



**SPOTSYLVANIA COUNTY PLANNING COMMISSION MEETING
AGENDA
April 7, 2021 - 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 minutes from March 17, 2021

Unfinished Business

Worksessions

- CPA17-0002: Comprehensive Plan Update- Public Comment Review

Public Comment

New Business

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: April 7, 2021

Title: Planning Update

Type: No Action (Information Only)

Agenda Title: Planning Update

Recommendation:

Summary:

Committee/Commission Summary:

Review Date: Status:

Financial Impact:

Staff Contacts: B.Leon Hughes, AICP, Director of Planning

Legal Counsel:

Additional Background/Other
Considerations:

Consequence of Denial/Inaction:

ATTACHMENTS:

Name:	Description:	Type:
 PC_Report_April_7_2021.doc.pdf	Planning Update	Backup Material

Board of Supervisors
DEBORAH H. FRAZIER
BARRY K. JETT
KEVIN W. MARSHALL
TIMOTHY J. MCLAUGHLIN
DAVID ROSS
GARY F. SKINNER
CHRIS YAKABOUSKI



Department of Planning & Zoning

B. LEON HUGHES, AICP
Director

9019 OLD BATTLEFIELD BLVD., STE 320
SPOTSYLVANIA, VA 22553
(540) 507-7434

PLANNING UPDATE

April 7, 2021

UPCOMING PLANNING COMMISSION MEETINGS:

Wednesday April 21, 2021 Work Session Meeting 5:00 pm Merchant Square Building:

Camping Ordinance

Wednesday April 21, 2021 Regular Planning Commission Meeting 7:00 pm Holbert Building

R20-0009 7-11 Convenience Center Tax Parcel 23-A-52D & 52E 5900 Harrison Rd. Courtland

R20-0011 7-11 Convenience Center Tax Parcel 23A-2-21R&19R 108803 Courthouse Rd. Battlefield

Initiation of public hearing for Zoning Ordinance update to the Mixed Use Streets and Residential Parking Standards

Initiation of public hearing for the Comprehensive Plan update

COMMUNITY MEETINGS

We have asked applicants to engage citizens using alternative methods. Several applicants are sending notices and setting up web pages that allow citizens to submit comments in response to the notices.

NEW PUBLIC HEARING CASES

R21-0003 Pendleton 9608 Leavells Rd. Battlefield, Brad Robinson

R21-0004 Zoning for Spotsy/Orange Parcels Livingston, Chancellor, Wanda Parrish

SUP21-0004 Platinum Auto 98 Fleming St. Battlefield, Michael Stapor

NEW PRELIMINARY PLATS

None

OTHER UPDATES

S-Power

Site Plans:

ST21-0006 An amendment to the approved Phase 4 Site Plan

ST21-0017 An amendment to the approved Phase 5 Site Plan

Compliance Items:

None

Technical Review Committee Meeting April 1, 2021 via WebEx:

9:15 AM ST21-0013 Spotsylvania Industrial Park Parcel 8FF, Lee Hill, Shannon Fennell

9:45 AM ST21-0015 Albrite Property, Berkeley, Brad Robinson

10:15 AM ST21-0016 Sheetz Fueling Station and Parking Lot Expansion, Berkeley, Brad Robinson

10:45 AM R21-0002 Tidewater Auto Service 11325 Tidewater Trail, Lee Hill, Michael Stapor

11:15 AM SUP21-0002 Claiborne Verizon Cell Tower, 3800 Guinea Station Rd, Berkeley, Shannon Fennell

Technical Review Committee Meeting April 8, 2021 via WebEx:

9:15 AM SUP21-0001 Capital Auto, 4714 Mine Rd., Battlefield, Brad Robinson

Technical Review Committee Meeting April 15, 2021 via WebEx:

TBD

Spotsylvania County Planning Department Public Hearing Cases Status Report

Application #	Lead Staff	Applicant	Project Name	Tax Map #	Address	Description	Proffer Law	Application Complete	Status	Voting District
COMPREHENSIVE PLAN & CODE AMENDMENTS										
CA21-0001`	Ben Leach	Spotsylvania County Board of Supervisors	Erosion and Sediment Control Amendment	N/A	N/A	Amendment of Ch. 8 Erosion and Sediment Control	N/A	N/A	BOS Approved on 3/9/2021	Countywide
CPA17-0002	Jacob	Spotsylvania County Planning Commission	Comprehensive Plan Update	Multiple	Multiple	5 year review and update to the Comprehensive Plan per Code of VA	N/A	N/A	Review of citizen comments on April 7 PC Agenda	Countywide
CA21-0002	Kimberly	Spotsylvania County Board of Supervisors	Camping Amendment	N/A	N/A	Amendment of County Code 14-10 to allow camping on private property	N/A	N/A	On 3-23-21, BOS tabled for additional work thru the PC	Countywide
REZONINGS & PROFFER AMENDMENTS										
R15-0006	Leon	David L. Hunter	The Towns at Point Seanna	69-5-B & 69-5-A5	4900 Corsair Terrace	Rezoning of approx. 47 acres from Resort Commercial (RC) and Resort Residential (RR) to Planned Development Housing 2 (PDH-2) for 81 townhouses.	Pre-7/2016	5/29/2015 (Applicant has consented to time extension)	BOS hearing TBD. PC recommended Denial 7-0 on 6/17/20	Livingston
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).	N/A	5/5/2017 (Applicant has consented to time extension)	PC recommended denial 7-0 on 3-3-2021. Scheduled for April 6 BOS agenda.	Berkeley
R18-0001	Leon	2600 SCR, LLC	2600 Acqua	23-A-49, 23-A-49B & 23-A-42	2618 & 2622 Salem Church Rd	Rezoning of 20.77 acres from Commercial 2 (C-2) & Residential 1 (R-1) to Mixed Use 4 (MU-4) for a multifamily residential community with 12,000 sf commercial.	2016	1/24/2018 (Applicant has consented to time extension)	Under Review	Courtland
R18-0010	Leon	Old Plank Partners, LLC / Arthur and Patricia Tracy Trust	Chancellor Ridge	21-10-1, 21-10-2	7611 & 7613 Old Plank Rd	Rezoning from Rural (Ru) to Planned Development Housing 4 (PDH-4) for development of a single family detached subdivision of 65 lots on 39 acres.	2016	11/5/2018 (Extension to March 2021)	BOS Denied on 3-23-21	Chancellor
R19-0003	Shannon	USGGB, LLC	Noah's Landing	24-A-64	East side Lafayette Blvd. at end of Marshall Drive and Normandy Ct	Rezoning of 18.5 acres from Residential 1 (R-1) to Planned Development Housing 8 (PDH-8) for 49 single family detached lots and 53 single family attached lots.	2016	3/27/2019 (Extension to 8/31/2021)	Under Review	Battlefield
R19-0007	Michael	Tricord Homes Inc	Village at Crossroads Station	37-A-48, 49, 50, 52, 52A, 53, 54, 55	South of Rt. 17 between Crossroads Parkway and Thornton Rolling Road	Rezoning request for approximately 115 acres from Rural (Ru), Industrial 1 (I-1), and Commercial 3 (C-3) to Mixed Use (MU-2, MU-3, and MU-4) for 770 single family attached and detached and multifamily residential units.	2016	6/17/2019 (Extension granted)	Under Review	Berkeley
R19-0009	Shannon	Rappahannock Devt. Group, LLC and Sheri L. Kornegay	Lafayette Commons	24-A-49A, 24-A-57, 24-A-59, 24-A-60, 24-A-61, 24-A-62	111 Wakeview Dr., 3103 Lafayette Blvd., and 4 unaddressed properties	Rezoning request for approximately 27.5 acres from Residential 1 (R-1) to Mixed Use 2 & 3 (MU-2 & MU-3) for development of 217 single family attached units and up to 15,257 square feet of commercial space.	2016	7/12/2019 (Extension to 8/31/2021)	Under Review	Battlefield
R19-0010	Shannon	KW Commercial LLC and Bonaventure	Aspire at Lees Hill	36-17-FF	Spotsylvania Ave. between Goodwill and Weis	Rezoning request for approximately 13.69 acres from Commercial 2 & 3 (C-2, C-3) to Mixed Use 4 (MU-4) for an age-restricted development of 64 single family attached units, 146 apartments and a restaurant and additional commercial uses.	2019	7/22/2019 (Extension to 5/31/2021)	BOS Continued vote on 3-23-21 to date TBD	Lee Hill

KEY: 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	Proffer Law	Application Complete	Status	Voting District
R19-0012	Shannon	Chancellorsville Investment Co, LLC	Legends of Chancellorsville Proffer Amendment	9-A-107	North Side Rt. 3, west of Elys Ford Rd	Proffer amendment to R14-0006 to change building material requirements.	2019	10/8/2019 (Extension to 8/31/2021)	Under Review	Chancellor
R19-0014	Shannon	Patricia P. Preston / Ceres Harrisonland, LLC	Hazel Run Glen	23-A-64A	5430 Harrison Rd	Rezoning of approximately 58.1 acres from Residential 1 (R-1) to Planned Development Housing 2 (PDH-2) for 110 single family homes.	2019	Extension to 3/31/2021 (Extension to 8/2/2021)	PC recommended approval on 03/17/2021, 5-2	Courtland
R20-0002	Shannon	International Development of Virginia LLC	Jackson Village Proffer Amendment	36-2-1, 35-A-88, 49-A-101, 35-4-1A	East side Jefferson Davis Hwy, south of Cosner's Corner	Amend proffers for Mixed Use zoned Jackson Village to allow 594 residential condominium units to be built as apartments instead.	2019	3/6/2020 (Extension to 9/30/2021)	Under Review	Lee Hill
R20-0007	Wanda	Tricord, Inc.	Ni River Proffer Amendment	34-14-A	6310 Smith Station Rd	Proffer amendment to Ni River (Courtland Park) rezoning to adjust timing requirement for commercial construction with cash payment to offset lost tax revenue.	2019	5/14/2020	Withdrawn 3/8/21	Berkeley
R20-0008	Shannon	Rappahannock Devt. Group, Linda Curtis and Leigh Ann Curtis-Chapman	Saddle Creek	22-A-103, 22-11-4B, 22-11-5	11501 & 11513 Piedmont Dr., 6020 Harrison Rd	Rezoning of 47.9 acres from Residential 1(R-1) to Planned Development Housing-3(PDH-3) for 103 single-family detached units.	2019	7/8/2020	Under Review	Salem
R20-0009	Shannon	Verdad Real Estate and Construction Services	7-11 Convenience Center	23-A-52D & 52E	5900 Harrison Road	Rezoning of 2.32 acres from Commercial 2 (C-2) to Commercial 3 (C-3) for a Convenience Store with fueling stations.	2019	7/10/2020	PC hearing scheduled 4-21-21	Courtland
R20-0010	Michael	Luck Development	Ni Village	16 Parcels	0 River Run Parkway	Rezoning of 16 parcels totaling 323 acres from PDC, RU, I-2& VC to Mixed Use 3 (MU3) & Mixed Use 4 (MU4) for the development of SFA, SFD, MF residential and commercial uses allowed in the MU3 & MU4 districts.	2019	1/8/2021	Under Review	Berkeley
R20-0011	Shannon	Creighton Companies	7-11 Convenience Center	23A-2-21R & 23A-2-19R	10803 Courthouse Rd	Rezoning of 1.82 acres from Commercial 2 (C-2) to Commercial 3(C-3) for a Convenience Center with fuel sales.	2019	9/21/2020	PC hearing scheduled 4-21-21	Battlefield
R20-0012	Michael	Courthouse Green Development, LLC	Courthouse Reserves	47-A-63, 64, 70B, 73, A10 & 47-4-A	0 Pool Drive	Rezoning of six parcels totaling 24.2 acres from Commercial 2 (C-2) and Residential 2(R-2) to Residential 8 (R-8) for the development of 156 SFA homes.	2019	10/19/2020	Under Review	Livingston
R20-0013	Shannon	CeresMinRoad, LLC	Porchlight Commons	36-A-150, 151 & 154	4517 Mine Road	Rezoning of three parcels totaling 8.4 acres from Commercial 2 (C-2) to Residential 8 (R-8) for the development of 60 age restricted townhomes.	2019	9/23/2020	Under Review	Battlefield
R20-0014	Brad	LID, LLC & IWG Thornburg, LLC	Thornburg Village	63-12-C, D, E & 27; 63-A-32, 33 & 37	6306 Jefferson Davis Hwy.	Rezoning of six parcels totaling 98.3 acres from Agricultural 2 (A-2) and Commercial 3(C-3) to Planned Development Housing 5(PDH-5) and Commercial 3(C-3) for the development of 162 single family detached and 212 single family attached units.	2019	12/11/2020	Under Review	Berkeley

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Spotsylvania County Planning Department Public Hearing Cases Status Report

Application #	Lead Staff	Applicant	Project Name	Tax Map #	Address	Description	Proffer Law	Application Complete	Status	Voting District
R20-0015	Brad	Thornburg, LLC	Thornburg Commons	63-A-35 & 35C	0 Morris Road	Rezoning of two parcels totaling 59 acres from Agricultural 2(A-2) to Planned Development Housing 5 (PDH-5) for the development of 157 single family detached and 62 single family attached units.	2019	12/11/2020	Under Review	Berkeley
R21-0001	Brad	Jarrell Properties	Germanna Terrace	36-A-15	9919 Glenwood Drive	Rezoning of 35 acres from Commercial 3(C-3) and Residential 2(R-2) to Residential 12(R-12) for 320 MF units and 86 SFA units.	2019	TBD	Under Review	Lee Hill
R21-0002	Michael	Wajdi Abi Faraj	Tidewater Auto Service	25B-1-7	11325 Tidewater Trail	Rezoning of 0.57 acres from Residential 2 (R-2) to Commercial 3(C-3).	2019	3/10/2021	Under Review	Lee Hill
R21-0003	Brad	John Pendleton	Pendleton	35-A-32	9608 Leavells Road	Rezoning of 3.217 acres from RU to R-3 for 2 SFD units.	2019	3/30/2021	Under Review	Battlefield
R21-0004	Wanda	Board of Supervisors	Zoning for New Spotsy/Orange Properties	Multiple	Multiple	Establishment of zoning on parcels or portions of parcels that are now in Spotsylvania as the result of the jurisdictional boundary adjustment.	2019	TBD	BOS initiation scheduled 4-6-21 and PC hearing 4-21-21	Livingston & Chancellor
SPECIAL USE PERMITS										
SUP17-0003	Leon	Team Crucible, LLC	Crucible	76-A-2	6116 Jefferson Davis Hwy	Special Use for security training facility (associated with R17-0005)	N/A	5/5/2017 (applicant has consented to a time extension)	PC recommended denial 7-0 on 3-3-2021. Scheduled for April 6 BOS agenda.	Berkeley
SUP18-0010	Leon	Zakia Walizada	Vertex Auto Sales and Repair	23-A-144R	112 Pegram Ln	Special Use Permit to allow vehicle sales on a parcel less than 2 acres in the Commercial 3 (C-3) zoning district.	N/A	7/20/2018 (applicant has consented to a time extension)	Under Review	Courtland
SUP21-0001	Brad	Capital Auto, LLC	Capital Auto Car Sales	36-17-A3	4714 Mine Road	Special Use Permit to allow vehicle sales on a parcel less than 2 acres in the Commercial 3 (C-3) zoning district.	N/A	3/16/2021	Under Review	Battlefield
SUP21-0002	Shannon	Cellco Partnership	Cellco/Verizon	64-A-3	3800 Guinea Station Rd	Special Use Permit to allow a 199' cell tower	N/A	3/15/2021	Under Review	Berkeley
SUP21-0004	Michael	Gary Wiseman	Platinum Auto Sales	24C-8-B	98 Fleming Street	Special Use Permit to allow vehicle sales on a parcel less than 2 acres in the Commercial 3 (C-3) zoning district.	N/A	TBD	Under Review	Battlefield

Proffer Law

Key:

Pre 7/2016 - Proffer Guidelines in effect
 2016 - Strict Proffer Law
 2019 - New Proffer Law

KEY: TRC - Technical Review Committee meeting
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Spotsylvania County
Planning Commission
Executive Summary

 **Print**

Meeting Date: April 7, 2021
Title: Review and approval of minutes from March 17, 2021

Type:
Agenda Title: Review and approval of minutes from March 17, 2021
Recommendation: Approval
Summary:
Committee/Commission Summary:
Review Date: Status:
Financial Impact:
Staff Contacts: Paulette Mann, Commission Secretary
Legal Counsel:
Additional Background/Other
Considerations:
Consequence of Denial/Inaction:

ATTACHMENTS:

Name:	Description:	Type:
 pcmin21_0317.docx	Draft Minutes from March 17, 2021	Minutes

Spotsylvania County Planning Commission

DRAFT

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

MINUTES: March 17, 2021

Call to Order: Ms. Maddox called the meeting to order at 7:00 p.m.

