stories	11/30/2016	Comments provided 12/13 & 12/27/16. Waiting on resubmission	Lee Hill
R17-0001	Patrick	Silver Co - Chris Hornung	SH Development Co, LLC	12B(A)-3; 12B(3)-A; 12B(A)5&6	12100, 1224&1228 Spotswood Furnace Rd	Rezoning to C-2 for a convenience store with associated special use for fuel dispensing service (SUP17-0001)	2/3/2017	BOS hearing scheduled 8/8/17. PC recommends approval 4-0	Courtland
R17-0003	Kimberly	John Rayl & Robert Shircliff	Barrington	11(A)9	13210 Spotswood Furnace Rd	Rezoning of approx. 198 acres from Rural (Ru) to Planned Residential Rural (PRR-2) for a 39 lot single family detached subdivision	2/23/2017	PC hearing tentatively scheduled 8/16/17	Courtland

TRC - Technical Review Committee meeting

PC - Planning Commission

BOS-Board of Supervisors

Spotsylvania County Planning Department Public Hearing Cases Status Report

Application #	Lead Staff	Applicant	Project Name	Tax Map	Address	Description	Application Complete	Status	Voting District
R17-0005	Leon	Team Crucible, LLC	Crucible	76(A)2	6116 Jefferson Davis Hwy	Rezoning of 69.9 acres from Agricultural 2 (A-2) to Industrial 2 (I-2) for the development of a security training facility with a companion SUP application (SUP17-0003).	5/5/2017	Initial comments provided to applicant 5/25/17. Waiting on resubmission	Berkeley
R17-0006	Kimberly	HH Hunt Corp	Spring Arbor II	13(A)73, 74	1804 Bragg Rd	Rezoning with proffers of approx. 3.99 ac. From R-1 to C-2 for a 32 unit assisted living facility and retail/commercial uses.	5/24/2017	Initial comments provided to applicant 6/21/17. Waiting on resubmission	Courtland
R17-0007	Patrick	Benchmark Road Investments LLS	Afton	24(A)92A	4105 Mine Rd	Rezoning with proffers for 18.87 Acres from R-1 to PDH 2 to enable the development of a 29 lot single family detached house subdivision.	5/24/2017	Initial comments provided to applicant 6/15/17. Waiting on resubmission	Battlefield
R17-0008	Patrick	Eldrick's LLC	Terry Industrial Park	49B(1)5	8332 Jeff. Davis Hwy.	Rezoning with proffers to accomodate an office and outdoor storage yard. Rezoning consists of 1.99 acres from Rural (RU) to Industrial 2 (I-2)	6/14/2017	Initial comments provided to applicant on 7/6/17. Waiting on resubmission	Berkeley
R17-0009	Kimberly	Crossroads Assoc., LLC	VRE Crossroads	37-A-41A	9442 Crossroads Pkwy	Seeking zoning designation of 4.77 acre unzoned property to I-1 for railroad maintenance and storage facility	TBD	Deemed incomplete	Berkeley
SPECIAL USE PERMITS									
SUP16-0013	Patrick	Milestone Communication	Virginia Electric & Power Co	21(A)93A	11100 Gordon Rd	Telecommunications tower at Chancellor substation	2/24/2017	PC hearing tentatively scheduled 8/16/17	Chancellor
SUP17-0001	Patrick	Silver Co - Chris Hornung	SH Development Co, LLC	12B(A)3; 12B(3)A; 12B(A)5&6	Plank Rd & 12100, 1224 & 1228 Spotswood Furnace Rd	Special Use for Fuel Dispensing (associated with R17-0001)	2/3/2017	BOS hearing scheduled 8/8/2017. PC recommends approval 4-0	Courtland
SUP17-0003	Leon	Team Crucible, LLC	Crucible	76(A)2	6116 Jefferson Davis Hwy	Special Use for security training facility (associated with R17-0005)	5/5/2017	Initial comments provided to applicant 5/25/17	Berkeley

KEY:

TRC - Technical Review Committee meeting
PC - Planning Commission
BOS-Board of Supervisors

