**PLANNING COMMISSION WORK SESSION**
**CITY OF FREDERICKSBURG, VIRGINIA AGENDA**
**May 27, 2020**
**6:30 P.M.**
**ELECTRONIC MEETING**

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1. Reestablish The June 10, 2002 Meeting As A Regular Meeting
2. Work Session Topic

2.I. UDO Text Amendments -- Sign Ordinance Standards

Documents:

UDO - SIGN AMENDMENTS.PDF

2.II. Special Use Permit And Special Exception - Green Chip Recycling

2.II.i. Special Use Permit - Green Chip Recycling

Documents:

GREEN CHIP SUP.PDF

2.II.ii. Special Exception - Green Chip Recycling

Documents:

GREEN CHIP SE.PDF

2.III. Special Exception - ADU, 1306 Graham Drive

Documents:

ADU-IDLEWILD.PDF

2.IV. Comprehensive Plan Amendment & Rezoning - Cowan Station

Documents:

COWAN STATION.PDF

2.V. Comprehensive Plan Amendment - Transportation Chapter

Documents:

CPA.PDF

3. Adjournment

**ITEM #**

**MEMORANDUM**

**TO:** Chairman Rodriguez and Planning Commission Members
**FROM:** Marne E. Sherman, Development Administrator
**RE:** Proposed Amendments to Sign Regulations
**DATE:** May 19, 2020 (for the May 27, 2020 Work Session)

## ISSUE

Shall the Unified Development Ordinance (UDO) be amended to:

- Update sign regulations to allow for additional building signage for multi-story buildings of three or more stories?
- Increase the proportion of signage permitted per building side in the Commercial, Industrial, and Planned Development Districts?
- Differentiate building signage standards for non-residential and mixed-use buildings vs. residential buildings in the Commercial and Planned Development Districts?
- Update the freestanding sign standards in all Planned Development Districts?

## RECOMMENDATION

Review and provide feedback on the draft ordinance in preparation for a June 10, 2020 public hearing.

## ACTION DEADLINE

Virginia Code § 15.2-2285(B) states:
*"No zoning ordinance shall be amended … unless the governing body has referred the proposed amendment … to the local planning commission for its recommendations. Failure of the commission to report 100 days after the first meeting of the commission after the proposed amendment … has been referred to the commission, …, shall be deemed approval, ...."*
The City Council referred this amendment to the Commission on May 12, 2020. The next Planning Commission meeting is May 27, 2020. One hundred days after that date is September 4, 2020. If the Commission wishes to take action, it would need to do so by its August 26, 2020 meeting.

## BACKGROUND

*General Building Mounted Signage*
In 2019, business community stakeholders requested consideration of changes to the sign ordinance to allow for an increase in the proportion of building signage permitted per building side and additional amount of signage for buildings with multiple floors in all Commercial and Planned Development-Commercial, PD-C Districts. Specifically, owners of multi-tenant buildings and multi-story buildings in Downtown, Central Park, and Celebrate Virginia noted that the code limits their ability to provide adequate advertising space to meet their tenants' needs.

Currently §72-59.6 permits one and a half square feet of building mounted signage per one linear foot of building frontage (the one primary front of a building) in the Commercial and Industrial Districts and one square foot of signage per one linear foot of the entire building perimeter in the Planned Development-Commercial District, regardless of the number of floors in a building. The code limits building mounted

signage to a maximum of 200 square feet on any one building side in all Commercial, Industrial, and Planned-Development Districts, regardless of the length of the building.

Changes to increase building signage are recommended and should be relatively consistent in these districts to assist with clarity for all users of the code (staff, the public, and sign companies alike). The draft ordinance proposes:

- Increasing the maximum proportion of building signage permitted on any one building side to 250 square feet or 25 percent of the total building signage allowed, whichever is greater.
- Permitting an additional 0.25 square feet of signage per linear foot of frontage/building perimeter for multi-story buildings of three or more stories.

The changes would make the maximum permitted sign area on any one side of the building more proportionate to the overall scale of the building, crediting longer and taller buildings with more sign area per side.

*Residential Building Mounted Signage*

As residential projects are being developed in Commercial and Planned Development-Commercial Districts (Valley Run Subdivision and Silver Collection Apartments as examples), it is appropriate to update the code to maintain building signage in residential developments at a residential scale. The proposed change would limit residential buildings to 0.5 square feet of signage per linear foot of building frontage, up to 50 total square feet maximum in Commercial Districts and 0.3 square feet of signage per linear foot of building perimeter, up to 50 square feet maximum in Planned Development Districts, consistent with the current regulations for building signage in Residential and Planned Development-Residential Districts.

*Freestanding Signage*

In anticipation of the proposed Veterans Affairs Clinic (an institutional use) in PD-MC and the current Fredericksburg Park neighborhood development in PD-MU, changes to the code would permit overall "development signage" and address the oversight currently in the code, which precludes signage for institutional and residential uses. The proposed regulations are based on the current PD-C sign regulations and tailored to the scale of development in the PD-MC and PD-MU districts. Amendments for freestanding signs in PD-MC and PD-MU include:

- "Development Signage." In districts of at least 20 acres, allowing a freestanding sign at a major entrance on a public street right-of-way greater than 70 feet in width. The sign shall not exceed 30 feet in height. The sign shall not exceed 200 square feet. Up to 100 square feet of the total sign area can be used as off-premises signs for uses within the district.
- "Development Signage." In districts of at least 20 acres, allowing a freestanding sign at each existing major intersection at the boundary of the district, not to exceed 15 feet in height and 100 square feet in sign area.
- Institutional and Residential Uses. Signage on individual parcels would be updated to be consistent with the PD-C standards – generally one sign per parcel, 10 feet in height and 100 square feet in size for single-user signs and 150 square feet in size for multi-user signs.

General "development signage" regulation updates in the PD-C District are recommended to:

- Preclude large scale signage in smaller PD-C districts (less than 150 acres).
- Reduce the tallest permitted sign from 175 feet in height to 150 feet in height. For perspective, the existing Central Park sign along I-95 is 138 height in height. New signs should be limited to a similar height.

- Define major entrances as public streets with right-of-ways that are greater than 70 feet in width.
- Allow for all styles of freestanding signs, not only monument signs.

**PUBLIC INPUT**

Through March and April, staff reached out to three sign companies and four private landowners for comment on the proposed ordinance amendments. One company and one landowner endorsed the amendments, one sign company offered editorial changes, which were incorporated, and the remaining stakeholders offered no comment.

**ATTACHMENTS**

Draft Ordinance (Text Amendments)
City Council Resolution 20-34

**MOTION:**

**SECOND:**

**DRAFT**
**[Date]**
**Regular Meeting**
**Ordinance No. 20-__**

**RE:** **Amending the Unified Development Ordinance §72-59 Signage, to Update Building Signage Standards in Commercial, Industrial, and Planned Development Districts and Update the Freestanding Sign Standards in Planned Development Districts.**

**ACTION:** **APPROVED: Ayes: 0; Nays: 0**

**FIRST READ:_____ SECOND READ:_____**

**Sec. I Introduction.**

The purpose of these amendments is to update the Unified Development Ordinance sign regulations for Commercial, Industrial, and Planned Development Districts. Over the last 12 to 18 months, staff conducted independent research and gathered input from the business community to develop updated standards to reflect the current state of neighborhood development in these districts.

The amendments will increase the amount of building mounted signage allowed per side and for buildings with multiple floors in the Commercial, Industrial, and Planned Development Districts and provide a standard for building mounted signage on residential buildings in the Commercial and Planned Development Districts. The update will also revise the freestanding sign standards in all Planned Development Districts to provide for freestanding "development signage" and for institutional and residential uses in these districts, as these uses are beginning to increase in number. Finally, the changes will also update the freestanding sign regulations in the Planned Development – Commercial District to preclude large scale signage in smaller PD-C districts, reduce maximum sign height, define major entrances, and allow styles other than monument signs.

The City Council adopted a resolution to initiate this text amendment at its meeting on _____. The Planning Commission held its public hearing on the amendment on _____, after which it voted to recommend the amendment to the City Council. The City Council held its public hearing on this amendment on _____.

In initiating these amendments, the City Council has considered the factors listed in Code of Virginia § 15.2-2284. The City Council has determined that public necessity, convenience, general welfare, and good zoning practice favor the amendments.

**Sec. II. City Code amendment.**

Article 72-5, Development Standards, Section 72-59, Signage, of the Fredericksburg City Code, is hereby amended as follows:

Section 72-59.6, Sign regulations by type of sign: building-mounted and freestanding, subsection A (1) is hereby amended to delete the language shown in strikethrough and add the underlined language as follows:

72-59.6 **Sign regulations by type of sign: building-mounted and freestanding.**

A. Residential, Planned Development-Residential, Commercial, and Industrial Districts.

(1) Building-mounted signs are permitted as follows:

| **Building-Mounted Signs** | | | |
|---|---|---|---|
| **Zoning District** | **Residential and ~~planned development-residential~~ Planned Development - Residential** | **Commercial** | **Industrial** |
| **Maximum area** | 0.5 square feet of signage per linear foot of building front (up to 50 square feet) | **Non-residential and Mixed-use Buildings:**<br><br>1.5 square feet of signage per linear foot of building front (up to ~~200~~ 250 square feet or 25% of the total building mounted signage allowed, whichever is greater, per building side)<br><br>and<br><br>Additional 0.25 square feet of signage per linear foot of building front for buildings with three or more stories<br><br>**Residential Buildings:**<br><br>0.5 square feet of signage per linear foot of building front (up to 50 square feet) | 1.5 square feet of signage per linear foot of building front (up to ~~200~~ 250 square feet or 25% of the total building signage allowed, whichever is greater, per building side) |

| Building-Mounted Signs | | | |
|---|---|---|---|
| **Zoning District** | **Residential and ~~planned development - residential~~ Planned Development - Residential** | **Commercial** | **Industrial** |
| | | | |
| **Illumination** | No | Yes | Yes |
| **Maximum projection** | 42 inches from wall | 42 inches from wall | 42 inches from wall |
| **Minimum clearance if projecting more than 6 inches** | 8 feet above pedestrian travel way, 15 feet above vehicle travel path | | |
| **Other** | Only permitted for nonresidential uses permitted as a principal use. | Each building containing a commercial use in C-D may have additional building-mounted signage advertising off-premises nonresidential uses, of up to 4 square feet per off-premises use and up to 16 square feet total. | Three or more businesses that are not adjacent to an arterial or collector road may jointly erect 1 freestanding sign off-site, which shall not exceed 10 feet in height and 100 square feet in area. The sign shall be located within 1,000 feet of the businesses being advertised and be on property zoned I-1 or I-2. |

Section 72-59.6, Sign regulations by type of sign: building-mounted and freestanding, subsection B, Planned Development Districts, is hereby amended to delete the language shown in strikethrough and add the underlined language as follows:

B. Planned Development Districts. A signage design package is required for all signs in PD-C, PD-MU, PD-MC Districts that will have multiple land uses or multiple development phases.

(1) The Zoning Administrator may approve minor amendments to a signage design package. The Zoning Administrator has the sole discretion to determine whether an amendment to a package is minor.

(2) Signage design package review process.

(a) The applicant shall submit a signage design package for approval by the Zoning Administrator with either the final site design for the first phase of development or before construction of the first phase of lot or site development.

(b) The Zoning Administrator shall review the proposed signage design package within 60 days. The package may be returned to the applicant for changes or modifications. A changed or modified package that addresses departmental comments and is resubmitted shall be approved or denied within 45 days. The applicant may file an appeal of the Zoning Administrator's decision to the BZA.

(3) A signage design package:

(a) Shall contain only signs with consistent colors and fonts (excepting business logos), lighting, and construction materials.

(b) May contain any types of signs that the Zoning Administrator deems to be consistent with the overall planned development district.

(c) Specify the types of materials proposed for construction or use on the project's various signs. Sign poles, supports, panels, attachments, lettering and visible base materials must be identified. Individual purchasers or lessees of project property may select sign materials for their individual signs where the package so allows.

(4) Upon approval of the signage design package by the Zoning Administrator, all new signs within the boundaries of the PD-C, PD-MU, or PD-MC project shall adhere to the standards of the approved signage design package.

(5) All signage design packages shall be in conformance with all sign permit requirements of § 72-59.

(6) In addition to the general signage design package regulations, the regulations in this section apply to signs in all PD-C districts.

(a) <u>In PD-C districts of at least 150 acres,</u> PD-C development projects will be permitted the following signs:

[1] A freestanding sign not to exceed 1,000 square feet in sign panel area or ~~175~~ <u>150</u> feet in height, which may be illuminated.

[2] A ~~monument~~ <u>freestanding</u> sign at a major entrance ~~52 feet in width~~ <u>adjacent to a public street right-of-way greater than 70 feet in width</u>. The sign shall not exceed 60 feet in height

(excluding architectural treatments). The sign shall not exceed 200 square feet, except that up to 30 users in the development may each have up to 130 additional square feet of space on the ~~monument~~ freestanding sign as an off-premises sign.

[3] A ~~monument~~ freestanding sign at each existing major intersection at the boundary of the ~~parcel~~ district, not to exceed 15 feet in height and 250 square feet in sign area.

(b) Individual parcels within a PD-C may be permitted:

[1] Building-mounted signage. ~~signs of up to one square foot for each linear foot of building perimeter, up to 200 square feet of signage per building side.~~

| **Non-residential and Mixed-use Buildings** | **Residential Buildings** |
|---|---|
| Building-mounted signage of up to one square foot for each linear foot of building perimeter (up to 250 square feet of total building-mounted signage or 25% of the total building-mounted signage allowed, whichever is greater, per building side)<br><br>and<br><br>Additional 0.25 square feet of building-mounted signage per linear foot of building front for buildings with three or more stories. | Building-mounted signage of up to 0.3 square feet per linear foot of building perimeter(up to 50 square feet of total building-mounted signage per building side) |

[2] A ~~monument~~ freestanding sign up to 10 feet high and 100 square feet in area.
A ~~monument~~ freestanding sign identifying more than one user may be up to 150 square feet in area.

[3] An off-premises ~~monument~~ freestanding sign up to 10 feet high and 100 square feet in area if the subject of the sign is on a site or lot of at least 100,000 square feet that does not abut a four-lane major thoroughfare, and the sign is located within 300 feet of the subject.

[4] Two signs are permitted for each stacking lane of an accessory drive-through use. The signs shall not be included in calculating the number of freestanding signs or in calculating the total aggregate sign area. One sign is limited to six feet in height and 30 square feet in area. One sign is limited to six feet in height and 15 square feet in area. Signs shall be installed within 10 feet of the drive-through lane.

(7) In addition to the general signage design package regulations, the regulations in this section apply to signs in all PD-MU and PD-MC districts.

(a) ~~Commercial, industrial, or retail properties housing one or more tenants may not exceed 1.5 square feet of sign area for each linear foot of building frontage. No total sign area, including the area of any freestanding sign, may exceed 200 square feet in area.~~

In PD-MU and PD-MC districts of at least 20 acres, development projects will be permitted the following signs:

[1] A freestanding sign at a major entrance adjacent to a public street right-of-way greater than 70 feet in width. The sign shall not exceed 30 feet in height. The sign shall not exceed 200 square feet. Up to 100 square feet of the total sign area can be used as off-premises signs for uses within the district.

[2] A freestanding sign at each existing major intersection at the boundary of the district, not to exceed 15 feet in height and 100 square feet in sign area.

(b) ~~Freestanding signs for commercial, industrial, or retail properties may not exceed 15 feet in height.~~ Individual parcels within a PD-MU and PD-MC may be permitted:

[1] Building-mounted signage.

| **Non-residential and Mixed-use Buildings** | **Residential Buildings** |
|---|---|
| Building-mounted signage of up to one square foot for each linear foot of building perimeter, up to 250 square feet of total building-mounted signage or 25% of the total building-mounted signage allowed, whichever is greater, per building side<br><br>and | Building-mounted signage of up to 0.3 square feet per linear foot of building perimeter, up to 50 square feet of total building-mounted signage per building side |

| | |
|---|---|
| Additional 0.25 square feet of building-mounted signage per linear foot of building front for buildings with three or more stories | |

[2] A freestanding sign up to 10 feet high and 100 square feet in area. A freestanding sign identifying more than one user may be up to 150 square feet in area.

[3] An off-premises freestanding sign up to 10 feet high and 100 square feet in area if the subject of the sign is on a site or lot of at least 100,000 square feet that does not abut a four-lane major thoroughfare, and the sign is located within 300 feet of the subject.

~~(c)~~[4] Two signs are permitted for each stacking lane of an accessory drive-through use. The signs shall not be included in calculating the number of freestanding signs or in calculating the total aggregate sign area. One sign is limited to six feet in height and 30 square feet in area. One sign is limited to six feet in height and 15 square feet in area. Signs shall be installed within 10 feet of the drive-through lane.

**Sec. III. Effective date.**

This ordinance becomes effective immediately.

**Votes**:
**Ayes:**
**Nays:**
**Absent from Vote:**
**Absent from Meeting:**

Approved as to form:

_____
Kathleen Dooley, City Attorney

**********

***Clerk's Certificate***

*I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Ordinance No. 20-_ duly adopted at a meeting of the City Council meeting held Date, 2020 at which a quorum was present and voted.*

_____

***Tonya B. Lacey, CMC***
***Clerk of Council***

**MOTION:** **GRAHAM**

**SECOND:** **WITHERS**

**May 12, 2020**
**Regular Meeting**
**Resolution 20-34**

**RE:** **Initiating Amendments to the Unified Development Ordinance, §72-59 Signage, to Update Building Signage Standards in Commercial, Industrial, and Planned Development Districts and Update the Freestanding Sign Standards in Planned Development Districts**

**ACTION:** **APPROVED: Ayes: 7; Nays: 0**

The purpose of these amendments is to revise the sign regulations of the Unified Development Ordinance to:

1) allow additional building signage per side and for buildings with multiple floors in the Commercial, Industrial, and Planned Development Districts. The proposed amendment would increase the maximum building signage permitted on any one building side to 250 square feet or 25 percent of the total building signage allowed, whichever is greater. It would also permit an additional 0.25 square feet of signage per linear foot of frontage/building perimeter for buildings with three or more stories.

2) differentiate the building signage standards between non-residential or mixed-use buildings and residential buildings in the Commercial and Planned-Development Districts. The proposed change would add a specific standard for residential buildings, limiting them to 0.5 square feet of signage per linear foot of building frontage, up to 50 total square feet maximum in Commercial Districts and 0.3 square feet of signage per linear foot of building perimeter, up to 50 square feet maximum in Planned Development Districts.

3) Update the freestanding sign standards in all Planned Development Districts. Currently, the Code does not provide for freestanding "development signage" for institutional and residential uses in these districts. In anticipation of increased development of this type, the proposed amendments would add standards to permit freestanding signs at major entrances and intersections for institutional and residential uses. The proposed changes also update the existing freestanding sign regulations in the PD-C to preclude large scale signage in smaller PD-C districts, reduce maximum sign height, define major entrances, and allow styles other than monument signs.

The proposed amendments provide updates that reflect the evolving needs and developmental trends in these districts, and they have been developed in consultation with business community stakeholders.

In initiating these amendments, the City Council has considered the factors listed in Code of Virginia § 15.2-2284. The City Council has determined that public necessity, convenience, general welfare, and good zoning practice favor the amendments.

Therefore, the City Council hereby resolves that:

- The City Council initiates amendments to City Code Chapter 72, the Unified Development Ordinance, as described above.

- The City Council refers this proposal to the Planning Commission for review, public hearing, and recommendation under the procedures set forth in City Code § 72-22.1.

**Votes**:
**Ayes:** Greenlaw, Withers, Devine, Duffy, Frye, Graham, Kelly
**Nays:** None
**Absent from Vote:** None
**Absent from Meeting:** None

**********

***Clerk's Certificate***

*I certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 20-34, adopted at a meeting of the City Council held May 12, 2020, at which a quorum was present and voted.*

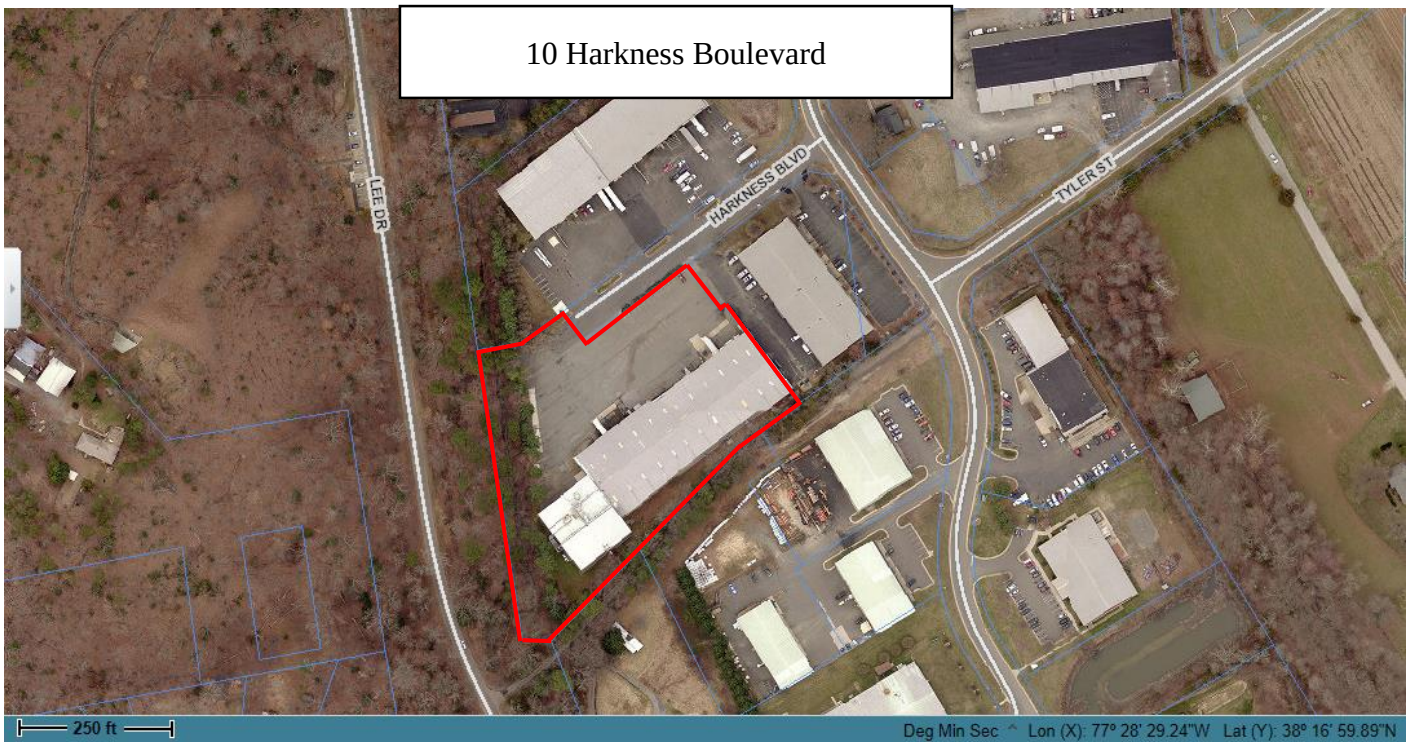
***Tonya B. Lacey, MMC***
***Clerk of Council***

**MEMORANDUM**

**TO:** Chairman Rodriguez and Planning Commissioners
**FROM:** James Newman, Zoning Administrator
**DATE:** May 22, 2020 for the May 27, 2020 work session
**RE:** **Green Chip Inc. SUP2020-03** requests a special use permit to operate a recycling center for electronic waste at 10 Harkness Boulevard/GPIN 7778-78-5342. This property is located approximately 300 feet south-west of the intersection of Central Road and Harkness Boulevard, within the Industrial Park. The property is zoned General Industrial (I2).

**ISSUE**

Proposed special use permit for a recycling center




**RECOMMENDATION**

Recommend to the City Council approval of the SUP subject to the following conditions:

1. The use shall commence within 24 months of the date of adoption of this resolution. The use is permitted only so long as it continues and is not discontinued for more than 24 months.
2. Deliveries shall be limited to between 7am to 7pm.

3. Outdoor storage will be limited to a 2,000 square foot area as shown on the GDP.

## GENERAL BACKGROUND

Green Chip Inc. wishes to operate a recycling center at 10 Harkness Boulevard. The center would dismantle and recycle both electronic goods and data. This property is 3.85 acres in size. The existing building was built in 1988, and is approximately 53,500 sq. ft. in area. The property is zoned General Industrial (I2).

Adjacent uses include the National Battlefield (to the west), a warehouse (to the north), light manufacturing, a driving clinic, education center (all to the east), and one single family residence (to the south). Per the applicant, the structure is vacant and has been for four years. There is no Certificate of Zoning Use on file with the City.

The applicant currently operates in New York City, and is looking to expand its business. It dismantles electronic devices, processes electronic waste, repurposes materials and destroys data, for a variety of customers including the federal government. Materials are also sent to third-party processors for further recycling or reuse. This center would not process standard household waste, food waste, or other materials. The work is done inside the structure and there will be a screened outdoor storage area. The storage area will hold bales of plastic and metal that have already been processed. As shown on the General Development Plan (GDP) it will be screened.

The applicant will operate the property 24 hours a day. One proposed condition would limit deliveries to between 7am-7pm. It anticipates providing 20 new jobs, with a potential for up to 45 jobs within 3 years. The applicant does not anticipate any odors, visual impact, or other nuisance issues arising from the use. It will maintain a 25 foot-wide landscaping buffer adjacent the single family residence and National Battlefield. Attached photographs taken on May 19th and 20th show what the existing landscaping buffer looks like from the adjacent residence as well as Lee Drive within the Battlefield Park.

## SPECIAL EXCEPTIONS

The applicant requires four special exceptions. The applicant seeks exceptions to the following Code Sections:

a. 72-41.4.E.1, requiring a recycling center to be on a parcel with an area of at least 5 acres.
*The subject parcel contains 3.85 acres.*
b. 72-41.4.E.2, requiring a recycling center to be at least 250 feet from any residential zoning district.
*The proposed recycling center is 30 feet from the closest residential zoning district.*
c. 72-41.4.E.3, requiring no part of a recycling center other than a free standing office be located within 50 feet of a lot line.
*The proposed recycling center is 30 feet from a lot line.*
d. 72-41.4.E.9, requiring a recycling center within 500 feet of a property in a residential zoning district not be in operation between the hours of 7PM-7AM.
*The proposed operating hours of the recycling center would be continuous with truck delivery limited to 7AM-7PM.*

These special exception requests are dealt with in a separate staff report.

**HAZARDOUS MATERIAL AND INDUSTRY STANDARDS**

There will be no hazardous material stored or processed on site. The Virginia Department of Environmental Quality states that electronic waste is not hazardous material:

*"…because there is no class specific exemption for discarded consumer electronics at present, we must default to the basic waste determination and management provisions of the regulations. The regulations do not define e-waste as a listed hazardous waste. Therefore, it is the generator's responsibility to determine if his devices may exhibit a characteristic of a hazardous waste. The generator will bear sole responsibility to determine if his e-waste or its subcomponents are hazardous wastes and manage them accordingly*." – VA DEQ Electronics Waste Management Interim Recommendations

The applicant will be required to adhere to all applicable federal, state, and local regulations. It will adhere to the International Organization for Standardization environmental management system requirements for ensuring the facility operates in such a way as to protect the environment (ISO 14001:2015. It will also comply with Occupational Health and Safety Management certification OHSAS 18001:2007. This provides guidance on providing a safe work environment for employees, and was developed by the international certification body Certification Europe. It also adheres to the R2 standard set forth by the Sustainable Electronics Recycling International non-profit. This industry standard governs intake, processing, recycling, and post-processing operations.

**USE STANDARDS**

A recycling center is subject to 13 use standards as laid out in Code §72-41.4.E. These standards were developed to deal with a typical household waste recycling center. The proposed use is an electronic waste recycling and repurposing facility. It accepts only electronic goods and intangible data.

***(1)*** *The center shall be on a parcel with an area of at least five acres.*
This property is 3.85 acres. See special exception request SE2020-01.

***(2)*** *The center shall be located at least 250 feet from any residential district, school, or day care.*
This property is approximately 30 feet from a residential zoned property. See special exception request SE2020-01.

***(3)*** *Except for a freestanding office, no part of the center shall be located within 50 feet of any lot line.*
The existing structure is approximately 30 feet from a lot line. See special exception request SE2020-01.

***(4)*** *All recycling activities and storage areas shall be effectively screened from view by walls, fences, or buildings. Such screening shall be designed and installed to ensure that no part of recycling activities or a storage area can be seen from rights-of-way or adjacent lots. In no case shall the height of recyclable or recovered materials, or non-recyclable residue stored in outdoor areas exceed 20 feet or the height of the principal building on the lot, whichever is greater.*
All recycling work will be done indoors. The 2,000 sq. ft. outdoor storage area will be screened as shown on the GDP.

***(5)*** *All outdoor storage areas shall be surrounded by a solid fence or wall that is at least eight feet high.*
This will be done in accordance with the GDP.

***(6)*** *Recyclable materials shall be contained within a leak-proof bin or trailer, and not stored on the ground.*
This will be required for outdoor storage.

***(7)*** *There shall be no collection or storage of hazardous or biodegradable wastes on the site.*
The applicant states they will not be storing household waste or hazardous waste onsite or process any as part of their work.

***(8)*** *Space shall be provided to park each commercial vehicle operated by the center.*
The applicant will be required to meet all parking requirements and this will be met while developing the site plan. The applicant will have up to 8 loading bays.

***(9)*** *If the center is located within 500 feet of property in a residential zoning district or developed for residential use, it shall not be in operation between the hours of 7:00 p.m. and 7:00 a.m. The facility shall be administered by on-site persons during the hours the facility is open.*
The applicant wishes to operate a 24-hour continuous operation. Condition 2 would limit deliveries to between 7am-7pm. See special exception request SE2020-01.

***(10)*** *The site shall be maintained free of fluids, odors, litter, rubbish, and any other non-recyclable materials. The site shall be cleaned of debris on a daily basis and shall be secured from unauthorized entry and removal of materials when attendants are not present.*
The applicant states they shall comply with this requirement.

***(11)*** *Signage shall include the name and phone number of the facility operator and indicate any materials not accepted by the center.*
The applicant states they shall comply with this requirement.

***(12)*** *Access to the center shall be from a collector or arterial street.*
The recycling center is in the Battlefield Industrial Park, which has direct access to Route 3, a primary arterial.

***(13)*** *No dust, fumes, smoke, vibration or odor above ambient level shall be detectable on abutting properties.*
The applicant states that no dust, fumes, smoke, vibration or odor above ambient level shall be detectable on abutting properties. All work is done inside the facility.

## SPECIAL USE PERMIT ANALYSIS

Special Use Permits applies to the property indefinitely per Virginia Code, regardless of ownership. They are evaluated according to the criteria contained in the UDO, Section 72-22.6, as follows:

**(1) The proposed special use at a specified location shall be:**

**(a) In harmony with the adopted Comprehensive Plan;**
The property lies within Land Use Planning Area 9: Downtown. The future land use map identifies this area General Industrial use. This category provides for "*The general industrial category allow for manufacturing, wholesale and limited ancillary retail uses, warehousing, offices, and distribution facilities. These districts are located where they can be served by adequate transportation access.*"

The relevant Opportunity listed for Land Use Planning Area 9 (on page 11(9)-1):

- Continue to develop the City/Battlefield Industrial Park

**(b) In harmony with the purpose and intent of the zoning district regulations;**

The purpose of the General Industrial (I2) Zoning District is "*to provide for medium to heavy industrial land uses in areas of the City appropriate to adequately serve the physical, transportation access, and environmental impacts of such industrial development. Outdoor storage areas shall be screened where visible from off-site areas.*"

The use of a recycling center in this space fits this definition well. It is a light industrial use, partially screened via landscape from non-industrial uses, with a planned outdoor storage area which will be screened by a solid fence.

**(c) In harmony with the existing uses or planned uses of neighboring properties.**

The recycling center is located within an existing, functioning Industrial Park. The property is adjacent to a single-family residence, and the National battlefield. During staff visits on May 19 and May 20, 2020, the structure is was from both locations, though it is screened better from the National Park. The structure has been in place since 1988. All proposed work will be inside, with no additions to the structure shown on the GDP.

**In considering an application for a Special Use Permit, the City Council shall consider potential adverse impacts including:**

1. **Traffic or parking congestion;**
   The site is situated on Harkness Drive and connects to the rest of the Industrial Park via Central Road. The applicant anticipates 10 delivery trucks per day and approximately 20 employee vehicles in the first year with more after. Operating at maximum capacity and staffing, they anticipate 220 vehicle trips per day.

2. **Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment;**
   No excessive noise, odor, fumes, or vibration are associated with the proposed use. Delivery of materials is subject to Condition 2 (between 7am – 7pm). All work is performed inside the structure. The outdoor space is used for storage in a screened-off area. The material being recycled is not quickly bio-degradable as regular household waste would be, will emit no noxious fumes that would harm neighboring properties, and will not be equipped with machinery that would affect neighboring properties through vibrations or other nuisance factors. All recycling work is done indoors.

3. **Discouragement of economic development activities that may provide desirable employment or enlarge the tax base;**
   The use constitutes economic development.

4. **Undue density of population or intensity of use in relation to the community facilities existing or available;**
   There are sufficient public utilities to serve the site.

5. **Reduction in the availability of affordable housing in the neighborhood;**
   Not applicable, this Special Use application is for a commercial use in an existing building.

6. **Impact on school population and facilities;**
   Not applicable, this Special Use application is for a commercial use in an existing building.

7. **Destruction of or encroachment upon conservation or historic districts;**
   The location has an existing building and the area is an Industrial Park adjacent to the National Battlefield.

8. **Conformity with federal, state and local laws, as demonstrated and certified by the applicant; and**
   The applicant states they have conformed to all federal, state, and local laws.

9. **Massing and scale of the project.**
   The business will operate within the existing building, no expansion is proposed as part of this Special Use Permit. An outdoor storage area will be created.

**CONCLUSION**

This item will appear for a public hearing on June 10th before the Planning Commission.

**ATTACHMENTS:**

1. Resolution (not attached to this staff report)
2. Application
3. Narrative
4. GDP
5. Traffic Impact Analysis
6. Staff Pictures from May 19th and 20th, 2020

Application #SUP: 2020-03
Date: 2·11·20
Fee/Check#: CK 4946
**$300.00 for an Individual Single-Family Lot; or**
**$750.00 + $150.00 per Acre for All Others**
$1,350

# APPLICATION
# SPECIAL USE PERMIT

APPLICANT NAME: Green Chip, Inc.