Members Present:

Mary Lee Carter	Lee Hill
Jennifer Maddox	Berkeley
Richard Thompson	Courtland
Dr. Raymond Bell	Salem
Jacob Lane	Livingston
C. Travis Bullock	Battlefield (arrived at 7:05)
Gerald Childress	Chancellor

Staff Present:

Paulette Mann, Planning Commission Secretary
B. Leon Hughes, AICP, Director of Planning & Zoning
Wanda Parrish, AICP, Asst. Co. Administrator - CDG
Alexandra Spaulding, Senior Assistant County Attorney
Kimberly Pomatto, CZA, Deputy Director of Planning & Zoning
Shannon Fennell, Planner III
Ben Loveday, Asst. Co. Administrator – Community Operations

Announcements: Mr. Hughes updated the Commission on upcoming cases, what's on the TRC agendas and community meetings.

Review and approval of minutes from February 17, 2021

Ms. Mann advised that there were two minor changes to page 1 of the draft minutes.

Motion and vote: On a motion by Ms. Carter seconded by Mr. Bullock, she made a motion to approve the minutes of February 17, 2021.

VOTE:

Ayes: 7 Dr. Bell, Ms. Carter, Mr. Bullock, Ms. Maddox, Mr. Lane, Mr. Thompson and Mr. Childress

Nays: 0

Absent: 0

Abstain: 0

Review and approval of minutes from March 3, 2021

Motion and vote: On a motion by Ms. Maddox seconded by Ms. Carter, she made a motion to approve the minutes of March 3, 2021.

VOTE:

Ayes: 7 Dr. Bell, Ms. Carter, Mr. Bullock, Ms. Maddox, Mr. Lane, Mr. Thompson and Mr. Childress

Nays: 0

Absent: 0

Abstain: 0

Unfinished Business:**Continued Public Hearing(s):**

R19-0014 Patricia P. Preston (CeresHarrisonLand LLC): Requests the rezoning of approximately 58.611 acres from Residential 1 (R-1) to Planned Development Housing District 2 (PDH-2) with proffers for residential development. The proposal for residential development currently consists of not more than one hundred ten (110) single-family detached dwellings, with a maximum density of approximately 2 units per acre. The parcel is addressed as 5430 Harrison Road (RT. 620) and is approximately 1835 feet east of the intersection with Twin Springs Drive (RT. 1299). The parcel is located in the Primary Development Boundary. The property is in an area identified as Mixed Use on the Future Land Use Map of the Comprehensive Plan. Tax parcel 23 (A) 64A. Courtland Voting District.

Ms. Maddox advised that the public hearing was continued and that only those who haven't spoken may speak at this hearing.

Speaking if favor or opposition: None

Doug Hall, 10700 Woodland Drive: He stated that he is opposed to any interparcel connection to Woodland Drive. People already speed excessively and there is too much traffic presently. He submitted a 27 signature petition of those opposed to any connection.

Jack Bailey, Salem District: He discussed that based on his calculations, an additional 16,000 vpd will be moving across this property since another additional residential development has been approved by the county. He provided exhibits to be considered and urged the Commission to recommend denial to the Board of Supervisors.

Applicant, Charlie Payne: Mr. Payne stated that he has received the hand out Mr. Bailey submitted and that it is inconsistent with the Commission professional staff and with VDOT engineers. He stated that the developer does not want to push the interparcel connection but it's a county requirement. This access will be used for emergency vehicles only. The proposal will generate \$675,000 in gross tax revenue and \$449,000 in cash proffers, of that \$325,000 will go toward the intersection improvements.

Ms. Carter inquired if this is in addition to Smart Scale funding.

Ms. Fennell stated yes, that the \$325k will come from the applicant and is separate from Smart Scale funding.

Ms. Carter inquired if the connection to Woodland Drive would occur if developed by right.

Mr. Payne stated no and the turn lanes would not be provided if developed by right.

Mr. Lane inquired if the applicant has done turn lane analysis study.

Mr. Payne stated that based on the amount of traffic the proposal will create, a study was not required, so one has not been done.

Mr. Hughes the 39 lots wouldn't trip warrants for a turn lane.

Ms. Carter stated that she is concerned about Woodland Drive.

Mr. Payne stated that the ordinance encourages interparcel connection for public safety. This connection will only be used by emergency vehicles in a case where perhaps the entrance of the development was to be blocked, they could gain access to the development at the gated interparcel connection.

Ms. Fennell stated that Harrison Village had 73 homes and the development didn't trip for turn lane, they volunteered it.

Mr. Lane inquired about the pond and who will have access.

Mr. Payne stated the dam will be maintained by his client and the property owners on the other side. The pond would be shared use.

Mr. Lane raised concerns about liability.

Mr. Payne stated his client is more than happy to work with the HOA of Carriage Hill regarding maintenance, etc.

Mr. Lane discussed a recent article in the Free Lance Star about Sheriff Harris asking for more deputies and detectives. He stated that we cannot keep approving residential development when our systems are already taxed.

Mr. Payne stated this proposal more than pays for itself and will not be a burden on schools and emergency services.

Ms. Maddox closed the public hearing.

Motion and vote: On a motion by Mr. Thompson seconded by Mr. Lane, a motion was made to recommend denial to the Board of Supervisors due to the 14,000 housing units that have already

been approved but are not built and the traffic impacts.

VOTE:

Ayes: 2 Mr. Lane and Mr. Thompson
Nays: 5 Dr. Bell, Ms. Carter, Mr. Bullock, Ms. Maddox, and Mr. Childress
Absent: 0
Abstain: 0

The motion failed.

Motion and vote: On a motion by Ms. Maddox seconded by Ms. Carter, a motion was made to recommend approval to the Board of Supervisors with proffers.

VOTE:

Ayes: 5 Dr. Bell, Ms. Carter, Mr. Bullock, Ms. Maddox, and Mr. Childress
Nays: 2 Mr. Lane and Mr. Thompson
Absent: 0
Abstain: 0

The motion passed 5-2.

Discussion Items

CPA21-0001 – FY2022-2026 Capital Improvement Plan 2232 Comprehensive Plan Conformity Review

Each year newly proposed additions to the Capital Improvements Program (CIP) are reviewed to ensure they are substantially in accord with the Comprehensive Plan. Those projects not specifically identified within the Comprehensive Plan, or a Plan incorporated by reference in the Comprehensive Plan such as the Water and Sewer Master Plan are subject to a 2232 review consistent with the Code of Virginia Sect. 15.2-2232. The 2232 review considers guidance established in the Comprehensive Plan to determine whether a proposed CIP project is substantially in accord with the Comprehensive Plan, specifically related to the proposed location, character, and extent. This year two projects have been identified that warrant 2232 consideration, including Massaponax Water Tower and the Public Safety Building Expansion. A 2232 Comprehensive Plan consistency analysis of each of the aforementioned projects is attached along with a number of additional CIP reference materials for additional information. The Commission decision will be provided to the Board of Supervisors.

Public Safety Building Expansion

The existing building was constructed in 2011 and the staffing and storage needs to support public safety operation have warranted expansion. They are proposing a 12,000 sq ft to 14,000 sq ft two

story expansion to existing Public Safety Building in general area. The expansion is estimated to meet space needs for the next 10-15 years.

Location:

- *Location must be considered in relation to various elements of the Comprehensive Plan, such as existing and future population distribution, zoning, major transportation arteries, topography, and utilities. A centralized location is appropriate for facilities that provide services to intermittent visitors where a time and distance factor is not critical or where the services are highly specialized.*
- *There are advantages to the grouping of related or complementary facilities within one complex or area. Convenience to the public is thereby enhanced, operational economics are achieved, and less land is required to provide shared facilities such as parking.*
- Project location not expected to impact any significant historic or natural resources.

Character

- *Redevelopment and investment in existing developed areas should be encouraged provided that the development does not adversely impact adjoining properties. The project is not out of character for the surroundings.*
- Project falls within the Courthouse Historic District and as such subject to Historic Preservation Commission to review and assure character appropriateness.

Extent

- *Current and future needs should be addressed through existing facilities whenever possible. Where this is not possible, new facilities may be warranted.*
- *Coordination of County land use, transportation and public facilities development is key to providing equitable, efficient, and cost-effective government services for current and future County residents and to support the business community.*
- *“[to] Plan for and provide public facilities that meet the needs of the community as it grows.” Additionally, the proposal is meant to address Key Goals of the Public Facilities Plan “[to] Provide community facilities/services to serve existing and new development in an efficient and cost-efficient manner; “[to] Provide emergency services and law enforcement to protect citizens and allow them to enjoy a safe and secure environment.”*
- Expansion estimated to provide adequate space needs for public safety for the next 10-15 years.

Massaponax Water Tower

- New one-million-gallon water tower will replace the existing 250,000-gallon tank in the Massaponax area.
- The increase in tank size will provide more fire flow duration and demand to the developing Massaponax and Thornburg areas.

- Service benefits geographically extensive throughout much of the Primary Development Boundary.
- Optimal site to maximize service.
- Existing, planned, proposed, and expected future growth in the areas served.

Location

- Proposal is located and serves the Primary Development Boundary as intended.
- Location complements intended land uses in the area that include commercial, mixed use, and employment center, especially in the Jackson Gateway and Thornburg.
- *Coordination of County land use, transportation and public facilities development is the key to providing equitable, efficient, and cost-effective government services for current and future county residents and to support the business community.*
- *Provide community facilities/services to serve existing and new development in an efficient and cost efficient manner; Provide a sufficient supply of high-quality drinking water and a distribution system to serve the domestic, recreational, industrial, commercial, and fire protection needs of the community at the most economical price possible.*
- *Help guide future growth by coordinating the location of public facilities with recommendations in the Comprehensive Plan; Ensure equitable distribution of public facilities between established and newly developing areas of Spotsylvania County; Consider existing facility maintenance or replacement needs in already developed area of the County.*
- Significant natural and historic resource impacts mitigation expected subject to final site selection and results of upcoming surveys.
- Ease of access to the site for general maintenance and quick response during emergencies.

Character:

- *The tank will be roughly 180-ft tall and will likely be visible from some points along Guinea Station Road, depending on tree cover in the area. A better understanding of the visual impact will be known after renderings have been created – Utilities Feedback*
- Based on location the greatest visual impacts from this project are oriented toward commercial, employment center, and institutional areas.
- Considering future development prospects and land use vision the project is not expected to be out of character with the surroundings. Project will result in decommission and removal of Ondura Tower further north along Route 1 corridor.
- The Massaponax High School campus sits just north of the project site. There are other examples of water towers sited near schools in the County. Examples include the Spotsylvania High School campus located along Route 208 near Post Oak Road, and upon lands associated with and visible from the Courtland High School, Elementary School, Courthouse Road Elementary campuses where residential development exists nearby.

- An image was provided showing a similar 145' tower in the County showing the existing Courtland Tower.
- The proposed water tower is located inland from the Route 1 corridor; setback roughly between 800-900 feet from the roadway. It's good to note that this is double the depth of the County's 400' Highway Corridor Overlay District that places enhanced emphasis on corridor aesthetics, façade design, etc.

Extent:

- Extensive reach of expanded capacity within much of the Primary Development Boundary
- Per the service area map included in the packet, the dashed green area represents the Battlefield Pressure Zone where the 1 MG tank will be located as well as all downstream pressure zones from the tank. The shaded green area on the map will benefit from an increase in available fire flow rate as a result of the new 1 MG tank and a planned CIP project to construct a water booster station for the Thornburg area.
- Considering location and extent of service, this proposal meets Public Facilities Water and Sewer Goal, "[to] *Provide a sufficient supply of high-quality drinking water and a distribution system to serve the domestic, recreational, industrial, commercial, and fire protection needs of the community at the most economical price possible, and corresponding Policy "[to] Supplement the existing supply of potable water and fire flow for Spotsylvania County citizens."*

Staff recommends that the Planning Commission find the Massaponax Water Tower and the Public Safety Building Expansion are substantially in accord with the Comprehensive Plan.

Ms. Parrish stated that additional mitigations related to character to the Public Safety Expansion include enhanced transitional screening between the public safety building (including the proposed expansion) and the cemetery would be preferred to reduce visual impacts of the existing complex and proposed expansion.

Additional Mitigations Water Tower include the following:

- Location
 - Subject to further site study as expected, avoid siting the tower upon significant historic or natural resource sites.
- Character
 - Selection of a paint color that will help blend the structure into the sky and limiting or prohibition of signage or messaging upon the tower oriented towards Guinea Station Road part of the Civil War Trail and National Register of Historic Places property along same road to the north.
 - Since co-location of services is preferred and a structure such as this may be attractive for wireless telecommunications additions in the future, efforts to stealth such technology would be preferred.

Mr. Thompson inquired about the Ondura water tower and whether it could continue to be used.

Mr. Loveday stated the tower has reached end of life cycle and it painted with lead paint. It is simply worn out and provides no hydraulic value.

Motion and vote: On a motion by Ms. Maddox seconded by Mr. Thompson a motion was made to find the two CIP items substantially in accord with the Comprehensive Plan.

VOTE:

Ayes: 7 Dr. Bell, Ms. Carter, Mr. Bullock, Ms. Maddox, Mr. Lane, Mr. Thompson and Mr. Childress

Nays: 0

Absent: 0

Abstain: 0

The motion passed 7-0.

Public Comment: None

New Business: None

Adjournment

Motion and vote: On a motion by Ms. Maddox, seconded by Ms. Carter, a motion was made to adjourn.

VOTE:

Ayes: 7 Dr. Bell, Ms. Carter, Mr. Lane, Mr. Bullock, Ms. Maddox, Mr. Childress, and Mr. Thompson

Nays: 0

Absent: 0

Abstain: 0

The meeting adjourned at 8:00 p.m.

Spotsylvania County
Planning Commission
Executive Summary

 **Print**

Meeting Date: April 7, 2021

Title: CPA17-0002: Comprehensive Plan Update- Public
Comment Review

Type: No Action (Information Only), Power Point Presentation

Agenda Title: CPA17-0002: Comprehensive Plan Update- Public
Comment Review

Recommendation: N/A- Work Session

Summary: The Comprehensive Plan is a significant non-regulatory document providing guidance and vision on the future of the County within a planning period over the next 20 years. As you know the Plan is undergoing an update. Topics such as transportation, land use, protection of historic and natural resources, public facilities including but not limited to public parks, public safety, schools, solid waste, libraries are covered in the Plan. As noted during a staff report to the Planning Commission on January 6, 2021 the rollout of the Comprehensive Plan geohub website for public review started on Wednesday December 16, 2020 and advertised through a variety of means and available for review and comment until January 31, 2021. The website included links to the complete draft Chapters in redline (edit tracking) and clean format and helpful links to content related to the development of specific Chapters. Now that the formal advertised public comment period has closed we seek to finalize the draft and enter the next phase in advance of public hearing authorization request. Staff notes the draft materials do remain online however. After January 31, 2021 the website link was shifted to the Planning Department webpage under Draft Documents following several requests for review. It remains there available for access at this time.

Attachments include a reference file providing a summary of the various advertising methods employed to make the website available for review and comment. Staff has also provided a summary of activity related to the website that resulted during the comment period. The data was collected with assistance of the County Public Information Officer

and GIS office.

Staff is returning to the Planning Commission for a follow-up work session to provide a brief summary of the web activity throughout the entirety of the comment period and to present to you via the attached “2021 Comprehensive Plan Update Community Review Comments and Responses Table”. Staff compiled each of the website comments submitted as well as those comments received verbally or via email or letter format and have provided responses to each of the comments received. Please note that staff has also attached additional exhibit(s) to help better explain some of the staff comments. A copy of the County Rezoning Tracking Map has been attached for reference that compares approved and actively in review rezoning applications since 2009 to the Future Land Use Map. Staff believes many of the responses can be simply addressed administratively to update figures, correct typos, reorganize portions of text and those items will not be focused on during this meeting though staff welcomes input on any of the particular comments throughout the multi-page table (attached). Resulting from comments received, staff has identified a number of items that warrant discussion and guidance. Those specific items are identified below:

1. Does the Planning Commission support suggestions to reiterate similar goals across Chapters?
2. Does the Planning Commission support adding language generally supportive of rooftop solar?
3. Does the Planning Commission wish to adjust the recommended total land area cap for solar energy facilities? At present the draft states 5% of the land area outside of the Primary Development Boundary. An alternative suggestion requests 3% that still leaves room to accommodate a County code identified use.
4. Does the Planning Commission wish to re-examine a requested Primary Development Boundary expansion to the east of Massaponax Church Road (generally east of the Lancaster Gate Subdivision) at this time? Staff notes conditions have not changed from a Planning and Utilities

standpoint.

5. Does the Planning Commission support higher intensity mixed use designation with greater emphasis on residential development at Lake Anna? This prospect introduces development using a satellite private or public utility system. Mass drainfields may also be consideration. Presently the draft assumes a lower intensity commercial oriented mixed use area reliant on well and septic systems.

6. Does the Planning Commission wish to explore further expansion of the Primary Development Boundary to connect the Courthouse area to the Route 1 corridor along Massaponax Church Road, Hickory Ridge Road?

7. Should we reconsider the land use recommendations between the recently approved Springhaven and Regency Crossing projects along Five Mile Road to mixed use light?

8. Now that the Mixed Use designation has changed to a three tier system, would the Planning Commission re-explore the designation of an approximately 35 acre site (zoned Rural) on the north side of Smith Station Road across from the Courtland Park mixed use development as mixed use light? This is the lowest intensity mixed use designation and would complement the Courtland Park project. A commercial node at the intersection of Smith Station and Leavells Rd is also possible.

9. Does the Planning Commission support re-designating roughly 30-acre area near the corner of Route 2/17 across from the New Post development with a mixed use light designation?