Spotsylvania County
Planning Commission
Executive Summary

 **Print**

Meeting Date: August 2, 2017
Title: Review & Approval of Draft Minutes

Type: Action
Agenda Title: Review and approval of draft minutes
Recommendation: Approval
Summary: N/A
Committee/Commission Summary:
Review Date: Status:
Financial Impact: N/A
Staff Contacts: Paulette Mann, Commission Secretary
Legal Counsel: Alexandra Spaulding, Senior Assistant County Attorney
Additional Background/Other Considerations: N/A
Consequence of Denial/Inaction: N/A

ATTACHMENTS:

Name:	Description:	Type:
 pcmin17_0705.docx	Draft minutes of July 5, 2017	Minutes

Spotsylvania County Planning Commission

DRAFT

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

MINUTES: July 5, 2017

Call to Order: Mr. Newhouse called the meeting to order at 7:00 p.m.

Members Present:

C. Douglas Barnes	Berkeley
Gregg Newhouse	Chancellor
Richard Thompson	Courtland
Michael Medina	Salem

Member Absent:

Howard Smith	Livingston
Mary Lee Carter	Lee Hill
C. Travis Bullock	Battlefield

Staff Present:

Paulette Mann, Planning Commission Secretary
Wanda Parrish, AICP, Director of Planning
Sheila Weimer, Assistant County Attorney
B. Leon Hughes, AICP, Assistant Director of Planning
Patrick White, Planner III
Donna Mayfield, Office Technician
Dan Cole, Traffic Engineer

Announcements: Ms. Parrish informed the Commission about an upcoming community meeting.

Review & Approval of minutes:

Motion and vote: Mr. Thompson made a motion, seconded by Mr. Medina to approve the minutes of June 7, 2017. The motion passed 4-0.

Unfinished Business: None

Public Hearing(s):

Rezoning(s):

R17-0001 SH Development Company, LLC: An amendment to the zoning map rezoning 2.05 acres from Office 1 (O-1) to Commercial 2 (C-2), and rezoning 1.26 acres from Rural (RU) to Commercial 2 (C-2), with proffers to allow certain uses permitted in the C-2 zoning district. The proposed use is a convenience store with fuel dispensing service and is being requested via a concurrent Special Use application (SUP17-0001). The properties are an unaddressed property on Plank Rd., 12100 Spotswood Furnace Rd., 12224 Spotswood Furnace Rd. and 12228 Spotswood Furnace Rd., which are located on the northwest corner of the intersection of Plank Rd. and Spotswood Furnace Rd. The site is partially within the County's Highway Corridor

Overlay District. The Comprehensive Plan identifies the property as within the Primary Development Boundary and the Future Land Use Map identifies this area for Commercial Land Use and Employment Center Land Use. Tax Parcels 12B-A-3, 12B-3-A, 12B-A-6, and 12B-A-5. Courtland Voting District.

Mr. White presented the case. The applicant is requesting to rezone the subject properties to Commercial 2 (C-2). The applicant is also concurrently requesting Special Use approval to allow a fuel dispensing service which will accompany a proposed Sheetz convenience store.

The collective site lies at the NW corner of the intersection of Plank Road a.k.a. Route 3 and Spotswood Furnace Road. The property is located within the Primary Development Boundary (PDB) and the Reservoir Protection Overlay District and is partially within the Highway Corridor Overlay District (HCOD). The property lies diagonally across Spotswood Furnace Rd. from the existing Riverbend High School.

The applicant is requesting to rezone the property to C-2, which allows a considerable amount of uses, a few of which are restricted via the applicant's proposed proffers. These restricted uses are noted within the proffers Section II.A. The applicant has provided a Generalized Development Plan (GDP) showing the existing conditions, demolition plans, and proposed site improvements which will accommodate the companion Special Use Permit case's Fuel Dispensing Service and by-right convenience store. The development of the site is proffered to be in conformance with the GDP; however, the proffers are structured in a manner to allow the site to be redeveloped in the future so long as the future redevelopment is in accordance with the C-2 zoning district codes and use tables.

Multiple attendees of the community meeting noted concerns related to traffic and transportation. Route 3 moves approximately 35,000 vehicles per day and Spotswood Furnace has approximately 6,500 vehicles per day. It is estimated that the proposed convenience store and fuel dispensing service will generate 679 new trips a day and 1,232 "pass-by trips" or stops of convenience for an estimated total of 1,911 trips per day to the Sheetz if approved.