MAILING ADDRESS: 540 Kingsland Avenue, Brooklyn, NY 11222

TELEPHONE: (844) 783-0443 E-MAIL: bill@greenchiprecycling.com

THE UNDERSIGNED HEREBY APPLIES FOR A SPECIAL USE FOR:

Operation of an electronic equipment recycling center within an I-2 zoning district

THE SUBJECT PROPERTY IS DESCRIBED AS FOLLOWS:

Property Location 10 Harkness Boulevard, Fredericksburg, VA 22401 GPIN# 7778-78-5342

Property Owned By Dominion Real Estate, LLC

Owner's Mailing Address 608 Nalls Farm Way, Great Falls, VA 22066

Proposed Use of Property (***be specific***) Recycling center for electronic equipment disassembly, data wiping, assessment, refurbishment, and recycling within existing building on Property.

HOURS OF OPERATION 24 hours 6 days a week NUMBER OF EMPLOYEES 20-45

Anticipated Number of Patrons or Clients 10-20

Description of the development's impact on neighboring and adjacent properties (please submit a complete and accurate description on a separate sheet of paper):

1. Compliance with Comprehensive Plan:
2. In harmony with the purpose and intent of the zoning district regulations:
3. In harmony with the existing uses or planned use of the neighboring properties:
4. Traffic Impact:

Special Use Permit Request
(Application Continued)

***I do hereby make oath or affirmation that to the best of my knowledge, the foregoing information contained in this application is true.***

_____ 2.10.20
**Signature of Applicant** Date

**PRINT NAME OF APPLICANT** William Montelaone

The above oath or affirmation was signed before me and witnessed by me this 10th day of Feb, 2020 in the County / City of Queens in the state of Virginia.
NEW YORK

ARTHUR MULLAKANDOV
Notary Public, State of New York
Registration #01MU6341246
Qualified In Queens County
Commission Expires 05/02/2020

Notary Signature _____

Notary Registration # 01MU6341246 Commission Expires 05/02/2020

_____ _____
**Signature of Owner** Date

**PRINT NAME OF OWNER** _____

The above oath or affirmation was signed before me and witnessed by me this_____day of _____, _____ in the County / City of _____ in th state of Virginia.

**Notary Signature**

_____

Notary Registration # Commission expires:

_____ _____

Revised: November 2019

Special Use Permit Request
(Application Continued)

***I do hereby make oath or affirmation that to the best of my knowledge, the foregoing information contained in this application is true.***

_____ _____

**Signature of Applicant** Date

**PRINT NAME OF APPLICANT**_____

The above oath or affirmation was signed before me and witnessed by me this_____day of _____, _____ in the County / City of _____ in the state of Virginia.

Notary Signature _____

Notary Registration # _____ Commission Expires _____

_____ 2/11/2020

**Signature of Owner** Date

**PRINT NAME OF OWNER** Wanguo Zhang.

The above oath or affirmation was signed before me and witnessed by me this 11th day of FEBRUARY, 2020 in the County / City of RESTON / FAIRFAX in th state of Virginia.

**Notary Signature**

Sewavi Akuete

Notary Registration #
7650719

Commission expires:
12/31/2020

Sewavi Akuete
Notary Public
Commonwealth of Virginia
Reg. No. 7650719
My Commission Expires 12/31/2024

Revised: November 2019

## OWNERSHIP

**Applicant is (Circle One):**

Property Owner  Agent of Owner  Lessee  Property Purchaser  Other

**If 'Other', describe:** _____

**Source of Property Title / Instrument #:**

_____

_____

**If Property is owned by a Limited Liability Corporation (LLC):**

1. Attach a "Certificate of Fact of Existence" from the State Corporation Commission; and
2. List the names and titles with authority to sign on behalf of the LLC (add additional sheets if needed):

_____

See enclosed confirmation from New York State Department of State authorized persons are

_____

William Monteleone and Michael Allocco, Sr.

_____

_____

_____

**OR**

**If Property is owned by a Corporation (Inc.):**

1. Attach a "Certificate of Good Standing" from the State Corporation Commission; and
2. List the names and titles with authority to sign on behalf of the corporation (add additional sheets if needed):

_____

_____

_____

_____

# PUBLIC NOTIFICATION REQUIREMENTS

**Written Notice:** Written notice of an application initiated by a property owner or contract purchaser shall be provided to adjacent property owners by certified return receipt mail by the applicant **at least 14 days prior** to the hearing (not counting the date of the hearing) and **not more than 21 days prior to the public hearing**. Applicants may use the notice form supplied with the application forms. In the event the application is deferred indefinitely, notification shall be given when the application is rescheduled.

Evidence of the receipt of such notice shall be provided to the Zoning Administrator prior to the public hearing. In the case of a condominium or a cooperative, the written notice may be mailed to the unit owners' association or proprietary lessees' association, respectively, in lieu of each individual unit owner.

**The following notice documents must be submitted to the office of the Zoning Administrator at least 5 days prior to the public hearing:**

1. a copy of the notice letter sent
2. a list of the names and addresses of those persons to whom notice was sent
3. a copy of the post office receipts for the certified or return receipt mail
4. "Certification of Notice" form found at the back of this application

**Posted Notice:** **The applicant shall post a sign** provided by the Zoning Administrator on each parcel of land involved in an application for zoning map amendment (when 25 or fewer parcels are affected), **Posted notice shall be erected at least five days before the Planning Commission public hearing and before the City Council public hearing**.

**Failure to send accurate or correct notices will result in deferral of the application to a later hearing date.** Property ownership information is to be obtained from the City Real Estate Office, Room 107, City Hall, 715 Princess Anne Street or online at Fredericksburgva.gov

**APPLICANT to mail this notice by certified return receipt mail to adjoining and abutting property owners between 21 and 14 days prior to the scheduled hearing.**

Dear Property Owner:

You are hereby notified of the following public hearing to be held by the City of Fredericksburg Planning Commission on the issues described below.

**PUBLIC MEETING DATE:**_____

**AT**
**7:30 PM, CITY HALL**
**715 PRINCESS ANNE STREET**
**COUNCIL CHAMBERS (LOWER LEVEL)**
**FREDERICKSBURG, VA 22401**

**ISSUE DESCRIPTION:** Applicant seeks special use permit to operate an electronic equipment recycling center within an I-2 zoning district.

**PROPERTY ADDRESS:** 10 Harkness Boulevard, Fredericksburg, VA 22401

**GPIN NUMBER:** 7769-78-5342

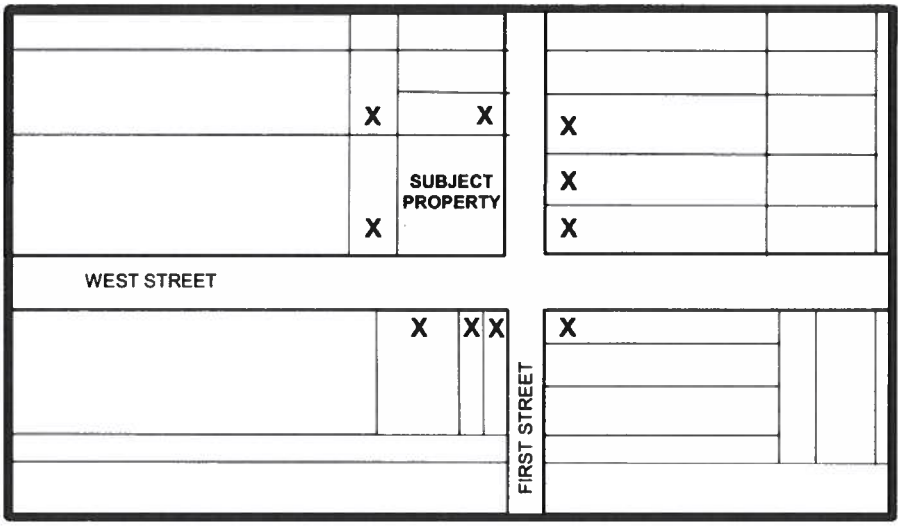
**As a citizen and party of interest, you are invited to attend the meeting and express your views concerning the above issue. If you have questions regarding the request, you can reach me at**_____.

**Sincerely,**

_____ _____
**Applicant signature** **Applicant printed name**

## EXAMPLE DIAGRAM OF ADJOINING PROPERTY OWNERS

**X = Property owners to be notified**




## PROPERTY OWNERS LIST

10 Harkness Boulevard, Fredericksburg, VA 22401 — 7769-78-5342

**SUBJECT ADDRESS** — **GPIN #**

Adjoining property owner names and addresses can be obtained by visiting the City website at www.fredericksburgva.gov and following the link to GIS, or by visiting the Office of Real Estate at City Hall, 715 Princess Anne Street, Room 107.

**Adjoining Property Owner's Name and Mailing Address**

| | | |
|---|---|---|
| **Property Address** | 1 HARKNESS BLVD & 310 CENTRAL RD | 7778-78-5785 & 7778-78-8523 |
| **Owner Name** | BATTLEFIELD INDUSTRIAL PARK LLC | **GPIN NUMBER** |
| **Mailing Address** | PO BOX 7165 | |
| **City, State, Zip** | FREDERICKSBURG, VA 22404 | |

| | | |
|---|---|---|
| **Property Address** | 460 CENTRAL RD | 7778-78-9244 |
| **Owner Name** | C & S PROPERTIES HOLDING CO LTD | **GPIN NUMBER** |
| **Mailing Address** | PO BOX 7134 | |
| **City, State, Zip** | FREDERICKSBURG, VA 22404 | |

Revised: November 2019

| | | |
|---|---|---|
| **Property Address** | 478 CENTRAL RD | 7778-78-7014 |
| **Owner Name** | SYLVIA PROPERTIES LC | **GPIN NUMBER** |
| **Mailing Address** | PO BOX 636 | |
| **City, State, Zip** | FREDERICKSBURG, VA 22404 | |

| | | |
|---|---|---|
| **Property Address** | 119 LEE DR | 7778-77-6732 |
| **Owner Name** | MCWHIRT DOUGLAS C & BONNIE | **GPIN NUMBER** |
| **Mailing Address** | 119 LEE DR | |
| **City, State, Zip** | FREDERICKSBURG, VA 22401 | |

| | | |
|---|---|---|
| **Property Address** | 602 LEE DR. | 7778-85-2666 |
| **Owner Name** | United States of America National Military Park | **GPIN NUMBER** |
| **Mailing Address** | 120 CHATHAM LN. | |
| **City, State, Zip** | FREDERICKSBURG, VA 22405 | |

| | | |
|---|---|---|
| **Property Address** | | |
| **Owner Name** | | **GPIN NUMBER** |
| **Mailing Address** | | |
| **City, State, Zip** | | |

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|---|---|---|
| **Property Address** | | |
| **Owner Name** | | **GPIN NUMBER** |
| **Mailing Address** | | |
| **City, State, Zip** | | |
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Revised: November 2019

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|---|---|---|
| **Property Address** | | **GPIN NUMBER** |
| **Owner Name** | | |
| **Mailing Address** | | |
| **City, State, Zip** | | |

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| **Property Address** | | **GPIN NUMBER** |
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| **City, State, Zip** | | |

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| **Property Address** | | **GPIN NUMBER** |
| **Owner Name** | | |
| **Mailing Address** | | |
| **City, State, Zip** | | |

**ATTACH ADDITIONAL SHEETS IF NECESSARY**

**NOTE: Applicant to return all notice documents at least five days or prior to the public hearing to: Office of the Zoning Administrator, 715 Princess Anne Street, Fredericksburg, VA 22401**

Rezoning # _____
Special Use/Exception # _____

# CERTIFICATION OF NOTICE

**TO:** **Zoning Administrator**
**715 Princess Anne Street**
**Fredericksburg, VA 22401**

**At least five days or prior to the public hearing, the applicant shall supply the Zoning Administrator with the following notice documents:**

1. **A copy of the notice sent**
2. **A list of the names of those persons to whom notice has been given**
3. **Copies of the post office receipts for certified or registered mail.**
4. **A certification statement that notice has been sent by certified or registered mail to those to whom notice is required to be given.**

**The applicant shall use the records and maps maintained in the City's office of real estate or GIS to determine the proper recipients of notice and reliance upon such records shall constitute compliance with the requirements of the UDO.**

**The undersigned hereby certifies that the notice to adjoining property owners (copy attached), as required, was sent to the attached list of property owners concerning the following issue on (DATE)_____.**

**PROPERTY ADDRESS:** 10 Harkness Boulevard, Fredericksburg, VA 22401
**ISSUE DESCRIPTION:** Applicant seeks a special use permit to operate an electronic equipment recycling center within an I-2 zoning district.

_____
**Applicant Signature** **Applicant Printed Name**

_____ _____
**Telephone Number** **Date**

**NOTE: Applicant to return all notice documents at least five days or prior to the public hearing to: Office of the Zoning Administrator, 715 Princess Anne Street, Fredericksburg, VA 22401**

# SIGN POSTING PROCEDURES

Instructions
It is the applicant's responsibility to ensure that the sign(s) remain on the project site for the required time and are maintained in good/legible condition until after the public hearing date.

Site Posting Procedure
Sign(s) shall be posted at least five (5) business days before the public hearing/meeting. The applicant shall complete a notarized affidavit stating the sign(s) shall be posted in accordance with these procedures. Within three (3) days of posting the sign the applicant shall provide a photograph of the posted sign to the Community Planning and Building Department. **Failure to submit a notarized affidavit and/or photograph of the posted sign may result in the removal of the application from the scheduled meeting agenda.**

Information required on the sign(s) shall be completed by a member of the planning staff and provided to the applicant for posting. Signs shall be removed within three (3) days of the public hearing/meeting. Sign(s) should **not** be returned to the Community Planning & Building Department.

A minimum of one sign shall be placed along any adjacent arterial street. Signs should be posted every 600 feet when a street frontage adjacent to a project exceeds that distance. Sign(s) shall be placed parallel to the roadway.

Sign(s) shall be placed on the property in the most visible location available in such a manner that landscaping or other obstructions do not impair the visibility of the sign(s) from the street. The sign(s) shall not be placed on the public street right-of-way. The sign(s) should not be placed more than 10 feet behind the property line adjacent to the street.

The Community Planning and Building Department may vary any of the above guidelines where there are special circumstances in order to ensure that the sign(s) will be visible to the general public.

**The undersigned acknowledges that he/she has read this procedure and understands how and where to post the required sign(s).**

_____ _____

**Applicant Signature** **Date**

**Rezoning # _____**
**Special Use/Exception#_____**

# SIGN POSTING AFFIDAVIT

_____, being duly sworn, deposes and says as follows:
(Name of Affiant)

On the_____day of_____, 20 , public hearing/notice sign(s), as supplied by the Office of the Zoning Administrator, Community Planning and Building Department. shall be posted in accordance with City sign posting procedures as stated on the reverse of this affidavit, on the property that is the subject of this application. The sign(s) shall be maintained in good condition on said property until after the public hearing/meeting.

_____ _____
Signature of Affiant Date

_____Planning Commission meeting

_____City Council meeting

**Commonwealth of Virginia**
**City of Fredericksburg**

I,_____, a Notary Public in and for the State and City aforesaid, do hereby certify that _____ _____ appeared before me and acknowledged the same.

Subscribed and sworn before me this_____day of_____, 20____.

Notary Signature_____

Notary Registration #_____

Commission expires _____

Revised: November 2019

**CITY OF FREDERICKSBURG**
**SPECIAL USE PERMIT ZONING NARRATIVE**

| | |
|---|---|
| Applicant: | Green Chip, Inc., a New York limited liability company ("Applicant") |
| Members: | William ("Bill") Monteleone, and Michael Allocco, Sr. |
| Owner: | Dominion Real Estate, LLC |
| Representative: | Charles W. Payne, Jr., Hirschler Fleischer,<br>725 Jackson Street; STE 200<br>Fredericksburg, VA 22401<br>(540) 604-2108 Fax (540) 604-2101<br>cpayne@hirschlerlaw.com<br><br>Maggie Macdonald, Sive, Paget & Riesel, P.C.<br>560 Lexington Avenue, 15th Floor<br>NYC, NY 10022<br>(646) 378-7202; Fax (212) 421-1891<br>mmacdonald@sprlaw.com |
| Engineer: | Bowman Consulting Group, Ltd.<br>650A Nelms Circle<br>Fredericksburg, VA 22406 |
| Project Name: | "10 Harkness Boulevard" |
| Property: | GPIN # 7769-78-5342, consisting of 3.85 acres, more or less, subject to this application, located in the City of Fredericksburg, Virginia, and as generally described herein (collectively the "Property"). The Property is developed with a warehouse and parking lot. |
| Request: | Special Use Permit in accordance with §72.22.6, et al. of the City's Uniform Development Ordinance ("UDO"), to allow for a recycling center. |
| Zoning: | General Industrial District ("I-2 District") |
| Date: | February 10, 2020 |

---

## OVERVIEW

The Applicant is requesting a special use permit ("SUP") to operate a recycling center for electronic equipment disassembly, data wiping, assessment, refurbishment and recycling within the existing building at the Property with limited outdoor storage of baled commodities (e.g. plastic and metals) (the "Proposed Use") within the City's General Industrial (I-2) District, all in accordance with §72-32.6 and §72-40.2, et al. of the UDO and the enclosed general development plan titled "General Development Plan Green Chip Recycling GPIN 7778-78-5342/10 Harkness Blvd City of Fredericksburg, Virginia Ward 4-Precinct 401" prepared by Bowman Consultants and dated February 2020, as last revised February 10, 2020 (the "GDP"). The Property consists of approximately 3.85 acres, and is located within the City/Battlefield Industrial Park. The Property is currently developed with a warehouse building and parking lot.

As noted above, the Property is zoned I-2. The UDO describes the purpose of the General Industrial District, in relevant part as being: "...established to provide medium to heavy industrial land uses in areas of the City appropriate to adequately serve the physical, transportation access, and environmental impacts of such industrial development. Outdoor storage areas shall be screened where visible from off-site areas."

A SUP is required because a recycling center is considered a special use in the I-2 zoning district. For purposes of obtaining a special use permit for the proposed use, the Applicant must generally show, in relevant part, that the proposed use is in harmony with:

(1) the adopted Comp Plan;

(2) the purpose and intent of the zoning district regulations; and

(3) existing uses or planned uses of neighboring properties.

The City's Comprehensive Plan, dated September 8, 2015, as amended through February 12, 2019 (the "Comp Plan"), generally identifies the subject site being within the Land Use Planning Area 9: Braehead/National Park, and specifically identifies the site as being part of a sub-planning area encouraging industrial zoning.

The Proposed Use will complement the Applicant's established electronic equipment recycling business located in New York by expanding the Applicant's geographic range, and allowing the Applicant to better serve local residents, businesses and agencies. The Proposed Use will adhere to independently-audited and established industry standards for electronics recycling (R2 Rev. 7/2013), requiring the Applicant to implement an Environmental Health and Safety Plan and maintain certifications under ISO 14001:2015 and OHSAS 18001:2007. Each of these standards requires the Applicant to operate its electronic equipment recycling facility in a manner that protects the health and safety of its employees, and protects both public health and the environment through to the ultimate recycling point for each type of material handled.

The Proposed Use is not a typical recycling center use as is currently contemplated by the UDO, which typically involve large quantities of waste material stored and sorted outdoors in piles before

being processed. All of the Applicant's incoming inventory by contrast is stored indoors, and enters the facility through 8 loading bays where it is then segregated by equipment type. Equipment is manually disassembled and component parts are segregated, with some sorted at disassembly workstations and some component parts loaded onto conveyor belts for sorting. Commodities are stored together and metal and plastic are separately baled and loaded onto pallets before being sent on to downstream vendors for recycling. The Applicant is required, pursuant to the R2 Rev. 7/2013 standard, to perform audits of all of its downstream vendors.

Another aspect of the Applicant's operation that differentiates it from typical recycling centers is the fact that the highest and best use for many of the materials handled by the Applicant is re-use, not recycling. Each employee is trained to identify equipment that enters the facility that may be a candidate for testing, data wiping, refurbishing and resale. In addition, all equipment requiring data destruction is stored in secure containers and/or in a secure area until the data destruction is performed and validated.

Finally, the typical impacts associated with recycling centers – noise from outdoor materials movement and processing, odors from waste materials, and visual impacts from exposed piles of waste – are simply not applicable to the Applicant's operations. Virtually all of the materials received by the Applicant will be staged and stored indoors prior to recycling, and no recycling processes will occur outside of the building. The only proposed use for the parking lot area other than for employee parking and vehicle circulation is to temporarily store baled plastic and metal commodities after they have been segregated through the recycling process (see GDP for said 2,000 SF area). These plastics and metals would not have odor impacts, and would be stored in conformance with obligations for containment and screening. In addition, the Applicant is proposing an eight foot (8') solid fence around the proposed outside storage area, all as shown on the GDP.

Further and as shown on the GDP, vehicular access to the Property will be from Harkness Boulevard via Center Drive. It is anticipated the proposed operations will generate 220 vehicle trips per day of which 65 will be AM peak trips and 65 will be PM peak trips. This assumes max activity for the proposed project (e.g. number of employees and deliveries to and from the site).

Currently, the building is vacant and has been for approximately four years. Accordingly, the Applicant's operations will improve the overall productivity of the Battlefield Industrial Park, and will utilize the existing building thereby avoiding construction impacts and environmental impacts associated with outdoor operations. Further, the Applicant is poised to support the growing Information Technology ("IT) industry in the region, and to ensure that Fredericksburg is best-suited to attract IT businesses such as data centers and other technology-oriented businesses by providing critical asset management and disposition services upon which those businesses rely. In addition to economic development considerations, on a local level the Applicant would provide an outlet for local residents, agencies, schools and businesses to recycle their unwanted electronic equipment responsibly. By doing so, recyclable materials would be diverted from local landfills, which benefits the community and the environment. The Applicant's business model also includes profit-sharing in certain circumstances, so the benefit of resale of working electronics can be shared with the prior owner of the equipment.

From a tax generation and economic development perspective, this proposal will allow a new business to operate at a portion of the Battlefield Industrial Park that has been unproductive for many years. in this regard, it is anticipated that the Applicant will employ 20 new people in year one of operations and a total of 45 new people by year 3. In addition, it is anticipated that the project will generate approximately $8 million in gross revenues and expend $2 million in new equipment and personal property. It is further anticipated that the project will generate an estimated $_____ in overall gross City tax revenues in year one (1) and $_____ by year five (5). [Applicant to confirm after submission]

In addition, the proposed project will not adversely impact surrounding properties as the Property is surrounded by other industrial I-2 uses, except the National Park Service Property which adjoins one side of the Property with approximately fifty (50) feet of wooded buffer area between the parking lot and the adjoining National Park Service property line. In addition, the Applicant will maintain the twenty-five foot (25 ') perimeter landscape buffer as depicted on the GDP. Further, any outdoor storage will be screened via an eight foot (8') tall solid fence, all as shown on the GDP. The Proposed Use is also in conformance with the Comp Plan and UDO, all as described more particularly below.

**DISCLAIMER STATEMENT:**

No members of the City Council or Members of the Planning Commission or any member of their immediate household or family owns or has a financial interest in the Property, Existing Operation or Applicant.

**ENVIRONMENTAL ANALYSIS:**

The Property is not within the 100 year flood plain nor are there any slopes in excess of twenty percent (20%) that would be disturbed by the Applicant's operations. The site is further not located in a flood zone or in a river overlay district, and the site is not within any Chesapeake Bay Preservation Overlay District. Please also note that the entire site is within the Resource Management Area and there are no Resource Protection Areas on the Property.

The Applicant will not disturb any wetlands on the Property, all as shown on the GDP. The Applicant will utilize existing stormwater infrastructure as generally shown on the GDP.

There are also no known historical resources on the site.

**TRANSPORTATION**

Vehicular access to the Property will be from Harkness Boulevard via Center Drive. The only vehicles accessing the property will be trucks delivering equipment for recycling and trucks carrying commodities and equipment to downstream vendors for recycling (approximately 10 trucks per day), and employee cars (approximately 20 employees in the first year). It is anticipated the proposed operations will generate 220 vehicle trips per day of which 65 will be AM peak trips

and 65 will be PM peak trips. This assumes max activity for the proposed project (e.g. number of employees and deliveries to and from the site).

## PUBLIC FACILITIES/UTILITIES ASSESSMENT

The following is an impact analysis to City public facilities and utilities regarding the Property and proposed use:

(1) Water Treatment Storage & Transmission Facilities:

Not applicable for the proposed use.

(2) Sewage Transmission & Treatment Facilities:

Not applicable for the proposed use.

(3) Storm Sewerage and Storm Water Management on and off site:

The Applicant will utilize existing stormwater infrastructure to manage stormwater at the Property.

(4) Streets & Other Public Transportation Systems:

The project will only utilize Harkness Boulevard via Center Drive for access to and from the Property. It is not anticipated that the Proposed Use will adversely impact city street or transportation systems.

## PUBLIC SCHOOLS, LIBRARIES & PARKS

The project will not impact public schools, libraries or parks.

## MAINTENANCE & OPERATIONS

The Applicant proposes to conduct all recycling operations indoors, and only accept deliveries and send shipments during business hours, 7:00 am to 7:00 pm. The Applicant is seeking a special exception to operate exclusively indoors earlier than 7:00 am and later than 7:00 pm.

## COMPREHENSIVE PLAN

Relationship with the Comprehensive Plan:

- As noted above, the Proposed Use is consistent with the City's Comp Plan and is located within Planning Area 9 and Sub-Planning Area 9A, which includes the City's Battlefield Industrial Park.
- Planning Area 9 encourages the development and redevelopment of industrial uses within the said industrial park. Sub-Planning Area 9A encourages industrial uses.

- The Proposed Use will facilitate and support the following key factors, as applicable, for this planning area:
    - Continuing development/expansion of the City/Battlefield Industrial Park by putting into use a building that has been vacant for years.
    - Supporting new technology businesses in Fredericksburg and the greater region.
    - Providing the public and local businesses with an environmentally sound resource for electronics recycling and electronic asset management and disposition, and diverting recyclable materials from local landfills.
    - Introduction of new business to the City of Fredericksburg and increase tax revenues/jobs pertaining to the same.

## CONSISTENCY WITH CITY UDO GOALS

As noted herein, the Property is currently zoned I-2 District. The UDO requires a special use permit for the Proposed Use. Further any outside storage use shall be screened where visible from off-site areas in the I-2 District. In this regard, the requirements of Section 72-41.4 D. and E apply as follows:

D. **Outdoor Storage as a Principal Use.**

1. For any outdoor storage of baled commodities, the Applicant will construct an enclosed and minimum eight foot (8') high fence (in accordance with §72-56 of the UDO) as generally shown on the GDP.

2. No materials or equipment will be stored at a height that exceeds the aforesaid fencing height.

3. Customers and vehicles shall have adequate space to circulate through the storage area, subject to onsite rules and restrictions of the Applicant, all as generally shown on the GDP.

E. **Recycling Center.**

The Proposed Use, as may be applicable, shall comply with the following standards except where it is noted that the Applicant is seeking a Special Exception Permit due to the unique nature of this recycling center use. Generally, the Applicant's business thrives in a regulated environment, as evidenced by the rigorous independent certification standards the Applicant has availed itself to and has consistently maintained for over five (5) years. The electronics recycling industry is the subject of intense scrutiny, and regulations and enforcement ensure that bad actors are not able to undercut the business model of responsible, certified recyclers like the Applicant. It is in this context that the Applicant seeks certain Special Exceptions from the following requirements to accommodate the atypical, indoor nature of the proposed recycling center use.

1. The center shall be on a parcel with an area of at least five acres:

**Response:** The Applicant is seeking a special exception in light of the fact that all recycling operations will take place within the confines of an existing building on a 3.85 acre lot and not require additional acreage for such operations.

2. The center shall be located at least 250 feet from any residential district, school, or day care:

   **Response**: The Applicant is seeking a special exception due to the fact that the Property is within 250 feet of a residential district. We do not believe this project, especially given the prior use and existing uses within the Battlefield Field Industrial Park, will adversely impact residential uses within 250 feet of the site. As noted above, all operations are indoors and only outdoor activity (other than typical employee and operational traversing) will be temporary storage. The storage area will include an 8 foot tall solid fence surrounding the said area and a 25 foot landscape buffer in the area shown on the GDP. Further, the nearby residential properties also located within heavy forested areas and the Applicant has further restricted no truck deliveries from 7:00 PM to 7:00 AM.

3. Except for a freestanding office, no part of the center shall be located within 50 feet of any lot line:

   **Response**: The Applicant is seeking a special exception due to the fact that the recycling operations will occur within the confines of an existing building, and the existing building is located within 50 feet of the Property lot line. Please note above as to mitigation of potential impacts.

4. All recycling activities and storage areas shall be effectively screened from view by walls, fences, or buildings. Such screening shall be designed and installed to ensure that no part of recycling activities or a storage area can be seen from rights-of-way or adjacent lots. In no case shall the height of recyclable or recovered materials, or non-recyclable residue stored in outdoor areas exceed 20 feet or the height of the principal building on the lot, whichever is greater.

   **Response**: The Proposed Use will be in compliance with the above requirements and screened as shown on the GDP.

5. All outdoor storage areas shall be surrounded by a solid fence or wall that is at least eight feet high.

   **Response**: The storage area will include a minimum eight-foot (8') high and a twenty-five foot (25') landscape buffer all as shown on the GDP.

6. Recyclable materials shall be contained within a leak-proof bin or trailer, and not stored on the ground.

**Response**: Recyclable materials will be contained within a leak-proof container and stored in conformance with all applicable governmental requirements.

7. There shall be no collection or storage of hazardous or biodegradable wastes center.

   **Response**: Not applicable to the Property or Proposed Use. Electronic equipment being collected and stored for recycling is not considered hazardous waste under local, state or federal law. Further, components of electronic equipment, such as batteries, are considered universal wastes, and will be handled as such pursuant to 40 C.F.R. 273 et seq.

8. Space shall be provided to park each commercial vehicle operated by the center.

   **Response:** Adequate parking will be provided based on the number of employees and truck trips anticipated for the Facility, including 8 loading bays for trucks. No additional parking will be required.

9. If the center is located within 500 feet of property in a residential zoning district or developed for residential use, it shall not be in operation between the hours of 7:00 PM and 7:00 AM. The facility shall be administered by on-site persons during the hours the facility is open.

   **Response:** The Applicant is seeking a Special Exception to allow operations solely within the building to occur between 7:00pm and 7:00am. The Applicant would not permit truck delivery traffic or movement of outdoor storage materials to occur between 7:00pm and 7:00am.

10. The site shall be maintained free of fluids, odors, litter, rubbish, and any other non-recyclable materials. The site shall be cleaned or debris on a daily basis and shall be secured from unauthorized entry and removal of materials when attendants are not present.

    **Response:** The Proposed Use will comply with this requirement.

11. Signage shall include the name and phone number of the facility operator and indicate any materials not accepted by the center.

    **Response:** The Proposed Use will comply with this requirement.

12. Access to the center shall be from a collector or arterial street.

    **Response:** Access shall be to and from Harkness Boulevard via Center Drive, as shown on the GDP.

13. No dust, fumes, smoke, vibration or odor above ambient level shall be detectable on abutting properties.

**Response**: The Proposed Use will comply with this requirement

The Project will also be developed in accordance with §72-32.6, §72-4, and §72-5 of the UDO, all as the aforesaid may be applicable and/or otherwise modified or waived by the City's Zoning Administrator.

## IMPACTS TO SURROUNDING PROPERTIES

As noted above, the Proposed Use is located within the City's Battlefield Industrial Park and access is directly to and from Harkness Boulevard as shown on the GDP. The Property is currently developed with a warehouse building and a parking lot. The Proposed Use adjoins several I-2 zoned properties as more particularly provided on the GDP. We believe the proposed project will not adversely impact surrounding property owners for all the reasons provide aforesaid and below.

In regard to the foregoing, please note the following analysis under Section 72-22.6 D. 2 of the UDO:

(a) ***Traffic or parking congestion***: As noted above, under our transportation section of this narrative, we do not believe the Proposed Use will adversely impact Harkness Boulevard. In regard to parking, the Existing Operation has more than adequate parking and loading bays for any new traffic to the site.

(b) ***Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment***: As noted above, the Proposed Use is within the City's industrial park and zoned I-2, as are many surrounding properties. All recycling activities will occur indoors and will be subject to the requirements of City Ordinance 10-98. In addition, the only outside storage associated with the Proposed Use will be for baled commodities (plastic and metals); thus there will be negligible noise associated with forklifts placing those baled commodities in their respective storage areas, and there will be virtually no fumes or vibrations. In addition, the surface of the storage areas where said materials will be located will be leakproof as noted in the GDP. Further, the Applicant will construct, as noted above, at least an eight foot (8') high fence around the storage area and the addition of a 25 foot landscape buffer all as shown on the GDP. The Applicant will also consider additional plantings along the lot line fronting Lee Drive to further insulate the Proposed Use from the adjacent residential area.

(c) ***Discouragement of economic development activities that may provide desirable employment or enlarge the tax base***: This proposal will put a vacant building to productive use without any of the environmental impacts typically associated with recycling centers, in an area already zoned for industrial uses. In this regard, it is anticipated that the Applicant will employ 20 new people in year one of operations and a total of 45 new people by year 3. It is further anticipated that the project will generate approximately $8 million in gross revenues and expend $2 million in new equipment and personal property. It is further anticipated that the project will generate an estimated $_____ in overall gross City tax revenues in year one (1) and $_____ by year five (5). [Applicant to confirm after submission]

(d) ***Undue density of population or intensity of use in relation to the community facilities exiting or available***: Not applicable to the Proposed Use.

(e) ***Reduction in the availability of affordable housing in the neighborhood***: Not applicable to the Proposed Use.

(f) ***Impact on school population and facilities***: Not applicable to the Proposed Use.

(g) ***Destruction of or encroachment upon conservation or historic districts***: Not applicable to the Proposed Use.

(h) ***Conformity with federal, state, and local laws, as demonstrated and certified by the applicant***: This project will be in conformance with applicable federal, state and local laws.

(i) ***Massing and scale of the project***: The project will have no mass and scale impacts as it will utilize an existing building and parking lot.

*[CERTIFICATIONS AND AUTHORIZED SIGNATURES TO FOLLOW]*

## APPLICANT CERTIFICATIONS

The Applicant hereby certifies that the use and development of the Property, and all improvements thereon, are subject to the final approval by the City of this amended special use permit application, and thereafter final site and construction plans for the Project.

The Applicant further certifies that the Project will conform to all applicable City ordinances, regulations and performance standards, unless and except any waiver, modification, exception or variance is granted for this Project by the City, including without limitation as requested and provided in this application.

The Applicant further certifies that all information included herein and with this application is true and correct to the best of the Applicant's knowledge.