Like all the comments received, staff has provided input regarding these more substantive items and would like direction from the Planning Commission as how to ultimately proceed. Please refer to the attached table mentioned earlier for the complete list of comments and responses.

Committee/Commission Summary:

Review Date:

Status:

Financial Impact:

N/A- Work Session

Staff Contacts:

Leon Hughes, Director of Planning and Zoning, Kimberly Pomatto, Assistant Director of Planning and Zoning/ Zoning

Administrator, Jacob L Pastwik, Planner III

Legal Counsel:

N/A- Work Session

Additional Background/Other
Considerations:

On January 6, 2021 planning staff gave an update on the rollout of the Comprehensive Plan geohub website and public review and comment activity at that time. During the meeting, Commissioner Thompson requested that comments received be provided the opportunity to confirm whether they were a County resident or not. Following the meeting staff contacted the County GIS office who was instrumental in the website construction to determine whether an additional drop down box could be added to the survey to identify voting district affiliation or non-County resident. Staff learned that the only staff member who had the ability to make the requested change had taken leave and would not be able to accomplish the task prior to the scheduled comment period end.

As noted during the meeting, staff did have concern that even with the ability to enter a County affiliation, such information could be wrongly entered without means to verify accuracy.

In review of the comments received we believe the comments should be considered on their own merits. We feel the comments received were detailed and thorough and certainly showed a familiarity with the County. Comments received via letter or email we have documented. The geohub site offered the ability to provide email contact information for follow-up.

Consequence of Denial/Inaction:

N/A- Work Session

ATTACHMENTS:

Name:	Description:	Type:
 Comprehensive Plan Update Feedback and Staff Responses Table.pdf	Feedback and Responses Table	Exhibit
 Rezoning Tracking Map_02242021.pdf	Rezoning Activity Tracking Map (Exhibit)	Exhibit
 Geohub Activity Summary (Exhibit).pdf	Geohub Website Activity Update (Reference Material)	Exhibit
 Work Session Presentation_04072021.pptx	Work Session Presentation	Presentation

2021 Comprehensive Plan Update Community Review Comments and Responses Table			
Row	Comment Received	Content	Staff Response
1	There are far too many apartments being built, which are affordable only to those working in Northern VA or DC. Anyone who works locally, cannot afford them. Additionally, the new homes are clustered and ugly to view. The reason I purchased in 2008 on Plantation Forest Drive was to own a house in the woods, in an established development far from stores and traffic, with no ties to developments with HOAs. Since that time, Spotsylvania has approved three housing developments tied to our street. These developments dumped all their traffic onto our street and littered the beauty with street lights, cut trees, and we will soon have more noise and another 140 homes. Car lights will soon be shining in our windows as development progresses. There are trucks using our street to tie in these developments, stopping traffic, flooding one neighbor's yard to accommodate this new development. It's a disgrace. As soon as my home has additional equity, I'm out of Spotsylvania County.	Comprehensive Plan Land Use and Transportation	Spotsylvania County is located within an in demand region along the Interstate 95 corridor on the southern end of the Interstate 95 megalopolis; a growing urbanized area stretching north as far as the Boston metro area. With close proximity to Interstate 95, Route 1, commuter rail, and in proximity to major metropolitan areas including Washington DC and Richmond, VA the area has experienced ongoing demand stretching over a number of decades. As a means of managing growth and inhibiting sprawling development the County has tried to focus growth and higher intensity development within a designated Primary Development Boundary. The Boundary tends to follow major transportation corridors such as Route 3 and Route 1, Interstate 95, rail corridor, areas in proximity to higher volumes of goods and services and existing density in proximity to the City of Fredericksburg. This is where growth is most prevalent. Much of the County outside of the Primary Development Boundary; majority of the County land area remains rural. Housing affordability is a recognized issue in high growth and demand areas especially. Factors that influence this may include supply and demand, buyer expectations, density limitations given high land costs, favorable climate, macroeconomic conditions having resulted in geospatial shifts in populations seeking economic opportunities resulting from economic stresses from multiple decades long large scale deindustrialization elsewhere. The County recognizes the housing challenges faces by lower income earners faced with a market of new build homes that tend to exceed, sometimes vastly exceed affordability. As part of this Comprehensive Plan update the issue of affordability is raised in the Land Use Chapter under the Housing Section. The draft updates and corrects affordable housing calculation methodology to arrive at affordable sales price figures for households and single income earners in the County. As a result we can better judge whether a proposed housing development will complement efforts to provide affordable units. The Comprehensive Plan promotes a diverse housing stock that complements a variety of incomes, lifestyle, life cycle need, variety.
2	RE: Intro and Vision - Population estimates seem low. Statements about financial reporting do not belong in this section. Classifying sPower as a manufacturing company seems a stretch - service or utility more accurate. Major issue: Detailed description of Economic Development department functions and actions is NOT appropriate for the I&V chapter. There are some good strategic statements embedded but most of the discussion seems like a justification of their existence rather than Vision statements. Land use statements and county offered sites belongs in that chapter (2). "Balanced Economic Growth" needs to be defined at the Strategic level, and expanded on later. It is just a catch phrase as used here.	Comprehensive Plan Introduction and Vision, Land Use	Population estimates are from standard sources including the US Census and University of Virginia Weldon Cooper Center for Public Service Public Research Group. These are resources the County has historically employed. Per Weldon Cooper estimates the County population will reach 181,549 by 2040. Both US Census and Weldon Cooper estimates for 2019 were approximately 136,000 residents (136,215 and 135,715 respectively). Staff remains cognizant of updates to these figures in time and internally tracks building permit data to estimate populations, student generation, etc. Since Comprehensive Plans are on an update cycle, population figures will be adjusted in subsequent updates if trends drastically changed. In the past we have found population figures overestimated. When the 2020 Census figures are released, we will review them and true up projections as necessary. Content related to financial reporting is proposed to be added as mean to complement fiscal sustainability goals established and carried into this Comprehensive Plan update that were established from the 2013 Comprehensive Plan advisory groups efforts. The information is simply meant to provide additional insight into the County's fiscal position for reference and not to serve as a fiscal plan. We have received feedback in support of this content within the draft. Concerning the Economic Development table identifying targeted industry examples, planning staff followed-up and consulted with Economic Development staff. We will remove sPower from the table. As part of this update staff sought additional input and direction from the Economic Development office to make Economic Development goals a more prominent part in the Comprehensive Plan, especially given fiscal and job goals and resulting land use impacts. The Land Use update seeks to pair better with existing economic development areas to achieve a more harmonious vision.
3	First is to STOP allowing Townhome homes and Apartments. There are way too many with little infrastructure. In 2004 there was a moratorium against Towne homes and should have stated that way. Greed is becoming a problem. - Tidewater Trail from route 3	Comprehensive Plan Land Use	There is no moratorium on the development of townhome (single family attached) communities in Spotsylvania County. Spotsylvania County is an in demand location located along the Interstate 95 corridor on the southern end of the Interstate 95 megalopolis; an urbanized area stretching north as far as the Boston Metro area. With close proximity to Interstate 95, Route 1, and Rail corridor access the County is located in a region characterized by regional economic and employment growth. This is counter to large areas of the Country that have contracted economies, income instability an depopulation. Faced with growth pressures and increased demand for services the County has sought to reduce the extent of urbanization by establishing a Primary Development Boundary (PDB), a designated area in close proximity to these growth enabling transportation corridors, and their corresponding land use designations. As noted in the Land Use Chapter, the County's designated growth area (PDB) makes up roughly 18% of the larger County. As a result large areas of the County remain rural in character. The PDB is intended to serve as the area where public water and sewer services are provided to support denser development patterns while reducing further urbanization outside of the boundary. The County promotes a variety of housing options for residents considering lifestyle, income constraints, life phase, etc. In many cases multi-family or townhome communities serve as starter homes. These renters or first time home buyers may eventually be the market to buy single family detached units as their careers, families grow and life changes. Inversely smaller more dense units may serve as a housing type to downsize to for empty nesters. These housing types tend to be more affordable compared to single family detached development. Employment income potential may hinder ones ability to afford more. Many entry level positions, service industry jobs limit homeownership affordability and potential. Staff notes single family detached housing remains the single most prevalent housing type by a large margin within the County. As of January 2020 there were 41,151 single family detached units in the County compared to 4,604 single family attached, and 5,106 multi-family units. Higher density development areas have been identified primarily within the County's mixed land use areas as designated in the future land use map. As part of this update the Comprehensive Plan the plan proposes to tier out the mixed use areas so their development densities are more sensitive to nearby existing development patterns that may be lower intensity/density. As a result, projects such as multi-family (apartment) complexes are best suited to mixed use general, mixed use commercial heavy, high density residential areas only. This land use update scales back the geographical extent of land use support for large higher density projects. These tend to be in areas within the Primary Development Boundary in close proximity to alternative modes of transportation, nearby access to major roadways or commuter rail.
4	Chapter 2: Land Use CVBT welcomes to be a partner with the County and any developer with any projects or work in the Tourism Zones and other projects with historic resources. CVBT welcomes to partner with taking advantage of the eco-tourism opportunities that the Back 40 and historic resources in the Spotsylvania Industrial Park (Old FMC site). These have significant Civil War sites that can lend themselves for preservation as well as for modern development opportunities. Chapter 3: Transportation CVBT seeks to work with the County and any developer on the impact of any road and transportation improvements to maximize the benefits for all in execution of any project. Any proposed work along Tidewater Trail and Route 3 are of note that CVBT would welcome collaboration.	Comprehensive Plan Land Use and Transportation	Staff notes reference to Tidewater Trail. The County's updated Trailways Master Plan in a collaborative effort with the City of Fredericksburg, National Park Service, East Coast Greenway Alliance and the FAMPO Regional Bicycle and Pedestrian Advisory Committee have updated the planned East Coast Greenway Route to include Tidewater Trail. This alignment helps planning efforts to improve the Tidewater Trail Corridor for both vehicular purposes and bicycle and pedestrian accommodation. As a result the East Coast Greenway will serve as a vital connection between the Slaughter Pen Farm Area and the historic Franklins Crossing site via with access off of the County's planned Deep Run Spur (likely via Lansdowne Road Extended- supported in a recent update to the Thoroughfare Plan). Funding of an initial phase to establish the East Coast Greenway shared use path extending from the Fredericksburg City line to Shannon Airport was recently announced following County submission of a Smartscale round 4 application to improve that portion of Tidewater Trail.
5	Chapter 5: Historic Resources Plan The Colonial Heritage with the early settlers, Gov. Spotswood, Spotswood Furnace, the Wilderness and early gold and iron mines that are major parts of the County’s history and a tie to the eco-tourism development work. Appendix C: Historic Resources 2020 update on CVBT information: Page 6 – 461 acres in ownership Does the Todd’s Tavern area and the length of Brock Road be recognized as areas of historically significance? CVBT would work with the County and any developers to work to enhance the opportunities that history and preservation allows for these areas.	Comprehensive Plan Historic Resources	Following up on the comment, the acreage inventory figure has been updated from a prior report from 2018 to reflect this new information provided for 2020. County Planning consults a number of historic resource databases in an effort to identify known resources or predict presence of resources and seek Phase 1A cultural resource surveys or more if warranted. We are aware of historical significance in the area of Todd's Tavern and Brock Road. As part of this update, the draft proposes to add the Civil War Trail by mapping its route within the County Future Land Use Map. Inclusion of the Civil War Trail within the Land Use map is intended to serve as a reminder of the historic significance of the corridor and to be sensitive to the character of the corridor. Historic resource identification, mitigation, character preservation are all promoted as part of this addition. For historic resource access and interpretation purposes the County Trailways Master Plan includes Todd's Tavern Connector Trail (off Ni River Trail) and Todd's Tavern Spur (off the Lake Anna State Park Connector) with a trailhead location identified in the area of Todd's Tavern. Significant portions of the Todd's Tavern Trail are expected to be secured as recreational trail easements soon. They resulted from project conditions associated with a special use permit for a large solar energy facility approved in 2019.