The intersection of Route 3 and Spotswood Furnace Rd. was routinely criticized during the applicant's community meeting. The applicant's conducted a Traffic Impact Analysis (TIA) which noted near failing conditions at the intersection of Route 3 and Spotswood Furnace Rd. The TIA was conducted by Ramey Kemp & Associates, Inc., dated May 30, 2017, and included with this packet. As part of a TIA, the conditions are studied so that a comparison can be made between the current conditions of traffic, a future scenario in which no improvements are made (called a No-Build scenario) and then one or more options which the Traffic Engineer is comparing in an effort to improve conditions. The TIA considered two additional scenarios in which there were three different south bound traffic lanes (instead of the current two southbound lanes). The analysis reported that the most efficient option was to install a third south bound lane and allow dual left bound turn lanes, and a right turn lane that also allows through movements across Route 3. This option was demonstrated to be better than designing the lanes to allow only one left bound lane, a through-left, and a dedicated right. The dual left option is projected to have shorter signal delays during the peak hours studied (which include the windows of 6:30-9:00AM, 1:30 to 4:00 PM, and 4:00-6:00). The additional mid-day peak analysis was conducted

due to feedback received during the community meeting noting that the PM peak hour traffic analysis would not adequately assess the school unloading during mid-day hours. In addition to a proposed interparcel connection of the subject site to the neighboring property to the west, the applicant has proffered reasonable improvements to mitigate impacts on the traffic network within the proximity of the site beyond those improvements required by code. These vehicular network improvements are documented within the Proffers and include:

1. A southbound thru-right lane beginning at the exit of the Property to Spotswood Furnace Road and continuing to the intersection with Route 3;
2. Modifications to the Route 3 median to allow for the proposed Spotswood Furnace Road southbound lane configuration (double left turn lanes, thru right turn lane);
3. a northbound left turn lane into the Property (this was designed so as not to allow westbound drivers to become confused at the intersection and attempt to continue through, rather than make the forced right onto Spotswood Furnace Rd., where the 6 lane improvement of Route 3 ends.)

Due to the proximity of the proposed rezoning, potential user, and the nearby Riverbend High School, pedestrian connectivity is also a significant matter for consideration. The applicant has proffered to provide:

1. a new pedestrian crosswalk of across Spotswood Furnace Road across from Riverbend High School as shown on the GDP, to include advanced warning/notification devices and signage subject to VDOT approval;
2. A pedestrian crosswalk across Spotswood Furnace Road at the intersection of Spotswood Furnace Road and Route 3.

County Planning staff, Spotsylvania School staff, and the applicant worked together with the additional cooperation of VDOT to achieve this combination of potential improvements. County staff must note however that the School staff's request to have an additional sidewalk on the east side of Spotswood Furnace Road was not met. The School staff's requests were otherwise accommodated.

Regardless of the proposed improvements to the Transportation network, it must be noted that delays are still expected at this intersection, particularly for eastbound lefts onto Spotswood Furnace Rd; northbound thrus on Spotswood Furnace Rd; and southbound lefts onto Route 3.

In addition to the transportation proffers noted above, the applicant has proffered to limit the future use of the land by proffering out the following uses:

- | | |
|------------------------------------|------------------------------------|
| 1) Amusement arcades; | 7) Hospital and nursing home; |
| 2) Billiard & pool hall; | 8) Hotels, motels; |
| 3) Contractor's offices and shops; | 9) Indoor athletic facilities; |
| 4) Repair service establishment; | 10) Places of worship; |
| 5) Funeral home; | 11) Repair service establishments; |
| 6) Furniture or carpet store; | 12) Theaters. |

In the future, if and when the site redevelops to a use different than the proposed, there remain 33 different permitted uses and 22 additional uses that could be requested via Special Use Permit.

The permitted uses can be generally summarized as light to medium density commercial in the form of offices, restaurants, and retail. The special uses available include uses generally compatible with the C-2 district, but requiring special consideration and conditioning to mitigate impacts; they include wholesale trade establishments, building material yards, vehicle sales establishments, etc.

The applicant has also proffered to extend a new sewer line from Chancellor Elementary School to the west (an approximate 500' run to the proposed Sheetz). Lastly, the applicant has proffered multiple lighting limitations which include auto-dimming of any LED signage, the prohibition of flashing or intermitted lights, and the prohibition of strobe, search, or laser lights (apart from any triggered via a security system); these proffers exceed the requirements of the current County's outdoor lighting standards.