WITNESS the following authorized signatures:

**Applicant**:

Green Chip, Inc., a New York Corporation

By: _____
Bill Monteleone, Managing Member

STATE OF NEW YORK,
COUNTY OF Queens, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Bill Monteleone, in his capacity as Managing Member of Green Chip, Inc., a New York corporation, has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 10th day of February, 2020.

_____
Notary Public

Print Name: ARTHUR MULLAKANDOV
My Commission Expires: 05/02/2020
Registration No.: #01MU6341246
[SEAL]

ARTHUR MULLAKANDOV
Notary Public, State of New York
Registration #01MU6341246
Qualified In Queens County
Commission Expires 05/02/2020

12036346.1 045028.00001

# GENERAL DEVELOPMENT PLAN

# GREEN CHIP RECYCLING

## GPIN 7778-78-5342 / 10 HARKNESS BLVD

## CITY OF FREDERICKSBURG, VIRGINIA

## WARD 4 - PRECINCT 401

## RZ2020-__

### VICINITY MAP LEGEND

- DENOTES TRANSIT BUS STOP
- DENOTES POLICE DEPARTMENT
- DENOTES FIRE STATION
- DENOTES SCHOOL

VICINITY MAP
SCALE: 1"=1000'

### OWNER

DOMINION REAL ESTATE LLC
608 NALLS FARM WAY
GREAT FALLS, VA 22066

### APPLICANT

GREENCHIP, INC.
540 KINGSLAND AVENUE
BROOKLYN, NY 11222
CONTACT: MS. MAGGIE MACDONALD

### LAND USE ATTORNEY

HIRSCHLER FLEISCHER
725 JACKSON ST., SUITE 200
FREDERICKSBURG, VA 22401
PH: (540) 604-2108
FAX: (540) 604-2101
CONTACT: MR. CHARLES W. PAYNE, JR.

### ENGINEER

BOWMAN CONSULTING GROUP
650A NELMS CIRCLE
FREDERICKSBURG, VA 22406
PH: (540) 371-0268
FAX: (540) 371-3479
CONTACT: MR. WILLIAM E. DUNCANSON, JR., P.E.

### SHEET INDEX

| SHEET NO. | SHEET DESCRIPTION |
|---|---|
| 1 | COVER SHEET |
| 2 | LEGEND, NOTES & TABULATIONS |
| 3 | BOUNDARY PLAT |
| 4 | EXISTING CONDITIONS & ENVIRONMENTAL ANALYSIS |
| 5 | SCHEMATIC PLAN |
| 6 | CONCEPTUAL LANDSCAPING PLAN |

### PLANNING DIRECTOR APPROVAL

DIRECTOR
COMMUNITY PLANNING AND BUILDING DEPARTMENT
CITY OF FREDERICKSBURG

DATE

RECEIVED
FEB 11 2020
BY:

GRAPHIC SCALE
1000 0 500 1000 2000 4000
( IN FEET )
1 inch = 1000 ft.


Bowman CONSULTING

Bowman Consulting Group, Ltd.
650-A Nelms Circle
Fredericksburg, Virginia 22406

Phone: (540) 371-0268
Fax: (540) 371-3479
www.bowmanconsulting.com

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COVER SHEET
GENERAL DEVELOPMENT PLAN
GREEN CHIP RECYCLING
CITY OF FREDERICKSBURG, VIRGINIA
WARD 4: PRECINCT 401

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM E. DUNCANSON JR
Lic. No.055205
02/10/20
PROFESSIONAL ENGINEER

| PLAN STATUS | |
|---|---|
| 02/10/20 | 1st SUBMISSION |

| DATE | DESCRIPTION |
|---|---|

| WED | WED | WED |
|---|---|---|
| DESIGN | DRAWN | CHKD |

SCALE H: AS NOTED V: N/A

JOB No. 100262-01-001

DATE : FEBRUARY 2020

FILE No. 100262-D-ZP-001

SHEET 1 OF 6

Cad file name : P:\100262 - Green Chip Recycling\100262-01-001 (ENG)\Engineering\Engineering Plans\100262-D-ZP-001\001-100262-ZP-001-CVR.dwg

# LEGEND

| EXISTING | DESCRIPTION | PROPOSED |
|---|---|---|
| 40 | INDEX CONTOUR | 40 |
| 38 | INTERMEDIATE CONTOUR | 38 |
| EX. E/P | EDGE OF PAVEMENT | PROP. E/P |
| EX. C & G | CURB AND GUTTER | CG-6 |
| – | TRANSITION FROM CG-6 TO CG-6R | CG-6R |
| – | PROPOSED HEADER CURB | |
| – | PROPERTY LINE | |
| – | DEPARTING PROPERTY LINE | |
| | LOT LINE | |
| | RIGHT-OF-WAY | |
| | CENTERLINE | |
| | FLOOD PLAIN | |
| – | CLEARING AND GRADING | |
| | TREE LINE | |
| – | FLOW LINE OF SWALE | |
| – | STREAM | |
| – | OVERLAND RELIEF PATHWAY | |
| x x | FENCE LINE | x x |
| | EASEMENT | |
| EX 8" W/L | WATER LINE | 8" DIP W/L |
| W EX. W/V | WATER VALVE | W PROP. W/V |
| EX. R. | REDUCER | PROP. R. |
| EX 8" SAN | SANITARY SEWER | 8" PVC SAN |
| EX 18" | STORM SEWER | 18" RCP |
| – | CABLE TV | CATV |
| E E | ELECTRIC SERVICE | E E |
| T T | TELEPHONE SERVICE | T T |
| G | GAS LINE | G |
| + 25.32 | SPOT ELEVATION | +25.32 |
| Ø | UTILITY POLE | Ø |
| | SIGN | |
| EX A EX 1 A | SANITARY SEWER IDENTIFIER | A 1 A |
| EX 2 EX 1/2 | STORM DRAIN IDENTIFIER | 2 1/2 |
| W | EASEMENT IDENTIFIER | W |
| | WATER METER | |
| | FIRE HYDRANT | |
| – | PARKING INDICATOR<br>INDICATES THE NUMBER OF TYPICAL PARKING SPACES | 25 |
| | STREET LIGHT | |
| – | VEHICLES PER DAY (TRAFFIC COUNT) | 255 VPD |
| – | TEST PIT LOCATION RECOMMENDED/REQUIRED | TP |
| – | CRITICAL SLOPE<br>SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK | |
| | HANDICAP RAMP (CG-12)<br>DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION | |
| – | DENOTES CLEAR SIGHT TRIANGLE | |
| EX. 15" OAK / PINE | TREE | |
| – | BENCHMARK | BM #1 TRV #1 ELEV=101.62 |
| | ASPHALT TRAIL | |
| | CONCRETE SIDEWALK | |
| | END WALLS | |
| | END SECTIONS | |
| | STOP SIGN | |
| | STREET SIGN | |
| OHE | OVERHEAD ELECTRIC | OHE |
| OHT | OVERHEAD TELEPHONE | OHT |
| VAN | HANDICAP PARKING SPACE (VAN) | VAN |
| | RIP RAP | |
| | CROSSWALK | |

# ABBREVIATIONS

| | | |
|---|---|---|
| A | A | AREA OF ARC |
| | AD | ALGEBRAIC DIFFERENCE |
| | AASHTO | AMERICAN ASSOCIATION OF STATE HWY. & TRANSP. OFFICIALS |
| | ASTM | AMERICAN SOCIETY FOR TESTING AND MATERIALS |
| | AC. | ACRE |
| | AGGR. | AGGREGATE |
| | ANSI | AMERICAN NATIONAL STANDARDS INSTITUTE |
| | ASPH | ASPHALT |
| | AWWA | AMERICAN WATER WORKS ASSOCIATION |
| B | B | BREADTH |
| | BC | BOTTOM OF CURB |
| | BF | BASEMENT FLOOR |
| | BLDG | BUILDING |
| | BM | BENCHMARK |
| | BMP | BEST MANAGEMENT PRACTICES (WATER QUALITY) |
| | BOV | BLOW OFF VALVE |
| | BRL | BUILDING RESTRICTION LINE |
| | BVCS | BEGINNING VERTICAL CURVE STATION |
| | BVCE | BEGINNING VERTICAL CURVE ELEVATION |
| | BW | BOTTOM OF WALL |
| C | c,e | CENTER CORRECTION ON VERTICAL CURVE |
| | C | COEFFICIENT OF RUNOFF |
| | CATV | CABLE TELEVISION |
| | CB | CATCH BASIN OR CHORD BEARING |
| | CC | CENTER TO CENTER |
| | CFS (Q) | CUBIC FEET PER SECOND |
| | CH | CHORD |
| | CG | CURB AND GUTTER |
| | CIP | CAST IRON PIPE |
| | C | CENTERLINE |
| | CL | CLASS |
| | CMP | CORRUGATED METAL PIPE |
| | CONC. | CONCRETE |
| | CO | CLEAN OUT |
| | CONT. | CONTINUATION |
| | CS | CURB STOP |
| | CT | COURT |
| | C/L | CENTERLINE |
| D | D,d | DEPTH |
| | DA | DRAINAGE AREA |
| | DB | DEED BOOK |
| | DEQ | VA. DEPARTMENT OF ENVIRONMENTAL QUALITY |
| | DET. | DETAIL |
| | DI | DROP INLET |
| | DIA. | DIAMETER |
| | DIP | DUCTILE IRON PIPE |
| | DM | DROP MANHOLE |
| | DR. | DRIVE |
| | DRNG | DRAINAGE |
| | DRWG. | DRAWING |
| | D/W | DRIVE WAY |
| | Δ | DELTA |
| | DU | DWELLING UNITS |
| | DOM | DOMESTIC |
| E | e | RATE OF SUPER ELEVATION IN FEET PER FOOT |
| | EC | EROSION CONTROL |
| | EGL | ENERGY GRADIENT LINE |
| | EQC | ENVIRONMENTAL QUALITY CORRIDOR |
| | ESM'T | EASEMENT |
| | EG | EDGE OF GUTTER |
| | ELEV. | ELEVATION |
| | ENT. | ENTRANCE |
| | EP | EDGE OF PAVEMENT |
| | ES | END SECTION |
| | EVCS | ENDING VERTICAL CURVE STATION |
| | EVCE | ENDING VERTICAL CURVE ELEVATION |
| | EW | END WALL |
| | EX. | EXISTING |
| | ELEC. | ELECTRICAL |
| | EBL | EAST BOUND LANE |
| F | F | FIRE LINE |
| | FAR | FLOOR AREA RATIO |
| | FC | FACE OF CURB |
| | FSWA | FREDERICKSBURG SEWER AND WATER AUTHORITY |
| | FF | FIRST FLOOR |
| | FG | FINISHED GRADE |
| | FH | FIRE HYDRANT |
| | FL | FLOW LINE |
| | FP | FLOOD PLAIN |
| | FS | FACTOR OF SAFETY |
| | FT. | FOOT |
| | FSPA | FREDERICKSBURG-STAFFORD PARK AUTHORITY |
| | FOY. | FOYER |
| | FPS | FEET PER SECOND |
| G | g | GRAVITY |
| | G | GAS |
| | GFA | GROSS FLOOR AREA |
| | Gr. | GRADE |
| | GR | GUARD RAIL |
| | GAR | GARAGE |
| H | H,h | HEIGHT |
| | H | HEAD |
| | HC | HANDICAPPED PARKING SPACE |
| | HGL | HYDRAULIC GRADIENT LINE |
| | HP | HIGH POINT |
| | HR | HAND RAIL |
| | HT. | HEIGHT |
| | HW | HEADWATER |
| I | I | RAINFALL INTENSITY |
| | ID | INSIDE DIAMETER |
| | IN | INCH |
| | INV. | INVERT |
| | IP | IRON PIPE |
| | IPF | IRON PIPE FOUND |
| | IPS | IRON PIPE SET |
| J | JB | JUNCTION BOX |
| K | K | SIGHT DISTANCE COEFFICIENT |
| | Ke | CULVERT ENTRANCE LOSS COEFFICIENT |
| L | L | LENGTH |
| | LAT. | LATERAL |
| | LF | LINEAR FOOT |
| | LL | LOWER LEVEL |
| | LOS | LINE OF SIGHT |
| | LP | LOW POINT |
| | LS | LOADING SPACE |
| | LCG | LIMITS OF CLEARING & GRADING |
| | LT | LEFT |
| M | M | MONUMENT FOUND |
| | MECH. | MECHANICAL |
| | MH | MANHOLE |
| | MI. | MILE |
| | MPH | MILES PER HOUR |
| | MS | MEDIAN STRIP |
| | MSL | MEAN SEA LEVEL |
| | MIN | MINIMUM |
| | MAX | MAXIMUM |
| N | N/F | NOW OR FORMERLY |
| | NFA | NET FLOOR AREA |
| | NO.,# | NUMBER |
| | NBL | NORTH BOUND LANE |
| | N/A | NOT APPLICABLE |
| O | OC | ON CENTER |
| | OD | OUTSIDE DIAMETER |
| | OH | OVERHANG |
| | O/H | OVERHEAD |
| P | P | PERIMETER |
| | PC | POINT OF CURVATURE |
| | PCC | POINT OF COMPOUND CURVE |
| | PCEP | POINT OF CURVE EDGE OF PAVEMENT |
| | PCTC | POINT OF CURVATURE TOP OF CURB |
| | PFM | PUBLIC FACILITIES MANUAL |
| | PG. | PAGE |
| | PGL | POINT OF GRADE LINE |
| | PI | POINT OF INTERSECTION |
| | PL | PROPERTY LINE |
| | PRC | POINT OF REVERSE CURVES |
| | PRELIM. | PRELIMINARY |
| | PROP. | PROPOSED |
| | PT | POINT OF TANGENCY |
| | PVC | POINT OF VERTICAL CURVATURE |
| | PVC | POLY VINYL CHLORIDE |
| | PVI | POINT OF VERTICAL INTERSECTION |
| | PVM'T | PAVEMENT |
| | PVRC | POINT OF VERTICAL REVERSE CURVE |
| | PVT | POINT OF VERTICAL TANGENT |
| | P&P | PLAN AND PROFILE |
| Q | Q(C.F.S.) | AMOUNT OF RUNOFF |
| R | R,r | RADIUS |
| | REQD | REQUIRED |
| | RCP | REINFORCED CONCRETE PIPE |
| | RD. | ROAD |
| | RET. | RETAINING |
| | REV. | REVISION |
| | RR | RAILROAD |
| | RTE. | ROUTE |
| | R/W | RIGHT OF WAY |
| | RGP | ROUGH GRADING PLAN |
| | ROM | REMOTE OUTSIDE MONITOR |
| | RMA | RESOURCE MANAGEMENT AREA |
| | RPA | RESOURCE PROTECTION AREA |
| | RT | RIGHT |
| S | S | SPEED OR SLOPE |
| | SAN. | SANITARY |
| | SBL | SOUTH BOUND LANE |
| | SD | SIGHT DISTANCE |
| | SECT. | SECTION |
| | SEW. | SEWER |
| | SH. | SHOULDER |
| | SF | SQUARE FEET |
| | SP. | SPACE |
| | SP | SITE PLAN |
| | SPEC. | SPECIFICATION |
| | STA. | STATION |
| | STD. | STANDARD |
| | STK. | STACK |
| | STM. | STORM |
| | SVC. | SERVICE |
| | SWM | STORM WATER MANAGEMENT |
| | S/W | SIDE WALK |
| | Sx | CROSS SLOPE |
| T | T | TANGENT |
| | TB | TEST BORE |
| | TC | TOP OF CURB |
| | Tc | TIME OF CONCENTRATION |
| | TEL | TELEPHONE |
| | TP | TEST PIT |
| | TP | TREE PROTECTION |
| | TB | TOP OF BANK |
| | TW | TOP OF WALL |
| | TW | TAILWATER |
| U | UD | UNDERDRAIN |
| | UG | UNDERGROUND |
| | UL | UPPER LEVEL |
| | UP | UTILITY POLE |
| | VAN | HANDICAPPED VAN PARKING SPACE |
| V | V | VELOCITY |
| | V | VOLUME |
| | VA | VIRGINIA |
| | VC | VERTICAL CURVE |
| | VDOT | VA. DEPT. OF TRANSPORTATION |
| | VF | VERTICAL FOOT |
| W | W | WEIGHT OR WIDTH |
| | W/M | WATER MAIN |
| | WBL | WEST BOUND LANE |
| | WQIA | WATER QUALITY IMPACT ASSESSMENT |
| X | XF | TRANSFORMER |
| Y | YI | YARD INLET |
| | YR | YEAR |
| Z | Z | SIDE SLOPES |

# SITE TABULATIONS

## EXISTING SITE CONDITIONS

| | | | | |
|---|---|---|---|---|
| GPIN: | 7778-78-5342 | | | |
| PROPERTY ADDRESS: | 10 HARKNESS BOULEVARD | | | |
| OWNER: | DOMINION REAL ESTATE LLC | | | |
| CURRENT USE: | INDUSTRIAL | | | |
| CURRENT ZONING: | GENERAL INDUSTRIAL (I-2) | | | |
| GROSS SITE AREA: | 3.8535 | ACRES | / 167,858 | SQ. FT. |
| EXISTING BUILDING AREA (PER GIS): | 53,500 | SQ. FT. | | |
| EXISTING FAR: | 0.3187 | | | |

## PROPOSED DEVELOPMENT

| | | | | |
|---|---|---|---|---|
| PROPOSED USE: | RECYCLING CENTER | | | |
| **LOT SIZE REQUIREMENTS:** | | | | |
| MINIMUM DISTRICT SIZE: | | 2 ACRES | | |
| MINIMUM LOT SIZE: | | 20,000 SF | | |
| PROPOSED LOT SIZE (GROSS): | 3.8535 | ACRES | / 167,858 | SQ. FT. |
| RIGHT-OF-WAY DEDICATION: | 0.0000 | ACRES | / 0.00 | SQ. FT. |
| **PROPOSED LOT SIZE (NET):** | **3.8535** | **ACRES** | **/ 167,858** | **SQ. FT.** |
| MINIMUM LOT WIDTH: | 100 FEET | | | |
| **BULK REGULATIONS:** | | | | |
| MAXIMUM BUILDING HEIGHT: | 50 FEET | | | |
| PROPOSED BUILDING HEIGHT: | < 50 FEET; NO PROPOSED CHANGE TO EX. BUILDING | | | |
| MINIMUM SETBACK REQUIREMENTS: | | | | |
| FRONT SETBACK | 50 FEET | | | |
| SIDE SETBACK | 0 FEET; 50 FEET WHEN ABUTTING PUBLIC ROW; 60 FEET WHEN ABUTTING ZONING DISTRICT OTHER THAN I-2 | | | |
| REAR SETBACK | 0 FEET; 50 FEET WHEN ABUTTING PUBLIC ROW; 60 FEET WHEN ABUTTING ZONING DISTRICT OTHER THAN I-2 | | | |
| **MAXIMUM FLOOR AREA RATIO (F.A.R.):** | **1.00** | **=** | **167,858** | **SQ. FT.** |
| **PROPOSED FLOOR AREA RATIO (F.A.R.):** | **0.32** | | | |
| PROPOSED GROSS FLOOR AREA: | 53,500.00 | SQ. FT. | | |
| **MINIMUM OPEN SPACE SET-ASIDE** | **10%** | **=** | **16,786** | **SQ. FT.** |
| **PROVIDED OPEN SPACE (%):** | **31.32 %** | | | |
| **PROVIDED OPEN SPACE (PER GIS):** | **52,573** | **SQ. FT.** | | |
| **LOT COVERAGE (IMPERVIOUS AREA)** | | | | |
| BUILDINGS (PER GIS): | 53,500 | SQ. FT. | | |
| ROADS / PARKING LOT (PER GIS): | 61,785 | SQ. FT. | | |
| TOTAL: | 115,285 | SQ. FT. | | |
| **PERCENTAGE LOT COVERAGE:** | **69%** | | | |

## PARKING CALCULATIONS

### REQUIRED PARKING

**PARKING STANDARDS - RECYCLING CENTER**

| | | |
|---|---|---|
| RECYCLING CENTER = | 1 | SPACE PER EVERY 500 SQ. FT. |

**REQUIRED PARKING CALCULATIONS - RECYCLING CENTER**

| | | |
|---|---|---|
| EXISTING/PROPOSED BUILDING GFA = | 53,500 | SQ. FT. |
| TOTAL REQUIRED PARKING = | 107 | SPACES |

### PROVIDED PARKING

| | | |
|---|---|---|
| EXISTING SPACES = | 31 | SPACES |
| PROPOSED SPACES = | 14 | SPACES |
| **TOTAL PROVIDED PARKING =** | **45** | **SPACES** |

***APPLICANT ANTICIPATES 45 EMPLOYEES FOR ULTIMATE OPERATIONS**

### REQUIRED LOADING SPACES

| | | |
|---|---|---|
| RECYCLING CENTER REQUIREMENT = | 1 | SPACE FOR 1ST 5,000 SQ. FT. + 1 SPACE FOR EVERY ADDITIONAL 30,000 SQ. FT. |
| REQUIRED LOADING SPACES = | 2 | SPACES |
| **PROVIDED LOADING SPACES =** | **8** | **SPACES** |

# NOTES

1. THE SUBJECT PROPERTY IDENTIFIED AS GPIN 7778-78-5342 AND IS ZONED I-2 (GENERAL INDUSTRIAL) AND CONSISTS OF 3.85 ACRES.
2. THE SUBJECT PROPERTY IS NOW IN THE NAME OF DOMINION REAL ESTATE LLC AND IS RECORDED IN INSTRUMENT NUMBER 2018-396 AMONG THE LAND RECORDS OF CITY OF FREDERICKSBURG, VIRGINIA. SEE SHEET 4 FOR ADJACENT PROPERTY OWNER INFORMATION.
3. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A PLAT ENTITLED "PLAT OF SUBDIVISION BATTLEFIELD INDUSTRIAL PARK TAX MAP A-11 PARCEL 306", PREPARED BY SULLIVAN, DONAHOE AND INGALLS, DATED FEBRUARY 18, 1997 AND DOES NOT REPRESENT A CURRENT FIELD SURVEY BY BOWMAN CONSULTING. ADDITIONAL PROPERTY INFORMATION WAS DERIVED FROM CITY OF FREDERICKSBURG GIS DATA.
4. TOPOGRAPHY SHOWN HEREON WAS OBTAINED FROM CITY OF FREDERICKSBURG GIS DATA. THE CONTOUR INTERVAL IS 2'.
5. THE SITE IS LOCATED WITHIN THE FOLLOWING: CHESAPEAKE BAY OVERLAY DISTRICT, TECHNOLOGY ZONE, AND THE BRAEHEAD/NATIONAL PARK SMALL AREA PLAN.
6. THE PROPERTY AS SHOWN HEREON IS NOT IN A 100-YEAR FLOODPLAIN. IT LIES IN ZONE "X" (UN-SHADED)(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR CITY OF FREDERICKSBURG, VIRGINIA, COMMUNITY-PANEL NUMBER 5100650036C, EFFECTIVE DATE SEPTEMBER 19, 2007.
7. THERE ARE NO KNOWN CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
8. THE PROPOSED USE OF THE EXISTING BUILDING IS A RECYCLING CENTER. AN OUTDOOR STORAGE AREA IS PROPOSED TO SUPPLEMENT THE PROPOSED USE OF THE EXISTING BUILDING. ADDITIONAL STRIPED PARKING SPACES ON THE EXISTING PAVED AREA ARE PROPOSED TO ACCOMMODATE THE ANTICIPATED NUMBER OF EMPLOYEES.
9. THE EXISTING SITE IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER MAINTAINED BY THE CITY OF FREDERICKSBURG.
10. THE EXISTING PARKING LOT, DRIVE AISLES, AND LOADING DOCKS ARE NOT PROPOSED TO BE ALTERED, OTHER THAN STRIPING FOR ADDITIONAL PARKING SPACES.
11. OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).
12. REFUSE AND RECYCLING SHALL BE HANDLED BY A PRIVATE HAULER.
13. NO LAND DISTURBANCE IS ANTICIPATED ON THIS SITE. THEREFORE, EROSION CONTROL AND STORMWATER MANAGEMENT IS NOT REQUIRED.
14. DIMENSIONS, AREAS, BUILDING SQUARE FOOTAGES, AND LAYOUT ARE APPROXIMATE IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
15. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ANY OR ALL ENCUMBRANCES ON THE SUBJECT PROPERTY.


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LEGEND, NOTES & TABULATIONS
GENERAL DEVELOPMENT PLAN
GREEN CHIP RECYCLING
CITY OF FREDERICKSBURG, VIRGINIA
WARD 4: PRECINCT 401

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM E. DUNCANSON JR
Lic. No.055205
02/10/20
PROFESSIONAL ENGINEER

| PLAN STATUS | |
|---|---|
| 02/10/20 | 1st SUBMISSION |

| DATE | DESCRIPTION |
|---|---|

| WED | WED | WED |
|---|---|---|
| DESIGN | DRAWN | CHKD |

SCALE H: N/A V: N/A

JOB No. 100262-01-001

DATE : FEBRUARY 2020

FILE No. 100262-D-ZP-001

SHEET 2 OF 6

Cad file name : P:\100262 - Green Chip Recycling\100262-01-001 (ENG)\Engineering\Engineering Plans\100262-D-ZP-001\002-100262-ZP-001-LGD.dwg

DB 302/543 Plat Book 9 Page 104

## OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT CONTAINING 4.5196 ACRES, MORE OR LESS, AND DESIGNATED AS BATTLEFIELD INDUSTRIAL PARK, TAX MAP A-11 PARCEL 306, SITUATED IN THE CITY OF FREDERICKSBURG, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF. THE SAID LAND BEING HEREBY SUBDIVIDED WAS ACQUIRED BY BATTLEFIELD INDUSTRIAL PARK FROM INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF FREDERICKSBURG BY DEED DATED NOVEMBER 1, 1983 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FREDERICKSBURG, VIRGINIA IN DEED BOOK 158 AT PAGE 745, AS CORRECTED BY DEED OF CORRECTION RECORDED IN DEED BOOK 230 AT PAGE 633 IN THE SAID CLERK'S OFFICE. ALL DRAINAGE EASEMENTS AND STREET RIGHT-OF-WAY ARE HEREBY DEDICATED TO THE CITY OF FREDERICKSBURG, VIRGINIA FOR PUBLIC USE.

GIVEN UNDER MY HAND THIS 18th DAY OF February, 1997.

Bill Dahnke

Charles W. McDaniel, Partner

CITY/COUNTY OF Fredericksburg
COMMONWEALTH OF VIRGINIA

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA, WHOSE COMMISSION WILL EXPIRE ON Jan. 31, 2000, DO HEREBY CERTIFY THAT Charles W. McDaniel WHOSE NAMES ARE SIGNED TO THE FOREGOING OWNER'S CONSENT ACKNOWLEDGED THE SAME BEFORE ME IN MY COMMONWEALTH AND CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 19th DAY OF February, 1997.

Sharon Scott Harris
NOTARY PUBLIC

## CERTIFICATE OF APPROVAL

THE SUBDIVISION KNOWN AS BATTLEFIELD INDUSTRIAL PARK, TAX MAP A-11 PARCEL 306 IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING REGULATIONS OF THE CITY OF FREDERICKSBURG AND MAY BE COMMITTED TO RECORD.

David A. Pelletier — 2-18-97
CITY PLANNER — DATE

2-18-97
CITY MANAGER — DATE

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT ALL OF THE REQUIREMENTS OF THE CITY OF FREDERICKSBURG, VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 18th DAY OF February, 1997.

Edson L. Sullivan
EDSON L. SULLIVAN LS #908-B

COMMONWEALTH OF VIRGINIA
EDSON L. SULLIVAN
No. 908-B
2-18-97
LAND SURVEYOR

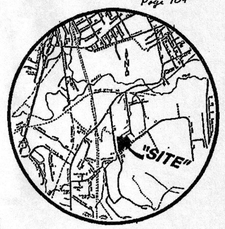
## TITLE CERTIFICATE

I HEREBY CERTIFY THAT THIS PROPERTY IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FREDERICKSBURG, VIRGINIA IN DEED BOOK 230 AT PAGE 633 UNDER THE NAME OF BATTLEFIELD INDUSTRIAL PARK.

Edson L. Sullivan
EDSON L. SULLIVAN LS #908-B

OWNER:
BATTLEFIELD INDUSTRIAL PARK
FREDERICKSBURG, VIRGINIA 22401

NOTES:
1. NO FIELD RUNOFF FURNISHED.
2. THIS PLAT IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
3. THIS PROPERTY IS NOT LOCATED IN THE F.I.R.M. 100 YEAR FLOOD ZONE "A", PER MAP ISSUED DOCS B, DATED JULY 2, 1979.
4. THE STORMWATER MANAGEMENT EASEMENT IS PRIVATE.




VICINITY MAP
SCALE - 1" = 1000'

CIRCUIT COURT CLERK'S OFFICE RECORDING
Received and filed this 20th day of August 1997 at 12:31 o'clock
Teste: S. Morgan Clark
By Deputy Clerk

AREA TABULATION

| | |
|---|---|
| PARCEL | 3.8535 ACRES |
| R-O-W | 0.6661 ACRES |
| TOTAL | 4.5196 ACRES |

# PLAT OF SUBDIVISION
# BATTLEFIELD INDUSTRIAL PARK

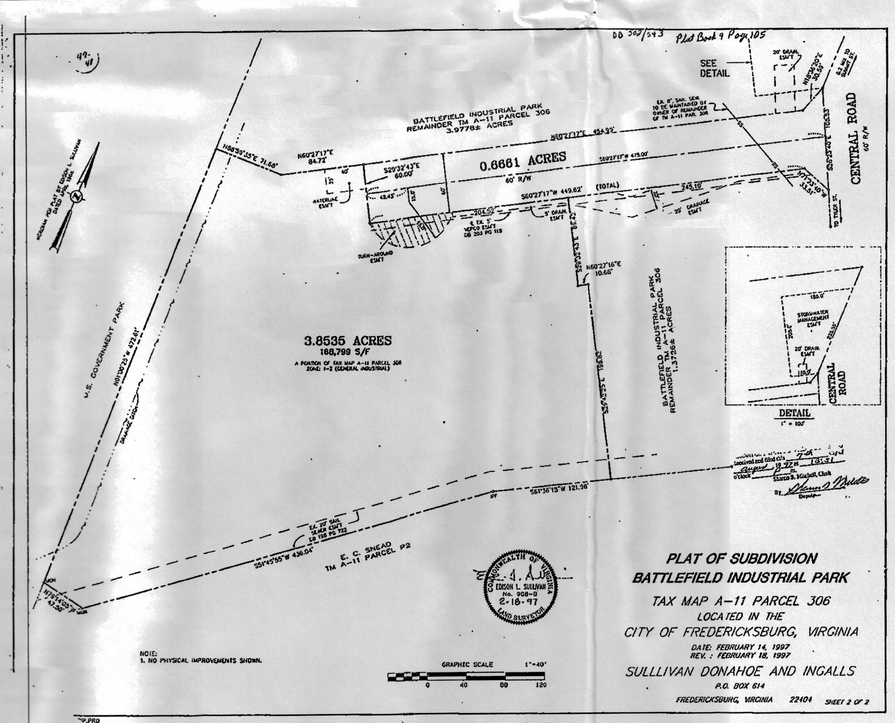
TAX MAP A-11 PARCEL 306
LOCATED IN THE
CITY OF FREDERICKSBURG, VIRGINIA

DATE: FEBRUARY 14, 1997
REV.: FEBRUARY 18, 1997

SULLLIVAN DONAHOE AND INGALLS
P.O. BOX 614
FREDERICKSBURG, VIRGINIA 22404 SHEET 1 OF 2

P:\VALLDRIP\SAMB\BIP.PRO

DB 302/543 Plat Book 9 Page 105




NOTE:
1. NO PHYSICAL IMPROVEMENTS SHOWN.