2021 Comprehensive Plan Update Community Review Comments and Responses Table			
Row	Comment Received	Content	Staff Response
6	Please consider these three comments: 1. Clearer action steps should be outlined throughout and followed by the County to create and maintain greenspace and greenways. This could be a Policy 2 Strategy. 2. The Primary Development Boundary should be adjusted so it is moved east along Hickory Ridge Road to the western edge of the Mixed Use Light area on the Land Use Map. 3. In the Transportation and County Facilities sections, please consider straightening and widening Massaponax Church Road west of the new Plantation Woods development. Adding County water supply along this stretch would mitigate well problems for homeowners. Thank you and keep up the good work.	Comprehensive Plan Land Use, Transportation	1. Without committed funds to establish greenway corridors and trails, such features tend to result as opportunities arise. The County regularly references its Trailways Master Plan and recognizes the value of greenway corridors for health, wellness, recreation, scenic beauty, tourism, wildlife. 2. This Plan update proposes expansions of the Primary Development Boundary (PDB) considerate of existing development patterns, existing PDB-like zoning and favorable topography for gravity sewer without need for additional infrastructure such as a pump station. The area in question may be a viable location to look for future expansion given its proximity to the existing boundary. Staff notes sizable expansions to the PDB in 2013. The existing PDB has a large inventory of approved yet unbuilt residential units, utility infrastructure improvements required, and additional unbuilt acreage. To manage the geographic spread of higher density/intensity development and extent of utility infrastructure we do not propose an additional expansion at this time. Staff also looked at existing development trends and zoning. PDB expansions were discussed with the Planning Commission at Work Session on October 2, 2019 who supported three specific areas for expansion as part of this update. Considering this area had not been identified prior, staff will approach the Planning Commission to see if there is interest in exploring an additional expansion area at this time. Staff notes the higher intensity mixed use land use designation associated with the Courthouse Area is contained within the limits of the PDB. 3. Staff notes this section of Massaponax Church Rd has been identified as a 4-lane improvement project to include sidewalks and shared use path. Provision of road safety improvements will be a factor in any eventual design an widening. Such projects compete with a host of other priority projects throughout the County, and if non-local funds are pursued to "win" funding within a pool of competitive applications for other projects within the region, Commonwealth of Virginia. The safety concern will be passed along to County Transportation staff who are in contact with VDOT. Portions of Massaponax Church Rd are along the edge of the County's PDB and is envisioned for public water and sewer services. Identification of particular water and sewer infrastructure improvements, prioritization is best suited to the County Water and Sewer Master Plan, a separate standalone Plan managed by County Utilities and referenced within the Comprehensive Plan. The Water and Sewer Master Plan is presently in an update process. Staff has passed along the concern to Utilities. In light of the comments received and ongoing discussions with County Utilities regarding PDB Policy, exceptions, Code of Virginia 15.2-2232 reviews for provision of public facilities, and Comprehensive Plan Amendment warrants, much greater clarity has been added to the draft to potentially accommodate individual water and sewer connections under certain circumstances outside of the Boundary. Proximity to existing infrastructure, existence of failing well and septic systems without alternatives, topography for sewer services are all factors. These details will be outlined in the Public Facilities Introduction and the Future Land Use Chapter's revised PDB Policies.
7	Paragraph A.4 under Guiding Principles and Policies lists renewable energy as an innovative land use. “Encourage innovative land uses such as renewable energy generation...” Industrial (utility scale) solar is destructive. The Land Use section (Chapter 2) rightfully places restrictions on industrial solar development which conflicts with calling it an innovative use. I recommend that the Comp Plan encourage the development of distributed solar energy which is not destructive of the environment and the character of the County. Solar power’s inefficiency argues for proper siting on brownfields, industrial areas, and commercial and residential rooftops - not on open or forested, agricultural and rural land. I recommend paragraph A.4 be changed to read: “Encourage innovative land uses such as distributed (rooftop) renewable energy generation...” By encouraging distributed solar, the Comp Plan will also be supporting the state’s energy policy which encourages expansion of rooftop solar.	Comprehensive Plan Land Use	The Comprehensive Plan can generally express support for accessory rooftop solar as a means to support renewable energy as an alternative means than land consumptive solar energy facilities (a zoning defined use). This can be beneficial in the future if additional rooftop solar policy or ordinances become necessary. Staff supports adding reference to rooftop solar. These are typically accessory installations coordinated as part of building plans review (administrative review) and not subject to public hearings. Considering solar, the Comprehensive Plan provides most meaningful direction in land use cases involving rezoning applications or special use permits. A proposed rooftop installation will not involve a Comprehensive Plan conformity review unless the intent is to promote rooftop solar and take a policy position that is favorable to rezoning and special use permit applications with proposed rooftop solar versus those without. Concerning solar energy facilities in brownfields and industrial areas the County has limited areas that can be considered either. Aside from bonafide brownfields such as the 44-acre LA Clarke Superfund site off Benchmark Road, the inventory of lands would be extremely limited. Industrial zoned property in the County is near exclusively located within the Primary Development Boundary where existing infrastructure (access to major roads, etc.), availability of public water and sewer may suggest such land better suited for other economic development potential. Beyond the construction phase solar energy facilities are low impact but land heavy. Finding these land heavy uses in rural areas is not a-typical. Often such uses seek large contiguous land areas and relatively low land cost compared to urbanized areas with demand for other types of development. As part of this update the draft proposes to place greater emphasis on size, scale, location, and preservation of finite resources such as agricultural soils, forestry. The Comprehensive Plan is ultimately a guide to help in land use decision making process. The intent of the proposed amendments would provide additional guidance if such uses were proposed in the future. Staff supports technological advancements and evolution that occur in time to help perfect and make technology more efficient.
8	My suggestion would be to remove the phrasing "affordable housing" from the document or provide a general definition for what the County believes meets a standard for affordable housing. In its current vagueness, it can be defined anyway a developer wants and because of that really has no meaning or purpose. Additionally, there is no way for County staff to effectively judge whether the proposal is "affordable" without a starting point. The recent United Way A.L.I.C.E study shows that 37% of the Spotsy population would struggle to afford the majority of the projects being proposed for approval. If the purpose of having the "affordable housing" mentioned is to provide suitable and diverse housing for all residents than that won't be accomplished without a definition. This definition does not need to become a rule, but can serve as the Comprehensive Plan already does, as a guide for the future.	Comprehensive Plan Land Use	As part of this update, County staff has introduced housing affordability calculations methodologies in the housing portion of the Future Land Use Chapter. Staff acknowledges the prior iteration of the Comprehensive Plan was vague in regard to description of affordable housing. Per the updated methodology proposed for inclusion in the draft, variables should be updated in time to reflect updated conditions but serve as a good resource to determine reasonable home prices that are considered reasonably affordable. By identifying "affordability", staff is better positioned to identify projects that truly provide an affordable housing component as advocated by the Comprehensive Plan generally. The Housing portion of the Future Land Use Chapter acknowledges a number of housing studies including the United Way Alice Study and recognizes challenges to provide affordable housing to working persons who lack the earnings to afford many of the homes on the market.
9	Good revisions. Tighten up applicants ability to avoid review by saying MUST identify HRs in Policy 2. P2 is essence of what to accomplish; provide links/ easy to find lists of resources which may be ignored in app process. Using “should” in 2,3,4 ok if Staff makes sure applicant sees it’s not an option. Protection of viewsheds, scenic byways, natural elements are overlooked when compared to access to water sewer, electrical esp. in boundaries near Primary Develop. Boundaries. Chapter 2/land use: “reducing proximity conflicts between land uses related to height, physical massing, scale, density” could be repeated in HR ch 5 as reminder that all these points 2 be considered are critical in not severely damaging the resource. Repetition is necessary since historic resources r not always on radar of other depts. In house education necessary Thank you to Staff for improvements.	Comprehensive Plan Historic Resources	Staff will avoid suggestion of regulatory type language such as "must" within the Comprehensive Plan as the document serves as a guide. The Comprehensive Plan does not have enforcement powers as a County code. Staff will look to reiterate Chapter 2 land use language. Staff notes a reiteration of similar language may be interpreted by some as a duplication of existing supporting language already located elsewhere in the document. Staff notes the Comprehensive Plan tends to be employed mostly in instances where special use permits, rezoning's, capital projects improvements are proposed. It can also be supportive of new studies, policies, and regulatory updates. Since the Plan policies are not weighted, exhibiting repetitive policies in multiple chapters does not enhance outcomes.
10	Land use is horribly managed. Mixed developments are plagued by section 8 housing rather than centering large housing developments with single family, townhome, and condos, centered around a grocery store and other strip mall small shops/food. Infrastructure is also needed to support these current expansions. 95 spotsy exit is a mess. Rt 2 to 17 around fair grounds needs road expansion now to 4 lanes. Traffic backs up for miles. South point as well needs more road support as traffic there is awful, which could be helped by changing the interchange. Rt2/17 intersection is a perfect area for development of large residential/commercial neighborhoods as described above. 17 from Cosners to new post should be expanded now to 4 lanes to avoid what happened to 2. Lastly, high speed internet needs to be a priority throughout the county so all families have access.	Comprehensive Plan Land Use, Transportation	Both rezoning and special use permit applications for development require a public process through public hearings. Looking at rezoning and special use permit application activity, those projects that have been approved do complement the land use designations established. Staff has documented rezoning activity as far back as 2009 as part ongoing updates to a County rezoning activity tracking map (attached for reference). The latest update occurred on February 24, 2021. The map shows active in review and approved rezoning projects in relation to the County land use designations. The County mixed use areas have historically been envisioned to support traditional developments with mixed uses stacked vertically in multi-story buildings, or as individually developed pad areas of one dimensional uses at a higher density located nearby other uses. Resulting development tends to be tied to market and financing support. Many of the mixed use projects we have seen initially develop with their residential components. Changes in consumer demand for bricks and mortar retail have inhibited additional retail oriented commercial development. Commercial, office, industrial spaces ultimately require motivated tenants to occupy the space and create demand. Some of the multi-family developments approved within the past few years may ultimately have tax credit financing or renters may be enrolled in Section 8 housing voucher program but that is a federal program the Comprehensive Plan wouldn’t override. These developments are not bonafide Section 8 projects however. Project financing is considered a private matter between lenders and project developers. Staff notes the road projects identified are actively being addressed with recent Smartscale applications recently announced "wins" including widening of Tidewater Trail from the City of Fredericksburg line to Shannon Airport. The County is engaging in efforts to expand availability of high speed internet throughout the County to include rural areas. As part of this Plan update a number of action steps have been identified in the Future Land Use Chapter under Utility, Telecommunications and Internet Infrastructure.
11	Chap 2: The land use text from Chap 1 should be added to the ED/Biz Ready section. "Technology Zones" is repeated in Tourism . Since Tourism and Tech both go into Targeted Biz, why not explain the Targeted Biz first then show how Tech and Tourism expand. Biz Ready paragraph just explains the program - what is the relevance to the Com Plan? Could be explained in an Appendices. The e Chart of Sites - since most would not qualify under program, is this a list of County owned properties? What is the real point of the "difficult to serve" discussion? The change leaves out geothermal and wind power. There is a lot of good demographic info, esp. apartments - BUT this may be better placed in an appendix, and updated without a Comp Plan formal update.	Comprehensive Plan Introduction and Vision, Land Use	Staff will reevaluate the location of economic development related text between the Introduction and Vision Chapter and the Land Use Chapter. Since the content is intended to lend insight to the Land Use Chapter, staff is content to relocate the content there. The draft had placed the content in the Introduction and Vision Chapter as a "snapshot" of current conditions in the state of the County.

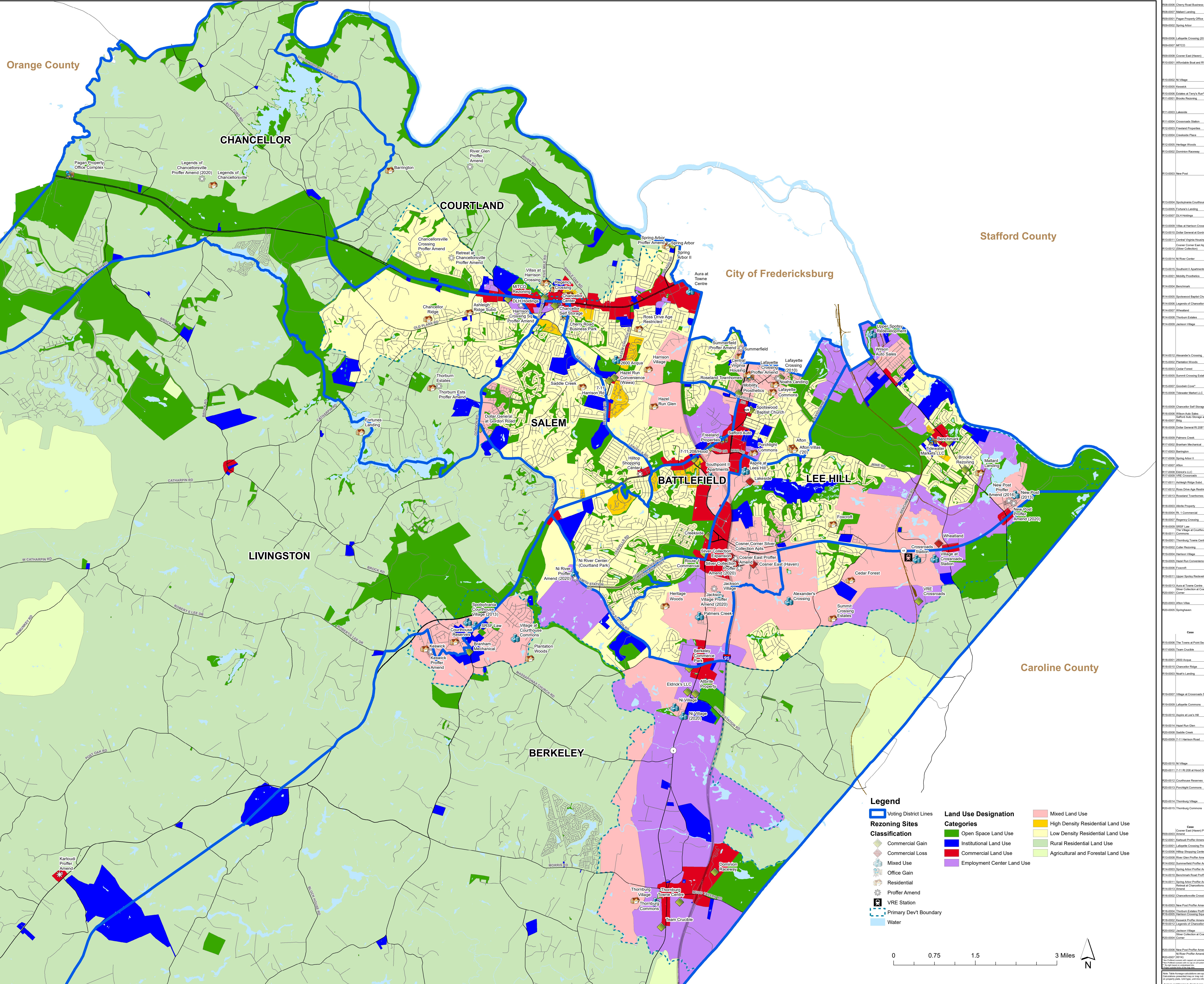
2021 Comprehensive Plan Update Community Review Comments and Responses Table			
Row	Comment Received	Content	Staff Response
12	Please bring water supply and straighten the road to make it safer to my area [Massaponax Church Road]. We now have developments to the west and east. Please take care of us in the middle. There are a lot of accidents on the road -- our mailbox is often hit by passing vehicles (not by vandals). Many of my neighbors have had well problems.	Comprehensive Plan Transportation, Land Use	At this time there are no plans to further expand the Primary Development Boundary beyond what is proposed however we recommend contacting the County Utilities Department concerning any plans for public water in the area. Staff will revisit the Planning Commission to explore whether there is interest in additional expansion at this time. Otherwise, staff has forwarded this concern to County Utilities for further investigation. In light of the comments received and ongoing discussions with County Utilities regarding Primary Development Boundary Policy, exceptions, Code of Virginia 15.2-2232 reviews for provision of public facilities, and Comprehensive Plan Amendment warrants, much greater clarity has been added to the draft to potentially accommodate individual water and sewer connections under certain circumstances outside of the Boundary. Proximity to existing infrastructure, existence of failing well and septic systems without alternatives, topography for sewer services are all factors. These details will be outlined in the Public Facilities Introduction and the Future Land Use Chapter's revised Primary Development Policies. Staff notes Massaponax Church Road has been identified as a future widening project however there is no set timeline right now to result in the widening. The safety concern will be passed along to County Transportation staff who are in contact with VDOT.
13	Paragraph 10, “Land Use Policies Applicable to all Land Uses” provides guidance for solar energy facilities. Some of these provisions go a long way to limiting the proliferation of acreage dedicated to SEFs in the County. However, upon completion of the sPower facility, the County will be the home of the largest solar facility east of the Rocky Mountains at 6,350 acres and 500MW. The County has done more than our share in meeting the new state renewable energy goals. We should wait and see how this massive project affects the environment, wildlife habitat, watersheds, property values and tourism in the County before dedicating any more land to this use. In multiple locations elsewhere in the Comp Plan and in the staff notes from the June 3rd PC meeting, it’s clear there is an interest in limiting the proliferation of acreage dedicated to industrial/utility solar facilities. Therefore I recommend that the acreage cap be set at 3% of the total acreage outside the PDB instead of 5%.	Comprehensive Plan Land Use	Power generation is welcomed as a lifeline to the modern economy and lifestyle however the forms and location of that generation all pose unique challenges to the communities in which they are located. As noted in a June 2020 presentation to the Planning Commission, the County’s Primary Development Boundary is approximately 72 square miles in size, or 46,080 acres. As reported on the County webpage the land area of the County is approximately 414 square miles, or 264,960 acres. Subtracting the area of the Primary Development Boundary from total County acres, a Policy cap of five (5) percent would equate to no more than 10,944 project acres devoted to Solar Energy Facilities outside of the Primary Development Boundary. If we consider the sPower projects total project acreage of 6,350 acres, the cap would be supportive of no more than 4,594 additional acres devoted to solar energy facilities within the approximately 218,880 acres located outside of the Primary Development Boundary. Staff believes the cap accommodates the potential for solar energy facilities within the County while controlling for any real or perceived threat of widespread proliferation of such facilities within “a stones throw” of all areas of the County. Staff believes a total land percentage approach provides additional guidance and adequate opportunity to consider these uses in the future whether they be smaller projects or up to the 1,800 acre (total project area) suggested cap now in draft. This is ultimately a policy consideration however for decision makers. As currently drafted, up to 5% of the land mass outside of the Primary Development Boundary could potentially encompass solar energy facilities. As noted above, this is roughly 4,594 additional acres. Staff notes under a 3% scenario as proposed via citizen comment, the suggested cap would provide roughly 1,600 additional acres (total project area) within the County to accommodate one large project or a series of smaller ones. This is a valid policy question to discuss with the Planning Commission.
14	Under FREM did this already happen because it's a year later? " The County maintains an automatic mutual aid agreements with the City of Fredericksburg, Orange, Louisa, Hanover, and Caroline Counties. Additional automatic aid agreements are expected with Stafford and King George Counties in 2019.	Comprehensive Plan Public Facilities	Addressed. Planning staff has consulted with County FREM and updated the information.
15	Broken link in Parks and Rec with the HERE.....For more information about the County Parks and Recreation Department including facilities,activities, and programs, the Department publishes an annual report that can be found HERE.	Comprehensive Plan Public Facilities	Addressed. The hyperlink was updated shortly after the comment was received. Recognizing that hyperlinks come from a variety of sources and occasionally changed and broken in time, we have also drafted language into the Table of Contents for those interested in reporting any future broken hyperlinks found to the Planning Department email address.
16	The Economic Development section needs to prioritize broadband access for the county. The body of the document should expand on the specific steps the county is taking and ways it can foster private sector and partnership initiatives.	Comprehensive Plan Introduction and Vision	Recognizing broadband importance for Economic Development purposes supportive language can be promoted in the Economic Development section. In draft the Plan does recognize importance of broadband services in the Land Use Chapter and further elaborates on efforts in that Chapter. This is an ongoing focus of the County Information technology (IT) staff.
17	The Tourism section should mention greenspace preservation and expansion efforts. The body of the document should outline specific steps the county is taking and ways it can foster private sector and partnership initiatives.	Comprehensive Plan Introduction and Vision	Greenspace preservation and expansion, open space, open space easements, protection of sensitive environmental resources tend to occur through the development review process or privately through land transactions and/or establishment of conservation easements. The County has not been actively using funds to purchase property for the purpose of greenspace preservation however encourages and supports such efforts in other ways. The County does pursue greenspace preservation in areas where greenway trails have been identified by the Comprehensive Plan. These efforts tend to occur when a specific project is proposed that may otherwise threaten the planned corridors. The land use map update now includes mapped wetlands and resource protection area corridors to emphasize protection of such sensitive resources. Text descriptions of the open space land use designation also supports land conservation efforts. This support is also described in reference to Rural Residential and Agricultural and Forestal Land Use designations. A variety of private land conservation organizations whose aim is historic or natural resource preservation have land holdings in the County. As part of their land acquisition process the County is typically contacted to gauge whether the local Comprehensive Plan would support their efforts. As a result the Comprehensive Plan does factor into privately advanced conservation efforts.
18	The 70/30 mix of residential to commercial is a good goal and the body of the document should outline specific steps the county is taking and ways it can foster private sector and partnership initiatives.	Comprehensive Plan Introduction and Vision	Historically this goal has been referenced as a means to promote fiscal sustainability and land use mix. This goal is supportive of commercial, office, industrial development and job creation locally and less so to support additional residential development. County Economic Development does work to attract, retain, expand business within the community and in so doing supports the 70/30 goal. Given the County's business friendly approach established in the Comprehensive Plan Vision statement established in 2013, the County has traditionally let market forces bring development proposals forward. As part of the recommended budget, there is funding for a market study to reinvestigate and potentially revised the 70:30 mix, or to create an improved measure. Any revision that may result from such a study can be included in future updates to the Comprehensive Plan.
19	The Fiscal Sustainability section is excellent and should be retained in the final Plan update.	Comprehensive Plan Introduction and Vision	Agreed. Staff believes the addition of this content further emphasizes and supports Comprehensive Plan sustainability goals carried over from earlier iterations of the Comprehensive Plan that seek to diversify the economy, assure development mitigates impacts on public facilities, promotes fiscally positive projects and growth of the commercial tax base and jobs locally. The content was added to provide a brief introduction and some insights into the subject matter. Staff recognizes the Comprehensive Plan's function is not to serve as a Fiscal Management Plan.
20	Should there be a section about cooperation with neighboring counties and the City of Fredericksburg to support smart regional initiatives?	Comprehensive Plan Introduction and Vision	The County does cooperate with regional localities on a number of issues. Many of these efforts are achieved at the regional Metropolitan Planning Organization (MPO) level through Fredericksburg Area Metropolitan Planning Organization and the George Washington Regional Commission (GWRC) where a variety of Plans, Studies, Initiatives, Transportation projects, hazard mitigation are discussed. Staff notes as part of the Comprehensive Plan update process, planning staff also reach out to the adjoining localities (including those outside the George Washington Region localities) to discuss land use and transportation issues as part of Transportation, Bike/Ped, Land Use Planning. Acknowledging that these efforts do in fact occur staff supports acknowledging and formalizing these efforts as an ongoing Action Item within the Introduction and Vision Chapter.
21	Shouldn’t the Primary Development Boundary include areas to the east of the Courthouse through the Plantation Woods development	Comprehensive Plan Primary Development Boundary/ Future Land Use	The Primary Development Boundary does include some of these areas. From the intersection of Courthouse Road and Massaponax Church Road the Primary Development Boundary extends eastward down the north side of Massaponax Church Road just beyond the intersection with Battle Park Drive (on the south side of Massaponax Church Rd). Plantation Forest Drive is included within the Boundary at present. Staff acknowledges the Boundary stops short of complete parcel coverages in the area. As outlined in the Future Land Use Chapter Primary Development Boundary Policies, outside of the Boundary, ability connect relies heavily on favorable topography to do so where infrastructure can be connected into the existing system without need for pumping. A number of Primary Development expansion areas were considered and vetted with County utilities to determine topographic feasibility and identify any utilities installation plans that would complement an expansion in the area. Staff also looked at existing development trends, zoning in the area, and use potential. Primary Development Boundary expansions were discussed with the Planning Commission at Work Session on October 2, 2019 who supported three specific areas for expansion as part of this update.
22	Given the lack of progress on the prior Jackson Gateway initiative, the Primary Development Boundary should be moved east along Hickory Ridge Road to the western edge of the Mixed Use Light area on the FLUM. This would reduce the Difficult to Serve portion in this vicinity. Infrastructure is lacking and the area is predominantly rural/agricultural/residential so the Development designation is not appropriate.	Comprehensive Plan Primary Development Boundary/ Future Land Use	Development of the Jackson Gateway is a long term incremental process that requires infrastructure improvements, rezoning activity, favorable market conditions among other factors. Within the last few years the County has seen an uptick in interest for development within the area including the Jackson Gateway and Thornburg Areas for uses envisioned. A number of Primary Development Boundary expansion areas were considered and vetted with County Utilities to determine topographic feasibility and identify any utilities installation plans that would complement an expansion in the area. The Planning Commission was not supportive of a scale back of the Primary Development Boundary. Staff also looked at existing development trends, zoning in the area, and use potential. Primary Development Boundary expansions were discussed with the Planning Commission at Work Session on October 2, 2019 who supported three specific areas for expansion as part of this update.
23	The Primary Development Boundary should be reduced west of Route 1 south of Hickory Ridge Road to remove all of the area labeled Difficult to Serve, or at least that area shouldn’t extend more than say ¼ mile west of Route 1. Infrastructure is lacking and the area is predominantly rural/agricultural/residential. The Development designation is not appropriate.	Comprehensive Plan Primary Development Boundary/ Future Land	The concept of scaling back the existing Primary Development Boundary in "difficult to serve" areas was posed to the Planning Commission. The idea of scaling back an area that has appeared within the Comprehensive Plan Primary Development Boundary through a number of iterations of the Plan update was not supported. Identification of "difficult to serve" areas were determined to be more favorable by providing more insight into potential challenges to serve the areas while not taking away or removing the opportunity.