Mr. White discussed the key findings of the case:

In Favor

- From a land use perspective, a commercial zoning is appropriate in this location given the Future Land Use designation of Commercial and Employment Center of the subject properties and within the surrounding area. Limited commercial uses may be found west of the site containing a small commercial center, the Harrison's Crossing retail center is approximately 1,400 feet east, and a large unimproved commercial site is located immediately south. Furthermore, the subject site is located at the intersection of an arterial and collector roadway, within the Primary Development Boundary and the Highway Corridor Overlay District.
- The Comprehensive Plan goals related to access management and pedestrian connections are met through the provision of an interparcel connection, frontage sidewalks, and proffered pedestrian connectivity to the Riverbend High School.
- The Spotsylvania School District staff noted their support of the new dual left and right-thru lane. Staff from the School District also reported that they would like an additional sidewalk on the east side of Spotswood Furnace Rd. Although the developer declined to propose this additional improvement they were agreeable to a new pedestrian crosswalk to connect the proposed rezoning area to the Riverbend High School.
- The applicant has proposed perimeter landscaping including 35' Transitional Screen 2's, 15' Street Buffer B's along Route 3, and 10' Street Buffer A's along Spotswood Furnace Rd. as depicted in the GDP in order to mitigate aesthetic impacts on neighbors and streets.
- Proposed proffers by the applicant include lighting restrictions beyond code requirements and limitations of the brightness of electronic readerboard signage (LED signs), although none are presently proposed in the GDP or architectural drawing documentation.

- The proposal includes design and architectural commitments within the proffers, although the proffered commitments are constructed to allow flexibility in site and building design upon the property's eventual redevelopment at an unknown future time. It is a near certainty that the immediate use of the land will be as a Sheetz convenience store and fueling station based on the concurrent application SUP17-0001.

Against

- The Comprehensive Plan goals related to transportation Levels of Service are not met due to the near failing conditions of the intersection of Route 3 and Spotswood Furnace Rd. The applicant has proposed a new southbound lane on Spotswood Furnace Rd. which will accommodate a new traffic pattern consisting of two left turn lanes onto Route 3 and a shared Right-thru lane in an effort to improve the intersection.
- The proffers do not limit the use to only a fuel dispensing service and convenience store; most of the C-2 zoning districts permitted uses remain options if and when the site redevelops. However some uses are proffered out and thereby restricted, including but not limited to arcades, pool halls, funeral homes, and hotels.

The Commercial 2 (C-2) rezoning request is appropriate based on the location of the site at the corner of an arterial roadway and collector roadway, within the Primary Development Boundary, within the HCOD, due to the Future Land Use Map's designation of Commercial and Employment Center, and lastly due to the general compliance of the request with the Comprehensive Plan.

It is the concurrent request for a Fuel Dispensing station combined with a convenience store, that warrant concern, largely due to the additional new trips causing additional strain on the existing intersection. Based on the Traffic Impact Statement, it is staff's analysis that the future use of the site as a convenience store and gas station will negatively affect the intersection during its busiest times due to the intersection serving a large traffic destination (Riverbend High School), and also serving as the western end of the 6-laning of Route 3. However, without the new southbound turn lane proposed by the applicant, the intersection degrades to an even worse condition in 2018. The intersection is better off with the project and its improvements proposed than it would be without the project and its coinciding improvements. The southbound turn lane will be provided by the applicant if they receive their rezoning and special use requests. If approved, the applicant is able to make the best use of their land, and the County receives intersection, transportation, and pedestrian improvements beneficial to the immediate area and the transportation system. If denied, the signal continues to degrade unless the County or VDOT initiate improvements such as additional lanes on Spotswood Furnace Rd. or expanding the 6-laning of Route 3 further west.

Staff recommends approval of the rezoning application and proffers as submitted based on the above and the Findings as noted within this report.

There was discussion about the traffic level of service and the AM peak being an E.

Mr. White directed them to page 5 and stated that the average distance between the build and no build scenario, it will improve in the AM and PM.

Mr. Newhouse stated that he is surprised by the results of the traffic study because the cars are always queued up in the morning.