COMMONWEALTH OF VIRGINIA
EDSON L. SULLIVAN
No. 908-B
2-18-97
LAND SURVEYOR

CIRCUIT COURT CLERK'S OFFICE RECORDING
Received and filed this 20th day of August 1997 at 12:31 o'clock
Teste: S. Morgan Clark
By Deputy Clerk

# PLAT OF SUBDIVISION
# BATTLEFIELD INDUSTRIAL PARK

TAX MAP A-11 PARCEL 306
LOCATED IN THE
CITY OF FREDERICKSBURG, VIRGINIA

DATE: FEBRUARY 14, 1997
REV.: FEBRUARY 18, 1997

SULLLIVAN DONAHOE AND INGALLS
P.O. BOX 614
FREDERICKSBURG, VIRGINIA 22404 SHEET 2 OF 2

P:\PRO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BOUNDARY PLAT
GENERAL DEVELOPMENT PLAN
GREEN CHIP RECYCLING
CITY OF FREDERICKSBURG, VIRGINIA
WARD 4: PRECINCT 401

CITY PROJECT NUMBER

| PLAN STATUS | |
|---|---|
| 02/10/20 | 1st SUBMISSION |

| DATE | DESCRIPTION | |
|---|---|---|
| WED | WED | WED |
| DESIGN | DRAWN | CHKD |

SCALE H: N/A V: N/A

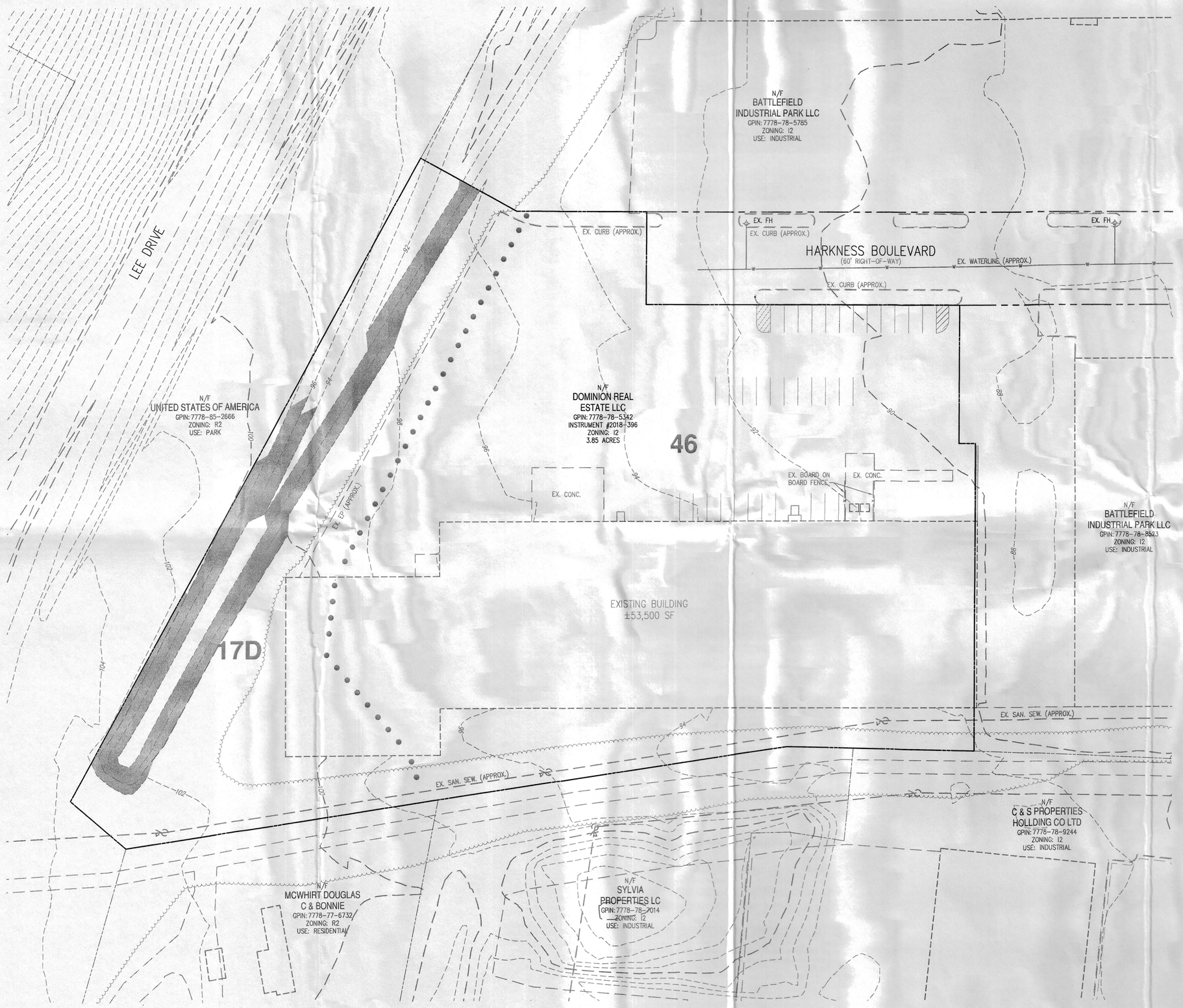
JOB No. 100262-01-001

DATE : FEBRUARY 2020

FILE No. 100262-D-ZP-001

SHEET 3 OF 6

Cad file name : P:\100262 - Green Chip Recycling\100262-01-001 (ENG)\Engineering\Engineering Plans\100262-D-ZP-001\003-100262-ZP-001-BOUNDARY.dwg




## NOTES:

1. PER CITY OF FREDERICKSBURG GIS INFORMATION, NO WETLANDS OR WATERS OF THE US ARE LOCATED ON THIS SITE.
2. THIS SITE IS LOCATED WITHIN THE CHESAPEAKE BAY OVERLAY DISTRICT AND THE PARCEL DESCRIBED WITHIN THIS PLAN LIES WITHIN THE RMA FEATURES AND DOES NOT CONTAIN RPA FEATURES.
3. THE PROPERTY AS SHOWN HEREON IS NOT IN A 100-YEAR FLOODPLAIN. IT LIES IN ZONE "X" (UN-SHADED)(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR CITY OF FREDERICKSBURG, VIRGINIA, COMMUNITY-PANEL NUMBER 5100650036C, EFFECTIVE DATE SEPTEMBER 19, 2007.
4. THERE ARE NO KNOWN CEMETERIES OR HISTORIC SITES LOCATED ON THE SUBJECT PROPERTY.

## SOIL TYPES

| MAP UNIT SYMBOL | MAP UNIT NAME |
|---|---|
| 17D | DYSTROCHREPTS-UDULTS COMPLEX, STEEP |
| 45 | URBAN LAND-UDULTS COMPLEX, SMOOTHED |

## LEGEND

DENOTES SLOPES > 25%

17D 46 SOILS

EXISTING TREELINE

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# EXISTING CONDITIONS & ENVIRONMENTAL ANALYSIS
# GENERAL DEVELOPMENT PLAN
# GREEN CHIP RECYCLING

CITY OF FREDERICKSBURG, VIRGINIA

WARD 4: PRECINCT 401

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM E. DUNCANSON JR
Lic. No.055205
02/10/20
PROFESSIONAL ENGINEER

| PLAN STATUS | |
|---|---|
| 02/10/20 | 1st SUBMISSION |

| DATE | DESCRIPTION |
|---|---|

| WED | WED | WED |
|---|---|---|
| DESIGN | DRAWN | CHKD |

SCALE H: 1"=30' V: N/A

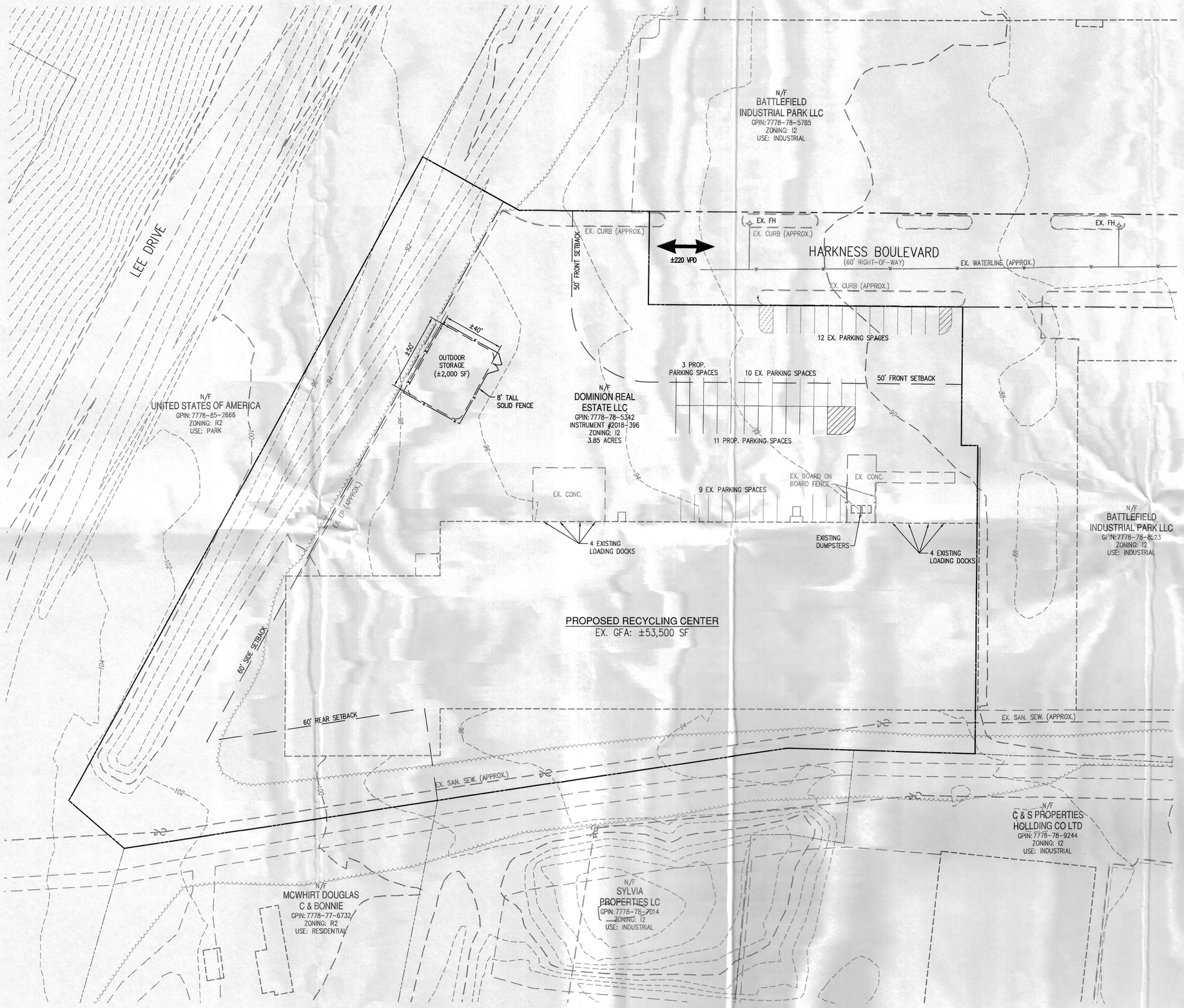
JOB No. 100262-01-001

DATE : FEBRUARY 2020

FILE No. 100262-D-ZP-001

SHEET 4 OF 6

Cad file name : P:\100262 - Green Chip Recycling\100262-01-001 (ENG)\Engineering\Engineering Plans\100262-D-ZP-001\004-100262-ZP-001-EXC.dwg




## NOTES:

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO DEMONSTRATE A POTENTIAL USE. REVISION TO THIS PLAN MAY BE REQUIRED WITH FINAL ENGINEERING.

## LEGEND

±000 VPD — PROPOSED SITE ACCESS & ESTIMATED VPDs

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SCHEMATIC PLAN
GENERAL DEVELOPMENT PLAN
GREEN CHIP RECYCLING
CITY OF FREDERICKSBURG, VIRGINIA
WARD 4: PRECINCT 401

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM E. DUNCANSON JR
Lic. No.055205
02/10/20
PROFESSIONAL ENGINEER

| PLAN STATUS | |
|---|---|
| 02/10/20 | 1st SUBMISSION |

| DATE | DESCRIPTION | |
|---|---|---|
| WED | WED | WED |
| DESIGN | DRAWN | CHKD |

SCALE H: 1"=30' V: N/A

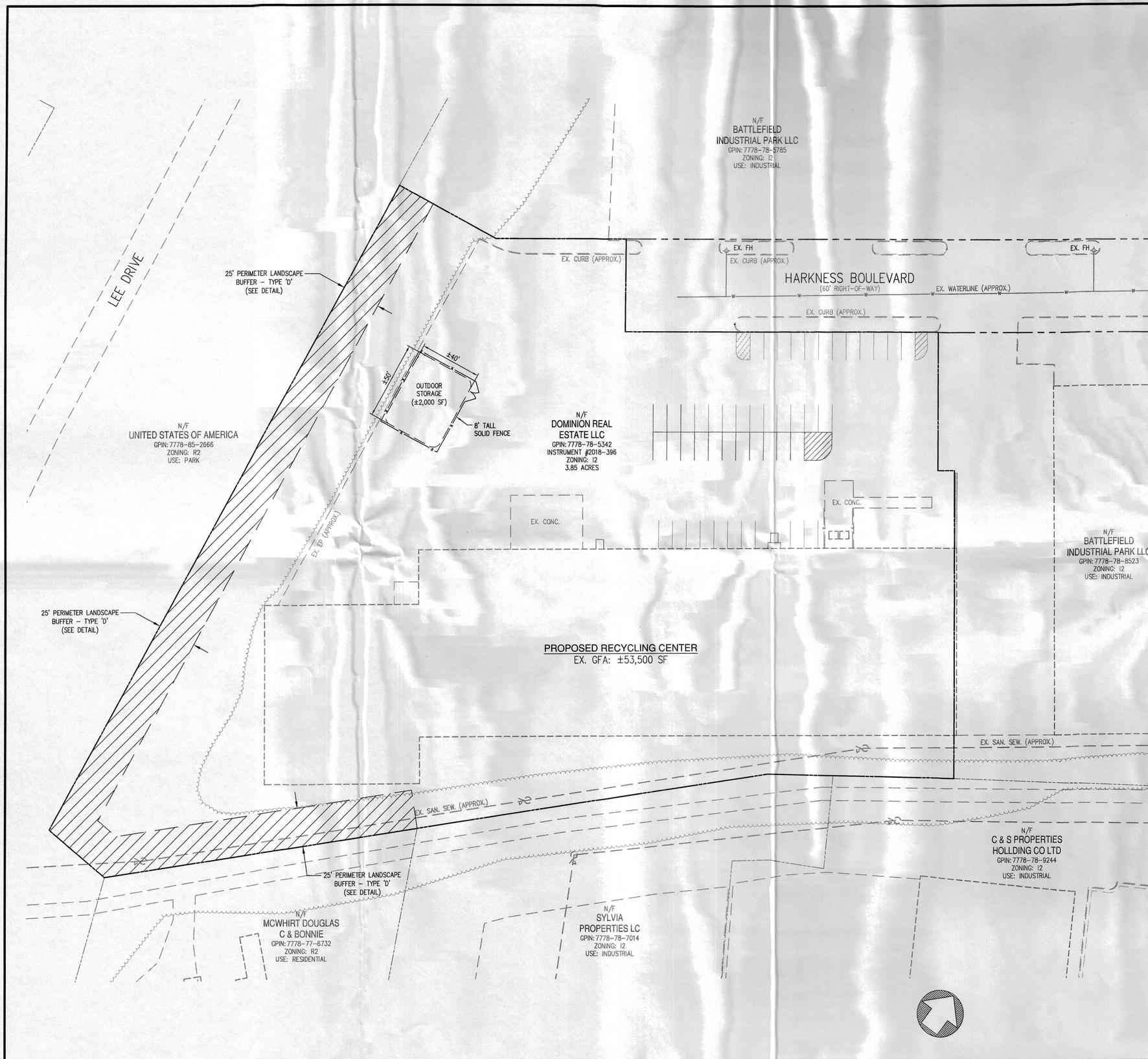
JOB No. 100262-01-001

DATE : FEBRUARY 2020

FILE No. 100262-D-ZP-001

SHEET 5 OF 6

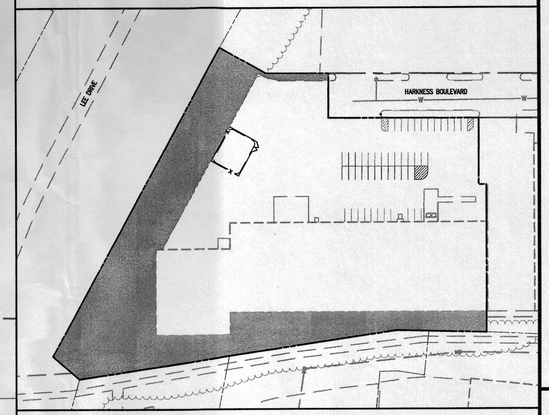
Cad file name : P:\100262 - Green Chip Recycling\100262-01-001 (ENG)\Engineering\Engineering Plans\100262-D-ZP-001\005-100262-ZP-001-SCHEMATIC.dwg




## PROPOSED OPEN SPACE

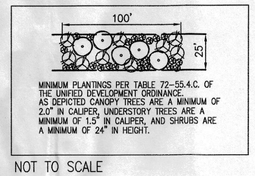
NOT TO SCALE

OPEN SPACE AREAS




NOTE: SEE SHEET #2 FOR OPEN SPACE CALCULATIONS.

## BUFFER TYPE "D" DETAIL




MINIMUM PLANTINGS PER TABLE 72-55.4.C. OF THE UNIFIED DEVELOPMENT ORDINANCE. AS DEPICTED CANOPY TREES ARE A MINIMUM OF 2.0" IN CALIPER, UNDERSTORY TREES ARE A MINIMUM OF 1.5" IN CALIPER, AND SHRUBS ARE A MINIMUM OF 24" IN HEIGHT.

NOT TO SCALE

## LANDSCAPING LEGEND

- CANOPY TREE
- EVERGREEN TREE
- UNDERSTORY TREE
- SHRUB
- PERIMETER BUFFER AREA
- EXISTING TREELINE

## NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO MINOR REVISION WITH FINAL ENGINEERING.
2. ALL LANDSCAPING SHALL BE PLANTED IN ACCORDANCE WITH SECTION 72-55 OF THE CITY OF FREDERICKSBURG UNIFIED DEVELOPMENT ORDINANCE (UDO); UNLESS WAIVED OR MODIFIED.
3. ALL LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) IN ACCORDANCE WITH THE UDO.
4. ALL SIGNS (BUILDING AND FREE-STANDING) SHALL BE ERECTED IN ACCORDANCE WITH SECTION 72-59 OF THE UDO. MORE SPECIFICALLY, NO SIGN SHALL BE ERECTED UNTIL A SIGN DESIGN PACKAGE HAS BEEN SUBMITTED AND APPROVED BY THE DEVELOPMENT ADMINISTRATOR IN ACCORDANCE WITH SECTION 72-59.6.C. OF THE UDO. ADDITIONAL SIGNS MAY BE PROPOSED IN THE FUTURE SUBJECT TO COMPLIANCE WITH THE UDO AND AN APPROVED SIGN DESIGN PACKAGE.
5. NO LAND DISTURBANCE IS ANTICIPATED ON THIS SITE. EXISTING TREES MAY BE CREDITED TOWARD THE PERIMETER BUFFER REQUIREMENTS, SUBJECT TO VERIFICATION OF A CERTIFIED ARBORIST.

**Bowman CONSULTING**

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# CONCEPTUAL LANDSCAPING PLAN
# GENERAL DEVELOPMENT PLAN
# GREEN CHIP RECYCLING

CITY OF FREDERICKSBURG, VIRGINIA

WARD 4: PRECINCT 401

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM E. DUNCANSON JR
Lic. No.055205
02/10/20
PROFESSIONAL ENGINEER

| PLAN STATUS | |
|---|---|
| 02/10/20 | 1st SUBMISSION |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| DATE | DESCRIPTION |

| WED | WED | WED |
|---|---|---|
| DESIGN | DRAWN | CHKD |

SCALE H: AS NOTED V: N/A

JOB No. 100262-01-001

DATE : FEBRUARY 2020

FILE No. 100262-D-ZP-001

SHEET 6 OF 6

Cad file name : P:\100262 - Green Chip Recycling\100262-01-001 (ENG)\Engineering\Engineering Plans\100262-D-ZP-001\006-100262-ZP-001-LSP.dwg

# Memorandum

**To:** Ms. Maggie MacDonald
Green Chip, Inc.

**From:** Carlos G. Garcia, P.E.

**Date:** 02/07/2020

**Re:** Green Chip Recycling – Traffic Assessment

COMMONWEALTH OF VIRGINIA
CARLOS G. GARCIA
Lic. No. 0402049766
2/7/2020
PROFESSIONAL ENGINEER

The purpose of this assessment is to evaluate the potential impact in the existing roadway network as a result of the proposed Green Chip Recycling Facility. Green Chip is proposing to occupy a current vacant space (10 Harkness Boulevard in Fredericksburg, VA) with a base operation of 20 employees and 10 truck deliveries with a goal of 45 employees and 20 truck deliveries in the future.

**Background Information**

The existing site is located at 10 Harkness Boulevard in Fredericksburg, VA. The site can be accessed by Summit Street (Vehicles traveling eastbound on Route 3) and Tyler Street (Vehicles traveling westbound on Route 3). **Figure 1** depicts the existing site location.

**Figure 1.** Site Location.

## Existing Roadway Network

*Summit Street/Centr*al Road is an undivided two-lane local roadway that provides direct access (entering the site) for vehicles traveling eastbound on Route 3; the road also provides direct access for vehicles exiting the site with destination eastbound on route 3. The posted speed limit for this road is 25 MPH. The Summit Street and Route 3 intersection has a right-in/right-out configuration.

*Tyler Street* is an undivided two-lane local roadway that provides direct access (entering the site) via Belman Road for vehicles traveling westbound on Route 3; the road also provides direct access for vehicles exiting the site with destination westbound on route 3. The posted speed limit for this road is 25 MPH.

*Belman Road* is an undivided two-lane local roadway that provides direct access (entering the site) via Tyler Street for vehicles traveling westbound on Route 3; the road also provides direct access for vehicles exiting the site with destination westbound on route 3. The posted speed limit for this road is 35 MPH. The Belman Road and Route 3 intersection is signalized and provides full access to east/westbound traffic.

**Central Road**

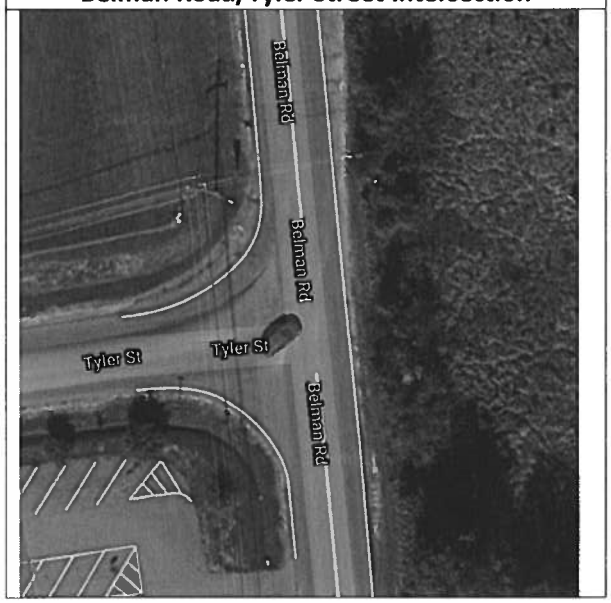
**Tyler Street**

**Belman Road**

For purposes of this assessment, the intersection of Tyler Street and Belman Road was evaluated since most of the traffic from the site wanting to travel westbound on Route 3 will be turning left at the intersection.

The trip arrival/departure distribution was estimated to be a 45/55 split to/from Route 3. Approximately 45% of the new trips are expected to use Summit Street/Central Road and 55% of the trips are expected to use Belman Road and Tyler Street.

**Belman Road/Tyler Street Intersection**




*Traffic Data Collection*

For this evaluation, Bowman collected traffic turning movement counts at the intersection of Tyler Street and Belman Road on an average day (Tuesday, February 4th, 2020) during the morning (7:00 am to 9:00 am) and evening (4:00 pm to 6:00 pm) peak periods. These counts were used to determine the peak hour volumes for the intersection and prepare capacity analysis for No-Build and Build conditions. The traffic data collected is included at the end of this assessment as an attachment.

*Trip Generation*

As previously mentioned, the Green Chip Recycling Facility is proposing to increase the operations of the facility by increasing the number of employees (from 20 to 45) and the number of truck deliveries (from 10 to 20 trucks per day).

As a conservative approach, this assessment assumes that 100% of the additional trips pertinent to the new employees and new truck deliveries (45 employees and 20 trucks) will occur during the peak hours with 55% of the trips will travel to/from the east.

Based on this assumption and the arrival departure distribution identified in this assessment, the intersection of Tyler Street and Belman Road is projected to have an additional 36 southbound trips turning right at the intersection during the morning peak hour. During the evening peak hour, the intersection is projected to have an additional 36 eastbound trips turning left at the intersection. The existing traffic volumes (No-Build Conditions) including the existing trips from the Green Chip Recycling Facility are depicted in **Figure 2**. The projected trips (Build Conditions) including the new trips from the expansion of the facility are also included in **Figure 2.**

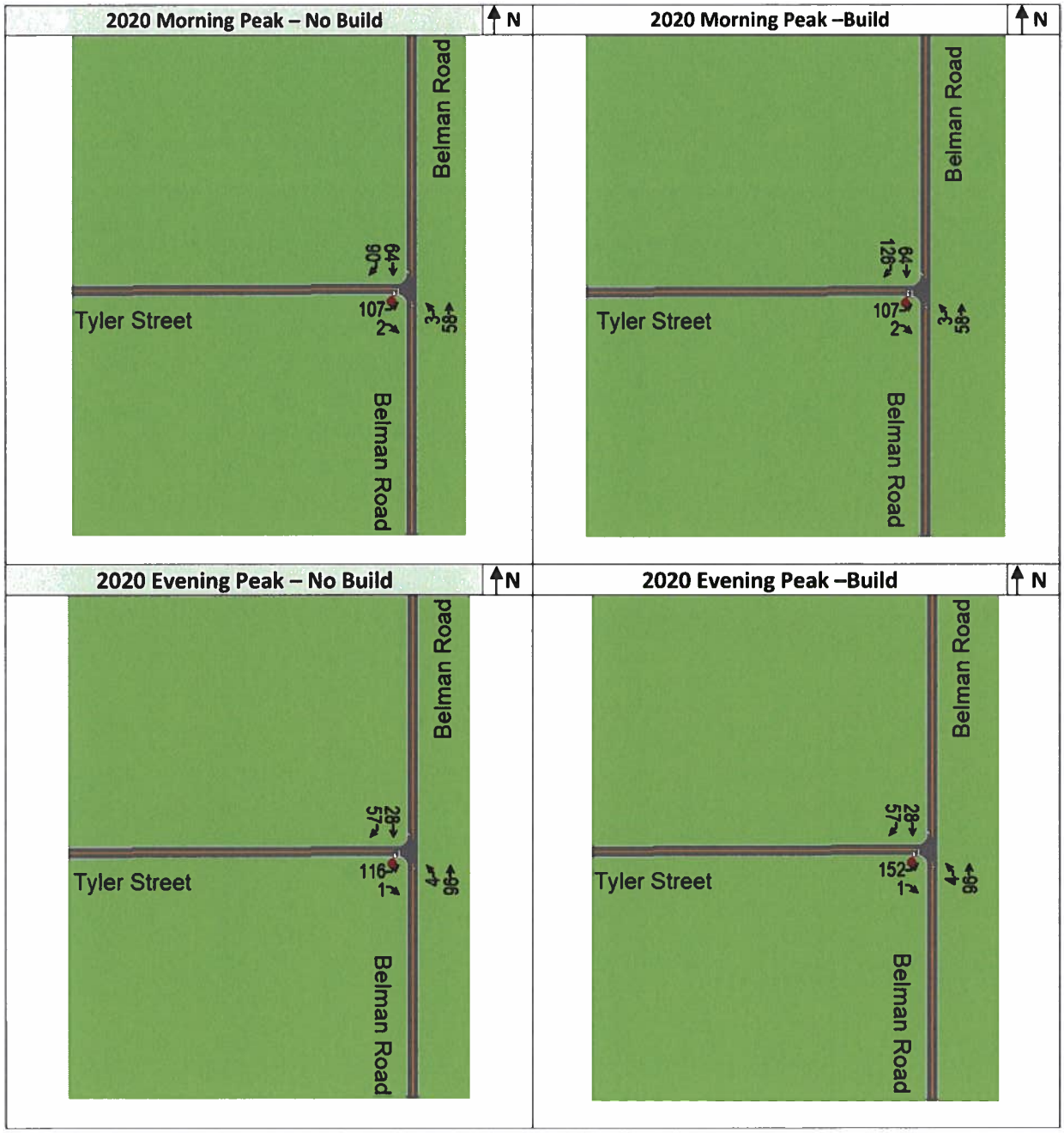



**Figure 2.** No-Build and Build Traffic Volumes.

## Capacity Analysis

The intersection of Tyler Street and Belman Road was analyzed for each scenario (No Build and Build) using the 2010 Highway Capacity Manual (HCM) methodologies using the computer software package Synchro 10. The analysis uses capacity, Level of Service (LOS), and control delay as the criteria for the performance of the intersections.

Typically, LOS "A" through "D" is considered acceptable, while LOS "E" and "F" are considered failing or unacceptable. Control delay is a measure of the total amount of delay experienced by an individual vehicle and includes delay related to deceleration, queue delay, stopped delay, and acceleration.

Level of Service

The capacity analysis results are summarized in Table 1.

**Table 1.** Tyler Street and Belman Road (Capacity Analysis)

| 2020 No Build vs Build Conditions (Capacity Analysis) | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INTERSECTION | | | NO BUILD AM PEAK Conditions | | BUILD AM PEAK Conditions | | NO BUILD PM PEAK Conditions | | BUILD PM PEAK Conditions | |
| | | | DELAY (S) | LOS | DELAY (S) | LOS | DELAY (S) | LOS | DELAY (S) | LOS |
| Tyler Street and Belman Road | Approach | Movement | | | | | | | | |
| | EB | L/R | 10.3 | B | 10.4 | B | 10.2 | B | 10.5 | B |
| | NB | L/T | 7.6 | A | 7.6 | A | 7.4 | A | 7.4 | A |
| | SB | T/R | 0.0 | A | 0.0 | A | 0.0 | A | 0.0 | A |

The results of the capacity analysis indicate that the intersection is expected to operate at acceptable levels of service B or better. The traffic operations along Belman Road are expected to remain acceptable at LOS A.

The levels of service of the intersection are not expected to change from No-Build conditions to Build conditions as a result of the proposed project. Minimal to negligible increases of delay would be expected (less than 1 second at Tyler Street). The results of the capacity analysis are included at the end of this assessment as an attachment.

Note that the analysis is based on the most conservative approach. The traffic generated by recycling facilities is normally distributed within a 10-hour period. Therefore, the roadway network is expected to experience lesser traffic volumes than the volumes evaluated in this assessment during the peak periods.

## Conclusions

- The results of the capacity analysis indicate that the intersection is expected to operate at acceptable levels of service B or better during the No-Build conditions / Build conditions. The proposed development is not expected to have a significant/detrimental impact on the existing roadway system.

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Belman Road and Tyler Street AM

File Name : Belman_Tyler_AM
Site Code : 00000001
Start Date : 2/5/2020
Page No : 1

Groups Printed- Typical Vehicles - Heavy Vehicles

| | Tyler Street Eastbound | | | | | Westbound | | | | | Belman Road Northbound | | | | | Belman Road Southbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Left | Thru | Right | | App. Total | Left | Thru | Right | | App. Total | Left | Thru | Right | | App. Total | Left | Thru | Right | | App. Total | Int. Total |
| 07:00 AM | 16 | 0 | 0 | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 9 | 0 | 19 | 29 | 0 | 48 | 73 |
| 07:15 AM | 16 | 0 | 1 | 0 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 3 | 0 | 30 | 29 | 0 | 59 | 79 |
| 07:30 AM | 17 | 0 | 1 | 0 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 7 | 0 | 18 | 23 | 0 | 41 | 66 |
| 07:45 AM | 29 | 0 | 1 | 0 | 30 | 0 | 0 | 0 | 0 | 0 | 1 | 7 | 0 | 0 | 8 | 0 | 10 | 18 | 0 | 28 | 66 |
| Total | 78 | 0 | 3 | 0 | 81 | 0 | 0 | 0 | 0 | 0 | 1 | 26 | 0 | 0 | 27 | 0 | 77 | 99 | 0 | 176 | 284 |
| 08:00 AM | 24 | 0 | 0 | 0 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 0 | 0 | 17 | 0 | 18 | 22 | 0 | 40 | 81 |
| 08:15 AM | 31 | 0 | 0 | 0 | 31 | 0 | 0 | 0 | 0 | 0 | 3 | 17 | 0 | 0 | 20 | 0 | 18 | 35 | 0 | 53 | 104 |
| 08:30 AM | 23 | 0 | 2 | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 0 | 0 | 11 | 0 | 11 | 17 | 0 | 28 | 64 |
| 08:45 AM | 29 | 0 | 0 | 0 | 29 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 0 | 0 | 13 | 0 | 17 | 16 | 0 | 33 | 75 |
| Total | 107 | 0 | 2 | 0 | 109 | 0 | 0 | 0 | 0 | 0 | 3 | 58 | 0 | 0 | 61 | 0 | 64 | 90 | 0 | 154 | 324 |
| Grand Total | 185 | 0 | 5 | 0 | 190 | 0 | 0 | 0 | 0 | 0 | 4 | 84 | 0 | 0 | 88 | 0 | 141 | 189 | 0 | 330 | 608 |
| Apprch % | 97.4 | 0 | 2.6 | 0 | | 0 | 0 | 0 | 0 | | 4.5 | 95.5 | 0 | 0 | | 0 | 42.7 | 57.3 | 0 | | |
| Total % | 30.4 | 0 | 0.8 | 0 | 31.2 | 0 | 0 | 0 | 0 | 0 | 0.7 | 13.8 | 0 | 0 | 14.5 | 0 | 23.2 | 31.1 | 0 | 54.3 | |
| Typical Vehicles | 148 | 0 | 4 | 0 | 152 | 0 | 0 | 0 | 0 | 0 | 4 | 65 | 0 | 0 | 69 | 0 | 135 | 146 | 0 | 281 | 502 |
| % Typical Vehicles | 80 | 0 | 80 | 0 | 80 | 0 | 0 | 0 | 0 | 0 | 100 | 77.4 | 0 | 0 | 78.4 | 0 | 95.7 | 77.2 | 0 | 85.2 | 82.6 |
| Heavy Vehicles | 37 | 0 | 1 | 0 | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 19 | 0 | 0 | 19 | 0 | 6 | 43 | 0 | 49 | 106 |
| % Heavy Vehicles | 20 | 0 | 20 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 22.6 | 0 | 0 | 21.6 | 0 | 4.3 | 22.8 | 0 | 14.8 | 17.4 |

| | Tyler Street Eastbound | | | | | Westbound | | | | | Belman Road Northbound | | | | | Belman Road Southbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Left | Thru | Right | | App. Total | Left | Thru | Right | | App. Total | Left | Thru | Right | | App. Total | Left | Thru | Right | | App. Total | Int. Total |
| Peak Hour Analysis From 08:00 AM to 08:45 AM - Peak 1 of 1 | | | | | | | | | | | | | | | | | | | | | |
| Peak Hour for Entire Intersection Begins at 08:00 AM | | | | | | | | | | | | | | | | | | | | | |
| 08:00 AM | 24 | 0 | 0 | 0 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 0 | 0 | 17 | 0 | 18 | 22 | 0 | 40 | 81 |
| 08:15 AM | 31 | 0 | 0 | 0 | 31 | 0 | 0 | 0 | 0 | 0 | 3 | 17 | 0 | 0 | 20 | 0 | 18 | 35 | 0 | 53 | 104 |
| 08:30 AM | 23 | 0 | 2 | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 0 | 0 | 11 | 0 | 11 | 17 | 0 | 28 | 64 |
| 08:45 AM | 29 | 0 | 0 | 0 | 29 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 0 | 0 | 13 | 0 | 17 | 16 | 0 | 33 | 75 |
| Total Volume | 107 | 0 | 2 | 0 | 109 | 0 | 0 | 0 | 0 | 0 | 3 | 58 | 0 | 0 | 61 | 0 | 64 | 90 | 0 | 154 | 324 |
| % App. Total | 98.2 | 0 | 1.8 | 0 | | 0 | 0 | 0 | 0 | | 4.9 | 95.1 | 0 | 0 | | 0 | 41.6 | 58.4 | 0 | | |
| PHF | .863 | .000 | .250 | .000 | .879 | .000 | .000 | .000 | .000 | .000 | .250 | .853 | .000 | .000 | .763 | .000 | .889 | .643 | .000 | .726 | .779 |
| Typical Vehicles | 94 | 0 | 2 | 0 | 96 | 0 | 0 | 0 | 0 | 0 | 3 | 47 | 0 | 0 | 50 | 0 | 61 | 50 | 0 | 111 | 257 |
| % Typical Vehicles | 87.9 | 0 | 100 | 0 | 88.1 | 0 | 0 | 0 | 0 | 0 | 100 | 81.0 | 0 | 0 | 82.0 | 0 | 95.3 | 55.6 | 0 | 72.1 | 79.3 |
| Heavy Vehicles | 13 | 0 | 0 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 0 | 0 | 11 | 0 | 3 | 40 | 0 | 43 | 67 |
| % Heavy Vehicles | 12.1 | 0 | 0 | 0 | 11.9 | 0 | 0 | 0 | 0 | 0 | 0 | 19.0 | 0 | 0 | 18.0 | 0 | 4.7 | 44.4 | 0 | 27.9 | 20.7 |