2021 Comprehensive Plan Update Community Review Comments and Responses Table			
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24	Similarly (to the prior comment), the Technology Zone should be reduced to the same boundaries.	Comprehensive Plan Primary Development Boundary/ Future Land Use	The Technology Zone is an Economic Development Zone proposed to be referenced in the Comprehensive Plan to lend insight and a shared vision with the Comprehensive Plan Future Land Use Map. The Technology Zone itself is independent of the Comprehensive Plan. The Technology Zone is adopted in County code and would require a separate code amendment process to revise. The intent of acknowledging the Technology Zone among other Economic Development Zones is to promote greater shared vision and parity with the Land Use designation. Prior work sessions with the Planning Commission recommended not scaling back the Primary Development Boundary to remove development potential. As such, no scale back has been proposed. Therefore no conflict with the Technology Zone would emerge.
25	I wondered if it would be appropriate to adjust the comp plan future land use designation for Regency Crossing and Springhaven on Five Mile Road? And then subsequent rear of parcel 12-a-69 to high density residential to connect the dots...	Comprehensive Plan Future Land Use	Upon review of the comment staff acknowledges that the area of Five Mile Road away from Route 3 corridor was identified as having a commercial land use designation that is no longer complementary to the development patterns approved onsite since the last Comprehensive Plan update. The land areas in question specifically referred to the Regency Crossing Townhomes and Springhaven projects. These projects were ultimately found consistent with the Comprehensive Plan due to adjacent or partial land use designations that complemented the proposed use (land use designations are not parcel specific). They were also not inconsistent with existing development patterns in the area. The Planning Commission did support the Regency Crossing (5-1) and Springhaven (7-0) projects and they were ultimately approved at the Board of Supervisors. Based on the approved densities of Springhaven and Regency Crossing the most complementary land use designation would be mixed use light as opposed to commercial or low density residential. This land use designation supports single family detached and attached developments within the densities of the projects nearby while still providing for ability for commercial developments along higher tier roads. Staff proposes creating a mixed use light designation to connect the Springhaven and Regency Crossing Townhomes projects. As opposed to additional commercialization of Five Mile Road this potentially supports additional residential development along Five Mile Road away from the Route 3 corridor before stepping down further beyond the Primary Development Boundary limits to Rural Residential. The area of additional development potential is constrained or "book ended" by existing development so impact of this change would be limited. Staff believes this to be a more favorable land use transition along Five Mile Road.
26	The Lake Anna mixed use area falls short of its potential for uses and density (esp. residential).	Comprehensive Plan Future Land Use Comments Verbal	Staff believes this is a larger policy issue requiring careful consideration of County Citizens, Landowners, Utilities, Planning and the Board of Supervisors. At this juncture without clear support for privately operated satellite systems to provide water and sewer services or a plan that the County intends on creating a satellite Primary Development Boundary at Lake Anna to support higher intensity residential development, staff does not support promoting higher density residential at this time at Lake Anna. The mixed use land use tier and description proposed for Lake Anna reflects guidance from the Planning Commission, Board of Supervisors, Utilities and Economic Development offices. If plans were in place to support a private or publically operated satellite system in the Lake Anna mixed use area then a more diversified mix and density of uses may be more favorable and appropriate. Staff notes the existing approved Comprehensive Plan initially adopted on November 14, 2013 (latest update July 28, 2020) includes Lake Anna Mixed Land Use direction in Policy 7 that speak to the area providing local shopping and professional services as well as tourist related uses such as hotels, inns and restaurants. The policy does not specifically promote higher intensity residential. As part of the initial phases of this Comprehensive Plan update, at joint work session on May 22, 2018 staff received feedback supportive of a commercial oriented land use mix similar to that identified in Policy 7. Increased residential intensity was not promoted.
27	NW corner of Rts 2/17 at New Post better suited to residential, mixed use designation. The subject intersection at Tidewater Trail and Mills Drive, especially given the uses on the northeastern side of the intersection (New Post), is better suited for a light-mixed use designation and not employment.	Comprehensive Plan Future Land Use	Staff has identified an area of approximately 30 acres focused at the northwest corner of Rts 2/17 across the street from the New Post development and bounded by natural topography to complement the nearby New Post development without sacrificing significant employment center acreage. Staff believes this land use amendment would complement development character nearby and make the location more marketable. Staff proposes redesignating the area as mixed use light, the lowest intensity mixed use designation that would still support the potential for commercial and office development along Tidewater Trail while also accommodating single family detached or attached development. A commercial designation located at the intersection of Rte 2/17 would remain.
28	Designate NW portion of Tax Map 48-A-84 on north side of Smith Station Road as mixed use.	Comprehensive Plan Future Land Use	This request was resubmitted for a second look. The request was included in prior Planning Commission work session materials from early in the update process on October 2, 2019. At that time the Planning Commission was not supportive of the prospect of additional residential density in the area beyond the current low density residential designation. The request is specific to a portion of Tax Map 48-A-44 located near the northwest corner of the Smith Station and Leavells Road intersection. This parcel is physically divided into two parts by Smith Station Road. The southern portion zoned Industrial 2 (I-2) has an employment center land use designation that would remain. If the Planning Commission ultimately feels this requests warrants a change in direction we will move ahead with a map revision in the area of interest. The portion of the property in question (approximately 35 acres) is currently zoned Rural (Ru). This zoning designation within the confines of the Primary Development Boundary is generally not compatible with the intent of the Primary Development Boundary. Rural zoning is also less intense than the current low density residential land use envisions. Rural is most prevalent outside of the Boundary. Current land use designation in the location is low density residential. The low density residential designation is a Primary Development Boundary compatible land use designation supporting up to 4 units/acre single family detached. Considering the request is for mixed use, given the development patterns in the area, staff feels the most appropriate mixed use designation in this location would be mixed use light tier. That land use would represent single family detached or attached developments of 4-8 units/acre. The land use tier also promotes commercial development along higher tier roads such as Smith Station Road and may transition more favorably to commercial property at the intersection nearby. A rezoning approval would be necessary to result in such a project. Staff notes across Smith Station Road and extending westward, the Courtland Park mixed use project is in development. Per the Comprehensive Plan draft, Courtland Park is a standalone mixed use designation. These two areas could be linked to envision similar development. Staff notes this secondary request comes at a time when the draft has evolved beyond the simple all encompassing mixed use designation. The draft now includes three distinct tiers to help reign in intensity. Of the new mixed use tiers, mixed use light is viewed by staff as most favorable. If the request is supported, staff would suggest that the commercial land use designation at the intersection of Smith Station and Leavells Road to reflect existing commercial zoning there. This would also be consistent with the request.
29	Expand the Primary Development Boundary to include Tax Map 50-A-100, 50-A-101.	Comprehensive Plan Future Land Use	This Primary Development Boundary expansion request was resubmitted for a second look. The request was included in prior Planning Commission work session materials from early in the update process on October 2, 2019. The location was not identified to be favorable for a Primary Development expansion at this time due to location and topographic concerns and infrastructure planning changes identified by Utilities staff. Given its proximity to the existing Boundary this area may eventually be a logical area to expand, However, given the inventory of approved and yet unbuilt units, additional developable acreage within the existing Boundary, staff has not identified need to expand the Boundary. The relatively minor expansions to the Boundary proposed with this update have been vetted with County Utilities to verify favorable topographic conditions for sewer services and much of these areas have existing Primary Development Boundary friendly zoning and/or existing development patterns that support their inclusion. The Planning Commission emphasized that the areas where Boundary expansion is proposed be focused on commercial and employment center type development. On this request, staff followed up with Spotsylvania County Utilities. Per Utilities "If TM 50-A-100 and 50-A-101 were added to the primary development boundary it would require a substantial investment in future infrastructure projects. These sites cannot naturally gravity flow to our existing system and would require multiple sanitary sewer pump stations to convey flow into our existing sewer shed. The downstream sanitary sewer was also not designed to handle additional capacity beyond the existing primary development zone and could potentially require significant and expensive upgrades to allow development of these parcels."
30	Given that Massaponax Church Road is planned for expansion and increased thoroughfare west of Route 208, the area between Route 208 and the new Plantation Woods development needs safety enhancements such as road widening, straightening, and improved shoulders. It would also be good to expand water lines along this part of the road, too, since development is on either side and local homeowners have had problems with their wells.	Comprehensive Plan Transportation	Staff notes this section of Massaponax Church Road has been identified as a 4-lane improvement project to include sidewalks and shared use path. Provision of road safety improvements will be a factor in any eventual design and widening. Such projects compete with a host of other priority projects throughout the County, and if non-local funds are pursued they must "win" funding within a pool of competitive applications for other projects within the region, Commonwealth of Virginia. In the meantime right-of-way dedications are pursued to proactively accommodate future road projects when development occurs. The area of Massaponax Church Road between Courthouse Road and Plantation Woods is along the edge of the County's Primary Development Boundary and is envisioned for public water and sewer services. Identification of particular water and sewer infrastructure improvements, prioritization is best suited to the County Water and Sewer Master Plan, a separate standalone Plan managed by County Utilities and referenced within the Comprehensive Plan. The Water and Sewer Master Plan is presently in an update process. Staff will pass along the concern to County Utilities. In light of the comments received and ongoing discussions with County Utilities regarding Primary Development Boundary Policy, exceptions, Code of Virginia 15.2-2232 reviews for provision of public facilities, and Comprehensive Plan Amendment warrants, much greater clarity has been added to the draft to potentially accommodate individual water and sewer connections under certain circumstances outside of the Boundary. Proximity to existing infrastructure, existence of failing well and septic systems without alternatives, topography for sewer services are all factors. These details will be outlined in the Public Facilities Introduction and the Future Land Use Chapter's revised Primary Development Policies.