Mr. White stated that the applicant's study shows 600 new trips per day and 1200 pass by trips. He stated that with convenience stores, those numbers tend to run high.

Mr. Newhouse inquired if staff is comfortable with the 2.5% growth rate.

Mr. White stated yes, as is VDOT.

Mr. Newhouse inquired about the current enrollment at Riverbend High School.

Mr. White stated that the current enrollment is 1919 and the capacity is 1995, so approximately 70 more students could fit into the school.

Mr. Medina stated that the Commission just approved development near Chancellorsville crossing and inquired if that traffic was taken into consideration with this study.

Mr. White stated that the traffic was part of the study.

Applicant, Chris Hornung Silver Companies, 1201 Central Park Blvd: He stated that they have been working with Sheetz for 7-8 years in looking for locations for them. He discussed the recently approved Sheetz location on Massaponax Church Road, Lafayette Blvd., and Mills Drive. He stated that they add \$250-\$300K in revenue to the county and provide jobs for 17 full-time and 11 part-time employees. After much success, they decided to move forward with this location on Route 3. He stated that they met with county staff and Riverbend staff. The one concern has been traffic and it has been a problem since the high school opened. He stated that in the morning there is a 15-30 peak and a 15-30 minutes peak in the PM. The school peak is different from the commuter peak. He discussed that the traffic study puts a lot of weight on new trips. He stated that the growth rate is flat and has actually declined. He stated that he feels that to be an aggressive growth rate. He stated that the intersection would only operate at an E/D for approximately 15 minutes. He stated that he is not aware of a single intersection that operates above a C within the county. He stated that what they build will function much better and the improvements that they've proffered to make will get you closer.

Mr. Newhouse opened the public hearing.

Speaking in favor or opposition:

Ed Coe, 9951 Talley Road: he stated that the county approached his mother some years ago and left her with 7/10th of an acre. She has paid taxes on this property for the last 15 years and would like to see this development occur.

Danny Pemberton, 6206 Plank Road: He stated that he is in favor of the proposal and lives 2 miles west of this development. Mr. Pemberton stated that waiting at gas stations has become a common occurrence so it will be good to have another place to get fuel. The added approximately \$277K in tax revenue will be great as will the sidewalks.

Dick Carmichael, 13112 Hickory Court: He stated that anything that can be done will be an

improvement. He stated that Sheetz are always clean, nice and the people are happy to be there.

John Carlson, 7011 Cedar Hollow: He stated that this area has been a disaster since the high school was built. He stated that he doesn't believe the applicant has adequately addressed the traffic concerns and it will get worse. He stated that this is an inappropriate neighbor to the high school and Royal Oaks. Noise and light pollution are of concern.

Mr. Hornung stated that they did their best to address the light pollution with the county's very progressive standards. They also went to great lengths to deal with noise by the vegetative buffers that they have proffered.

Mr. Newhouse closed the public hearing.

Mr. Barnes inquired if there are any current monies included in the CIP for this intersection.

Mr. Cole stated no.

Mr. Barnes inquired if this is in the 6 year plan with VDOT.

Mr. Cole stated no.

Motion and vote: Mr. Thompson made a motion, seconded by Mr. Barnes to approve the rezoning with proffers. The motion passed 4-0.

Special Use(s):

SUP17-0001 SH Development Company, LLC: Requests special use approval for a fuel dispensing service composed of six (6) islands providing 12 fueling stations in association with a 5,988 sq.ft. convenience store on a 2.88 acre portion of a 3.31 acre assemblage which is located on the northwest corner of the intersection Plank Rd. and Spotswood Furnace Rd., including an unaddressed property on Plank Rd., 12100 Spotswood Furnace Rd., 12224 Spotswood Furnace Rd. and 12228 Spotswood Furnace Rd. This request is a companion request to Rezoning case R17-0001. The site is partially within the County's Highway Corridor Overlay District. The Comprehensive Plan identifies the property as within the Primary Development Boundary and the Future Land Use Map identifies this area for Commercial Land Use and Employment Center Land Use. Tax Parcels 12B-A-3, 12B-3-A, 12B-A-6, and 12B-A-5. Courtland Voting District.