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Belman Road and Tyler Street PM

File Name : Belman_Tyler_PM
Site Code : 00000001
Start Date : 2/4/2020
Page No : 1

Groups Printed- Typical Vehicles - Heavy Vehicles

| | Tyler Street Eastbound | | | | | Westbound | | | | | Belman Road Northbound | | | | | Belman Road Southbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Left | Thru | Right | | App. Total | Left | Thru | Right | | App. Total | Left | Thru | Right | | App. Total | Left | Thru | Right | | App. Total | Int. Total |
| 04:00 PM | 37 | 0 | 0 | 0 | 37 | 0 | 0 | 0 | 0 | 0 | 2 | 35 | 0 | 0 | 37 | 0 | 8 | 24 | 0 | 32 | 106 |
| 04:15 PM | 27 | 0 | 1 | 0 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 0 | 0 | 17 | 0 | 7 | 10 | 0 | 17 | 62 |
| 04:30 PM | 32 | 0 | 0 | 0 | 32 | 0 | 0 | 0 | 0 | 0 | 1 | 22 | 0 | 0 | 23 | 0 | 6 | 7 | 0 | 13 | 68 |
| 04:45 PM | 20 | 0 | 0 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 1 | 22 | 0 | 0 | 23 | 0 | 7 | 16 | 0 | 23 | 66 |
| Total | 116 | 0 | 1 | 0 | 117 | 0 | 0 | 0 | 0 | 0 | 4 | 96 | 0 | 0 | 100 | 0 | 28 | 57 | 0 | 85 | 302 |
| 05:00 PM | 37 | 0 | 0 | 0 | 37 | 0 | 0 | 0 | 0 | 0 | 3 | 27 | 0 | 0 | 30 | 0 | 3 | 8 | 0 | 11 | 78 |
| 05:15 PM | 16 | 0 | 0 | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 9 | 0 | 1 | 13 | 0 | 14 | 39 |
| 05:30 PM | 17 | 0 | 0 | 0 | 17 | 0 | 0 | 0 | 0 | 0 | 1 | 11 | 0 | 0 | 12 | 0 | 9 | 5 | 0 | 14 | 43 |
| 05:45 PM | 13 | 0 | 1 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | 3 | 7 | 0 | 10 | 26 |
| Total | 83 | 0 | 1 | 0 | 84 | 0 | 0 | 0 | 0 | 0 | 4 | 49 | 0 | 0 | 53 | 0 | 16 | 33 | 0 | 49 | 186 |
| Grand Total | 199 | 0 | 2 | 0 | 201 | 0 | 0 | 0 | 0 | 0 | 8 | 145 | 0 | 0 | 153 | 0 | 44 | 90 | 0 | 134 | 488 |
| Apprch % | 99 | 0 | 1 | 0 | | 0 | 0 | 0 | 0 | | 5.2 | 94.8 | 0 | 0 | | 0 | 32.8 | 67.2 | 0 | | |
| Total % | 40.8 | 0 | 0.4 | 0 | 41.2 | 0 | 0 | 0 | 0 | 0 | 1.6 | 29.7 | 0 | 0 | 31.4 | 0 | 9 | 18.4 | 0 | 27.5 | |
| Typical Vehicles | 179 | 0 | 1 | 0 | 180 | 0 | 0 | 0 | 0 | 0 | 7 | 142 | 0 | 0 | 149 | 0 | 40 | 50 | 0 | 90 | 419 |
| % Typical Vehicles | 89.9 | 0 | 50 | 0 | 89.6 | 0 | 0 | 0 | 0 | 0 | 87.5 | 97.9 | 0 | 0 | 97.4 | 0 | 90.9 | 55.6 | 0 | 67.2 | 85.9 |
| Heavy Vehicles | 20 | 0 | 1 | 0 | 21 | 0 | 0 | 0 | 0 | 0 | 1 | 3 | 0 | 0 | 4 | 0 | 4 | 40 | 0 | 44 | 69 |
| % Heavy Vehicles | 10.1 | 0 | 50 | 0 | 10.4 | 0 | 0 | 0 | 0 | 0 | 12.5 | 2.1 | 0 | 0 | 2.6 | 0 | 9.1 | 44.4 | 0 | 32.8 | 14.1 |

| | Tyler Street Eastbound | | | | | Westbound | | | | | Belman Road Northbound | | | | | Belman Road Southbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Left | Thru | Right | | App. Total | Left | Thru | Right | | App. Total | Left | Thru | Right | | App. Total | Left | Thru | Right | | App. Total | Int. Total |
| Peak Hour Analysis From 04:00 PM to 04:45 PM - Peak 1 of 1 | | | | | | | | | | | | | | | | | | | | | |
| Peak Hour for Entire Intersection Begins at 04:00 PM | | | | | | | | | | | | | | | | | | | | | |
| 04:00 PM | 37 | 0 | 0 | 0 | 37 | 0 | 0 | 0 | 0 | 0 | 2 | 35 | 0 | 0 | 37 | 0 | 8 | 24 | 0 | 32 | 106 |
| 04:15 PM | 27 | 0 | 1 | 0 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 0 | 0 | 17 | 0 | 7 | 10 | 0 | 17 | 62 |
| 04:30 PM | 32 | 0 | 0 | 0 | 32 | 0 | 0 | 0 | 0 | 0 | 1 | 22 | 0 | 0 | 23 | 0 | 6 | 7 | 0 | 13 | 68 |
| 04:45 PM | 20 | 0 | 0 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 1 | 22 | 0 | 0 | 23 | 0 | 7 | 16 | 0 | 23 | 66 |
| Total Volume | 116 | 0 | 1 | 0 | 117 | 0 | 0 | 0 | 0 | 0 | 4 | 96 | 0 | 0 | 100 | 0 | 28 | 57 | 0 | 85 | 302 |
| % App. Total | 99.1 | 0 | 0.9 | 0 | | 0 | 0 | 0 | 0 | | 4 | 96 | 0 | 0 | | 0 | 32.9 | 67.1 | 0 | | |
| PHF | .784 | .000 | .250 | .000 | .791 | .000 | .000 | .000 | .000 | .000 | .500 | .686 | .000 | .000 | .676 | .000 | .875 | .594 | .000 | .664 | .712 |
| Typical Vehicles | 101 | 0 | 0 | 0 | 101 | 0 | 0 | 0 | 0 | 0 | 3 | 94 | 0 | 0 | 97 | 0 | 25 | 24 | 0 | 49 | 247 |
| % Typical Vehicles | 87.1 | 0 | 0 | 0 | 86.3 | 0 | 0 | 0 | 0 | 0 | 75.0 | 97.9 | 0 | 0 | 97.0 | 0 | 89.3 | 42.1 | 0 | 57.6 | 81.8 |
| Heavy Vehicles | 15 | 0 | 1 | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | 0 | 0 | 3 | 0 | 3 | 33 | 0 | 36 | 55 |
| % Heavy Vehicles | 12.9 | 0 | 100 | 0 | 13.7 | 0 | 0 | 0 | 0 | 0 | 25.0 | 2.1 | 0 | 0 | 3.0 | 0 | 10.7 | 57.9 | 0 | 42.4 | 18.2 |

| Intersection | |
|---|---|
| Int Delay, s/veh | 3.5 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 107 | 2 | 3 | 58 | 64 | 90 |
| Future Vol, veh/h | 107 | 2 | 3 | 58 | 64 | 90 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 116 | 2 | 3 | 63 | 70 | 98 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 188 | 119 | 168 | 0 | - | 0 |
| Stage 1 | 119 | - | - | - | - | - |
| Stage 2 | 69 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 801 | 933 | 1410 | - | - | - |
| Stage 1 | 906 | - | - | - | - | - |
| Stage 2 | 954 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 799 | 933 | 1410 | - | - | - |
| Mov Cap-2 Maneuver | 799 | - | - | - | - | - |
| Stage 1 | 904 | - | - | - | - | - |
| Stage 2 | 954 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 10.3 | 0.4 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1410 | - | 801 | - | - |
| HCM Lane V/C Ratio | 0.002 | - | 0.148 | - | - |
| HCM Control Delay (s) | 7.6 | 0 | 10.3 | - | - |
| HCM Lane LOS | A | A | B | - | - |
| HCM 95th %tile Q(veh) | 0 | - | 0.5 | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 3.2 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 107 | 2 | 3 | 58 | 64 | 126 |
| Future Vol, veh/h | 107 | 2 | 3 | 58 | 64 | 126 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 116 | 2 | 3 | 63 | 70 | 137 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 208 | 139 | 207 | 0 | - | 0 |
| Stage 1 | 139 | - | - | - | - | - |
| Stage 2 | 69 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 780 | 909 | 1364 | - | - | - |
| Stage 1 | 888 | - | - | - | - | - |
| Stage 2 | 954 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 778 | 909 | 1364 | - | - | - |
| Mov Cap-2 Maneuver | 778 | - | - | - | - | - |
| Stage 1 | 886 | - | - | - | - | - |
| Stage 2 | 954 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 10.4 | 0.4 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1364 | - | 780 | - | - |
| HCM Lane V/C Ratio | 0.002 | - | 0.152 | - | - |
| HCM Control Delay (s) | 7.6 | 0 | 10.4 | - | - |
| HCM Lane LOS | A | A | B | - | - |
| HCM 95th %tile Q(veh) | 0 | - | 0.5 | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 4.1 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 116 | 1 | 4 | 96 | 28 | 57 |
| Future Vol, veh/h | 116 | 1 | 4 | 96 | 28 | 57 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 126 | 1 | 4 | 104 | 30 | 62 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 173 | 61 | 92 | 0 | - | 0 |
| Stage 1 | 61 | - | - | - | - | - |
| Stage 2 | 112 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 817 | 1004 | 1503 | - | - | - |
| Stage 1 | 962 | - | - | - | - | - |
| Stage 2 | 913 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 815 | 1004 | 1503 | - | - | - |
| Mov Cap-2 Maneuver | 815 | - | - | - | - | - |
| Stage 1 | 959 | - | - | - | - | - |
| Stage 2 | 913 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 10.2 | 0.3 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1503 | - | 816 | - | - |
| HCM Lane V/C Ratio | 0.003 | - | 0.156 | - | - |
| HCM Control Delay (s) | 7.4 | 0 | 10.2 | - | - |
| HCM Lane LOS | A | A | B | - | - |
| HCM 95th %tile Q(veh) | 0 | - | 0.6 | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 4.8 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 152 | 1 | 4 | 96 | 28 | 57 |
| Future Vol, veh/h | 152 | 1 | 4 | 96 | 28 | 57 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 165 | 1 | 4 | 104 | 30 | 62 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 173 | 61 | 92 | 0 | - | 0 |
| Stage 1 | 61 | - | - | - | - | - |
| Stage 2 | 112 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 817 | 1004 | 1503 | - | - | - |
| Stage 1 | 962 | - | - | - | - | - |
| Stage 2 | 913 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 815 | 1004 | 1503 | - | - | - |
| Mov Cap-2 Maneuver | 815 | - | - | - | - | - |
| Stage 1 | 959 | - | - | - | - | - |
| Stage 2 | 913 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 10.5 | 0.3 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1503 | - | 816 | - | - |
| HCM Lane V/C Ratio | 0.003 | - | 0.204 | - | - |
| HCM Control Delay (s) | 7.4 | 0 | 10.5 | - | - |
| HCM Lane LOS | A | A | B | - | - |
| HCM 95th %tile Q(veh) | 0 | - | 0.8 | - | - |

Looking towards
Lee Drive /
Battlefield

Site and landscape screening towards Lee Dr/ Battlefield

On Lee Drive looking towards the site

At the entrance to the SF Resdience at 119 Lee Dr.

**MEMORANDUM**

**TO:** Chairman Rodriguez and Planning Commissioners
**FROM:** James Newman, Zoning Administrator
**DATE:** May 22, 2020 for the May 27, 2020 work session
**RE:** **Green Chip Inc. SE2020-01** requests a special use permit to operate a recycling center for electronic waste at 10 Harkness Boulevard/GPIN 7778-78-5342. This property is located approximately 300 feet south-west of the intersection of Central Road and Harkness Boulevard, within the Industrial Park. The property is zoned General Industrial (I2).

## ISSUE

Four proposed special exceptions for a recycling center

## RECOMMENDATION

Recommend to the City Council approval of the SUP subject to the following conditions:

1. The use shall commence within 24 months of the date of adoption of this resolution. The use is permitted only so long as it continues and is not discontinued for more than 24 months.
2. Deliveries shall be limited to between 7am to 7pm.
3. Outdoor temporary storage will be limited to a 2,000 square foot area as shown on the GDP.

**GENERAL BACKGROUND**

Green Chip Inc. wishes to operate a recycling center at 10 Harkness Boulevard. The center would dismantle and recycle both electronic goods and data. This property is 3.85 acres in size. The existing building was built in 1988, and is approximately 53,500 sq. ft. in area. The property is zoned General Industrial (I2).

Adjacent uses include the National Battlefield (to the west), a warehouse (to the north), light manufacturing, a driving clinic, education center (all to the east), and one single family residence (to the south). Per the applicant, the structure is vacant and has been for four years. There is no Certificate of Zoning Use on file with the City.

The applicant currently operates in New York City, and is looking to expand its business. It dismantles electronic devices, processes electronic waste, repurposes materials and destroys data, for a variety of customers including the federal government. Materials are also sent to third-party processors for further recycling or reuse. This center would not process standard household waste, food waste, or other materials. The work is done inside the structure and there will be a screened outdoor storage area. The storage area will hold bales of plastic and metal that have already been processed. As shown on the General Development Plan (GDP) it will be screened.

The applicant will operate the property 24 hours a day. One proposed condition would limit deliveries to between 7am-7pm. It anticipates providing 20 new jobs, with a potential for up to 45 jobs within 3 years. The applicant does not anticipate any odors, visual impact, or other nuisance issues arising from the use. It will maintain a 25 foot-wide landscaping buffer adjacent the single family residence and National Battlefield. Attached photographs taken on May 19th and 20th show what the existing landscaping buffer looks like from the adjacent residence as well as Lee Drive within the Battlefield Park.

The regulations governing a recycling center are extensive and thorough. They were intended to govern a typical household waste/commercial waste recycling facility that dealt with a variety of materials, including food stuffs, waste, and a variety of recyclable materials. This facility will be more limited with much less of an impact compared to a standard recycling center. There will be no odor from containers contaminated with bio-degradable waste. The work done is indoors, done manually and with machines, with no vibrations, fumes, or other nuisance factors that will unduly emanate from the building. Most of the use standards were not designed with this particular facility's operation in mind; the recycling center these standards were created for is simply not what is happening at his facility. This is a type of specialized recycling and repurposing focusing on data management and electronic waste sorting, recycling, and repurposing (including resale of functioning electronics and their components to third parties).

**PROPOSED SPECIAL EXCEPTION REQUEST**

The applicant requires four special exceptions. The applicant seeks exceptions to the following Code Sections:

a. 72-41.4.E.1, requiring a recycling center to be on a parcel with an area of at least 5 acres.
b. 72-41.4.E.2, requiring a recycling center to be at least 250 feet from any residential zoning district.
c. 72-41.4.E.3, requiring no part of a recycling center other than a free standing office be located within 50 feet of a lot line.

d. 72-41.4.E.9, requiring a recycling center within 500 feet of a property in a residential zoning district not be in operation between the hours of 7PM-7AM.

**SPECIAL EXCEPTION ANALYSIS**

Unified Development Ordinance (UDO) §72-22.7 contains review criteria that the Planning Commission and City Council shall use when evaluating an application for a Special Exception. These criteria are:

1. ***Consistency with the Unified Development Ordinance***

   The purpose of the General Industrial (I2) Zoning District is "*to provide for medium to heavy industrial land uses in areas of the City appropriate to adequately serve the physical, transportation access, and environmental impacts of such industrial development. Outdoor storage areas shall be screened where visible from off-site areas."*

The use of a recycling center in this space fits this definition well, but the use standards do not fit this particular iteration of a recycling center. It is a light industrial use, partially screened via landscape from non-industrial uses, with a planned outdoor storage area which will be screened by a solid fence. A major site plan will be required for the proposed development. The property is not located within any overlay zone. The special exceptions would provide employment while increasing the commercial tax base. The business would help support local data management and electronics industry businesses.

2. ***Conformance with the Comprehensive Plan***

   The property lies within Land Use Planning Area 9: Downtown. The future land use map identifies this area General Industrial use. This category provides for "*The general industrial category allow for manufacturing, wholesale and limited ancillary retail uses, warehousing, offices, and distribution facilities. These districts are located where they can be served by adequate transportation access."*

The relevant Opportunity listed for Land Use Planning Area 9 (on page 11(9)-1):

- Continue to develop the City/Battlefield Industrial Park

The requested special exceptions and associated development are in accordance with goals of the Comprehensive Plan:

<u>Goal 3 – Business Development:</u>
*"Ensure the City can accommodate and capture its projected share of regional economic growth, by actively recruiting desired new businesses and providing for retail and office space development in areas identified for growth*" – pg. 1-9.

<u>Business Opportunity Initiatives</u> (pg.6-11)
1. Make the attraction of new businesses to the City a main focus of economic development along with business retention and expansion.

3. ***Whether there has been a sufficient period of time for investigation and community planning with respect to the application.***

The Technical Review Committee has completed its review and the Applicant has submitted a revised application and GDP based on staff comments.

4. ***Whether the special exception is consistent with the principles of good zoning practice, including the purposes of the district in which the special exception would be located, existing and planned uses of surrounding land, and the characteristics of the property involved.***

Section 72-12 of the UDO states that "*The City Council has adopted this chapter to promote the health, safety, convenience, and general welfare of the public, to plan for the future development of the community, and to accomplish the objectives of the Code of Virginia and the City of Fredericksburg Comprehensive Plan*". As stated in that Code Section, zoning is intended to be a tool that provides for, amongst other things:

A. *…Adequate light, air, convenience of access, and safety from fire, flood, impounding structural failure, crime, and other dangers;*
C. *To facilitate the creation of a convenient, attractive, and harmonious community;*
G. *To encourage economic development that provides desirable employment, including high wage jobs, and enlarge the tax base;*
J. *To implement the Fredericksburg Comprehensive Plan and any special area plan adopted by the City;*

The property is not located within a floodplain or floodway. The development will provide employment for citizens and support other electronic and data industry business opportunities. The use will occur within an existing industrial building. It would be keeping in character with the scale of development in the Industrial Park. The use is in keeping with the future land use designation of general industrial.

5. ***Whether the proposed use or aspect of the development requiring the special exception is special, extraordinary or unusual.***

The lot is 3.85 acres in size with frontage along three streets (Harkness Boulevard, Lee Drive, and a service road), with no extreme contours, or undevelopable wetlands. The site is a prime spot for use, with an approximately 53,500 sq. ft. area building and ample paved area for parking, loading, and outdoor storage needs.

The proposed recycling center is unique in that most of the use standards were not designed with this particular facility's operation in mind; the recycling center these standards were created for is simply not what is happening at his facility. This is a type of specialized recycling and repurposing focusing on data management and electronic waste sorting, recycling, and repurposing (including resale of functioning electronics and their components to third parties). Green Chip Inc. is tailored for the information technology field, not the collection and processing of everyday waste from neighborhoods and businesses. The applicant states that they will provide an outlet for residents and business to drop off unwanted electronic waste, thereby avoiding having it sent to a landfill while at the same time repurposing or recycling it.

6. ***Whether the proposed exception potentially results in any adverse impacts on the surrounding neighborhood, or the community in general; and if so, whether there are any reasonable conditions of approval that would satisfactorily mitigate such impacts.***

The applicant will be bound by the noise ordinance just as all other operations in the Industrial Park are. There will no detectably fumes beyond the facility, conditioned limits on delivery times, and no aspect of the operation that would make it stand out negatively compared to surrounding business.

**CONCLUSION**

This is a proposal for four special exceptions regarding a recycling center. The requests meet the required criteria. It meets the goals of the Comprehensive Plan. The proposed development will provide jobs for citizens and increase the tax base. The Planning Commission should recommend approval to City Council.

**ATTACHMENTS**

1. Resolution (not attached to this work session report)
2. Application
3. Narrative
4. GDP
5. Traffic Impact Analysis

Application #SE: 2020-01
Date: 2·11·20
Fee/Check#: CK 4965
**$750.00 + $150.00 Per Acre**
$1,350

# APPLICATION
# SPECIAL EXCEPTION

APPLICANT NAME: Green Chip, Inc.

MAILING ADDRESS: 540 Kingsland Avenue, Brooklyn, NY 11222

TELEPHONE: (844) 783-0443 E-MAIL: bill@greenchiprecycling.com

THE UNDERSIGNED HEREBY APPLIES FOR AN EXCEPTION FOR:

(1) a recycling center to operate within an existing building on a parcel less than 5 acres; (2) a recycling center to operate within an existing building located within 250 feet of a residential district; (3) a recycling center to operate within an existing building located within 50 feet of any lot line; and (4) a recycling center to operate exclusively indoors between the hours of 7 p.m. and 7 a.m.

THE SUBJECT PROPERTY IS DESCRIBED AS FOLLOWS:

Property Location 10 Harkness Boulevard, Fredericksburg, VA 22401 GPIN# 7778-78-5342

Property Owned By Dominion Real Estate, LLC

Owner's Mailing Address 608 Nalls Farm Way, Great Falls, VA 22066

Proposed Use of Property (*be specific* Recycling center for electronic equipment disassembly, data wiping, assessment, refurbishment, and recycling within existing building on Property.

HOURS OF OPERATION 24 hours 6 days a week NUMBER OF EMPLOYEES 20 -45

Anticipated Number of Patrons or Clients 10-2

Description of the development's impact on neighboring and adjacent properties, please be specific (attach additional sheet if necessary): Minimal. See attached Special Exception narrative.

(Application Continued)

**Criteria for a Special Exception: Use Separate Sheets for Explanations and be Specific and Thorough.**

Whether the grant of the special exception is consistent with the City's Comprehensive Plan;

1. Whether the special exception is consistent with the goals, purposes and objectives of the City's zoning ordinance;
2. Whether there has been a sufficient period of time for investigation and community planning with respect to the application;
3. Whether the special exception is consistent with the principles of zoning and good zoning practice, including the purposes of the district in which the special exception would be located, existing and planned uses of surrounding land, the characteristics of the property involved, and the adverse impacts of the proposed use;
4. Whether the proposed use or aspect of the development requiring the special exception is special, extraordinary or unusual;
5. Whether the applicant has demonstrated that its application meets all these criteria;

***I do hereby make oath or affirmation that to the best of my knowledge, the foregoing information contained in this application is true.***

_____ 2.10-20

**Signature of Applicant** Date

**PRINT NAME OF APPLICANT** William Monteleone

The above oath or affirmation was signed before me and witnessed by me this 10th day of FEBRUARY, 2020 in the County / City of Queens in the state of ~~Virginia~~ New York

ARTHUR MULLAKANDOV
Notary Public, State of New York
Registration #01MU6341246
Qualified In Queens County
Commission Expires

Notary Signature _____

Notary Registration # 01MU6341246 Commission Expires 05/02/2020

_____ _____

**Signature of Owner** Date

**PRINT NAME OF OWNER** _____

The above oath or affirmation was signed before me and witnessed by me this _____ day of _____, _____ in the County / City of _____ in the state of Virginia.

Notary Signature

_____

Notary Registration # _____ Commission expires _____

(Application Continued)

**Criteria for a Special Exception: Use Separate Sheets for Explanations and be Specific and Thorough.**

Whether the grant of the special exception is consistent with the City's Comprehensive Plan;

1. Whether the special exception is consistent with the goals, purposes and objectives of the City's zoning ordinance;
2. Whether there has been a sufficient period of time for investigation and community planning with respect to the application;
3. Whether the special exception is consistent with the principles of zoning and good zoning practice, including the purposes of the district in which the special exception would be located, existing and planned uses of surrounding land, the characteristics of the property involved, and the adverse impacts of the proposed use;
4. Whether the proposed use or aspect of the development requiring the special exception is special, extraordinary or unusual;
5. Whether the applicant has demonstrated that its application meets all these criteria;

***I do hereby make oath or affirmation that to the best of my knowledge, the foregoing information contained in this application is true.***

_____ _____

**Signature of Applicant** Date

**PRINT NAME OF APPLICANT**_____

The above oath or affirmation was signed before me and witnessed by me this _____ day of _____, _____ in the County / City of _____ in the state of Virginia.

Notary Signature _____

Notary Registration # _____ Commission Expires _____

_____ 2/11/2020

**Signature of Owner** Date

**PRINT NAME OF OWNER** Wanguo Zhang.

The above oath or affirmation was signed before me and witnessed by me this 11th day of FEBRUARY, 2020 in the County / City of RESTON / FAIRFAX in the state of Virginia.

Notary Signature Sewavi Akuete

Notary Registration # 7650719 Commission expires 12/31/2024



Sewavi Akuete
Notary Public
Commonwealth of Virginia
Reg. No. 7650719
My Commission Expires 12/31/2024

## OWNERSHIP

**Applicant is (Circle One):**

Property Owner  Agent of Owner  Lessee  Property Purchaser  Other

**If 'Other', describe:** _____

**Source of Property Title / Instrument #:**

_____

_____

**If Property is owned by a Limited Liability Corporation (LLC):**

1. Attach a "Certificate of Fact of Existence" from the State Corporation Commission; and
2. List the names and titles with authority to sign on behalf of the LLC (add additional sheets if needed):

See attached confirmation from New York State Department of State

William Monteleone and Michael Alloco, Sr. are authorized to sign on behalf of company.

**OR**

**If Property is owned by a Corporation (Inc.):**

1. Attach a "Certificate of Good Standing" from the State Corporation Commission; and
2. List the names and titles with authority to sign on behalf of the corporation (add additional sheets if needed):

# PUBLIC NOTIFICATION REQUIREMENTS

**Written Notice:** Written notice of an application initiated by a property owner or contract purchaser shall be provided to adjacent property owners by certified return receipt mail by the applicant **at least 14 days prior** to the hearing (not counting the date of the hearing) and **not more than 21 days prior to the public hearing**. Applicants may use the notice form supplied with the application forms. In the event the application is deferred indefinitely, notification shall be given when the application is rescheduled.

Evidence of the receipt of such notice shall be provided to the Zoning Administrator prior to the public hearing. In the case of a condominium or a cooperative, the written notice may be mailed to the unit owners' association or proprietary lessees' association, respectively, in lieu of each individual unit owner.

**The following notice documents must be submitted to the office of the Zoning Administrator at least 5 days prior to the public hearing:**

1. a copy of the notice letter sent
2. a list of the names and addresses of those persons to whom notice was sent
3. a copy of the post office receipts for the certified or return receipt mail
4. "Certification of Notice" form found at the back of this application

**Posted Notice:** **The applicant shall post a sign** provided by the Zoning Administrator on each parcel of land involved in an application for zoning map amendment (when 25 or fewer parcels are affected), **Posted notice shall be erected at least five days before the Planning Commission public hearing and before the City Council public hearing**.

**Failure to send accurate or correct notices will result in deferral of the application to a later hearing date.** Property ownership information is to be obtained from the City Real Estate Office, Room 107, City Hall, 715 Princess Anne Street or online at Fredericksburgva.gov

**APPLICANT to mail this notice <u>by certified return receipt mail</u> to adjoining and abutting property owners between 15 and 5 days prior to the scheduled hearing.**

Dear Property Owner:

You are hereby notified of the following public hearing to be held by the City of Fredericksburg Planning Commission on the issues described below.

**PUBLIC MEETING DATE:**_____

**AT**
**7:30 PM, CITY HALL**
**715 PRINCESS ANNE STREET**
**COUNCIL CHAMBERS (LOWER LEVEL)**
**FREDERICKSBURG, VA 22401**

**ISSUE DESCRIPTION:** Applicant seeks special exceptions to (1) allow an electronic equipment recycling center to operate within an existing building on a parcel less than 5 acres; (2) allow a recycling center to operate within an existing building located within 250 feet of a residential district; (3) allow a recycling center to operate within an existing building located within 50 feet of any lot line; and (4) allow a recycling center to operate exclusively indoors between the hours of 7:00 p.m. and 7: 00 a.m.

**PROPERTY ADDRESS:** 10 Harkness Boulevard, Fredericksburg, VA 22401

**GPIN NUMBER:** 7769-78-5342

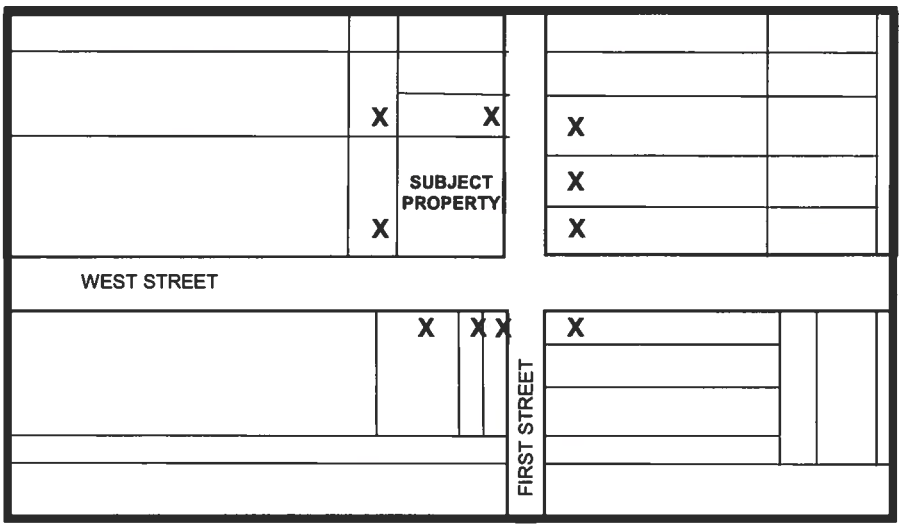
**As a citizen and party of interest, you are invited to attend the meeting and express your views concerning the above issue. If you have questions regarding the request, you can reach me at** _____.

**Sincerely,**

_____ _____
**Applicant signature** **Applicant printed name**

## EXAMPLE DIAGRAM OF ADJOINING PROPERTY OWNERS

**X = Property owners to be notified**




## PROPERTY OWNERS LIST

10 Harkness Boulevard, Fredericksburg, VA 22401 — 7769-78-5342

**SUBJECT ADDRESS** — **GPIN #**

Adjoining property owner names and addresses can be obtained by visiting the City website at www.fredericksburgva.gov and following the link to GIS, or by visiting the Office of Real Estate at City Hall, 715 Princess Anne Street, Room 107.

**Adjoining Property Owner's Name and Mailing Address**

| | | |
|---|---|---|
| **Property Address** | 1 Harkness Blvd. & 310 Central Rd. | 7778-78-5785 & 7778-78-8523 |
| **Owner Name** | Battlefield Industrial Park, LLC | **GPIN NUMBER** |
| **Mailing Address** | PO Box 7165 | |
| **City, State, Zip** | Fredericksburg, VA 22404 | |

| | | |
|---|---|---|
| **Property Address** | 460 Central Rd. | 7778-78-9244 |
| **Owner Name** | C&S Properties Holding Co. Ltd. | **GPIN NUMBER** |
| **Mailing Address** | PO Box 7134 | |
| **City, State, Zip** | Fredericksburg, VA 22404 | |

| | | |
|---|---|---|
| **Property Address** | 478 Central Rd. | 7778-78-7014<br>**GPIN NUMBER** |
| **Owner Name** | Sylvia Properties, LC | |
| **Mailing Address** | PO Box 636 | |
| **City, State, Zip** | Fredericksburg, VA 22404 | |

| | | |
|---|---|---|
| **Property Address** | 119 Lee Dr. | 7778-77-6732<br>**GPIN NUMBER** |
| **Owner Name** | McWhirt, Douglas C. & Bonnie | |
| **Mailing Address** | 119 Lee Dr. | |
| **City, State, Zip** | Fredericksburg, VA 22401 | |

| | | |
|---|---|---|
| **Property Address** | 602 Lee Dr. | 7778-85-2666<br>**GPIN NUMBER** |
| **Owner Name** | United States of America National Military Park | |
| **Mailing Address** | 120 Chatham Lane | |
| **City, State, Zip** | Fredericksburg, VA 22405 | |

| | | |
|---|---|---|
| **Property Address** | | **GPIN NUMBER** |
| **Owner Name** | | |
| **Mailing Address** | | |
| **City, State, Zip** | | |

| | | |
|---|---|---|
| **Property Address** | | **GPIN NUMBER** |
| **Owner Name** | | |
| **Mailing Address** | | |
| **City, State, Zip** | | |

Rezoning # _____
Special Use/Exception # _____

# CERTIFICATION OF NOTICE

**TO:** **Zoning Administrator**
**715 Princess Anne Street**
**Fredericksburg, VA 22401**

**At least five days or prior to the public hearing, the applicant shall supply the Zoning Administrator with the following notice documents:**

1. **A copy of the notice sent**
2. **A list of the names of those persons to whom notice has been given**
3. **Copies of the post office receipts for certified or registered mail.**
4. **A certification statement that notice has been sent by certified or registered mail to those to whom notice is required to be given.**

**The applicant shall use the records and maps maintained in the City's office of real estate or GIS to determine the proper recipients of notice and reliance upon such records shall constitute compliance with the requirements of the UDO.**

**The undersigned hereby certifies that the notice to adjoining property owners (copy attached), as required, was sent to the attached list of property owners concerning the following issue on (DATE)_____.**

**PROPERTY ADDRESS:** 10 Harkness Boulevard, Fredericksburg, VA 22401
**ISSU DESCRIPTION:** Application for special exceptions to allow an electronic equipment recycling center to operate within an existing building on a parcel less than 5 acres, within 250 feet of a residential district, within 50 feet of any lot line, and to operate exclusively indoors between the hours of 7 p.m. and 7 a.m.

_____ _____
**Applicant Signature** **Applicant Printed Name**

_____ _____
**Telephone Number** **Date**

**NOTE: Applicant to return all notice documents at least five days or prior to the public hearing to: Office of the Zoning Administrator, 715 Princess Anne Street, Fredericksburg, VA 22401**

# SIGN POSTING PROCEDURES

Instructions
It is the applicant's responsibility to ensure that the sign(s) remain on the project site for the required time and are maintained in good/legible condition until after the public hearing date.