2021 Comprehensive Plan Update Community Review Comments and Responses Table			
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31	It would be good to include a bicycle lane along the Civil War Trail. I see some mention of paved shoulders but specific steps towards achieving this should be outlined and the importance of the Civil War Trail should be highlighted in this section.	Comprehensive Plan Transportation	The majority of the Civil War Trail in Spotsylvania County is located outside of the Primary Development Boundary on roads such as Brock Road, Guinea Station Road. Civil War Trails looks to connect significant Civil War related locations. The network of Civil War Trails is designated and marketed by a non-profit entity. Recognizing the importance of historic resources in the County and in the interest of historic resources and rural character protection in many of the County's rural areas the land use map noted the Civil War Trail as a resource of importance whose historic resources it represents warrant consideration. The Civil War Trail is not promoted like the Appalachian Trail or East Coast Greenway with aim exclusively oriented towards bicyclists and/or walkers. Per Civil War Trails, <i>Some sites are accessed via walking trails while others might be on a busy street corner</i> . The Civil War Trails routes are already designated with signage including to serve a function as a driving route from place to place. This Trail is different from the East Coast Greenway for instance that will not formally designate and sign a route until the route meets bike/ped friendly guidelines. The Comprehensive Plan does promote alternative modes of transportation including provision of bicycle and pedestrian friendly improvements. Its good to note that portions of the Civil War Trail have been identified for bicycle and pedestrian friendly improvements linked to road improvement projects identified in the Transportation Chapter Thoroughfare and Trails Plan. Portions of Brock Road outside of the Primary Development Boundary (Shoulder improvements), and Massaponax Church Road (sidewalks and shared use path) have improvements identified. Incremental improvements will occur as projects are prioritized and funded.
32	Pedestrian, bicycle, and transit enhancements should be part of every County decision and investment in Transportation infrastructure.	Comprehensive Plan Transportation	Agreed. Staff notes the County Trailways Master Plan and Thoroughfare Plan are closely aligned. Planned road improvement projects include addition of shoulder improvements (outside of the Primary Development Boundary), sidewalks, shared use paths, etc. Such improvements are being pursued as funding opportunities for transportation improvements are available and as part of development project frontage improvements. All Round 4 Smartscale applications submitted for County transportation projects included bicycle and/or pedestrian friendly improvements such as sidewalk infrastructure of shared use path.
33	I learned tonight about the possibility of rehabbing the bridge on Roxbury Mill Road to reconnect north and south Roxbury. It is not clear to me whether the plan is for more than one lane. If so, this project may have some benefits but, unless it is implemented properly and with input from the neighbors, it has the potential to be a problem. Please consider the following suggestions: 1) A Community Meeting as soon as possible to develop consensus with the neighbors 2) Limit the kind of traffic that could use this road (i.e. perhaps prohibit commercial traffic) 3) Consider improvements at the intersection of North Roxbury and Route 1 at the same time -- unless these are made a blind spot and potential traffic hazard due to the angle of intersection of the roads 4) Consider the impact of increased traffic on the two schools that are off of North Roxbury 5) Personally, I love the idea of improving bicycle route/access and it should be done along the entire length of the road as well as intercepts with Route 1 to the north and Route 1 and Morris Rd to the south. A dedicated bike lane would be great.	Comprehensive Plan Transportation	This road project need not be a high priority at this time however as part of this Comprehensive Plan update we have proposed identifying the project now as potentially beneficial to the Route 1 corridor study recommendations. Identifying the project helps establish Comprehensive Plan support if/when the project is prioritized for funding consistent with the Code of Virginia 15.2-2232. VDOT is setting up a public community meeting for the US Rte 1 Corridor Study this Spring with April/May being the tentative timeframe. The Transportation Committee will be updated when the date is set. Its expected that this project will be sensitive to input received during that process.
34	In the Sewer and Water Section, page 2, paragraph 2, line 12, there is a word missing. Is it “have”?	Comprehensive Plan Public Facilities	Agreed. Will correct.
35	It would be good to expand the water line along Massaponax Church Road from Route 208 east to the Plantation Woods development. Development is on either side and local homeowners along Massaponax Church Road have had problems with their wells.	Comprehensive Plan Primary Development Boundary/ Future Land Use, Public Facilities-Utilities	This area of the County is along the edge of the County's Primary Development Boundary and is envisioned for public water and sewer services. Identification of particular water and sewer infrastructure improvements, prioritization is best suited to the County Water and Sewer Master Plan, a separate standalone Plan managed by County Utilities and referenced within the Comprehensive Plan. The Water and Sewer Master Plan is presently in an update process. Staff has passed along the concern to County Utilities. In light of the comments received and ongoing discussions with County Utilities regarding Primary Development Boundary Policy, exceptions, Code of Virginia 15.2-2232 reviews for provision of public facilities, and Comprehensive Plan Amendment warrants, much greater clarity has been added to the draft to potentially accommodate individual water and sewer connections under certain circumstances outside of the Boundary. Proximity to existing infrastructure, existence of failing well and septic systems without alternatives, topography for sewer services are all factors. These details will be outlined in the Public Facilities Introduction and the Future Land Use Chapter's revised Primary Development Policies.
36	The County should develop and implement a detailed plan to improve Community Centers, especially the Marshall Center. A local example of the Rowser Building in Stafford could be followed.	Comprehensive Plan Public Facilities	Such plans are specific to facility design and maintenance and best suited outside of the Comprehensive Plan. Staff believes facility design details are best suited towards development of a Parks and Recreation (incl Community Centers) Design Standards Manual to set minimum facility design expectations.
37	More “Passive Parks” should be developed that include opportunities for outdoor recreation such as picnics, hiking, birdwatching, equestrian.	Comprehensive Plan Public Facilities	Support for these improvements are outlined in the Public Facilities Parks and Recreation Sub-Chapter and the County Trailways Master Plan Sub-Chapter. Development of these resources will occur in time through enhancements to the County Park system, availability of funding, identification and prioritization of construction of similar amenities as described. As part of this Plan update, efforts have been made to achieve additional improvements when paired/co-located with other planned improvements. When opportunities arise the County has sought projects that will expand the greenway trail system or acquire right-of-way for the eventual development of one. Staff notes as part of a solar energy project approval in stern Spotsylvania County, large sections of the Lake Anna State Park, Todd's Tavern Spur, and a portion of the Po River system resulted in dedication of recreational trail right-of-way as a project condition. These trails are envisioned to eventually connect into Lake Anna State Park and provide equestrian opportunities. Staff notes a two mile segment of the Virginia Central Trail extending from Jackson Trail East to Brock Road was also secured for future development through acquisition of a recreational trail easement. Efforts are underway to extend the Virginia Central Trail further east as well from Salem Church Road and a portion of the East Coast Greenway was recently approved for funding along Tidewater Trail.
38	The Civil War Trail should play a more prominent role in County Public Relations materials and more recreational opportunities and infrastructure should be developed along it, such as a bike lane.	Comprehensive Plan Historic Resources	The majority of the Civil War Trail in Spotsylvania County is located outside of the Primary Development Boundary on roads such as Brock Road, Guinea Station Road. Civil War Trails looks to connect significant Civil War related locations. The network of Civil War Trails is designated and marketed by a non-profit entity. Recognizing the importance of historic resources in the County and in the interest of historic resources and rural character protection in many of the County's rural areas the land use map noted the Civil War Trail as a resource of importance whose historic resources it represents warrant consideration. The Civil War Trail is not promoted like the Appalachian Trail or East Coast Greenway with aim exclusively oriented towards bicyclists and/or walkers. Per Civil War Trails, <i>Some sites are accessed via walking trails while others might be on a busy street corner</i> . The Civil War Trails routes are already designated with signage including to serve a function as a driving route from place to place. This Trail is different from the East Coast Greenway for instance that will not formally designate and sign a route until the route meets bike/ped friendly guidelines. The Comprehensive Plan does promote alternative modes of transportation including provision of bicycle and pedestrian friendly improvements. Its good to note that portions of the Civil War Trail have been identified for bicycle and pedestrian friendly improvements linked to road improvement projects identified in the Transportation Chapter Thoroughfare Plan. Portions of Brock Road outside of the Primary Development Boundary (Shoulder improvements), and Massaponax Church Road (sidewalks and shared use path) have improvements identified. Incremental improvements will occur as projects are prioritized and funded.
39	Clearer action steps should be outlined and followed to create and maintain greenspace and greenways. This could be a Policy 2 Strategy.	Comprehensive Plan Natural Resources	As part of this Comprehensive Plan update the plan expands and enhances references to land uses supportive of land preservation/conservation such as via conservation easements. Additionally greenways are identified as part of the Trailways Master Plan and supported through the Transportation and Public Facilities Parks and Recreation Sub-Chapter where a number of specific greenway extension projects are identified. As part of the update to the Future Land Use Map the open space land use designation has been expanded throughout the County to reflect an update to the inventory of conserved lands (conservation easements for instance), common area/open space parcels, and mapped resource protection areas, wetlands, etc.- resulting in linear corridors of open space. This land use designation promotes land conservation and passive recreation in these areas. Historically the Comprehensive Plan has served in a supporting role when land conservation efforts are proposed or as support for pursuit of recreational trail easement acquisition or pursuit of funds to construct greenway trail projects.
40	Should fostering of cleaner transportation modes such as electric vehicles, bicycles, and transit be an articulated Policy 1 Strategy?	Comprehensive Plan Natural Resources	Promotion of alternative modes of transportation is emphasized in other Chapters of the Comprehensive Plan. This appears to be a viable addition to the Natural Resource Chapter also. Staff notes a reiteration of similar language may be interpreted by some as a duplication of existing supporting language already located elsewhere in the document. Staff notes the Comprehensive Plan tends to be employed mostly in instances where special use permits, rezoning's, capital projects improvements are proposed. Since the Plan policies are not weighted, exhibiting repetitive policies in multiple chapters does not enhance outcomes.

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41	The management of invasive plants and enhancements of native plants should be a Policy 1 Strategy. It could also be a Policy 5 Strategy.	Comprehensive Plan Natural Resources	Addition of this would complement efforts of the County Design Standards Manual and support its future update. Staff supports this addition.
42	Why was dark sky light compliance deleted? This is important for protection of avian populations and to minimize the degradation of rural residential areas.	Comprehensive Plan Natural Resources	On September 13, 2016 (Code Amendment CA16-0002) the Spotsylvania County Board of Supervisors approved an update to the County Outdoor Lighting ordinance to require dark sky/night sky friendly lighting. The impact of this change is regulatory (by code) as opposed to serving as a guiding principle from Comprehensive Plan that has no role in by-right development site plan review. County code now addresses the issue. Formerly the Comprehensive Plan served to advocate for such lighting without regulatory power.

SPOTSYLVANIA COUNTY REZONING ACTIVITY FOR PERIOD MARCH 30, 2009 THROUGH FEBRUARY 24, 2021



PREVIOUSLY APPROVED REZONINGS FOR PERIOD 03-30-2009 THROUGH 02-24-2021											
Receiving District	Project Address	Zoning	Commercial/Industrial/Office Zoning Allowed	Zoning in Summary	Approval Date	By-Right Units Previously Permitted			Total Units Residing With Approval		
						BFD	SFA	MR	BFD	SFA	MR
Albany	R-1.0 PDH4	34,182	R-1	Residential (Low Density)	1/8/2009	32	0	0	44	87	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
Bklyn	R-1.0 PDH4	34,182	R-1	Residential (Low Density)	1/8/2009	32	0	0	44	87	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
Bronx	R-1.0 PDH4	34,182	R-1	Residential (Low Density)	1/8/2009	32	0	0	44	87	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
Ct	R-1.0 PDH4	34,182	R-1	Residential (Low Density)	1/8/2009	32	0	0	44	87	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
DCA	R-1.0 PDH4	34,182	R-1	Residential (Low Density)	1/8/2009	32	0	0	44	87	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
E	R-1.0 PDH4	34,182	R-1	Residential (Low Density)	1/8/2009	32	0	0	44	87	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
F	R-1.0 PDH4	34,182	R-1	Residential (Low Density)	1/8/2009	32	0	0	44	87	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
G	R-1.0 PDH4	34,182	R-1	Residential (Low Density)	1/8/2009	32	0	0	44	87	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
H	R-1.0 PDH4	34,182	R-1	Residential (Low Density)	1/8/2009	32	0	0	44	87	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
I	R-1.0 PDH4	34,182	R-1	Residential (Low Density)	1/8/2009	32	0	0	44	87	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
J	R-1.0 PDH4	34,182	R-1	Residential (Low Density)	1/8/2009	32	0	0	44	87	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
K	R-1.0 PDH4	34,182	R-1	Residential (Low Density)	1/8/2009	32	0	0	44	87	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
L	R-1.0 PDH4	34,182	R-1	Residential (Low Density)	1/8/2009	32	0	0	44	87	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
M	R-1.0 PDH4	34,182	R-1	Residential (Low Density)	1/8/2009	32	0	0	44	87	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0	0	0	0	0	0
	R-1.0 PDH4	0	R-1	Residential (Low Density)	1/8/2009	0					

Comprehensive Plan Update Public Input Website Results

Advertising Methods

- County Cable Channel
- Free Lance Star Advertising (December 22nd, January 5th, 12th, 28th)
- Coverage in Free Lance Star Article (December 25, 2020)
- County Bulletin Boards
- Board Communication (December 16th)
- Email listserv blasts
- Planning Commission Work Session Agenda (posted for December 16th, and January 6th)
- County Main Website under County News
- County Planning Website
- Social Media platforms incl. Facebook, Twitter, Nextdoor
- Word of mouth, email follow-ups responding to requests
- Site launch options via QR Code, Hyperlink, direct website reference with direction, onsite paper

Results (December 16, 2020- January 31, 2021)

- Coverage in Free Lance Star Article dated December 25, 2020
- Total Site Activities: 1,768 (includes counts for all pages, apps, maps, pdfs, etc.)
- Top 3 pages of interest:
 - Future Land Use: 247
 - Introduction and Vision: 152
 - Public Facilities: 109
- Report from Public Information Officer identified a reach of 878 and 2 shares from 12/16 Facebook post. This reach is considered “very good for this type of material”.
- 1/6 Facebook post had a reach of 687 and 2 shares.
- Nextdoor impressions at 1,292. Notice sent to 26,701 user email accounts
- Twitter posts on 12/16 and 1/6 with 2,270 SpotsyGov followers on platform
- Comments received since initial launch of geohub website via website, verbal, or email/letter: 42

Hub Website Activity Log for December 16th-23rd, 2020

Spotsylvania Comprehensive Plan Update

Overview

Usage

Settings

Usage details for the period:

December 16, 2020 - December 23, 2020

Past 7 Days

Item Views this Period

365

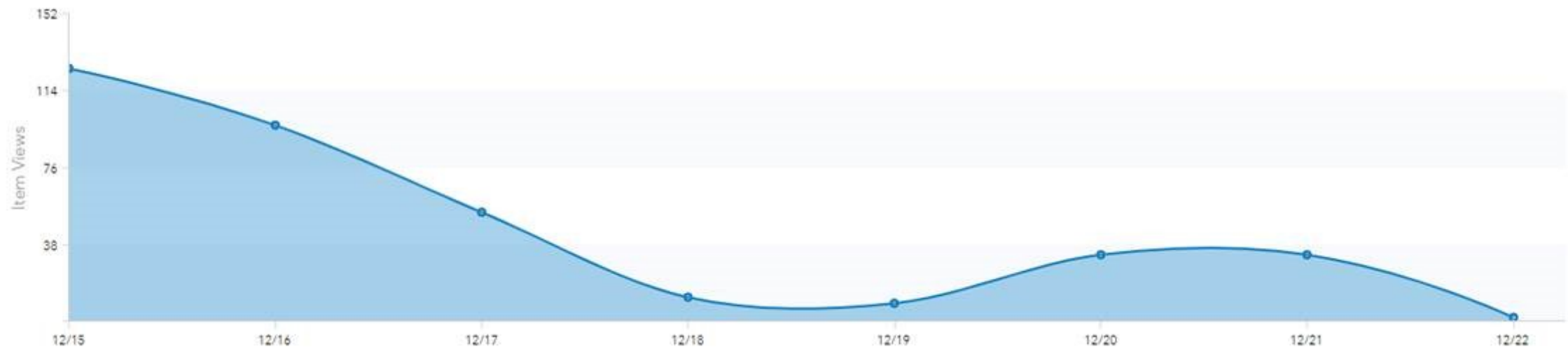
Avg Item Views Per Day

52.14

Logins this Period

0

Usage Time Series



Hub Website Activity Log for December 24th-31st, 2020



Hub Website Activity Log for January 1-8th, 2021

Usage details for the period:

January 1, 2021 - January 8, 2021

Past 7 Days

Item Views this Period

514

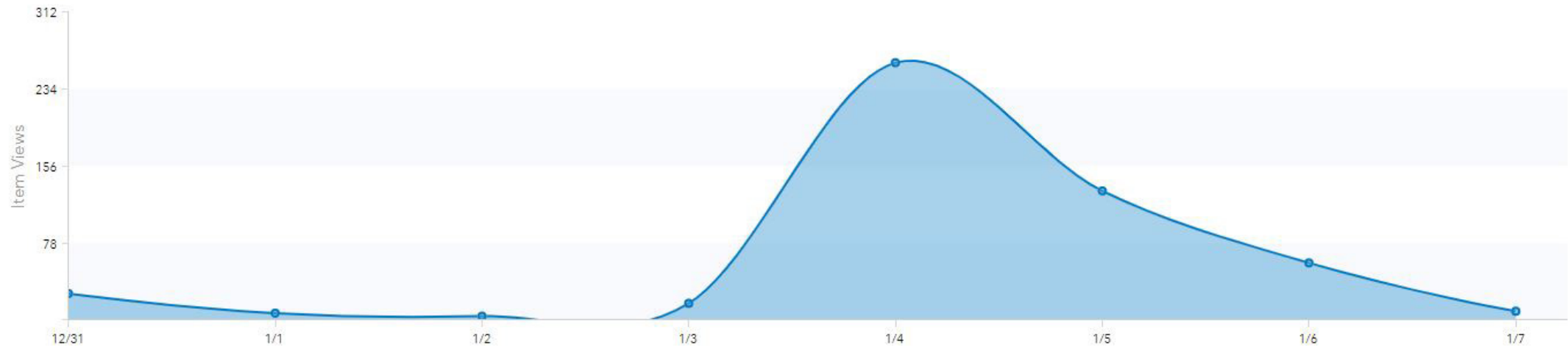
Avg Item Views Per Day

73.43

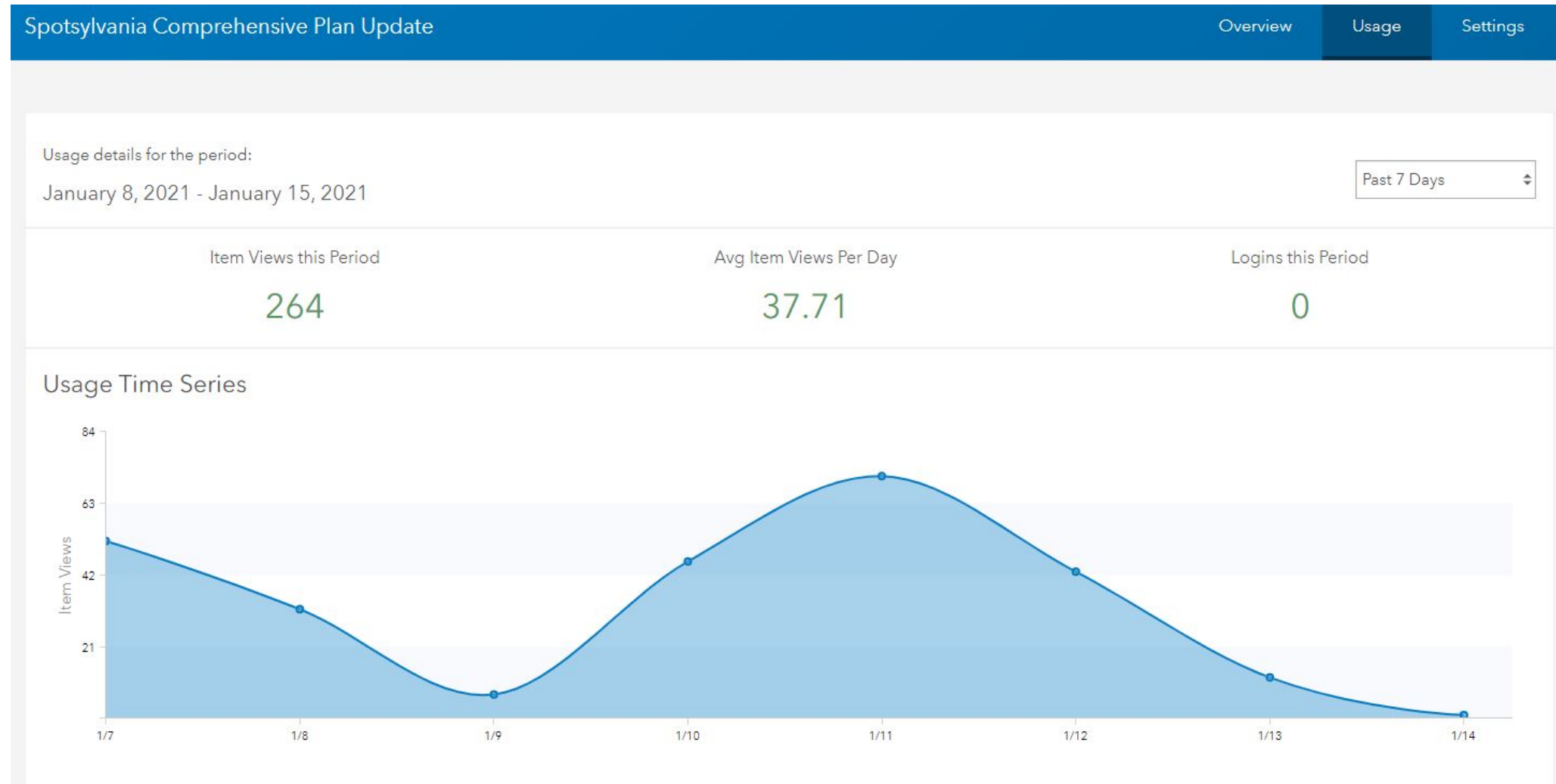
Logins this Period

0

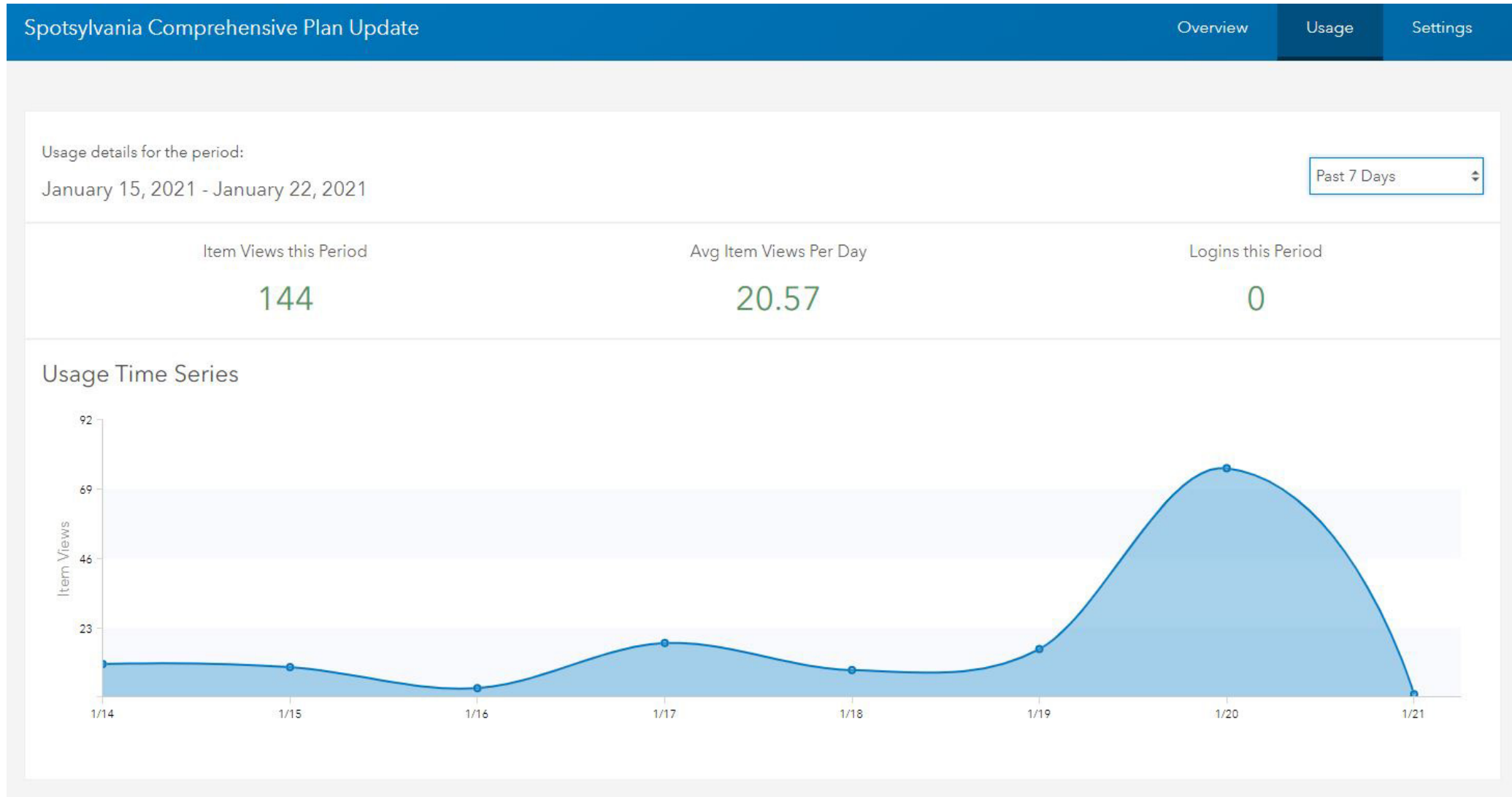
Usage Time Series



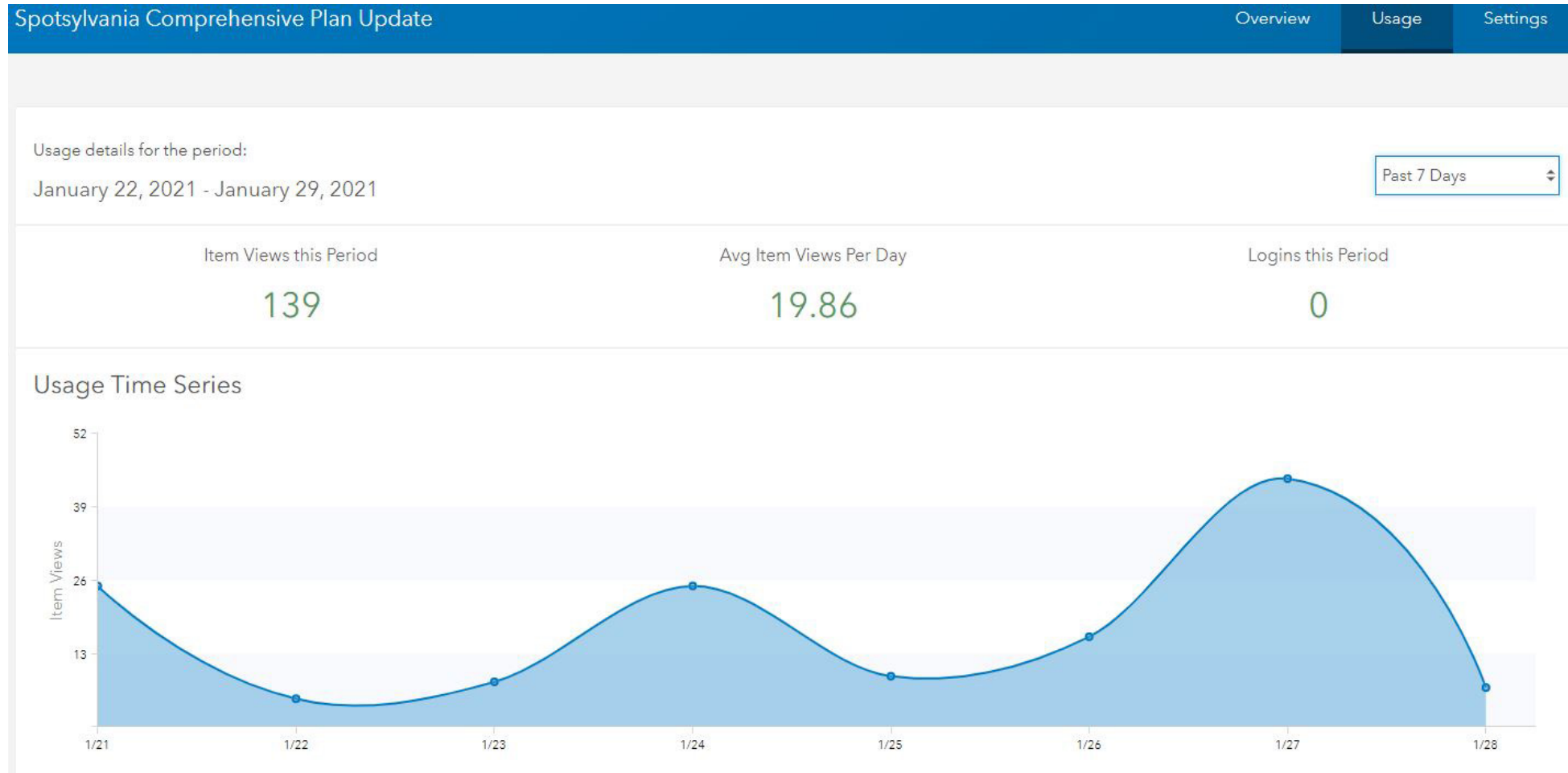
Hub Website Activity Log for January 8-15th, 2021



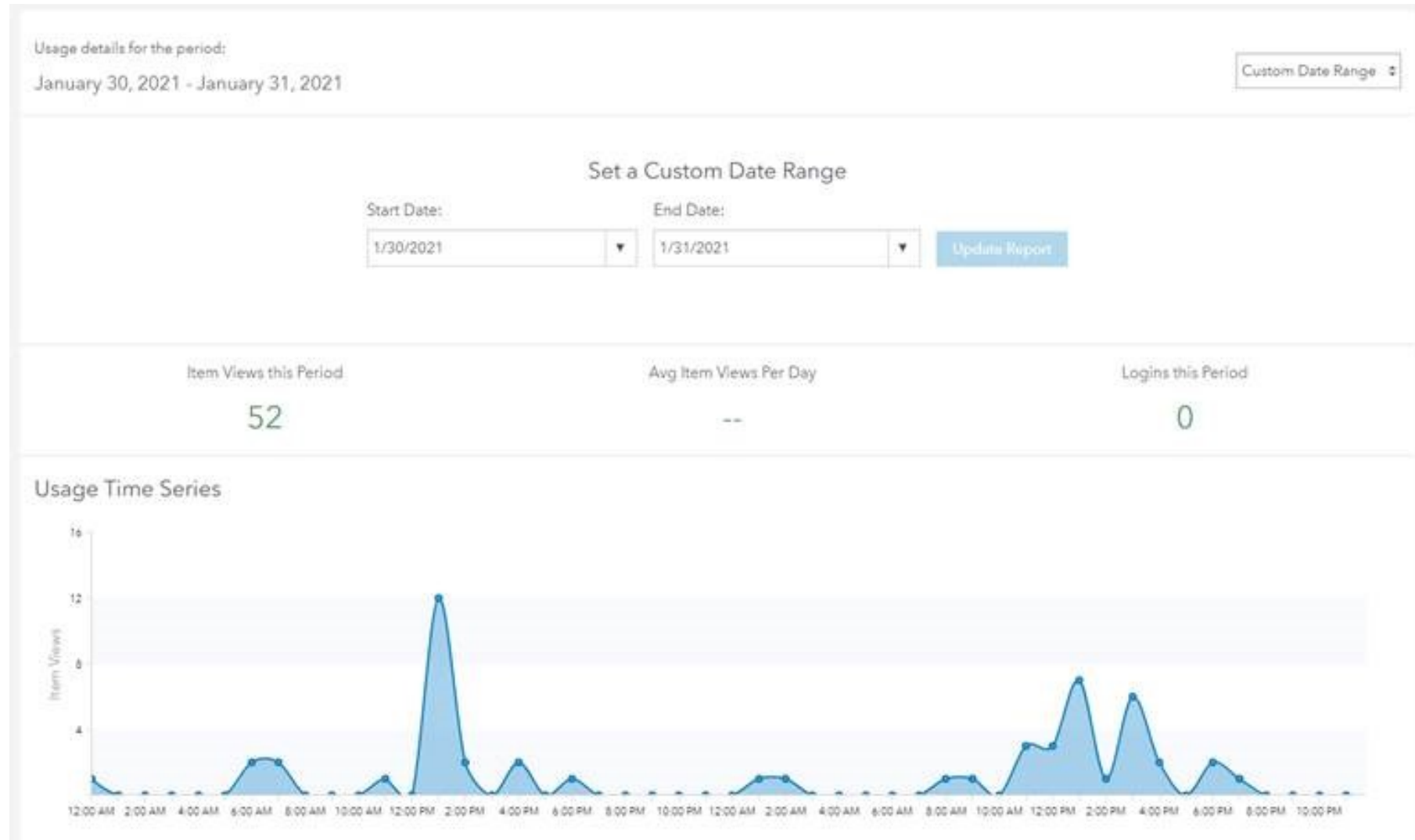
Hub Website Activity Log for January 15-22nd, 2021



Hub Website Activity Log for January 22-29th, 2021



Hub Website Activity Log for January 30-31st, 2021



CPA17-0002: Comprehensive Plan Update- Public Comment Review

Planning Commission Work Session

April 7, 2021

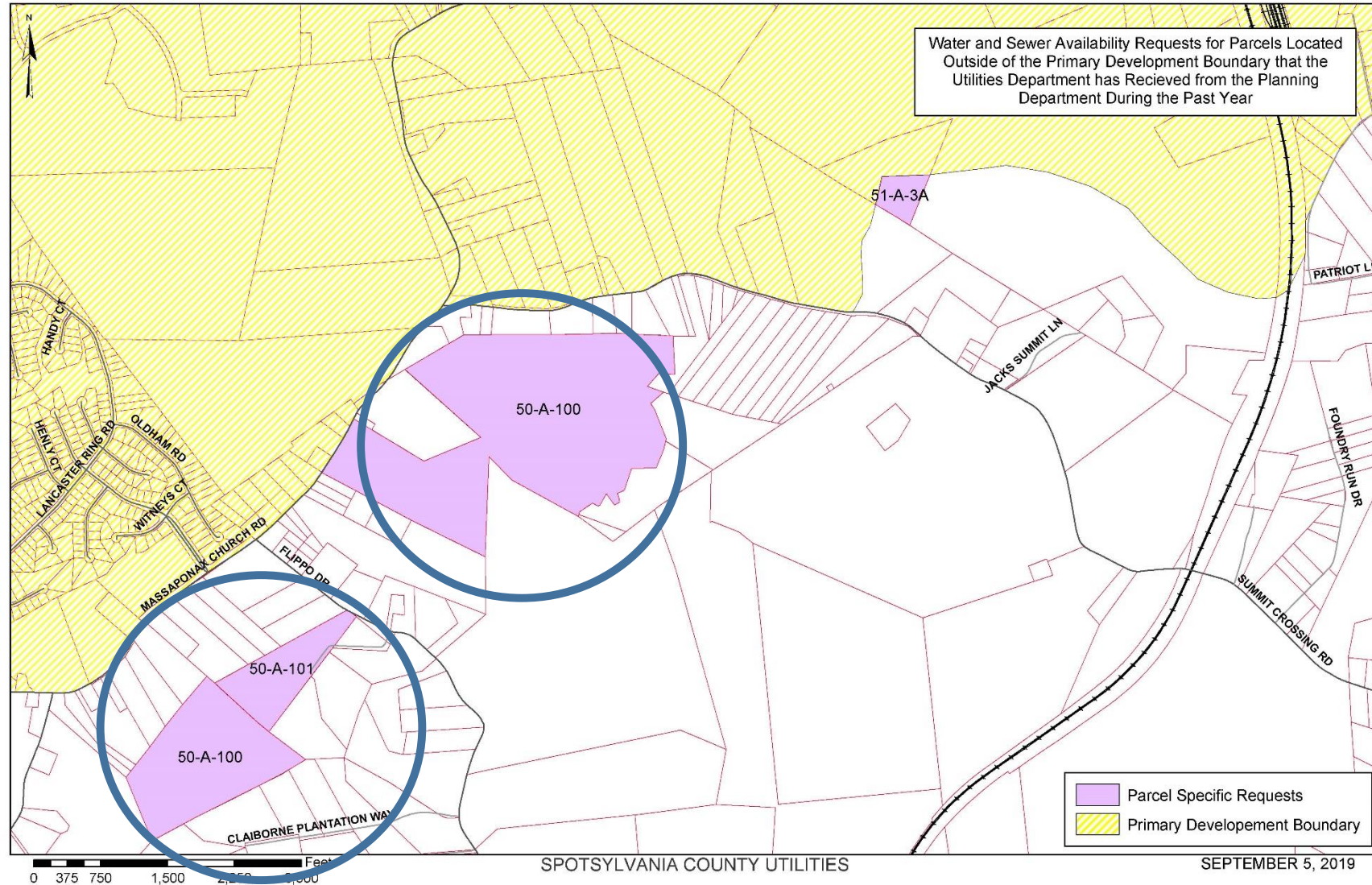
Discussion Items

- Does the Planning Commission support suggestions to reiterate similar goals across Chapters?
- Does the Planning Commission support adding language generally supportive of rooftop solar?
- Does the Planning Commission wish to adjust the recommended total land area cap for solar energy facilities? At present the draft states 5% of the land area outside of the Primary Development Boundary. An alternative suggestion requests 3% that still leaves room to accommodate a County code identified use.