Mr. White presented the case. The subject application is for Special Use approval of a Fuel Dispensing Service consisting of 12 fuel pump stations under a 3,600 sq. ft. lit canopy. The fuel pumps will be accompanied by a 5,988 sq. ft. Sheetz convenience store with a small outdoor dining area. The locations of these as well as site design are depicted in the attached GDP. The design of the convenience store and gas station canopy are depicted in the attached Architectural Drawings. The proffers of the rezoning application R17-0001 propose to bind the development of this use to these two plans. The project is proposed in one phase.

The landscaping plan within the GDP includes transitional screening as required by the Design

Standards Manual with one modification to accommodate an existing utility easement; within this easement area the traditional 35' Transitional Screen 2 cannot be installed. In lieu of the standard plating materials within this 20' wide area, the applicant proposes multiple staggered rows of shrubs at minimum 4' install height. Additionally, the applicant has proposed a Street Buffer C along Route 3 and Street Buffer B along Spotswood Furnace Rd. with supplemental HCOD street trees as required by the DSM.

The proposal meets the intent of the Commercial Land Use designation, the development character within the Primary Development Boundary, and is generally consistent with the Comprehensive Plan.

Mr. White discussed the following findings:

1. From a zoning perspective, a fueling station and convenience store are appropriate uses within a Commercial 2 (C-2) zoning designation, given the Future Land Use designation of Commercial and Employment Center of the subject properties and within the surrounding area. Furthermore, the subject site is located at the intersection of an arterial and collector roadway, within the Primary Development Boundary and the Highway Corridor Overlay District.
2. The Comprehensive Plan goals related to access management and pedestrian connections are met through the provision of an interparcel connection, frontage sidewalks, and proffered pedestrian connectivity to the Riverbend High School.
3. The Comprehensive Plan goals related to transportation Levels of Service are not met due to the near failing conditions of the intersection of Route 3 and Spotswood Furnace Rd. The applicant has proposed a new southbound lane and new signal timing to improve the scenario as much as reasonably possible.
4. An opportunity exists for the county to condition the closure of the median opening immediately west of the intersection of Plank Rd. and Spotswood Furnace. Crash data indicates two accidents occurred in its proximity since 2010, however the closure of the median would be in accordance with the Route 3 Access Management Plan. The applicant did not propose to close the median due to its potential to create additional opposition by business owners who use the existing median opening. VDOT has not recommended nor opposed the median's closure during discussions with County staff.
5. The Spotsylvania School District noted their support of the new dual left and right-thru lane as well as VDOT. Representatives from the School District also reported that they would like an additional sidewalk on the east side of Spotswood Furnace Rd. Although the developer declined to propose this additional improvement they were agreeable to a new pedestrian crosswalk to connect the proposed rezoning area to the Riverbend High School.
6. The applicant has proposed perimeter landscaping including transitional screening and street buffering towards neighboring residential uses and streets in order to mitigate

aesthetic impacts.

7. Proposed proffers by the applicant include lighting restrictions beyond code requirements and limitations of the brightness of electronic readerboard signage (LED signs), although none are presently proposed in the GDP or architectural drawing documentation.
8. The proposal increases the commercial tax base of the county.
9. The proposal satisfies the Special Use Standards of Review.
10. The proposal is generally consistent with the Comprehensive Plan.

Staff recommends approval of the Special Use Permit with conditions.

Mr. Newhouse opened the public hearing.

Applicant, Chris Hornung, Silver Companies: He discussed that as part of the review, it was discussed that they should consider the crossover closure further west of their development based on a VDOT study, but feel that it does not affect their use and is not help to them and doesn't want to upset others whose development could be affected so they are not considering that. He asked the Commission for their favorable recommendation to the Board of Supervisors.

Speaking if favor or opposition:

Danny Pemberton, 6206 Plank Road: He stated that his previous comments extend to this case and that this development will be an added improvement to the county resulting in additional tax revenue.

Dick Carmichael, 13112 Hickory Court: He encouraged the Commission to vote in favor because Sheetz is a good and clean company.

Mr. Newhouse closed the public hearing.

Motion and vote: Mr. Thompson made a motion, seconded by Mr. Barnes to approve the special use permit with the conditions as suggested by staff. The motion passed 4-0.

Discussion Item(s):

Strategic Plan Update

Ms. Parrish advised that she had a brief worksession with the Board of Supervisors regarding the Strategic Plan and Comprehensive Plan Update and the Board sees this as two separate processes although there is some overlap in the plans. In the end, it was decided that County Administration would be handling the Strategic Plan but staff will keep tabs on the progress for overlap and parallels to the Comprehensive Plan.