Site Posting Procedure
Sign(s) shall be posted at least five (5) business days before the public hearing/meeting. The applicant shall complete a notarized affidavit stating the sign(s) shall be posted in accordance with these procedures. Within three (3) days of posting the sign the applicant shall provide a photograph of the posted sign to the Community Planning and Building Department. **Failure to submit a notarized affidavit and/or photograph of the posted sign may result in the removal of the application from the scheduled meeting agenda.**

Information required on the sign(s) shall be completed by a member of the planning staff and provided to the applicant for posting. Signs shall be removed within three (3) days of the public hearing/meeting. Sign(s) should **not** be returned to the Community Planning & Building Department.

A minimum of one sign shall be placed along any adjacent arterial street. Signs should be posted every 600 feet when a street frontage adjacent to a project exceeds that distance. Sign(s) shall be placed parallel to the roadway.

Sign(s) shall be placed on the property in the most visible location available in such a manner that landscaping or other obstructions do not impair the visibility of the sign(s) from the street. The sign(s) shall not be placed on the public street right-of-way. The sign(s) should not be placed more than 10 feet behind the property line adjacent to the street.

The Community Planning and Building Department may vary any of the above guidelines where there are special circumstances in order to ensure that the sign(s) will be visible to the general public.

**The undersigned acknowledges that he/she has read this procedure and understands how and where to post the required sign(s).**

_____ _____

**Applicant Signature** **Date**

**Rezoning # _____**
**Special Use/Exception#_____**

# SIGN POSTING AFFIDAVIT

_____, being duly sworn, deposes and says as follows:
(Name of Affiant)

On the _____ day of _____, 20_____, public hearing/notice sign(s), as supplied by the Office of the Zoning Administrator, Community Planning and Building Department. shall be posted in accordance with City sign posting procedures as stated on the reverse of this affidavit, on the property that is the subject of this application. The sign(s) shall be maintained in good condition on said property until after the public hearing/meeting.

_____ _____
Signature of Affiant Date

_____Planning Commission meeting

_____City Council meeting

**Commonwealth of Virginia**
**City of Fredericksburg**

I, _____, a Notary Public in and for the State and City aforesaid, do hereby certify that _____ appeared before me and acknowledged the same.

Subscribed and sworn before me this _____ day of _____, 20____.

Notary Signature_____

Notary Registration # _____

Commission expires _____

## Checklist for Special Exception

| | | |
|---|---|---|
| 1 | Application, fee, and background materials loaded to the City's FTP website. | |
| 2 | Per §72-21.6.A.(5), the applicant shall provide satisfactory evidence that any delinquent real estate taxes, nuisance charges, stormwater management utility fees, and any other charges that constitute a lien on the subject property, that are owed to the locality and have been properly assessed against the subject property, have been paid. | |
| 3 | A notarized affidavit, signed by the applicant and containing the following:<br>a. A listing of the names and addresses of all applicants, title owners, contract purchasers, and lessees of the land described in the application, and, if any of such persons is a trustee, each beneficiary having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors and other agents who have acted or will act on behalf of any of such persons with respect to the application. If any of the applicants, title owners, contract purchasers, or beneficiaries is a corporation, then the application shall also contain a listing of all shareholders who own ten percent or more of any class of stock issued by the corporation and, where such corporation has ten or less shareholders, a listing of all shareholders. The application shall also contain a listing of all partners, both general and limited, in any partnership with an ownership interest in the property. | |
| | b. A statement indicating whether or not any member of the City Council or the Planning Commission or any member of their immediate household or family owns or has any financial interest in such property or has any financial interest in the outcome of the decision. | |
| 4 | For any application filed by an agent, contract purchaser or lessee of the property, a written statement signed by each title owner confirming the applicant's status as the owner's agent or contract purchaser and indicating his endorsement of the application. | |
| 5 | Certified boundary survey of the property signed and sealed by a professional surveyor, engineer, and/or architect showing the following:<br>a. The metes and bounds of all boundary lines of the subject property, and the bearings and distances of each zoning district crossing or adjacent the property.<br>b. The total area of the property, presented in either square feet or acres.<br>c. A scale and north arrow.<br>d. The location and dimensions of all existing buildings, and easements of record.<br>e. The names and route numbers of all boundary roads or streets and the width of existing rights-of-way.<br>f. The signature and seal of the person preparing the plat.<br>g. The location, names of owners, and GPIN of adjacent properties. | |

| | | |
|---|---|---|
| 6 | A General Development Plan providing the following items, unless waived (in whole or in part) by the Zoning Administrator:<br>a. A general narrative of planning objectives to be achieved.<br>b. A schematic land use plan, at a scale of not less than one inch to 100 feet showing: proposed uses, structures, site improvements, facilities, parking and loading access points, utilities, lot layout, setback, height, lot coverage, floor area ratios, density, open space, landscaping, buffer areas and building restriction lines.<br>c. An environmental analysis of the proposed site, including a graphic inventory and any proposed preservation of 100-year floodplain/floodway areas, slopes in excess of 25 percent, unbuildable soils, existing tree cover, topography at a maximum contour interval of 5 feet, cemeteries, watercourses, unique natural features, and all known historic sites and resources, as identified by the Virginia Department of Historic Resources and the Fredericksburg Planning Department.<br>d. For sites located wholly or in part within the Chesapeake Bay Preservation Overlay District, an environmental site assessment prepared in accordance with UDO Section 72-34.5, and other relevant information requested by the Zoning Administrator.<br>e. If applicable, a phasing plan delineating the proposed phases of the development, the approximate commencement date for construction and a proposed build-out timeframe.<br>f. A transportation analysis which includes a circulation plan, including location of existing and proposed vehicular, pedestrian, bicycle and other circulation facilities; general information on the circulation facilities, including trip generation, ownership and maintenance; and proposed construction standards location and general design of parking and loading facilities. A full Traffic Impact analysis may be required by the Zoning Administrator.<br>g. A public facilities assessment plan presenting the potential impact the proposed special exception could have, at the maximum density of development allowed in the proposed zoning district (i.e., build-out), on the following public facilities:<br>(1) Water treatment storage and transmission facilities.<br>(2) Sewage transmission and treatment facilities.<br>(3) Streets and other public transportation systems.<br>(4) Storm sewerage and drainage, including stormwater management facilities, both on-site and off-site.<br>(5) Public schools, libraries and other educational institutions.<br>(6) Public parks and recreational facilities.<br>h. A statement certifying that the use and development of the property, and all improvements thereon, are subject to the final General Development Plan as well as to the generally applicable regulations set forth in UDO Section 72-33.<br>i. Other pertinent information as requested by the Zoning Administrator. | |

| | | |
|---|---|---|
| 7 | A written statement that addresses the following:<br>a. The proposed use including, but not limited to, ownership, hours of operation, proposed number of employees, operator's qualifications,<br>b. How the request is consistent with the City's Comprehensive Plan (cite specific section and page number).<br>c. How the request is consistent with the goals, purposes, and standards of the City's UDO.<br>d. Description of the development's impact on adjacent and neighboring properties.<br>e. How the request is consistent with the principles of zoning and good zoning practice, including the purposes of the zoning district, the characteristics of the property involved, and whether there are adverse impacts of the proposed use. | |
| 8 | A list of all adjacent property owners, including those located across the street, to include the names, Geographic Parcel Identification Numbers, and mailing addresses. | |
| 9 | The Zoning Administrator may request additional information applicable to the specific nature of a given structure or use as deemed necessary to fully evaluate the Special Exception. | |

**CITY OF FREDERICKSBURG**
**APPLICATION FOR SPECIAL EXCEPTION**

| | |
|---|---|
| Project Name: | 10 Harkness Boulevard |
| Applicant: | Green Chip, Inc., a New York limited liability company ("Applicant") |
| Owner: | Dominion Real Estate, LLC (the "Owner") |
| Counsel: | Charles W. Payne, Jr. Esq.<br>Hirschler Fleischer<br>725 Jackson Street; Ste. 200<br>Fredericksburg, VA 22401<br>(540) 604-2108 Fax (540) 604-2101<br>cpayne@hirschlerlaw.com<br><br>Maggie Macdonald, Sive, Paget & Riesel, P.C.<br>560 Lexington Avenue, 15th Floor<br>NYC, NY 10022<br>(646) 378-7202; Fax (212) 421-1891<br>mmacdonald@sprlaw.com |
| Engineer: | Bowman Consulting<br>650A Nelms Circle<br>Fredericksburg, VA 22406 |
| Property: | GPIN # 7769-78-5342, consisting of 3.2 acres, more or less, subject to this application, located in the City of Fredericksburg, Virginia, and as generally described herein (collectively the "Property"). The Property is developed with a warehouse and parking lot. |
| GDP: | Generalized Development Plan prepared by Bowman Consulting and titled "General Development Plan Green Chip Recycling GPIN 7778-78-5342/10 Harkness Blvd City of Fredericksburg, Virginia Ward 4-Precinct 401" prepared by Bowman Consultants and dated February 2020, as last revised February 10, 2020 (the "GDP") |
| Request: | Special Exception in accordance with Section 72-22.7, et al., of the City's Uniform Development Code ("UDO") |
| City Case No: | Special Exception 020-___ |
| Date: | February 10, 2020 |

## OVERVIEW

The purpose of this application is to respectfully request, pursuant to Section 72-22.7, et al. of the City of Fredericksburg's ("City") Uniform Development Code ('UDO"), a Special Exception to: (i) allow a recycling center to operate within an existing building on a parcel less than five (5) acres; (ii) allow a recycling center to operate within an existing building located within 250 of a residential district; (iii) to allow a recycling center to operate within an existing building located within 50 feet of any lot line; and (iv) allow a recycling center to operate exclusively indoors between the hours of 7:00pm and 7:00am, all as generally provided on GDP.

This request is being made in conjunction with that certain special use permit application requesting that the Applicant be permitted to operate a recycling center in the General Industrial District (I-2). All of the aforesaid proposed uses are generally shown and depicted on the aforementioned GDP.

In relevant part and as provided under the UDO, the purpose for a "special exception" is:

> "...to provide needed Elasticity and usefulness of the zoning regulations, in extraordinary Or special circumstances."

We believe the Project meets this general criteria as well as the criteria requirements provided more particularly below.

## CRITERIA FOR SPECIAL EXCEPTION

Overview

1. ***Whether the grant of the special exception is consistent with the City's Comprehensive Plan:***

The City's Comprehensive Plan, dated September 8, 2015, as amended February 12, 2019 ("Comp Plan") is a guide for future planning and growth within the City in a manner that embraces city values and community vision. The Comp Plan identifies the Property as within "Land Use Planning Area 9: Braehead/National Park, and specifically identifies the site as being part of a sub-planning area encouraging industrial zoning.

The proposed project is not a typical recycling center as contemplated by the UDO. The Applicant accepts used electronic equipment for testing, data wiping, resale, and recycling using manual and mechanical processes. The Applicant will use the existing building at the Property, which has been unused for approximately four (4) years, to responsibly recycle electronic equipment pursuant to rigorous industry standards certified by third party independent auditors. The Applicant will not conduct any recycling outdoors, eliminating the typical concerns associated with introducing a recycling center in any community. The applicant is seeking to stage certain baled commodities (plastic and metal) outdoors in advance of shipment on to recycling downstream vendors; however all such staging/storage will be conducted pursuant to the UDO's requirements for outdoor storage

at recycling centers and the storage area will be surrounded by an eight foot (8') solid fence, all as shown on the GDP.

The proposed project, which will allow the Applicant to open a state-of-the-art electronic equipment recycling facility, also supports several of the City's Business Opportunity Goals, as follows:

- Goal 3 (Business Development) – the Applicant is a New York-based electronics recycling company seeking to expand its business to Virginia. By locating in the City, the Applicant will not only bring a brand new business and employer to the area, but will also provide a valuable service for technology companies, data centers, and all businesses looking to locate in the area that have electronic equipment disposition needs, and/or need a certified vendor to assist with data destruction and asset disposition.
- Goal 4 (Community Character) – the Applicant is seeking to locate this recycling center in an area that is already zoned for General Industrial (I-2), consistent with the City's plan and historic growth pattern. The Applicant is not seeking to change the landscaping at the Property, and will be conducting all recycling operations within the existing building at the Property.
- Goal 7 (A Live Here/Work Here Community) – the Applicant has already corresponded with the Fredericksburg Regional Alliance to discuss opportunities for partnerships with local educational institutions to attract talent locally for employment. The Applicant is an example of an outside business that contacted the state and local economic development representatives to identify the Property as the appropriate location to expand operations in Virginia.

In addition, the proposed project is consistent with several of the City's Environmental Goals, as follows:

- Goal 5 (Sustainability) – Goal 5 of the Comp Plan focuses on strengthening existing policies and developing new policies to promote a sustainable future, and the Applicant's business will provide a critical service to support these types of policies. The Applicant will provide an environmentally-responsible outlet for the recycling of electronic equipment for local residents, agencies and businesses, and will help to divert this waste stream from local landfills. Not only will the Applicant provide an electronics recycling resource, but it will also provide a resource for allowing products that have not yet reached end-of-life to be safely wiped of all data, tested and re-used, the preferred option for sustainable product stewardship.
- Goal 6 (Livability) – One of the key goals of improving livability is the reuse or repurposing of existing structures to encourage the implementation of planned development. The Applicant is seeking to operate entirely within an existing structure that has been unused for approximately four years. By repurposing this existing building the Applicant will be improving the overall productivity of the Battlefield Industrial Park with a use consistent with the planned development of that industrial area, increasing the City's tax base, and bringing new jobs to the area without disturbing land or displacing an existing business.
- Goal 7 (Sustainability Leadership) – By welcoming a state-of-the-art, independently-certified responsible electronics recycler to the Battlefield Industrial Park, the City would

be demonstrating its commitment to growth of green business and supporting existing and future businesses to meet sustainability goals and implement sustainability policies.

- Goal 8 (City Leadership) – The City is poised to attract new technology businesses, data centers, and to support similar businesses coming online in the region. The information technology asset disposition services the Applicant is proposing to conduct at 10 Harkness Boulevard will provide critical support to these industries, and to local residents, agencies and businesses and will be an example of green industry consistent with leadership in creating a sustainable society.

The proposed project meets and furthers the Comp Plan's goal for this area and will support new economic development opportunities, including supporting new and existing businesses and providing a sustainable option for electronic equipment reuse and recycling, resulting in a reduction in the amount of waste going to local landfills.

2. ***Whether the special exception is consistent with the goals, purposes and objectives of the City's zoning ordinance***:

The purpose of the General Industrial (I-2) District is "to provide for medium to heavy industrial land uses in areas of the City appropriate to adequately serve the physical, transportation access, and environmental impacts of such industrial development. Outdoor storage areas shall be screened where visible from off-site areas."

As noted herein, the Property is located within "Land Use Planning Area 9: Braehead/National Park, and specifically identifies the site as being part of a sub-planning area encouraging industrial zoning. As noted above the Project is encouraged under the Comp Plan for I-2 uses and is proposed to be developed in accordance with the City's UDO.

The Applicant is required to seek a Special Exception based on the use of the site as a recycling center under the definition in the UDO; however, the Applicant's proposed use is not that of a typical recycling center. All recycling activities will be conducted indoors, and recycling in the context of electronic equipment includes manual and physical disassembly of equipment, testing, data wiping and resale of functional electronics. The typical environmental impacts associated with outdoor solid waste recycling simply are not applicable to the Applicant's proposed use, and therefore the special exception sought to modify certain requirements related to typical recycling centers are, in fact, consistent with the City's UDO.

3. ***Whether there has been a sufficient period of time for investigation and community planning with respect to the application***:

We believe given the fact that the Applicant is proposing the use an existing building located within the General Industrial (I-2) District, the extensive industrial development in the immediate area and the fact that the Applicant is proposing to conduct all recycling activities within the existing building, there has been sufficient time for investigation and community planning with respect to this application.

4. ***Whether the special exception is consistent with the principals of zoning and good zoning practice, including the purposes of the district in which the special exception would be located, existing and planned uses of surrounding land, the characteristics of the property involved, and the adverse impacts of the proposed use*:**

As noted above we believe this request for a special exception is consistent with the principles of zoning and good zoning practice, including within the district in which the special exception would be located. The use is also consistent with surrounding industrial uses in the immediate area and the City's Comp Plan.

5. ***Whether the proposed use or aspect of the development requiring a special exception is special, extraordinary or unusual.***

We certainly believe that the Applicant's proposal is special, extraordinary or unusual due primarily to the unique type of recycling proposed to be conducted, and the fact that the recycling activities will take place entirely within an existing building. In part due to the fact that the Applicant is seeking to repurpose an existing building already zoned for industrial use, the Applicant has requested a special exception to allow operation of a recycling center on a property less than 5 acres within 250 feet of a residential district and within 50 feet of a lot line. The Applicant is restricted in the size of the Property by the fact that the existing building is located on only 3.2 acres, and is further restricted by the location of the existing building in relation to adjacent residential districts and the configuration of the building in relation to the lot lines. However, the residential district closest to the Property is primarily comprised of the Lee Drive right of way, with over 275 feet of wooded area between the building and the Braehead residential area. The Applicant is committed to maintaining the existing twenty-five foot (25') landscape buffer as shown on the GDP. There is an additional 25' wooded area on-site adjacent to the National Park Service Property that would provide further benefits to the surrounding area. Further, the Applicant's request to operate its recycling operations indoors between the hours of 7:00 pm and 7:00 am would be in compliance with all applicable noise ordinances. The Applicant would not allow transport or delivery truck trips to occur during this window. This request will facilitate the immediate productive reuse of an existing building at the Property and enhance economic development opportunities in the Battlefield Industrial Park and the City as a whole. It will also assist in serving community by providing an outlet for recycling of electronic equipment and diverting electronic waste from landfills.

6. ***Whether the proposed exception potentially results in any adverse impact(s) on the surrounding neighborhood, or the community in general; and if so whether there are any reasonable conditions of approval that would satisfactorily mitigate such impacts.***

As noted above, the Applicant is seeking to use an existing building to operate a recycling center with recycling activities to take place entirely indoors. In order to mitigate any impacts to surrounding residential property owners, the Applicant has proposed to shield any outdoor storage of baled commodities (plastic and metals) consistent with the requirements for recycling centers in the UDO. The Applicant will also comply with all applicable noise regulations.

We respectfully request the City's approval of our Special Exception application and believe the foregoing information provided and all attached exhibits meet or exceed the criteria requirements for this application.

12036529.1 045028.00001

**CITY OF FREDERICKSBURG SPECIAL EXCEPTION APPLICATION**
**OWNER'S NOTARIZED CONSENT**

I hereby authorize the applicant, Green Chip, Inc., or its successors and assigns (collectively "Applicant"), to file on my behalf all special exception, special use permit, or other land use or permitting applications necessary to obtain a special use permit and special exceptions for GPIN 7769-78-5342, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

**OWNER'S ACKNOWLEDGMENT & CONSENT**

**Dominion Real Estate, LLC**
a Virginia limited liability company

By: _____
Name: Wanguo Zhang
Title: Owner

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF RESTON/FAIRFAX, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Wanguo Zhang, as Owner of **Dominion Real Estate, LLC**, a Virginia limited liability company, has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 11th day of FEBRUARY, 2020.

Sewavi Akuete
Notary Public

Print Name: SEWAVI AKUETE
My Commission Expires: 12/31/2024
Registration No.: 7650719
[SEAL]

Sewavi Akuete
Notary Public
Commonwealth of Virginia
Reg. No. 7650719
My Commission Expires 12/31/2024

11266419.1 036505.00004

**No Lien Certification**

Special Use and Special Exception Permit Application for Green Chip Inc.
Project: 10 Harkness Boulevard

There are no outstanding delinquent real estate taxes, nuisance charges, stormwater management utility fees, or any other charges that constitute a lien on the subject property, that are owed to the locality.

**Dominion Real Estate, LLC**
a Virginia limited liability company

By: _____
Name: Wanguo Zhang
Title: Owner.

11999856.1 045028.00001

**The Title Professionals, LLC**
**1015 Prince Edward Street**
**Fredericksburg, VA 22401**
**Phone (540)310-4804 Fax (540)310-4807**
**www.thetitleprofessionals.com**

**March 1, 2018**

Dominion Real Estate LLC
608 Nalls Farm Way
Great Falls, VA 22066

RE: 10 Harkness Boulevard10 Harkness Boulevard
Fredericksburg, VA 22401

Dear Mr. Zhang:

In connection with your recent purchase of the above referenced property, enclosed are the following items:

1. Original Deed conveying title to the property to you from Harkness Screens (USA) Ltd, at settlement on 02/27/18.

2. Owner's copy of the Title Insurance Policy Number 5011400-1992300e.

We appreciate the opportunity to be of service to you and hope that you will not hesitate to contact us should you require assistance in the future.

Sincerely,

Title Department

Enclosures

# VIRGINIA LAND RECORD COVER SHEET
## FORM A – COVER SHEET CONTENT

INSTRUMENT 180000396
RECORDED IN THE CLERK'S OFFICE OF
FREDERICKSBURG CITY CIRCUIT COURT ON
February 27, 2018 AT 02:58 PM
$3080.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: $1540.00 LOCAL: $1540.00
JEFF SMALL , CLERK
RECORDED BY: JTW

*(Area Above Reserved For Deed Stamp Only)*

**Instrument Date:** 2/27/2018
**Instrument Type:** DBS
**Number of Parcels:** 1 **Number of Pages:** 3
[X] City [ ] County
FREDERICKSBURG

**TAX EXEMPT?** VIRGINIA/FEDERAL LAW
[ ] Grantor:
[ ] Grantee:
**Consideration:** $3,080,000.00
**Existing Debt:** $0.00
**Actual Value/Assumed:** $2,460,800.00
***PRIOR INSTRUMENT UNDER § 58.1-803(D):***
**Original Principal:** $0.00
**Fair Market Value Increase:** $0.00

**Original Book Number:** **Original Page Number:** **Original Instrument Number:**

**Prior Recording At:** [ ] City [ ] County

**Percentage In This Jurisdiction:** 100%

**BUSINESS / NAME**
1 [X] Grantor: HARKNESS SCREENS USA LIMITED
[ ] Grantor:
1 [X] Grantee: DOMINION REAL ESTATE LLC
[ ] Grantee:

**GRANTEE ADDRESS**
**Name:** DOMINION REAL ESTATE LLC
**Address:** 608 NALLS FARM WAY
**City:** GREAT FALLS **State:** VA **Zip Code:** 22066

**Book Number:** **Page Number:** **Instrument Number:**
**Parcel Identification Number (PIN):** 7778-78-5342 **Tax Map Number:** 7778-78-5342
**Short Property Description:** 3.8535 AC, BL A11-10, BRENTS MILL

**Current Property Address** 10 HARKNESS BLVD.
**City:** FREDERICKSBURG **State:** VA **Zip Code:** 22401
**Instrument Prepared By:** CLARK H. WORTHY **Recording Paid By:** THE TITLE PROFESSIONALS, LLC
**Recording Returned To:** THE TITLE PROFESSIONALS, LLC (18020098C)
**Address:** 1015 PRINCE EDWARD STREET
**City:** FREDERICKSBURG **State:** VA **Zip Code:** 22401


§§ 17.1-223, 17.1-227.1, 17.1-249

Copyright © 2014 Office of the Executive Secretary, Supreme Court of Virginia. All rights reserved.

*Prepared by:*

*Clark H. Worthy (VSB No. 34210)*
*Gentry Locke Rakes & Moore, LLP*
*P. O. Box 40013*
*Roanoke, Virginia 24022-0013*

*Grantee's Address:*

*608 Nalls Farm Way*
*Great Falls, Virginia 22066*

**GPIN# 7778-78-5342**

Title Insurance: First American

Consideration: $3,080,000 Assessed Value: $2,460,800

**DEED**

THIS DEED dated as of the 27th day of February, 2018, by **HARKNESS SCREENS (USA) LIMITED**, a company incorporated under the laws of England and qualified to do business in the Commonwealth of Virginia, herein referred to as "Grantor," and **DOMINION REAL ESTATE, LLC**, a Virginia limited liability company, herein referred to as "Grantee," and provides as follows:

WITNESSETH

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand, paid by the Grantee to the Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor hereby grants and conveys with Special Warranty unto the Grantee the following described real property with the appurtenances thereunto belonging, lying and being situate in the City of Fredericksburg, Virginia, and more particularly described as follows, to-wit (the "Property"):

**PLEASE SEE SCHEDULE A ATTACHED HERETO**

This conveyance is made expressly subject to such recorded restrictions, conditions, easements and reservations of record to the extent they lawfully apply to the Property.

**[SIGNATURE APPEARS ON THE FOLLOWING PAGE]**

26373/1/8327872v1

Return To:
The Title Professionals
1015 Prince Edward Street
Fredericksburg, VA 22401
File #
18020098C

WITNESS the following signature and seal:

**HARKNESS SCREENS (USA) LIMITED**

By _____
Name David Burlinson
Title Chief Operating Officer

COMMONWEALTH OF VIRGINIA )
) to-wit:
CITY OF FREDERICKSBURG )

The foregoing Deed was acknowledged before me this 27th day of February, 2018, by David Burlinson, Chief Operating Officer of Harkness Screens (USA) Limited, a company incorporated under the laws of England and qualified to do business in the Commonwealth of Virginia, on behalf of the company.

_____
Notary Public
Registration No. 200472

My commission expires:
4/30/2020

MARK ALAN STEELE
NOTARY PUBLIC
REG. #200472
MY COMMISSION EXPIRES
04/30/2020
COMMONWEALTH OF VIRGINIA

WITNESS the following signature and seal:

**HARKNESS SCREENS (USA) LIMITED**

By _____
Name David Burlinson
Title Chief Operating Officer

COMMONWEALTH OF VIRGINIA )
) to-wit:
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04/30/2020

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NOTARY PUBLIC
REG. #200472
MY COMMISSION EXPIRES
04/30/2020
COMMONWEALTH OF VIRGINIA

# Commonwealth of Virginia

## State Corporation Commission

### CERTIFICATE OF FACT

I Certify the Following from the Records of the Commission:

That DOMINION REAL ESTATE, LLC is duly organized as a limited liability company under the law of the Commonwealth of Virginia;

That the limited liability company was formed on November 16, 2017; and

That the limited liability company is in existence in the Commonwealth of Virginia as of the date set forth below.

Nothing more is hereby certified.

Signed and Sealed at Richmond on this Date:

February 10, 2020

Joel H. Peck

Joel H. Peck, Clerk of the Commission

CERTIFICATE NUMBER : 2020021014105235

**COMMONWEALTH OF VIRGINIA**
**STATE CORPORATION COMMISSION**

**Office of the Clerk**

February 10, 2020

Margaret Macdonald
1133 Warburton Avenue
609S
Yonkers, NY, 10701

**RECEIPT**

| | |
|---|---|
| RE: | DOMINION REAL ESTATE, LLC |
| ID: | S7154471 |
| WORK ORDER NO: | 202002100347800 |

Dear Customer:

This is your receipt for $6.00 to cover the fee for a certificate of fact of existence/registration with this office.

If you have any questions, please call (804) 371-9733 or toll-free in Virginia, (866) 722-2551.

Sincerely,

Joel H. Peck
Clerk of the Commission

Delivery Method: Email

# NYS Department of State

## Division of Corporations

### Entity Information

The information contained in this database is current through February 7, 2020.

---

Selected Entity Name: GREEN CHIP, INC.
Selected Entity Status Information

| | |
|---|---|
| **Current Entity Name:** | GREEN CHIP, INC. |
| **DOS ID #:** | 4201259 |
| **Initial DOS Filing Date:** | FEBRUARY 10, 2012 |
| **County:** | KINGS |
| **Jurisdiction:** | NEW YORK |
| **Entity Type:** | DOMESTIC BUSINESS CORPORATION |
| **Current Entity Status:** | ACTIVE |

Selected Entity Address Information

**DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)**

GREEN CHIP, INC.
540 KINGSLAND AVENUE
BROOKLYN, NEW YORK, 11222

**Chief Executive Officer**

MICHAEL ALLOCCO
540 KINGSLAND AVE
BROOKLYN, NEW YORK, 11222

**Principal Executive Office**

GREEN CHIP, INC.
540 KINGSLAND AVE
BROOKLYN, NEW YORK, 11222

**Registered Agent**

NONE

This office does not record information regarding the
names and addresses of officers, shareholders or

directors of nonprofessional corporations except the chief executive officer, if provided, which would be listed above. Professional corporations must include the name(s) and address(es) of the initial officers, directors, and shareholders in the initial certificate of incorporation, however this information is not recorded and only available by viewing the certificate.

***Stock Information**

| # of Shares | Type of Stock | $ Value per Share |
|---|---|---|
| 200 | No Par Value | |

*Stock information is applicable to domestic business corporations.

**Name History**

| Filing Date | Name Type | Entity Name |
|---|---|---|
| FEB 10, 2012 | Actual | GREEN CHIP, INC. |

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

Search Results New Search

Services/Programs | Privacy Policy | Accessibility Policy | Disclaimer | Return to DOS Homepage | Contact Us

**CITY OF FREDERICKSBURG**
**APPLICATION FOR SPECIAL EXCEPTION**

| | |
|---|---|
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In addition, the proposed project is consistent with several of the City's Environmental Goals, as follows:

- Goal 5 (Sustainability) – Goal 5 of the Comp Plan focuses on strengthening existing policies and developing new policies to promote a sustainable future, and the Applicant's business will provide a critical service to support these types of policies. The Applicant will provide an environmentally-responsible outlet for the recycling of electronic equipment for local residents, agencies and businesses, and will help to divert this waste stream from local landfills. Not only will the Applicant provide an electronics recycling resource, but it will also provide a resource for allowing products that have not yet reached end-of-life to be safely wiped of all data, tested and re-used, the preferred option for sustainable product stewardship.
- Goal 6 (Livability) – One of the key goals of improving livability is the reuse or repurposing of existing structures to encourage the implementation of planned development. The Applicant is seeking to operate entirely within an existing structure that has been unused for approximately four years. By repurposing this existing building the Applicant will be improving the overall productivity of the Battlefield Industrial Park with a use consistent with the planned development of that industrial area, increasing the City's tax base, and bringing new jobs to the area without disturbing land or displacing an existing business.
- Goal 7 (Sustainability Leadership) – By welcoming a state-of-the-art, independently-certified responsible electronics recycler to the Battlefield Industrial Park, the City would

be demonstrating its commitment to growth of green business and supporting existing and future businesses to meet sustainability goals and implement sustainability policies.

- Goal 8 (City Leadership) – The City is poised to attract new technology businesses, data centers, and to support similar businesses coming online in the region. The information technology asset disposition services the Applicant is proposing to conduct at 10 Harkness Boulevard will provide critical support to these industries, and to local residents, agencies and businesses and will be an example of green industry consistent with leadership in creating a sustainable society.

The proposed project meets and furthers the Comp Plan's goal for this area and will support new economic development opportunities, including supporting new and existing businesses and providing a sustainable option for electronic equipment reuse and recycling, resulting in a reduction in the amount of waste going to local landfills.

2. ***Whether the special exception is consistent with the goals, purposes and objectives of the City's zoning ordinance***:

The purpose of the General Industrial (I-2) District is "to provide for medium to heavy industrial land uses in areas of the City appropriate to adequately serve the physical, transportation access, and environmental impacts of such industrial development. Outdoor storage areas shall be screened where visible from off-site areas."

As noted herein, the Property is located within "Land Use Planning Area 9: Braehead/National Park, and specifically identifies the site as being part of a sub-planning area encouraging industrial zoning. As noted above the Project is encouraged under the Comp Plan for I-2 uses and is proposed to be developed in accordance with the City's UDO.

The Applicant is required to seek a Special Exception based on the use of the site as a recycling center under the definition in the UDO; however, the Applicant's proposed use is not that of a typical recycling center. All recycling activities will be conducted indoors, and recycling in the context of electronic equipment includes manual and physical disassembly of equipment, testing, data wiping and resale of functional electronics. The typical environmental impacts associated with outdoor solid waste recycling simply are not applicable to the Applicant's proposed use, and therefore the special exception sought to modify certain requirements related to typical recycling centers are, in fact, consistent with the City's UDO.

3. ***Whether there has been a sufficient period of time for investigation and community planning with respect to the application***:

We believe given the fact that the Applicant is proposing the use an existing building located within the General Industrial (I-2) District, the extensive industrial development in the immediate area and the fact that the Applicant is proposing to conduct all recycling activities within the existing building, there has been sufficient time for investigation and community planning with respect to this application.

4. ***Whether the special exception is consistent with the principals of zoning and good zoning practice, including the purposes of the district in which the special exception would be located, existing and planned uses of surrounding land, the characteristics of the property involved, and the adverse impacts of the proposed use*:**

As noted above we believe this request for a special exception is consistent with the principles of zoning and good zoning practice, including within the district in which the special exception would be located. The use is also consistent with surrounding industrial uses in the immediate area and the City's Comp Plan.

5. ***Whether the proposed use or aspect of the development requiring a special exception is special, extraordinary or unusual.***

We certainly believe that the Applicant's proposal is special, extraordinary or unusual due primarily to the unique type of recycling proposed to be conducted, and the fact that the recycling activities will take place entirely within an existing building. In part due to the fact that the Applicant is seeking to repurpose an existing building already zoned for industrial use, the Applicant has requested a special exception to allow operation of a recycling center on a property less than 5 acres within 250 feet of a residential district and within 50 feet of a lot line. The Applicant is restricted in the size of the Property by the fact that the existing building is located on only 3.2 acres, and is further restricted by the location of the existing building in relation to adjacent residential districts and the configuration of the building in relation to the lot lines. However, the residential district closest to the Property is primarily comprised of the Lee Drive right of way, with over 275 feet of wooded area between the building and the Braehead residential area. The Applicant is committed to maintaining the existing twenty-five foot (25') landscape buffer as shown on the GDP. There is an additional 25' wooded area on-site adjacent to the National Park Service Property that would provide further benefits to the surrounding area. Further, the Applicant's request to operate its recycling operations indoors between the hours of 7:00 pm and 7:00 am would be in compliance with all applicable noise ordinances. The Applicant would not allow transport or delivery truck trips to occur during this window. This request will facilitate the immediate productive reuse of an existing building at the Property and enhance economic development opportunities in the Battlefield Industrial Park and the City as a whole. It will also assist in serving community by providing an outlet for recycling of electronic equipment and diverting electronic waste from landfills.