Discussion Items- Primary Development Boundary

- Does the Planning Commission wish to re-examine a requested Primary Development Boundary expansion to the east of Massaponax Church Road at this time? Staff notes conditions have not changed from a Planning and Utilities standpoint.

Discussion Items- Primary Development Boundary



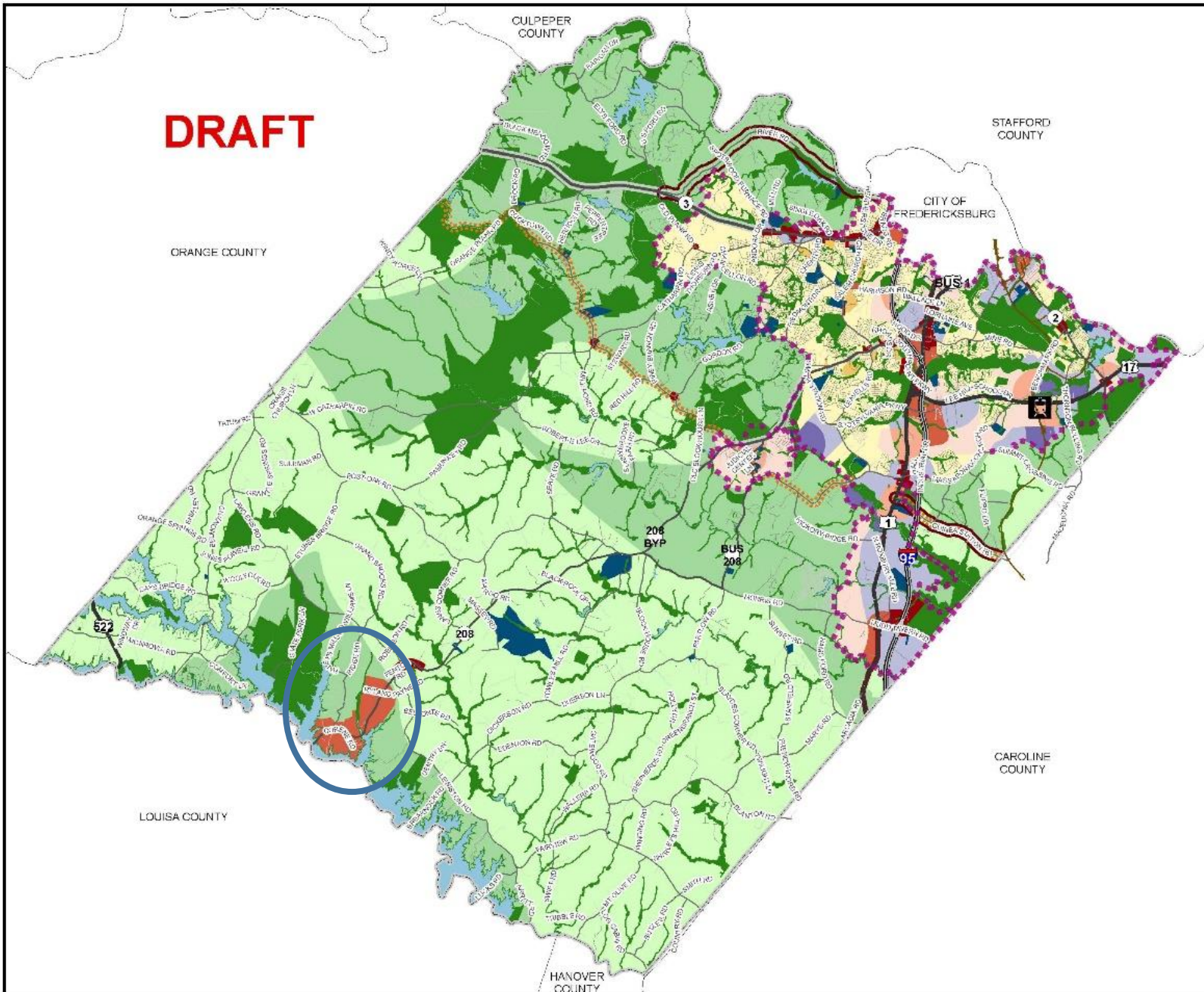
Discussion Items- Primary Development Boundary

- Does the Planning Commission support higher intensity mixed use designation with greater emphasis on residential development at Lake Anna? This prospect introduces development using a satellite private or public utility system. Mass drainfields may also be consideration. Presently the draft assumes a lower intensity commercial oriented mixed use area reliant on well and septic systems.

SPOTSYLVANIA COUNTY FUTURE LAND USE MAP



DRAFT



Legend

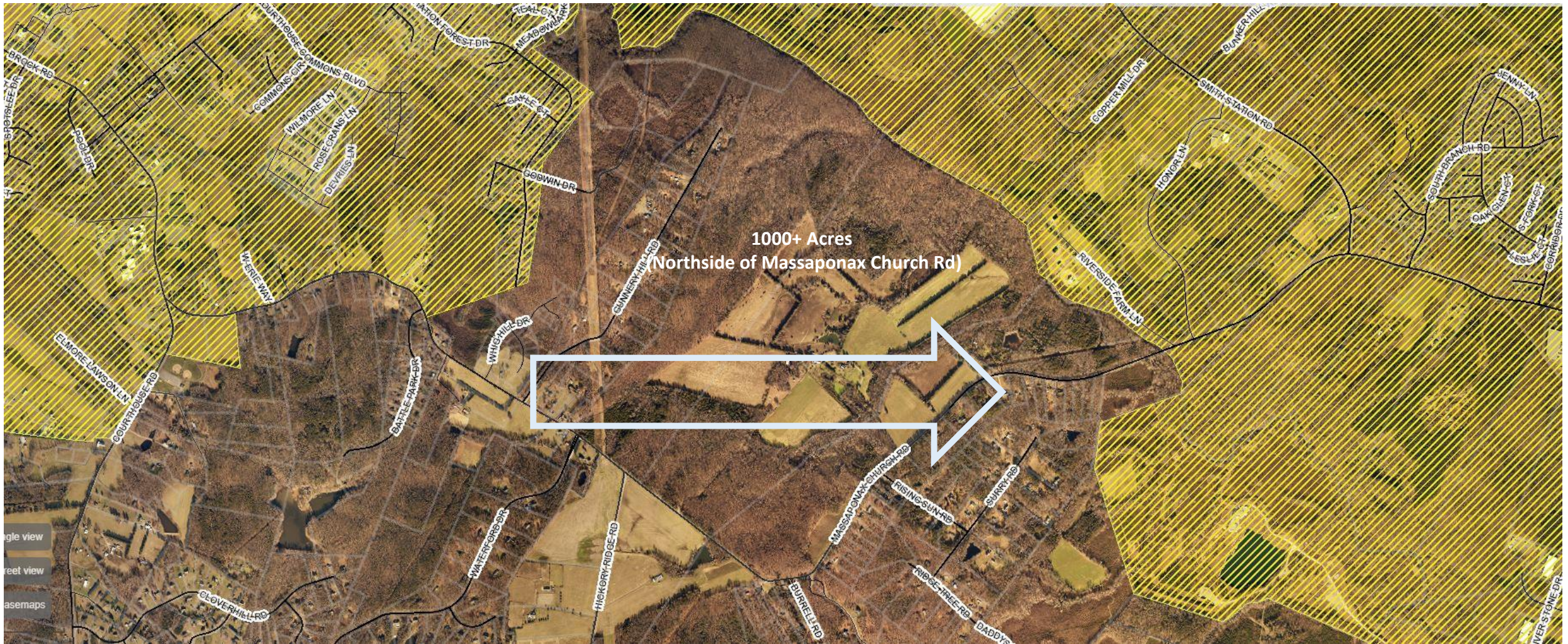
- VRE Station (Rail)
- Rail Corridor
- Primary Development Boundary
- Land Use Description**
- Scenic Byway
- Scenic Road
- Civil War Trail
- Agricultural and Forestal
- Commercial
- Employment Center Heavy
- Employment Center Light
- High Density Residential
- Institutional
- Low Density Residential
- Mixed Use Commercial Heavy
- Mixed Use General
- Mixed Use Light
- Open Space
- Rural
- Water

0 2.5 5 10 Miles

Map Approved: _____

Discussion Items- Primary Development Boundary

- Does the Planning Commission wish to explore further expansion of the Primary Development Boundary to connect the Courthouse area to the Route 1 corridor along Massaponax Church Road, Hickory Ridge Road?



Aerials: 2019 Pictometry



Aerials: 2019 Pictometry

Discussion Items- Land Use

- Should we reconsider the land use recommendations between the recently approved Springhaven and Regency Crossing projects along Five Mile Road?



Barley Woods

Regency Park
Office Park

Five Mile Road

Regency Park Villas

Springhaven

Regency
Crossing

Encounter Church
Of God

Fortress
Self Storage

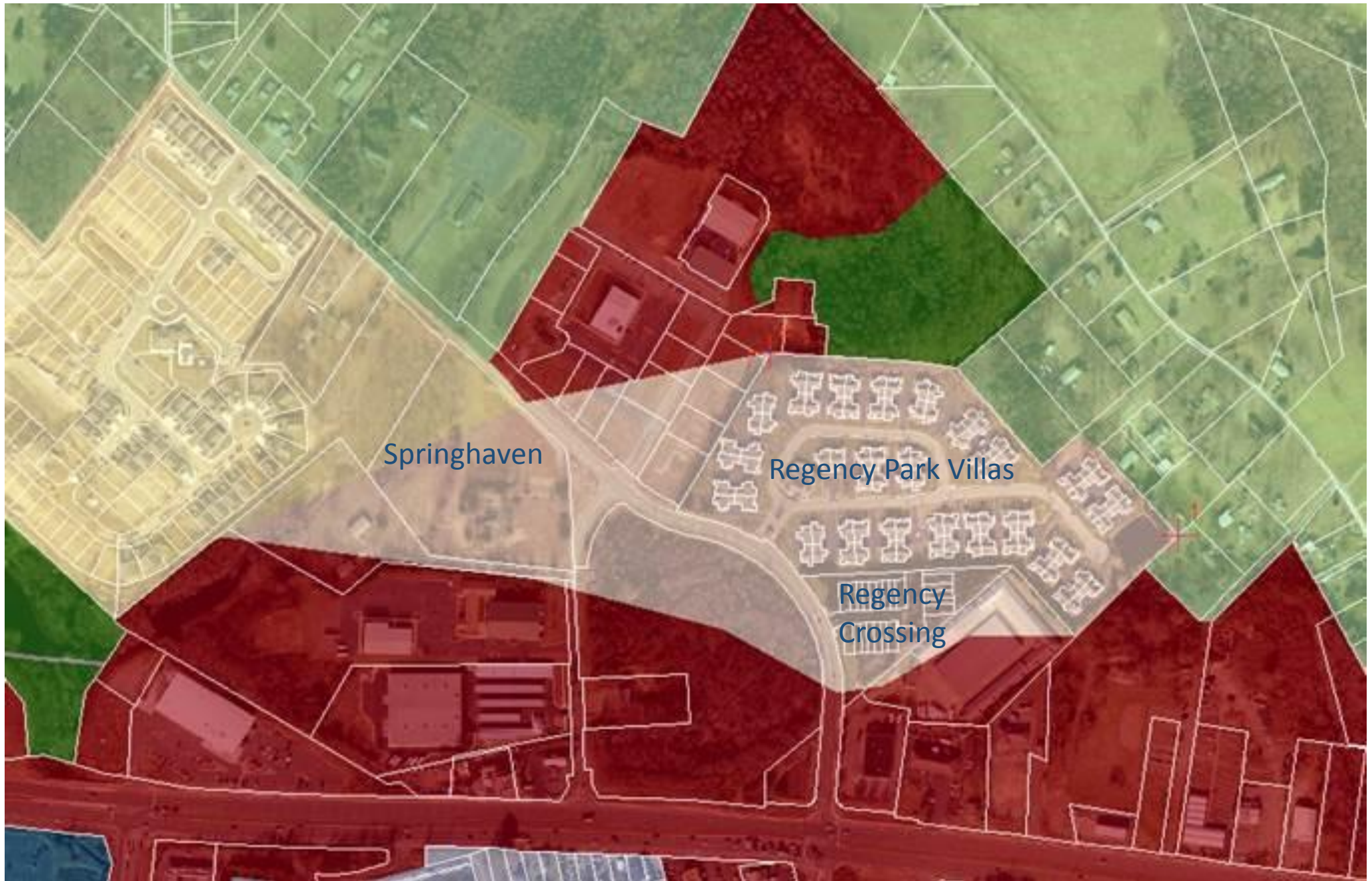
Five Mile
Storage

Lidl

Plank Road

Five Mile
Road Ext

Five
Mile
Fork



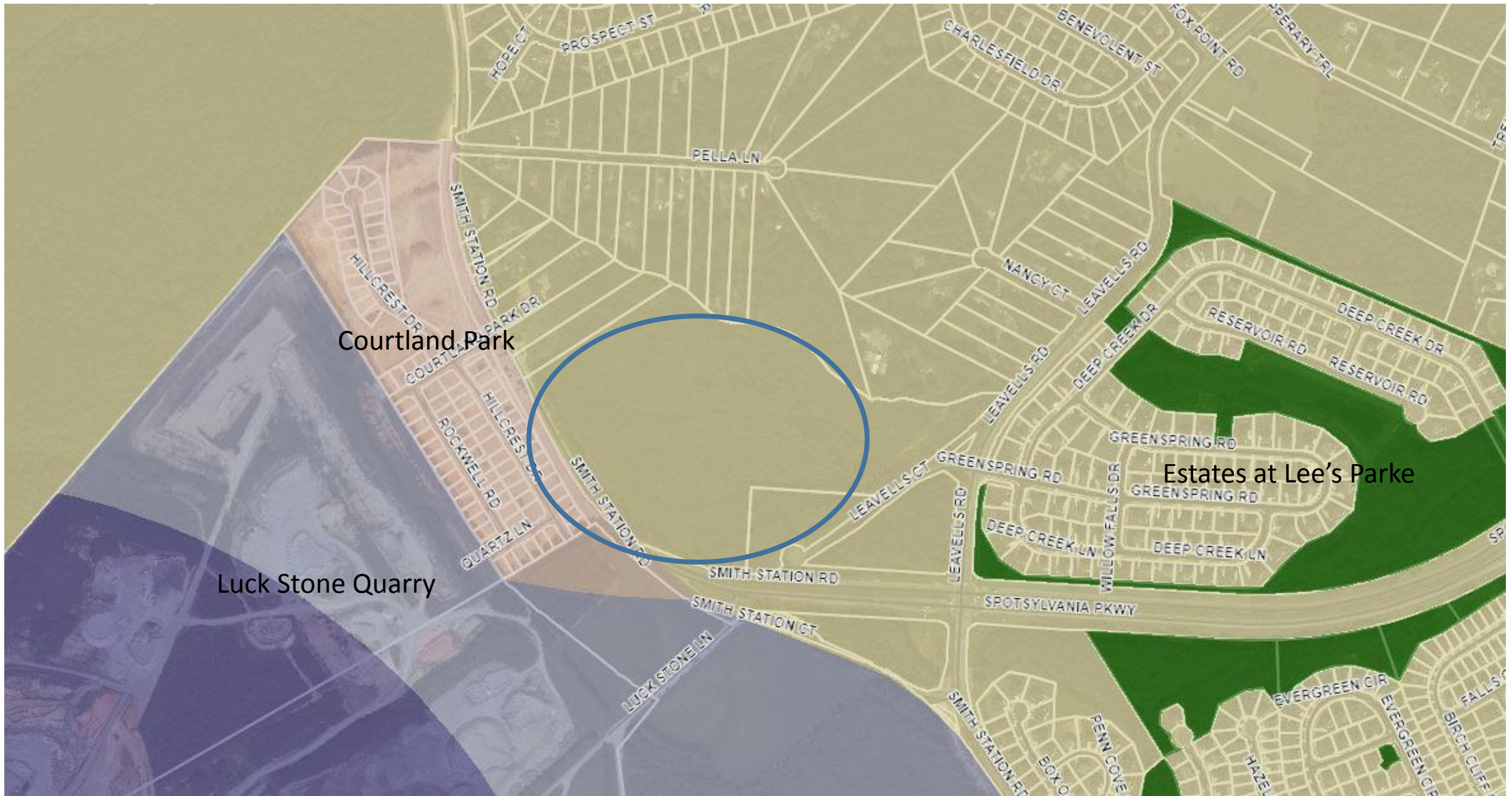
Springhaven

Regency Park Villas

Regency
Crossing

Discussion Items- Land Use

- Now that the Mixed Use designation to has changed to a three tier system, would the Planning Commission re-explore the designation of an approximately 35 acre site (zoned Rural) on the north side of Smith Station Road across from the Courtland Park mixed use development as mixed use light? This is the lowest intensity mixed use designation and would complement the Courtland Park project.



Courtland Park

Luck Stone Quarry

Estates at Lee's Parke

Discussion Items- Land Use

- Does the Planning Commission support re-designating roughly 30-acre area near the corner of Route 2/17 across from the New Post development with a mixed use light designation?