Ms. Parrish discussed the 6 chapters of the plan and the approach. She advised that worksessions will begin in August.

New Business: By consensus, the Commission canceled the July 19, 2017 meeting.

Public Comment: None

The meeting adjourned on a motion by Mr. Thompson, seconded by Mr. Barnes. The vote was 4-0.

Paulette L. Mann

Date

Spotsylvania County
Planning Commission
Executive Summary

 **Print**

Meeting Date: August 2, 2017

Title: Comprehensive Plan Work Session

Type: Action

Agenda Title: Comprehensive Plan Work Session

Recommendation: Staff is seeking input on the Comprehensive Plan update process.

Summary: Staff is seeking direction from the Planning Commission on the Comprehensive Plan update approach and process so that we can develop a schedule and plan for future meetings. The attached document outlines the major components of the plan that need review and possible updates, potential new or expanded topics for inclusion in the plan, and community outreach approaches. During the work session we will review and discuss each of these topics.

Committee/Commission Summary:

Review Date: Status:

Financial Impact:

Staff Contacts: Wanda Parrish, Director of Planning

Legal Counsel:

Additional Background/Other Considerations:

Consequence of Denial/Inaction:

ATTACHMENTS:

Name:	Description:	Type:
 Spotsylvania County Comprehensive Plan Update Work Session 1.docx	Comprehensive Plan Discussion Outline	Backup Material

Spotsylvania County Comprehensive Plan Update Work Session 1

August 2, 2017

Major Components of Update

Chapter 1 – Introduction and Vision

- Update demographic data and projections
- Review and amend Vision statement, if deemed appropriate
- Review, update, and amend Guiding Principles and Strategies to guide the plan development
- Action Plan update (later in schedule)

Chapter 2 – Land Use

- Review current Primary Development Boundary and determine if any changes are needed to the boundary or policies
- Review the land use categories and determine if they are appropriate and whether any new categories are needed
- Update Future Land Use Map
- Review and update land use policies

Chapter 3 – Transportation & Thoroughfare Plan

- Updates related to the Code of Virginia; local, state, and regional plans that exist or are in process; modes of transportation; and the Travel Demand Model
- Review and update Transportation Impact Analysis policy as necessary
- Review and update transportation policies and strategies
- Review and update the Thoroughfare Plan
 - Prioritized list

Chapter 4 – Public Facilities Plan

- Update existing facility information
- Review and update each facility focusing on levels of service, service areas, and facility standards
 - Public Schools
 - FREM
 - Sheriff
 - Solid Waste Collection & Disposal

- Water and Sewer Facilities
- Library Facilities
- Parks & Recreation

Chapter 5 – Historic Resources

- Updates to background information, as necessary
- Review Goals, Policies, and Strategies and update as necessary

Chapter 6 – Natural Resources

- Updates to background information, as necessary
- Review Goals, Policies, and Strategies and update as necessary

Additional Topics

New Chapter-

- Economic Development Plan

Greater Focus on-

- Expanded demographic data and projections related to housing, economic data, labor stats, unemployment, etc.
- Housing
- Broadband
- Emerging industries & development trends
- Revitalization areas
- Specific areas (Thornburg)

Public Input

Options for early input

- Voting District meetings sponsored by Planning Commissioner with Board member

Pro – Each Planning Commissioner will be able to represent the opinions of their constituents

Con – Artificial boundary when considering development patterns / land uses
- General meetings at locations convenient to various populations

Pro – Focus on specific areas (i.e. Lake Anna)

Con –

Options for specific topic input

- Transportation Chapter and Thoroughfare Plan - Transportation Committee
- Public Facilities – Dept./ Agency Directors
- Focus Meetings
 - Housing (Central Virginia Housing Coalition, Fredericksburg Area Association of Realtors, Fredericksburg Area Builders Association)
 - Economic Development (Economic Development Authority, Fredericksburg Regional Alliance, Fredericksburg Area Chamber of Commerce)

During Planning Commission work sessions

- Public comment periods

Draft Plan Review:

- General meetings at locations convenient to various populations

Staff is also investigating on-line methods of gathering input.