6. ***Whether the proposed exception potentially results in any adverse impact(s) on the surrounding neighborhood, or the community in general; and if so whether there are any reasonable conditions of approval that would satisfactorily mitigate such impacts.***

As noted above, the Applicant is seeking to use an existing building to operate a recycling center with recycling activities to take place entirely indoors. In order to mitigate any impacts to surrounding residential property owners, the Applicant has proposed to shield any outdoor storage of baled commodities (plastic and metals) consistent with the requirements for recycling centers in the UDO. The Applicant will also comply with all applicable noise regulations.

We respectfully request the City's approval of our Special Exception application and believe the foregoing information provided and all attached exhibits meet or exceed the criteria requirements for this application.

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**CITY OF FREDERICKSBURG SPECIAL EXCEPTION APPLICATION**
**OWNER'S NOTARIZED CONSENT**

I hereby authorize the applicant, Green Chip, Inc., or its successors and assigns (collectively "Applicant"), to file on my behalf all special exception, special use permit, or other land use or permitting applications necessary to obtain a special use permit and special exceptions for GPIN 7769-78-5342, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

**OWNER'S ACKNOWLEDGMENT & CONSENT**

**Dominion Real Estate, LLC**
a Virginia limited liability company

By: _____
Name: Wanguo Zhang
Title: Owner

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF RESTON/FAIRFAX, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Wanguo Zhang, as Owner of **Dominion Real Estate, LLC**, a Virginia limited liability company, has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 11th day of FEBRUARY, 2020.

Sewavi Akuete
Notary Public

Print Name: SEWAVI AKUETE
My Commission Expires: 12/31/2024
Registration No.: 7650719
[SEAL]

Sewavi Akuete
Notary Public
Commonwealth of Virginia
Reg. No. 7650719
My Commission Expires 12/31/2024

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**No Lien Certification**

Special Use and Special Exception Permit Application for Green Chip Inc.
Project: 10 Harkness Boulevard

There are no outstanding delinquent real estate taxes, nuisance charges, stormwater management utility fees, or any other charges that constitute a lien on the subject property, that are owed to the locality.

**Dominion Real Estate, LLC**
a Virginia limited liability company

By: _____
Name: Wanguo Zhang
Title: Owner.

11999856.1 045028.00001

# Memorandum

**To:** Ms. Maggie MacDonald
Green Chip, Inc.

**From:** Carlos G. Garcia, P.E.

**Date:** 02/07/2020

**Re:** Green Chip Recycling – Traffic Assessment

COMMONWEALTH OF VIRGINIA
CARLOS G. GARCIA
Lic. No. 0402049766
2/7/2020
PROFESSIONAL ENGINEER

The purpose of this assessment is to evaluate the potential impact in the existing roadway network as a result of the proposed Green Chip Recycling Facility. Green Chip is proposing to occupy a current vacant space (10 Harkness Boulevard in Fredericksburg, VA) with a base operation of 20 employees and 10 truck deliveries with a goal of 45 employees and 20 truck deliveries in the future.

**Background Information**

The existing site is located at 10 Harkness Boulevard in Fredericksburg, VA. The site can be accessed by Summit Street (Vehicles traveling eastbound on Route 3) and Tyler Street (Vehicles traveling westbound on Route 3). **Figure 1** depicts the existing site location.

**Figure 1.** Site Location.

## Existing Roadway Network

*Summit Street/Centr*al Road is an undivided two-lane local roadway that provides direct access (entering the site) for vehicles traveling eastbound on Route 3; the road also provides direct access for vehicles exiting the site with destination eastbound on route 3. The posted speed limit for this road is 25 MPH. The Summit Street and Route 3 intersection has a right-in/right-out configuration.

*Tyler Street* is an undivided two-lane local roadway that provides direct access (entering the site) via Belman Road for vehicles traveling westbound on Route 3; the road also provides direct access for vehicles exiting the site with destination westbound on route 3. The posted speed limit for this road is 25 MPH.

*Belman Road* is an undivided two-lane local roadway that provides direct access (entering the site) via Tyler Street for vehicles traveling westbound on Route 3; the road also provides direct access for vehicles exiting the site with destination westbound on route 3. The posted speed limit for this road is 35 MPH. The Belman Road and Route 3 intersection is signalized and provides full access to east/westbound traffic.

**Central Road**

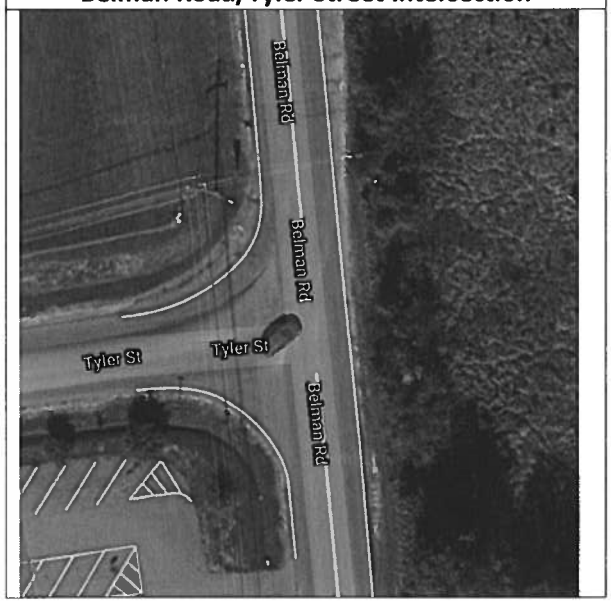
**Tyler Street**

**Belman Road**

For purposes of this assessment, the intersection of Tyler Street and Belman Road was evaluated since most of the traffic from the site wanting to travel westbound on Route 3 will be turning left at the intersection.

The trip arrival/departure distribution was estimated to be a 45/55 split to/from Route 3. Approximately 45% of the new trips are expected to use Summit Street/Central Road and 55% of the trips are expected to use Belman Road and Tyler Street.

**Belman Road/Tyler Street Intersection**




*Traffic Data Collection*

For this evaluation, Bowman collected traffic turning movement counts at the intersection of Tyler Street and Belman Road on an average day (Tuesday, February 4th, 2020) during the morning (7:00 am to 9:00 am) and evening (4:00 pm to 6:00 pm) peak periods. These counts were used to determine the peak hour volumes for the intersection and prepare capacity analysis for No-Build and Build conditions. The traffic data collected is included at the end of this assessment as an attachment.

*Trip Generation*

As previously mentioned, the Green Chip Recycling Facility is proposing to increase the operations of the facility by increasing the number of employees (from 20 to 45) and the number of truck deliveries (from 10 to 20 trucks per day).

As a conservative approach, this assessment assumes that 100% of the additional trips pertinent to the new employees and new truck deliveries (45 employees and 20 trucks) will occur during the peak hours with 55% of the trips will travel to/from the east.

Based on this assumption and the arrival departure distribution identified in this assessment, the intersection of Tyler Street and Belman Road is projected to have an additional 36 southbound trips turning right at the intersection during the morning peak hour. During the evening peak hour, the intersection is projected to have an additional 36 eastbound trips turning left at the intersection. The existing traffic volumes (No-Build Conditions) including the existing trips from the Green Chip Recycling Facility are depicted in **Figure 2**. The projected trips (Build Conditions) including the new trips from the expansion of the facility are also included in **Figure 2.**

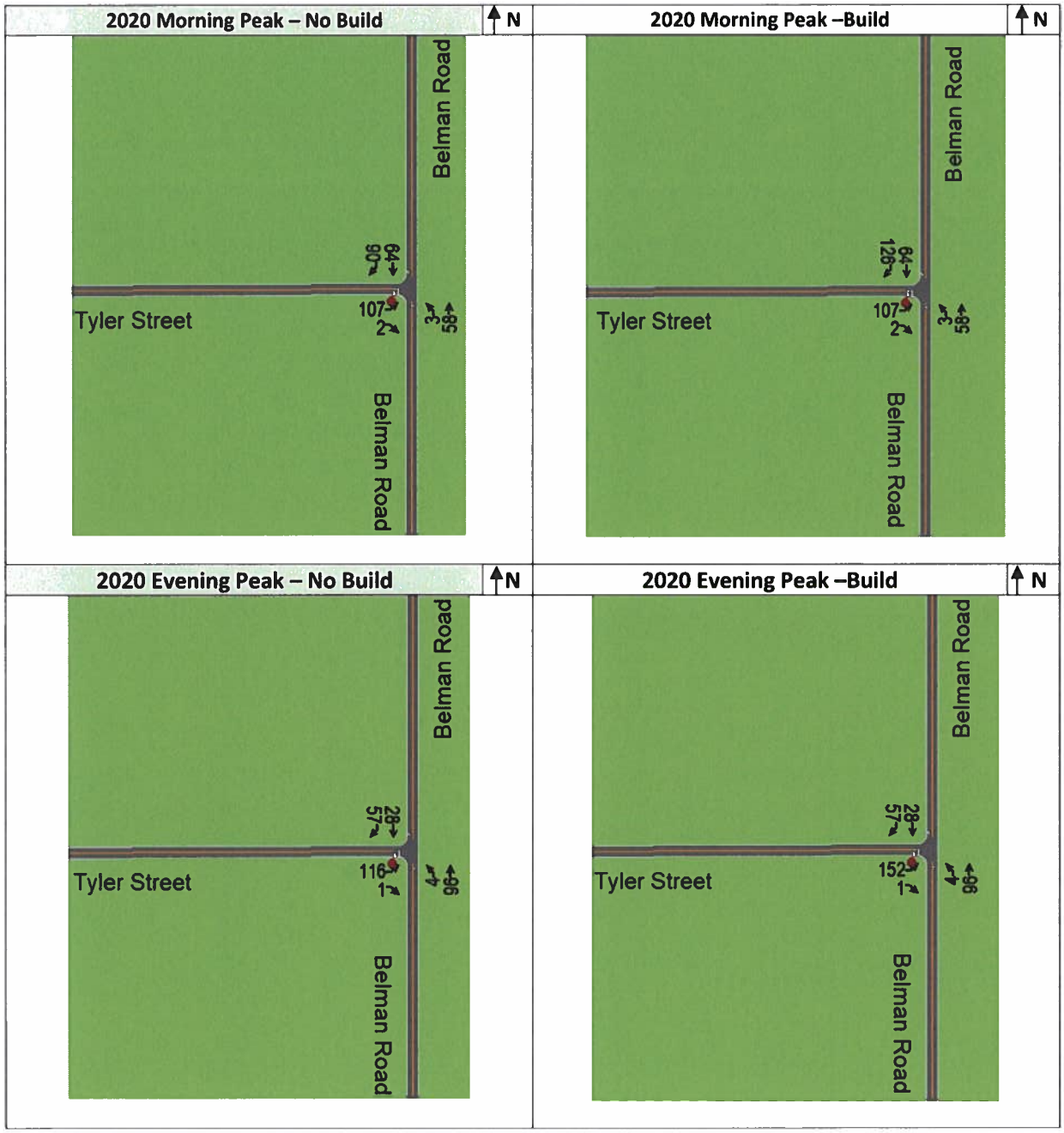



**Figure 2.** No-Build and Build Traffic Volumes.

## Capacity Analysis

The intersection of Tyler Street and Belman Road was analyzed for each scenario (No Build and Build) using the 2010 Highway Capacity Manual (HCM) methodologies using the computer software package Synchro 10. The analysis uses capacity, Level of Service (LOS), and control delay as the criteria for the performance of the intersections.

Typically, LOS "A" through "D" is considered acceptable, while LOS "E" and "F" are considered failing or unacceptable. Control delay is a measure of the total amount of delay experienced by an individual vehicle and includes delay related to deceleration, queue delay, stopped delay, and acceleration.

Level of Service

The capacity analysis results are summarized in Table 1.

**Table 1.** Tyler Street and Belman Road (Capacity Analysis)

| 2020 No Build vs Build Conditions (Capacity Analysis) | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| INTERSECTION | | | NO BUILD AM PEAK Conditions | | BUILD AM PEAK Conditions | | NO BUILD PM PEAK Conditions | | BUILD PM PEAK Conditions | |
| | | | DELAY (S) | LOS | DELAY (S) | LOS | DELAY (S) | LOS | DELAY (S) | LOS |
| Tyler Street and Belman Road | Approach | Movement | | | | | | | | |
| | EB | L/R | 10.3 | B | 10.4 | B | 10.2 | B | 10.5 | B |
| | NB | L/T | 7.6 | A | 7.6 | A | 7.4 | A | 7.4 | A |
| | SB | T/R | 0.0 | A | 0.0 | A | 0.0 | A | 0.0 | A |

The results of the capacity analysis indicate that the intersection is expected to operate at acceptable levels of service B or better. The traffic operations along Belman Road are expected to remain acceptable at LOS A.

The levels of service of the intersection are not expected to change from No-Build conditions to Build conditions as a result of the proposed project. Minimal to negligible increases of delay would be expected (less than 1 second at Tyler Street). The results of the capacity analysis are included at the end of this assessment as an attachment.

Note that the analysis is based on the most conservative approach. The traffic generated by recycling facilities is normally distributed within a 10-hour period. Therefore, the roadway network is expected to experience lesser traffic volumes than the volumes evaluated in this assessment during the peak periods.

## Conclusions

- The results of the capacity analysis indicate that the intersection is expected to operate at acceptable levels of service B or better during the No-Build conditions / Build conditions. The proposed development is not expected to have a significant/detrimental impact on the existing roadway system.

**Bowman Consulting Group**
3951 Westerre Parkway, Suite 150
Richmond, VA, 23233

Belman Road and Tyler Street AM

File Name : Belman_Tyler_AM
Site Code : 00000001
Start Date : 2/5/2020
Page No : 1

Groups Printed- Typical Vehicles - Heavy Vehicles

| | Tyler Street Eastbound | | | | | Westbound | | | | | Belman Road Northbound | | | | | Belman Road Southbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Left | Thru | Right | | App. Total | Left | Thru | Right | | App. Total | Left | Thru | Right | | App. Total | Left | Thru | Right | | App. Total | Int. Total |
| 07:00 AM | 16 | 0 | 0 | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 9 | 0 | 19 | 29 | 0 | 48 | 73 |
| 07:15 AM | 16 | 0 | 1 | 0 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 3 | 0 | 30 | 29 | 0 | 59 | 79 |
| 07:30 AM | 17 | 0 | 1 | 0 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 7 | 0 | 18 | 23 | 0 | 41 | 66 |
| 07:45 AM | 29 | 0 | 1 | 0 | 30 | 0 | 0 | 0 | 0 | 0 | 1 | 7 | 0 | 0 | 8 | 0 | 10 | 18 | 0 | 28 | 66 |
| Total | 78 | 0 | 3 | 0 | 81 | 0 | 0 | 0 | 0 | 0 | 1 | 26 | 0 | 0 | 27 | 0 | 77 | 99 | 0 | 176 | 284 |
| 08:00 AM | 24 | 0 | 0 | 0 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 0 | 0 | 17 | 0 | 18 | 22 | 0 | 40 | 81 |
| 08:15 AM | 31 | 0 | 0 | 0 | 31 | 0 | 0 | 0 | 0 | 0 | 3 | 17 | 0 | 0 | 20 | 0 | 18 | 35 | 0 | 53 | 104 |
| 08:30 AM | 23 | 0 | 2 | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 0 | 0 | 11 | 0 | 11 | 17 | 0 | 28 | 64 |
| 08:45 AM | 29 | 0 | 0 | 0 | 29 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 0 | 0 | 13 | 0 | 17 | 16 | 0 | 33 | 75 |
| Total | 107 | 0 | 2 | 0 | 109 | 0 | 0 | 0 | 0 | 0 | 3 | 58 | 0 | 0 | 61 | 0 | 64 | 90 | 0 | 154 | 324 |
| Grand Total | 185 | 0 | 5 | 0 | 190 | 0 | 0 | 0 | 0 | 0 | 4 | 84 | 0 | 0 | 88 | 0 | 141 | 189 | 0 | 330 | 608 |
| Apprch % | 97.4 | 0 | 2.6 | 0 | | 0 | 0 | 0 | 0 | | 4.5 | 95.5 | 0 | 0 | | 0 | 42.7 | 57.3 | 0 | | |
| Total % | 30.4 | 0 | 0.8 | 0 | 31.2 | 0 | 0 | 0 | 0 | 0 | 0.7 | 13.8 | 0 | 0 | 14.5 | 0 | 23.2 | 31.1 | 0 | 54.3 | |
| Typical Vehicles | 148 | 0 | 4 | 0 | 152 | 0 | 0 | 0 | 0 | 0 | 4 | 65 | 0 | 0 | 69 | 0 | 135 | 146 | 0 | 281 | 502 |
| % Typical Vehicles | 80 | 0 | 80 | 0 | 80 | 0 | 0 | 0 | 0 | 0 | 100 | 77.4 | 0 | 0 | 78.4 | 0 | 95.7 | 77.2 | 0 | 85.2 | 82.6 |
| Heavy Vehicles | 37 | 0 | 1 | 0 | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 19 | 0 | 0 | 19 | 0 | 6 | 43 | 0 | 49 | 106 |
| % Heavy Vehicles | 20 | 0 | 20 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 22.6 | 0 | 0 | 21.6 | 0 | 4.3 | 22.8 | 0 | 14.8 | 17.4 |

| | Tyler Street Eastbound | | | | | Westbound | | | | | Belman Road Northbound | | | | | Belman Road Southbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Left | Thru | Right | | App. Total | Left | Thru | Right | | App. Total | Left | Thru | Right | | App. Total | Left | Thru | Right | | App. Total | Int. Total |
| Peak Hour Analysis From 08:00 AM to 08:45 AM - Peak 1 of 1 | | | | | | | | | | | | | | | | | | | | | |
| Peak Hour for Entire Intersection Begins at 08:00 AM | | | | | | | | | | | | | | | | | | | | | |
| 08:00 AM | 24 | 0 | 0 | 0 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 0 | 0 | 17 | 0 | 18 | 22 | 0 | 40 | 81 |
| 08:15 AM | 31 | 0 | 0 | 0 | 31 | 0 | 0 | 0 | 0 | 0 | 3 | 17 | 0 | 0 | 20 | 0 | 18 | 35 | 0 | 53 | 104 |
| 08:30 AM | 23 | 0 | 2 | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 0 | 0 | 11 | 0 | 11 | 17 | 0 | 28 | 64 |
| 08:45 AM | 29 | 0 | 0 | 0 | 29 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 0 | 0 | 13 | 0 | 17 | 16 | 0 | 33 | 75 |
| Total Volume | 107 | 0 | 2 | 0 | 109 | 0 | 0 | 0 | 0 | 0 | 3 | 58 | 0 | 0 | 61 | 0 | 64 | 90 | 0 | 154 | 324 |
| % App. Total | 98.2 | 0 | 1.8 | 0 | | 0 | 0 | 0 | 0 | | 4.9 | 95.1 | 0 | 0 | | 0 | 41.6 | 58.4 | 0 | | |
| PHF | .863 | .000 | .250 | .000 | .879 | .000 | .000 | .000 | .000 | .000 | .250 | .853 | .000 | .000 | .763 | .000 | .889 | .643 | .000 | .726 | .779 |
| Typical Vehicles | 94 | 0 | 2 | 0 | 96 | 0 | 0 | 0 | 0 | 0 | 3 | 47 | 0 | 0 | 50 | 0 | 61 | 50 | 0 | 111 | 257 |
| % Typical Vehicles | 87.9 | 0 | 100 | 0 | 88.1 | 0 | 0 | 0 | 0 | 0 | 100 | 81.0 | 0 | 0 | 82.0 | 0 | 95.3 | 55.6 | 0 | 72.1 | 79.3 |
| Heavy Vehicles | 13 | 0 | 0 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 0 | 0 | 11 | 0 | 3 | 40 | 0 | 43 | 67 |
| % Heavy Vehicles | 12.1 | 0 | 0 | 0 | 11.9 | 0 | 0 | 0 | 0 | 0 | 0 | 19.0 | 0 | 0 | 18.0 | 0 | 4.7 | 44.4 | 0 | 27.9 | 20.7 |

**Bowman Consulting Group**
3951 Westerre Parkway, Suite 150
Richmond, VA, 23233

Belman Road and Tyler Street PM

File Name : Belman_Tyler_PM
Site Code : 00000001
Start Date : 2/4/2020
Page No : 1

Groups Printed- Typical Vehicles - Heavy Vehicles

| | Tyler Street Eastbound | | | | | Westbound | | | | | Belman Road Northbound | | | | | Belman Road Southbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Left | Thru | Right | | App. Total | Left | Thru | Right | | App. Total | Left | Thru | Right | | App. Total | Left | Thru | Right | | App. Total | Int. Total |
| 04:00 PM | 37 | 0 | 0 | 0 | 37 | 0 | 0 | 0 | 0 | 0 | 2 | 35 | 0 | 0 | 37 | 0 | 8 | 24 | 0 | 32 | 106 |
| 04:15 PM | 27 | 0 | 1 | 0 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 0 | 0 | 17 | 0 | 7 | 10 | 0 | 17 | 62 |
| 04:30 PM | 32 | 0 | 0 | 0 | 32 | 0 | 0 | 0 | 0 | 0 | 1 | 22 | 0 | 0 | 23 | 0 | 6 | 7 | 0 | 13 | 68 |
| 04:45 PM | 20 | 0 | 0 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 1 | 22 | 0 | 0 | 23 | 0 | 7 | 16 | 0 | 23 | 66 |
| Total | 116 | 0 | 1 | 0 | 117 | 0 | 0 | 0 | 0 | 0 | 4 | 96 | 0 | 0 | 100 | 0 | 28 | 57 | 0 | 85 | 302 |
| 05:00 PM | 37 | 0 | 0 | 0 | 37 | 0 | 0 | 0 | 0 | 0 | 3 | 27 | 0 | 0 | 30 | 0 | 3 | 8 | 0 | 11 | 78 |
| 05:15 PM | 16 | 0 | 0 | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 9 | 0 | 1 | 13 | 0 | 14 | 39 |
| 05:30 PM | 17 | 0 | 0 | 0 | 17 | 0 | 0 | 0 | 0 | 0 | 1 | 11 | 0 | 0 | 12 | 0 | 9 | 5 | 0 | 14 | 43 |
| 05:45 PM | 13 | 0 | 1 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | 3 | 7 | 0 | 10 | 26 |
| Total | 83 | 0 | 1 | 0 | 84 | 0 | 0 | 0 | 0 | 0 | 4 | 49 | 0 | 0 | 53 | 0 | 16 | 33 | 0 | 49 | 186 |
| Grand Total | 199 | 0 | 2 | 0 | 201 | 0 | 0 | 0 | 0 | 0 | 8 | 145 | 0 | 0 | 153 | 0 | 44 | 90 | 0 | 134 | 488 |
| Apprch % | 99 | 0 | 1 | 0 | | 0 | 0 | 0 | 0 | | 5.2 | 94.8 | 0 | 0 | | 0 | 32.8 | 67.2 | 0 | | |
| Total % | 40.8 | 0 | 0.4 | 0 | 41.2 | 0 | 0 | 0 | 0 | 0 | 1.6 | 29.7 | 0 | 0 | 31.4 | 0 | 9 | 18.4 | 0 | 27.5 | |
| Typical Vehicles | 179 | 0 | 1 | 0 | 180 | 0 | 0 | 0 | 0 | 0 | 7 | 142 | 0 | 0 | 149 | 0 | 40 | 50 | 0 | 90 | 419 |
| % Typical Vehicles | 89.9 | 0 | 50 | 0 | 89.6 | 0 | 0 | 0 | 0 | 0 | 87.5 | 97.9 | 0 | 0 | 97.4 | 0 | 90.9 | 55.6 | 0 | 67.2 | 85.9 |
| Heavy Vehicles | 20 | 0 | 1 | 0 | 21 | 0 | 0 | 0 | 0 | 0 | 1 | 3 | 0 | 0 | 4 | 0 | 4 | 40 | 0 | 44 | 69 |
| % Heavy Vehicles | 10.1 | 0 | 50 | 0 | 10.4 | 0 | 0 | 0 | 0 | 0 | 12.5 | 2.1 | 0 | 0 | 2.6 | 0 | 9.1 | 44.4 | 0 | 32.8 | 14.1 |

| | Tyler Street Eastbound | | | | | Westbound | | | | | Belman Road Northbound | | | | | Belman Road Southbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Left | Thru | Right | | App. Total | Left | Thru | Right | | App. Total | Left | Thru | Right | | App. Total | Left | Thru | Right | | App. Total | Int. Total |
| Peak Hour Analysis From 04:00 PM to 04:45 PM - Peak 1 of 1 | | | | | | | | | | | | | | | | | | | | | |
| Peak Hour for Entire Intersection Begins at 04:00 PM | | | | | | | | | | | | | | | | | | | | | |
| 04:00 PM | 37 | 0 | 0 | 0 | 37 | 0 | 0 | 0 | 0 | 0 | 2 | 35 | 0 | 0 | 37 | 0 | 8 | 24 | 0 | 32 | 106 |
| 04:15 PM | 27 | 0 | 1 | 0 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 0 | 0 | 17 | 0 | 7 | 10 | 0 | 17 | 62 |
| 04:30 PM | 32 | 0 | 0 | 0 | 32 | 0 | 0 | 0 | 0 | 0 | 1 | 22 | 0 | 0 | 23 | 0 | 6 | 7 | 0 | 13 | 68 |
| 04:45 PM | 20 | 0 | 0 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 1 | 22 | 0 | 0 | 23 | 0 | 7 | 16 | 0 | 23 | 66 |
| Total Volume | 116 | 0 | 1 | 0 | 117 | 0 | 0 | 0 | 0 | 0 | 4 | 96 | 0 | 0 | 100 | 0 | 28 | 57 | 0 | 85 | 302 |
| % App. Total | 99.1 | 0 | 0.9 | 0 | | 0 | 0 | 0 | 0 | | 4 | 96 | 0 | 0 | | 0 | 32.9 | 67.1 | 0 | | |
| PHF | .784 | .000 | .250 | .000 | .791 | .000 | .000 | .000 | .000 | .000 | .500 | .686 | .000 | .000 | .676 | .000 | .875 | .594 | .000 | .664 | .712 |
| Typical Vehicles | 101 | 0 | 0 | 0 | 101 | 0 | 0 | 0 | 0 | 0 | 3 | 94 | 0 | 0 | 97 | 0 | 25 | 24 | 0 | 49 | 247 |
| % Typical Vehicles | 87.1 | 0 | 0 | 0 | 86.3 | 0 | 0 | 0 | 0 | 0 | 75.0 | 97.9 | 0 | 0 | 97.0 | 0 | 89.3 | 42.1 | 0 | 57.6 | 81.8 |
| Heavy Vehicles | 15 | 0 | 1 | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | 0 | 0 | 3 | 0 | 3 | 33 | 0 | 36 | 55 |
| % Heavy Vehicles | 12.9 | 0 | 100 | 0 | 13.7 | 0 | 0 | 0 | 0 | 0 | 25.0 | 2.1 | 0 | 0 | 3.0 | 0 | 10.7 | 57.9 | 0 | 42.4 | 18.2 |

| Intersection | |
|---|---|
| Int Delay, s/veh | 3.5 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 107 | 2 | 3 | 58 | 64 | 90 |
| Future Vol, veh/h | 107 | 2 | 3 | 58 | 64 | 90 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 116 | 2 | 3 | 63 | 70 | 98 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 188 | 119 | 168 | 0 | - | 0 |
| Stage 1 | 119 | - | - | - | - | - |
| Stage 2 | 69 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 801 | 933 | 1410 | - | - | - |
| Stage 1 | 906 | - | - | - | - | - |
| Stage 2 | 954 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 799 | 933 | 1410 | - | - | - |
| Mov Cap-2 Maneuver | 799 | - | - | - | - | - |
| Stage 1 | 904 | - | - | - | - | - |
| Stage 2 | 954 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 10.3 | 0.4 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1410 | - | 801 | - | - |
| HCM Lane V/C Ratio | 0.002 | - | 0.148 | - | - |
| HCM Control Delay (s) | 7.6 | 0 | 10.3 | - | - |
| HCM Lane LOS | A | A | B | - | - |
| HCM 95th %tile Q(veh) | 0 | - | 0.5 | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 3.2 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 107 | 2 | 3 | 58 | 64 | 126 |
| Future Vol, veh/h | 107 | 2 | 3 | 58 | 64 | 126 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 116 | 2 | 3 | 63 | 70 | 137 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 208 | 139 | 207 | 0 | - | 0 |
| Stage 1 | 139 | - | - | - | - | - |
| Stage 2 | 69 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 780 | 909 | 1364 | - | - | - |
| Stage 1 | 888 | - | - | - | - | - |
| Stage 2 | 954 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 778 | 909 | 1364 | - | - | - |
| Mov Cap-2 Maneuver | 778 | - | - | - | - | - |
| Stage 1 | 886 | - | - | - | - | - |
| Stage 2 | 954 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 10.4 | 0.4 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1364 | - | 780 | - | - |
| HCM Lane V/C Ratio | 0.002 | - | 0.152 | - | - |
| HCM Control Delay (s) | 7.6 | 0 | 10.4 | - | - |
| HCM Lane LOS | A | A | B | - | - |
| HCM 95th %tile Q(veh) | 0 | - | 0.5 | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 4.1 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 116 | 1 | 4 | 96 | 28 | 57 |
| Future Vol, veh/h | 116 | 1 | 4 | 96 | 28 | 57 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 126 | 1 | 4 | 104 | 30 | 62 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 173 | 61 | 92 | 0 | - | 0 |
| Stage 1 | 61 | - | - | - | - | - |
| Stage 2 | 112 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 817 | 1004 | 1503 | - | - | - |
| Stage 1 | 962 | - | - | - | - | - |
| Stage 2 | 913 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 815 | 1004 | 1503 | - | - | - |
| Mov Cap-2 Maneuver | 815 | - | - | - | - | - |
| Stage 1 | 959 | - | - | - | - | - |
| Stage 2 | 913 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 10.2 | 0.3 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1503 | - | 816 | - | - |
| HCM Lane V/C Ratio | 0.003 | - | 0.156 | - | - |
| HCM Control Delay (s) | 7.4 | 0 | 10.2 | - | - |
| HCM Lane LOS | A | A | B | - | - |
| HCM 95th %tile Q(veh) | 0 | - | 0.6 | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 4.8 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 152 | 1 | 4 | 96 | 28 | 57 |
| Future Vol, veh/h | 152 | 1 | 4 | 96 | 28 | 57 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 165 | 1 | 4 | 104 | 30 | 62 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 173 | 61 | 92 | 0 | - | 0 |
| Stage 1 | 61 | - | - | - | - | - |
| Stage 2 | 112 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 817 | 1004 | 1503 | - | - | - |
| Stage 1 | 962 | - | - | - | - | - |
| Stage 2 | 913 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 815 | 1004 | 1503 | - | - | - |
| Mov Cap-2 Maneuver | 815 | - | - | - | - | - |
| Stage 1 | 959 | - | - | - | - | - |
| Stage 2 | 913 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 10.5 | 0.3 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1503 | - | 816 | - | - |
| HCM Lane V/C Ratio | 0.003 | - | 0.204 | - | - |
| HCM Control Delay (s) | 7.4 | 0 | 10.5 | - | - |
| HCM Lane LOS | A | A | B | - | - |
| HCM 95th %tile Q(veh) | 0 | - | 0.8 | - | - |

# GENERAL DEVELOPMENT PLAN

# GREEN CHIP RECYCLING

## GPIN 7778-78-5342 / 10 HARKNESS BLVD

## CITY OF FREDERICKSBURG, VIRGINIA

## WARD 4 - PRECINCT 401

## RZ2020-__

### VICINITY MAP LEGEND

- DENOTES TRANSIT BUS STOP
- DENOTES POLICE DEPARTMENT
- DENOTES FIRE STATION
- DENOTES SCHOOL

VICINITY MAP
SCALE: 1"=1000'

### OWNER

DOMINION REAL ESTATE LLC
608 NALLS FARM WAY
GREAT FALLS, VA 22066

### APPLICANT

GREENCHIP, INC.
540 KINGSLAND AVENUE
BROOKLYN, NY 11222
CONTACT: MS. MAGGIE MACDONALD

### LAND USE ATTORNEY

HIRSCHLER FLEISCHER
725 JACKSON ST., SUITE 200
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FAX: (540) 371-3479
CONTACT: MR. WILLIAM E. DUNCANSON, JR., P.E.

### SHEET INDEX

| SHEET NO. | SHEET DESCRIPTION |
|---|---|
| 1 | COVER SHEET |
| 2 | LEGEND, NOTES & TABULATIONS |
| 3 | BOUNDARY PLAT |
| 4 | EXISTING CONDITIONS & ENVIRONMENTAL ANALYSIS |
| 5 | SCHEMATIC PLAN |
| 6 | CONCEPTUAL LANDSCAPING PLAN |

### PLANNING DIRECTOR APPROVAL

DIRECTOR
COMMUNITY PLANNING AND BUILDING DEPARTMENT
CITY OF FREDERICKSBURG

DATE

RECEIVED
FEB 11 2020
BY:

GRAPHIC SCALE
1000 0 500 1000 2000 4000
( IN FEET )
1 inch = 1000 ft.


Bowman CONSULTING

Bowman Consulting Group, Ltd.
650-A Nelms Circle
Fredericksburg, Virginia 22406

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Fax: (540) 371-3479
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COVER SHEET
GENERAL DEVELOPMENT PLAN
GREEN CHIP RECYCLING
CITY OF FREDERICKSBURG, VIRGINIA
WARD 4: PRECINCT 401

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM E. DUNCANSON JR
Lic. No.055205
02/10/20
PROFESSIONAL ENGINEER

| PLAN STATUS | |
|---|---|
| 02/10/20 | 1st SUBMISSION |

| DATE | DESCRIPTION |
|---|---|

| WED | WED | WED |
|---|---|---|
| DESIGN | DRAWN | CHKD |

SCALE H: AS NOTED V: N/A

JOB No. 100262-01-001

DATE : FEBRUARY 2020

FILE No. 100262-D-ZP-001

SHEET 1 OF 6

Cad file name : P:\100262 - Green Chip Recycling\100262-01-001 (ENG)\Engineering\Engineering Plans\100262-D-ZP-001\001-100262-ZP-001-CVR.dwg

# LEGEND

| EXISTING | DESCRIPTION | PROPOSED |
|---|---|---|
| 40 | INDEX CONTOUR | 40 |
| 38 | INTERMEDIATE CONTOUR | 38 |
| EX. E/P | EDGE OF PAVEMENT | PROP. E/P |
| EX. C & G | CURB AND GUTTER | CG-6 |
| – | TRANSITION FROM CG-6 TO CG-6R | CG-6R |
| – | PROPOSED HEADER CURB | |
| – | PROPERTY LINE | |
| – | DEPARTING PROPERTY LINE | |
| | LOT LINE | |
| | RIGHT-OF-WAY | |
| | CENTERLINE | |
| | FLOOD PLAIN | |
| – | CLEARING AND GRADING | |
| | TREE LINE | |
| – | FLOW LINE OF SWALE | |
| – | STREAM | |
| – | OVERLAND RELIEF PATHWAY | |
| x x | FENCE LINE | x x |
| | EASEMENT | |
| EX 8" W/L | WATER LINE | 8" DIP W/L |
| W EX. W/V | WATER VALVE | W PROP. W/V |
| EX. R. | REDUCER | PROP. R. |
| EX 8" SAN | SANITARY SEWER | 8" PVC SAN |
| EX 18" | STORM SEWER | 18" RCP |
| – | CABLE TV | CATV |
| E E | ELECTRIC SERVICE | E E |
| T T | TELEPHONE SERVICE | T T |
| G | GAS LINE | G |
| + 25.32 | SPOT ELEVATION | +25.32 |
| Ø | UTILITY POLE | Ø |
| | SIGN | |
| EX A EX 1 A | SANITARY SEWER IDENTIFIER | A 1 A |
| EX 2 EX 1/2 | STORM DRAIN IDENTIFIER | 2 1/2 |
| W | EASEMENT IDENTIFIER | W |
| | WATER METER | |
| | FIRE HYDRANT | |
| – | PARKING INDICATOR<br>INDICATES THE NUMBER OF TYPICAL PARKING SPACES | 25 |
| | STREET LIGHT | |
| – | VEHICLES PER DAY (TRAFFIC COUNT) | 255 VPD |
| – | TEST PIT LOCATION RECOMMENDED/REQUIRED | TP |
| – | CRITICAL SLOPE<br>SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK | |
| | HANDICAP RAMP (CG-12)<br>DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION | |
| – | DENOTES CLEAR SIGHT TRIANGLE | |
| EX. 15" OAK / PINE | TREE | |
| – | BENCHMARK | BM #1 TRV #1 ELEV=101.62 |
| | ASPHALT TRAIL | |
| | CONCRETE SIDEWALK | |
| | END WALLS | |
| | END SECTIONS | |
| | STOP SIGN | |
| | STREET SIGN | |
| OHE | OVERHEAD ELECTRIC | OHE |
| OHT | OVERHEAD TELEPHONE | OHT |
| VAN | HANDICAP PARKING SPACE (VAN) | VAN |
| | RIP RAP | |
| | CROSSWALK | |

# ABBREVIATIONS

| | | |
|---|---|---|
| A | A | AREA OF ARC |
| | AD | ALGEBRAIC DIFFERENCE |
| | AASHTO | AMERICAN ASSOCIATION OF STATE HWY. & TRANSP. OFFICIALS |
| | ASTM | AMERICAN SOCIETY FOR TESTING AND MATERIALS |
| | AC. | ACRE |
| | AGGR. | AGGREGATE |
| | ANSI | AMERICAN NATIONAL STANDARDS INSTITUTE |
| | ASPH | ASPHALT |
| | AWWA | AMERICAN WATER WORKS ASSOCIATION |
| B | B | BREADTH |
| | BC | BOTTOM OF CURB |
| | BF | BASEMENT FLOOR |
| | BLDG | BUILDING |
| | BM | BENCHMARK |
| | BMP | BEST MANAGEMENT PRACTICES (WATER QUALITY) |
| | BOV | BLOW OFF VALVE |
| | BRL | BUILDING RESTRICTION LINE |
| | BVCS | BEGINNING VERTICAL CURVE STATION |
| | BVCE | BEGINNING VERTICAL CURVE ELEVATION |
| | BW | BOTTOM OF WALL |
| C | c,e | CENTER CORRECTION ON VERTICAL CURVE |
| | C | COEFFICIENT OF RUNOFF |
| | CATV | CABLE TELEVISION |
| | CB | CATCH BASIN OR CHORD BEARING |
| | CC | CENTER TO CENTER |
| | CFS (Q) | CUBIC FEET PER SECOND |
| | CH | CHORD |
| | CG | CURB AND GUTTER |
| | CIP | CAST IRON PIPE |
| | C | CENTERLINE |
| | CL | CLASS |
| | CMP | CORRUGATED METAL PIPE |
| | CONC. | CONCRETE |
| | CO | CLEAN OUT |
| | CONT. | CONTINUATION |
| | CS | CURB STOP |
| | CT | COURT |
| | C/L | CENTERLINE |
| D | D,d | DEPTH |
| | DA | DRAINAGE AREA |
| | DB | DEED BOOK |
| | DEQ | VA. DEPARTMENT OF ENVIRONMENTAL QUALITY |
| | DET. | DETAIL |
| | DI | DROP INLET |
| | DIA. | DIAMETER |
| | DIP | DUCTILE IRON PIPE |
| | DM | DROP MANHOLE |
| | DR. | DRIVE |
| | DRNG | DRAINAGE |
| | DRWG. | DRAWING |
| | D/W | DRIVE WAY |
| | Δ | DELTA |
| | DU | DWELLING UNITS |
| | DOM | DOMESTIC |
| E | e | RATE OF SUPER ELEVATION IN FEET PER FOOT |
| | EC | EROSION CONTROL |
| | EGL | ENERGY GRADIENT LINE |
| | EQC | ENVIRONMENTAL QUALITY CORRIDOR |
| | ESM'T | EASEMENT |
| | EG | EDGE OF GUTTER |
| | ELEV. | ELEVATION |
| | ENT. | ENTRANCE |
| | EP | EDGE OF PAVEMENT |
| | ES | END SECTION |
| | EVCS | ENDING VERTICAL CURVE STATION |
| | EVCE | ENDING VERTICAL CURVE ELEVATION |
| | EW | END WALL |
| | EX. | EXISTING |
| | ELEC. | ELECTRICAL |
| | EBL | EAST BOUND LANE |
| F | F | FIRE LINE |
| | FAR | FLOOR AREA RATIO |
| | FC | FACE OF CURB |
| | FSWA | FREDERICKSBURG SEWER AND WATER AUTHORITY |
| | FF | FIRST FLOOR |
| | FG | FINISHED GRADE |
| | FH | FIRE HYDRANT |
| | FL | FLOW LINE |
| | FP | FLOOD PLAIN |
| | FS | FACTOR OF SAFETY |
| | FT. | FOOT |
| | FSPA | FREDERICKSBURG-STAFFORD PARK AUTHORITY |
| | FOY. | FOYER |
| | FPS | FEET PER SECOND |
| G | g | GRAVITY |
| | G | GAS |
| | GFA | GROSS FLOOR AREA |
| | Gr. | GRADE |
| | GR | GUARD RAIL |
| | GAR | GARAGE |
| H | H,h | HEIGHT |
| | H | HEAD |
| | HC | HANDICAPPED PARKING SPACE |
| | HGL | HYDRAULIC GRADIENT LINE |
| | HP | HIGH POINT |
| | HR | HAND RAIL |
| | HT. | HEIGHT |
| | HW | HEADWATER |
| I | I | RAINFALL INTENSITY |
| | ID | INSIDE DIAMETER |
| | IN | INCH |
| | INV. | INVERT |
| | IP | IRON PIPE |
| | IPF | IRON PIPE FOUND |
| | IPS | IRON PIPE SET |
| J | JB | JUNCTION BOX |
| K | K | SIGHT DISTANCE COEFFICIENT |
| | Ke | CULVERT ENTRANCE LOSS COEFFICIENT |
| L | L | LENGTH |
| | LAT. | LATERAL |
| | LF | LINEAR FOOT |
| | LL | LOWER LEVEL |
| | LOS | LINE OF SIGHT |
| | LP | LOW POINT |
| | LS | LOADING SPACE |
| | LCG | LIMITS OF CLEARING & GRADING |
| | LT | LEFT |
| M | M | MONUMENT FOUND |
| | MECH. | MECHANICAL |
| | MH | MANHOLE |
| | MI. | MILE |
| | MPH | MILES PER HOUR |
| | MS | MEDIAN STRIP |
| | MSL | MEAN SEA LEVEL |
| | MIN | MINIMUM |
| | MAX | MAXIMUM |
| N | N/F | NOW OR FORMERLY |
| | NFA | NET FLOOR AREA |
| | NO.,# | NUMBER |
| | NBL | NORTH BOUND LANE |
| | N/A | NOT APPLICABLE |
| O | OC | ON CENTER |
| | OD | OUTSIDE DIAMETER |
| | OH | OVERHANG |
| | O/H | OVERHEAD |
| P | P | PERIMETER |
| | PC | POINT OF CURVATURE |
| | PCC | POINT OF COMPOUND CURVE |
| | PCEP | POINT OF CURVE EDGE OF PAVEMENT |
| | PCTC | POINT OF CURVATURE TOP OF CURB |
| | PFM | PUBLIC FACILITIES MANUAL |
| | PG. | PAGE |
| | PGL | POINT OF GRADE LINE |
| | PI | POINT OF INTERSECTION |
| | PL | PROPERTY LINE |
| | PRC | POINT OF REVERSE CURVES |
| | PRELIM. | PRELIMINARY |
| | PROP. | PROPOSED |
| | PT | POINT OF TANGENCY |
| | PVC | POINT OF VERTICAL CURVATURE |
| | PVC | POLY VINYL CHLORIDE |
| | PVI | POINT OF VERTICAL INTERSECTION |
| | PVM'T | PAVEMENT |
| | PVRC | POINT OF VERTICAL REVERSE CURVE |
| | PVT | POINT OF VERTICAL TANGENT |
| | P&P | PLAN AND PROFILE |
| Q | Q(C.F.S.) | AMOUNT OF RUNOFF |
| R | R,r | RADIUS |
| | REQD | REQUIRED |
| | RCP | REINFORCED CONCRETE PIPE |
| | RD. | ROAD |
| | RET. | RETAINING |
| | REV. | REVISION |
| | RR | RAILROAD |
| | RTE. | ROUTE |
| | R/W | RIGHT OF WAY |
| | RGP | ROUGH GRADING PLAN |
| | ROM | REMOTE OUTSIDE MONITOR |
| | RMA | RESOURCE MANAGEMENT AREA |
| | RPA | RESOURCE PROTECTION AREA |
| | RT | RIGHT |
| S | S | SPEED OR SLOPE |
| | SAN. | SANITARY |
| | SBL | SOUTH BOUND LANE |
| | SD | SIGHT DISTANCE |
| | SECT. | SECTION |
| | SEW. | SEWER |
| | SH. | SHOULDER |
| | SF | SQUARE FEET |
| | SP. | SPACE |
| | SP | SITE PLAN |
| | SPEC. | SPECIFICATION |
| | STA. | STATION |
| | STD. | STANDARD |
| | STK. | STACK |
| | STM. | STORM |
| | SVC. | SERVICE |
| | SWM | STORM WATER MANAGEMENT |
| | S/W | SIDE WALK |
| | Sx | CROSS SLOPE |
| T | T | TANGENT |
| | TB | TEST BORE |
| | TC | TOP OF CURB |
| | Tc | TIME OF CONCENTRATION |
| | TEL | TELEPHONE |
| | TP | TEST PIT |
| | TP | TREE PROTECTION |
| | TB | TOP OF BANK |
| | TW | TOP OF WALL |
| | TW | TAILWATER |
| U | UD | UNDERDRAIN |
| | UG | UNDERGROUND |
| | UL | UPPER LEVEL |
| | UP | UTILITY POLE |
| | VAN | HANDICAPPED VAN PARKING SPACE |
| V | V | VELOCITY |
| | V | VOLUME |
| | VA | VIRGINIA |
| | VC | VERTICAL CURVE |
| | VDOT | VA. DEPT. OF TRANSPORTATION |
| | VF | VERTICAL FOOT |
| W | W | WEIGHT OR WIDTH |
| | W/M | WATER MAIN |
| | WBL | WEST BOUND LANE |
| | WQIA | WATER QUALITY IMPACT ASSESSMENT |
| X | XF | TRANSFORMER |
| Y | YI | YARD INLET |
| | YR | YEAR |
| Z | Z | SIDE SLOPES |

# SITE TABULATIONS

## EXISTING SITE CONDITIONS

| | | | | |
|---|---|---|---|---|
| GPIN: | 7778-78-5342 | | | |
| PROPERTY ADDRESS: | 10 HARKNESS BOULEVARD | | | |
| OWNER: | DOMINION REAL ESTATE LLC | | | |
| CURRENT USE: | INDUSTRIAL | | | |
| CURRENT ZONING: | GENERAL INDUSTRIAL (I-2) | | | |
| GROSS SITE AREA: | 3.8535 | ACRES | / 167,858 | SQ. FT. |
| EXISTING BUILDING AREA (PER GIS): | 53,500 | SQ. FT. | | |
| EXISTING FAR: | 0.3187 | | | |

## PROPOSED DEVELOPMENT

| | | | | |
|---|---|---|---|---|
| PROPOSED USE: | RECYCLING CENTER | | | |
| **LOT SIZE REQUIREMENTS:** | | | | |
| MINIMUM DISTRICT SIZE: | | 2 ACRES | | |
| MINIMUM LOT SIZE: | | 20,000 SF | | |
| PROPOSED LOT SIZE (GROSS): | 3.8535 | ACRES | / 167,858 | SQ. FT. |
| RIGHT-OF-WAY DEDICATION: | 0.0000 | ACRES | / 0.00 | SQ. FT. |
| **PROPOSED LOT SIZE (NET):** | **3.8535** | **ACRES** | **/ 167,858** | **SQ. FT.** |
| MINIMUM LOT WIDTH: | 100 FEET | | | |
| **BULK REGULATIONS:** | | | | |
| MAXIMUM BUILDING HEIGHT: | 50 FEET | | | |
| PROPOSED BUILDING HEIGHT: | < 50 FEET; NO PROPOSED CHANGE TO EX. BUILDING | | | |
| MINIMUM SETBACK REQUIREMENTS: | | | | |
| FRONT SETBACK | 50 FEET | | | |
| SIDE SETBACK | 0 FEET; 50 FEET WHEN ABUTTING PUBLIC ROW; 60 FEET WHEN ABUTTING ZONING DISTRICT OTHER THAN I-2 | | | |
| REAR SETBACK | 0 FEET; 50 FEET WHEN ABUTTING PUBLIC ROW; 60 FEET WHEN ABUTTING ZONING DISTRICT OTHER THAN I-2 | | | |
| **MAXIMUM FLOOR AREA RATIO (F.A.R.):** | **1.00** | **=** | **167,858** | **SQ. FT.** |
| **PROPOSED FLOOR AREA RATIO (F.A.R.):** | **0.32** | | | |
| PROPOSED GROSS FLOOR AREA: | 53,500.00 | SQ. FT. | | |
| **MINIMUM OPEN SPACE SET-ASIDE** | **10%** | **=** | **16,786** | **SQ. FT.** |
| **PROVIDED OPEN SPACE (%):** | **31.32 %** | | | |
| **PROVIDED OPEN SPACE (PER GIS):** | **52,573** | **SQ. FT.** | | |
| **LOT COVERAGE (IMPERVIOUS AREA)** | | | | |
| BUILDINGS (PER GIS): | 53,500 | SQ. FT. | | |
| ROADS / PARKING LOT (PER GIS): | 61,785 | SQ. FT. | | |
| TOTAL: | 115,285 | SQ. FT. | | |
| **PERCENTAGE LOT COVERAGE:** | **69%** | | | |

## PARKING CALCULATIONS

### REQUIRED PARKING

**PARKING STANDARDS - RECYCLING CENTER**

| | | |
|---|---|---|
| RECYCLING CENTER = | 1 | SPACE PER EVERY 500 SQ. FT. |

**REQUIRED PARKING CALCULATIONS - RECYCLING CENTER**

| | | |
|---|---|---|
| EXISTING/PROPOSED BUILDING GFA = | 53,500 | SQ. FT. |
| TOTAL REQUIRED PARKING = | 107 | SPACES |

### PROVIDED PARKING

| | | |
|---|---|---|
| EXISTING SPACES = | 31 | SPACES |
| PROPOSED SPACES = | 14 | SPACES |
| **TOTAL PROVIDED PARKING =** | **45** | **SPACES** |

***APPLICANT ANTICIPATES 45 EMPLOYEES FOR ULTIMATE OPERATIONS**

### REQUIRED LOADING SPACES

| | | |
|---|---|---|
| RECYCLING CENTER REQUIREMENT = | 1 | SPACE FOR 1ST 5,000 SQ. FT. + 1 SPACE FOR EVERY ADDITIONAL 30,000 SQ. FT. |
| REQUIRED LOADING SPACES = | 2 | SPACES |
| **PROVIDED LOADING SPACES =** | **8** | **SPACES** |

# NOTES

1. THE SUBJECT PROPERTY IDENTIFIED AS GPIN 7778-78-5342 AND IS ZONED I-2 (GENERAL INDUSTRIAL) AND CONSISTS OF 3.85 ACRES.
2. THE SUBJECT PROPERTY IS NOW IN THE NAME OF DOMINION REAL ESTATE LLC AND IS RECORDED IN INSTRUMENT NUMBER 2018-396 AMONG THE LAND RECORDS OF CITY OF FREDERICKSBURG, VIRGINIA. SEE SHEET 4 FOR ADJACENT PROPERTY OWNER INFORMATION.
3. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A PLAT ENTITLED "PLAT OF SUBDIVISION BATTLEFIELD INDUSTRIAL PARK TAX MAP A-11 PARCEL 306", PREPARED BY SULLIVAN, DONAHOE AND INGALLS, DATED FEBRUARY 18, 1997 AND DOES NOT REPRESENT A CURRENT FIELD SURVEY BY BOWMAN CONSULTING. ADDITIONAL PROPERTY INFORMATION WAS DERIVED FROM CITY OF FREDERICKSBURG GIS DATA.
4. TOPOGRAPHY SHOWN HEREON WAS OBTAINED FROM CITY OF FREDERICKSBURG GIS DATA. THE CONTOUR INTERVAL IS 2'.
5. THE SITE IS LOCATED WITHIN THE FOLLOWING: CHESAPEAKE BAY OVERLAY DISTRICT, TECHNOLOGY ZONE, AND THE BRAEHEAD/NATIONAL PARK SMALL AREA PLAN.
6. THE PROPERTY AS SHOWN HEREON IS NOT IN A 100-YEAR FLOODPLAIN. IT LIES IN ZONE "X" (UN-SHADED)(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR CITY OF FREDERICKSBURG, VIRGINIA, COMMUNITY-PANEL NUMBER 5100650036C, EFFECTIVE DATE SEPTEMBER 19, 2007.
7. THERE ARE NO KNOWN CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
8. THE PROPOSED USE OF THE EXISTING BUILDING IS A RECYCLING CENTER. AN OUTDOOR STORAGE AREA IS PROPOSED TO SUPPLEMENT THE PROPOSED USE OF THE EXISTING BUILDING. ADDITIONAL STRIPED PARKING SPACES ON THE EXISTING PAVED AREA ARE PROPOSED TO ACCOMMODATE THE ANTICIPATED NUMBER OF EMPLOYEES.
9. THE EXISTING SITE IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER MAINTAINED BY THE CITY OF FREDERICKSBURG.
10. THE EXISTING PARKING LOT, DRIVE AISLES, AND LOADING DOCKS ARE NOT PROPOSED TO BE ALTERED, OTHER THAN STRIPING FOR ADDITIONAL PARKING SPACES.
11. OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).
12. REFUSE AND RECYCLING SHALL BE HANDLED BY A PRIVATE HAULER.
13. NO LAND DISTURBANCE IS ANTICIPATED ON THIS SITE. THEREFORE, EROSION CONTROL AND STORMWATER MANAGEMENT IS NOT REQUIRED.
14. DIMENSIONS, AREAS, BUILDING SQUARE FOOTAGES, AND LAYOUT ARE APPROXIMATE IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
15. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ANY OR ALL ENCUMBRANCES ON THE SUBJECT PROPERTY.


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LEGEND, NOTES & TABULATIONS
GENERAL DEVELOPMENT PLAN
GREEN CHIP RECYCLING
CITY OF FREDERICKSBURG, VIRGINIA
WARD 4: PRECINCT 401

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM E. DUNCANSON JR
Lic. No.055205
02/10/20
PROFESSIONAL ENGINEER

| PLAN STATUS | |
|---|---|
| 02/10/20 | 1st SUBMISSION |

| DATE | DESCRIPTION |
|---|---|

| WED | WED | WED |
|---|---|---|
| DESIGN | DRAWN | CHKD |

SCALE H: N/A V: N/A

JOB No. 100262-01-001

DATE : FEBRUARY 2020

FILE No. 100262-D-ZP-001

SHEET 2 OF 6

Cad file name : P:\100262 - Green Chip Recycling\100262-01-001 (ENG)\Engineering\Engineering Plans\100262-D-ZP-001\002-100262-ZP-001-LGD.dwg

DB 302/543 Plat Book 9 Page 104

## OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT CONTAINING 4.5196 ACRES, MORE OR LESS, AND DESIGNATED AS BATTLEFIELD INDUSTRIAL PARK, TAX MAP A-11 PARCEL 306, SITUATED IN THE CITY OF FREDERICKSBURG, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF. THE SAID LAND BEING HEREBY SUBDIVIDED WAS ACQUIRED BY BATTLEFIELD INDUSTRIAL PARK FROM INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF FREDERICKSBURG BY DEED DATED NOVEMBER 1, 1983 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FREDERICKSBURG, VIRGINIA IN DEED BOOK 158 AT PAGE 745, AS CORRECTED BY DEED OF CORRECTION RECORDED IN DEED BOOK 230 AT PAGE 633 IN THE SAID CLERK'S OFFICE. ALL DRAINAGE EASEMENTS AND STREET RIGHT-OF-WAY ARE HEREBY DEDICATED TO THE CITY OF FREDERICKSBURG, VIRGINIA FOR PUBLIC USE.

GIVEN UNDER MY HAND THIS 18th DAY OF February, 1997.

Bill Dahnke

Charles W. McDaniel, Partner

CITY/COUNTY OF Fredericksburg
COMMONWEALTH OF VIRGINIA

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA, WHOSE COMMISSION WILL EXPIRE ON Jan. 31, 2000, DO HEREBY CERTIFY THAT Charles W. McDaniel WHOSE NAMES ARE SIGNED TO THE FOREGOING OWNER'S CONSENT ACKNOWLEDGED THE SAME BEFORE ME IN MY COMMONWEALTH AND CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 19th DAY OF February, 1997.

Sharon Scott Harris
NOTARY PUBLIC

## CERTIFICATE OF APPROVAL

THE SUBDIVISION KNOWN AS BATTLEFIELD INDUSTRIAL PARK, TAX MAP A-11 PARCEL 306 IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING REGULATIONS OF THE CITY OF FREDERICKSBURG AND MAY BE COMMITTED TO RECORD.

David A. Pelletier — 2-18-97
CITY PLANNER — DATE

2-18-97
CITY MANAGER — DATE

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT ALL OF THE REQUIREMENTS OF THE CITY OF FREDERICKSBURG, VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 18th DAY OF February, 1997.

Edson L. Sullivan
EDSON L. SULLIVAN LS #908-B

COMMONWEALTH OF VIRGINIA
EDSON L. SULLIVAN
No. 908-B
2-18-97
LAND SURVEYOR

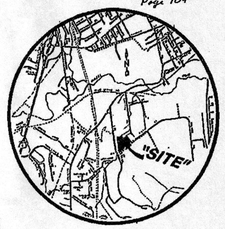
## TITLE CERTIFICATE

I HEREBY CERTIFY THAT THIS PROPERTY IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FREDERICKSBURG, VIRGINIA IN DEED BOOK 230 AT PAGE 633 UNDER THE NAME OF BATTLEFIELD INDUSTRIAL PARK.

Edson L. Sullivan
EDSON L. SULLIVAN LS #908-B

OWNER:
BATTLEFIELD INDUSTRIAL PARK
FREDERICKSBURG, VIRGINIA 22401

NOTES:
1. NO FIELD RUNOFF FURNISHED.
2. THIS PLAT IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
3. THIS PROPERTY IS NOT LOCATED IN THE F.I.R.M. 100 YEAR FLOOD ZONE "A", PER MAP ISSUED DOCS B, DATED JULY 2, 1979.
4. THE STORMWATER MANAGEMENT EASEMENT IS PRIVATE.




VICINITY MAP
SCALE - 1" = 1000'

CIRCUIT COURT CLERK'S OFFICE RECORDING
Received and filed this 20th day of August 1997 at 12:31 o'clock
Teste: S. Morgan Clark
By Deputy Clerk

AREA TABULATION

| | |
|---|---|
| PARCEL | 3.8535 ACRES |
| R-O-W | 0.6661 ACRES |
| TOTAL | 4.5196 ACRES |

# PLAT OF SUBDIVISION
# BATTLEFIELD INDUSTRIAL PARK

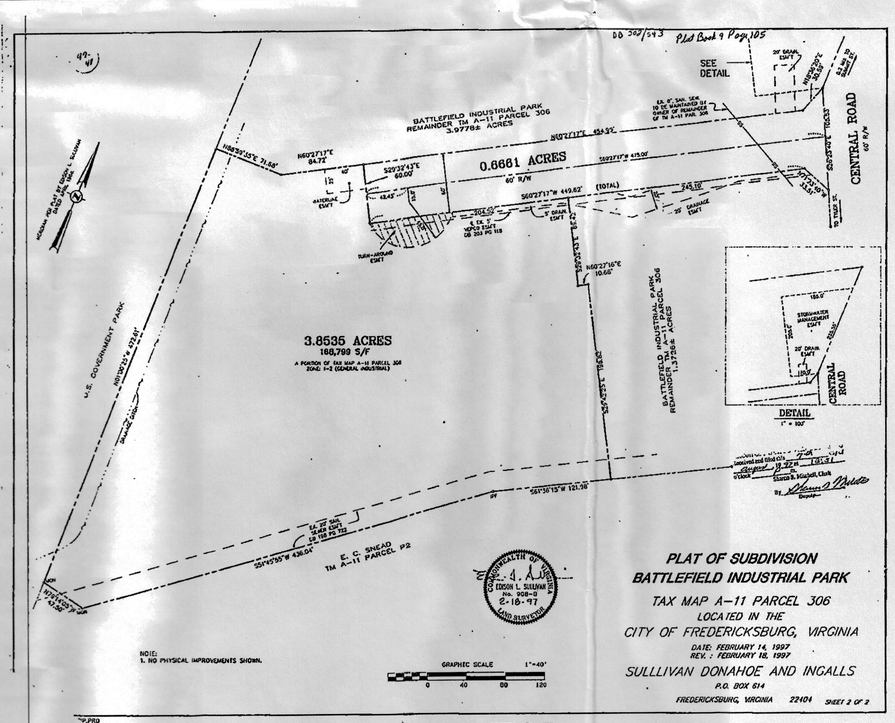
TAX MAP A-11 PARCEL 306
LOCATED IN THE
CITY OF FREDERICKSBURG, VIRGINIA

DATE: FEBRUARY 14, 1997
REV.: FEBRUARY 18, 1997

SULLLIVAN DONAHOE AND INGALLS
P.O. BOX 614
FREDERICKSBURG, VIRGINIA 22404 SHEET 1 OF 2

P:\VALLDRIP\SAMB\BIP.PRO

DB 302/543 Plat Book 9 Page 105




NOTE:
1. NO PHYSICAL IMPROVEMENTS SHOWN.

COMMONWEALTH OF VIRGINIA
EDSON L. SULLIVAN
No. 908-B
2-18-97
LAND SURVEYOR

CIRCUIT COURT CLERK'S OFFICE RECORDING
Received and filed this 20th day of August 1997 at 12:31 o'clock
Teste: S. Morgan Clark
By Deputy Clerk

# PLAT OF SUBDIVISION
# BATTLEFIELD INDUSTRIAL PARK

TAX MAP A-11 PARCEL 306
LOCATED IN THE
CITY OF FREDERICKSBURG, VIRGINIA

DATE: FEBRUARY 14, 1997
REV.: FEBRUARY 18, 1997

SULLLIVAN DONAHOE AND INGALLS
P.O. BOX 614
FREDERICKSBURG, VIRGINIA 22404 SHEET 2 OF 2

P:\PRO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BOUNDARY PLAT
GENERAL DEVELOPMENT PLAN
GREEN CHIP RECYCLING
CITY OF FREDERICKSBURG, VIRGINIA
WARD 4: PRECINCT 401

CITY PROJECT NUMBER

| PLAN STATUS | |
|---|---|
| 02/10/20 | 1st SUBMISSION |

| DATE | DESCRIPTION | |
|---|---|---|
| WED | WED | WED |
| DESIGN | DRAWN | CHKD |

SCALE H: N/A V: N/A

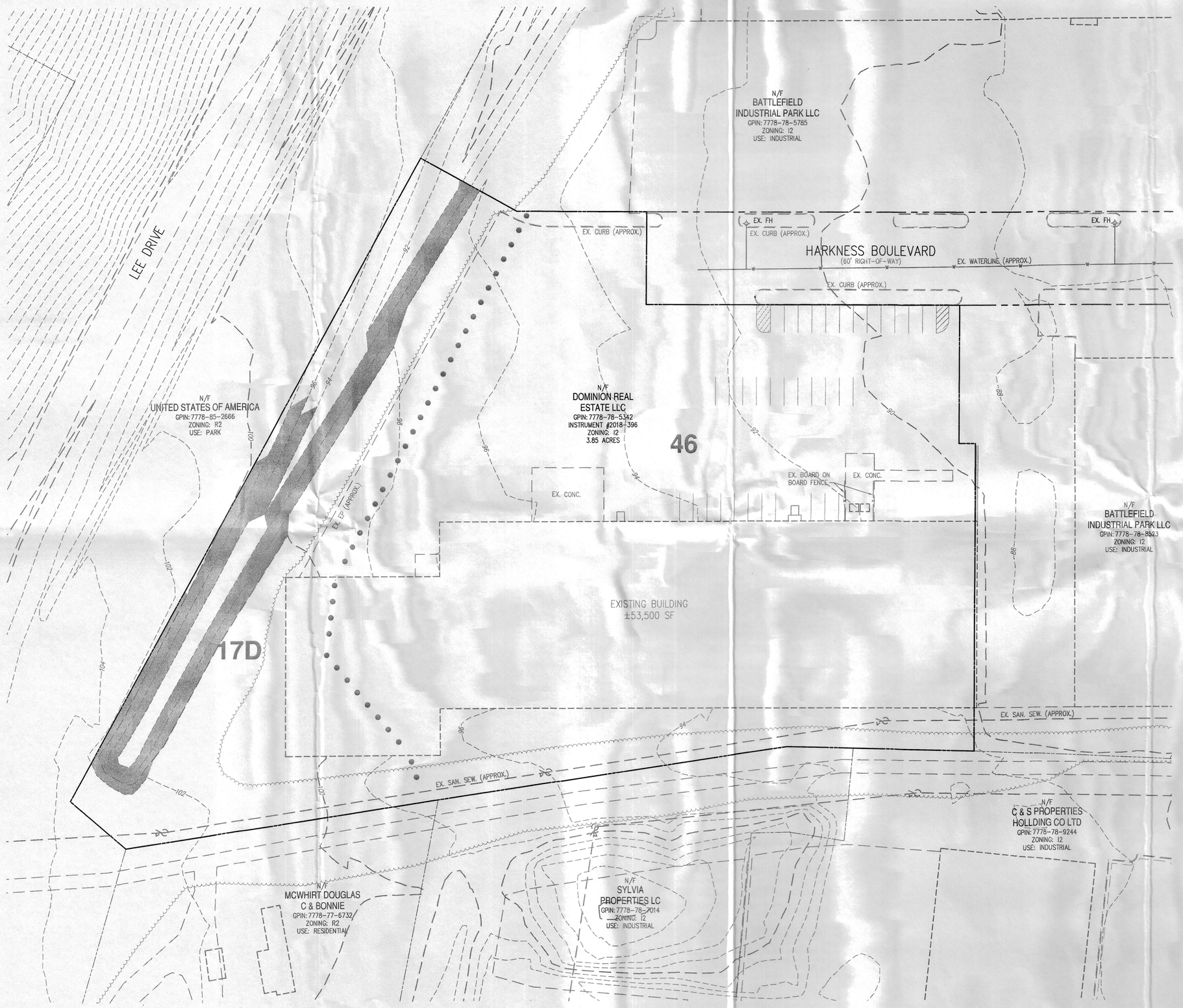
JOB No. 100262-01-001

DATE : FEBRUARY 2020

FILE No. 100262-D-ZP-001

SHEET 3 OF 6

Cad file name : P:\100262 - Green Chip Recycling\100262-01-001 (ENG)\Engineering\Engineering Plans\100262-D-ZP-001\003-100262-ZP-001-BOUNDARY.dwg




## NOTES:

1. PER CITY OF FREDERICKSBURG GIS INFORMATION, NO WETLANDS OR WATERS OF THE US ARE LOCATED ON THIS SITE.
2. THIS SITE IS LOCATED WITHIN THE CHESAPEAKE BAY OVERLAY DISTRICT AND THE PARCEL DESCRIBED WITHIN THIS PLAN LIES WITHIN THE RMA FEATURES AND DOES NOT CONTAIN RPA FEATURES.
3. THE PROPERTY AS SHOWN HEREON IS NOT IN A 100-YEAR FLOODPLAIN. IT LIES IN ZONE "X" (UN-SHADED)(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR CITY OF FREDERICKSBURG, VIRGINIA, COMMUNITY-PANEL NUMBER 5100650036C, EFFECTIVE DATE SEPTEMBER 19, 2007.
4. THERE ARE NO KNOWN CEMETERIES OR HISTORIC SITES LOCATED ON THE SUBJECT PROPERTY.

## SOIL TYPES

| MAP UNIT SYMBOL | MAP UNIT NAME |
|---|---|
| 17D | DYSTROCHREPTS-UDULTS COMPLEX, STEEP |
| 45 | URBAN LAND-UDULTS COMPLEX, SMOOTHED |

## LEGEND

DENOTES SLOPES > 25%

17D 46 SOILS

EXISTING TREELINE

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# EXISTING CONDITIONS & ENVIRONMENTAL ANALYSIS
# GENERAL DEVELOPMENT PLAN
# GREEN CHIP RECYCLING

CITY OF FREDERICKSBURG, VIRGINIA

WARD 4: PRECINCT 401

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM E. DUNCANSON JR
Lic. No.055205
02/10/20
PROFESSIONAL ENGINEER

| PLAN STATUS | |
|---|---|
| 02/10/20 | 1st SUBMISSION |

| DATE | DESCRIPTION |
|---|---|

| WED | WED | WED |
|---|---|---|
| DESIGN | DRAWN | CHKD |

SCALE H: 1"=30' V: N/A

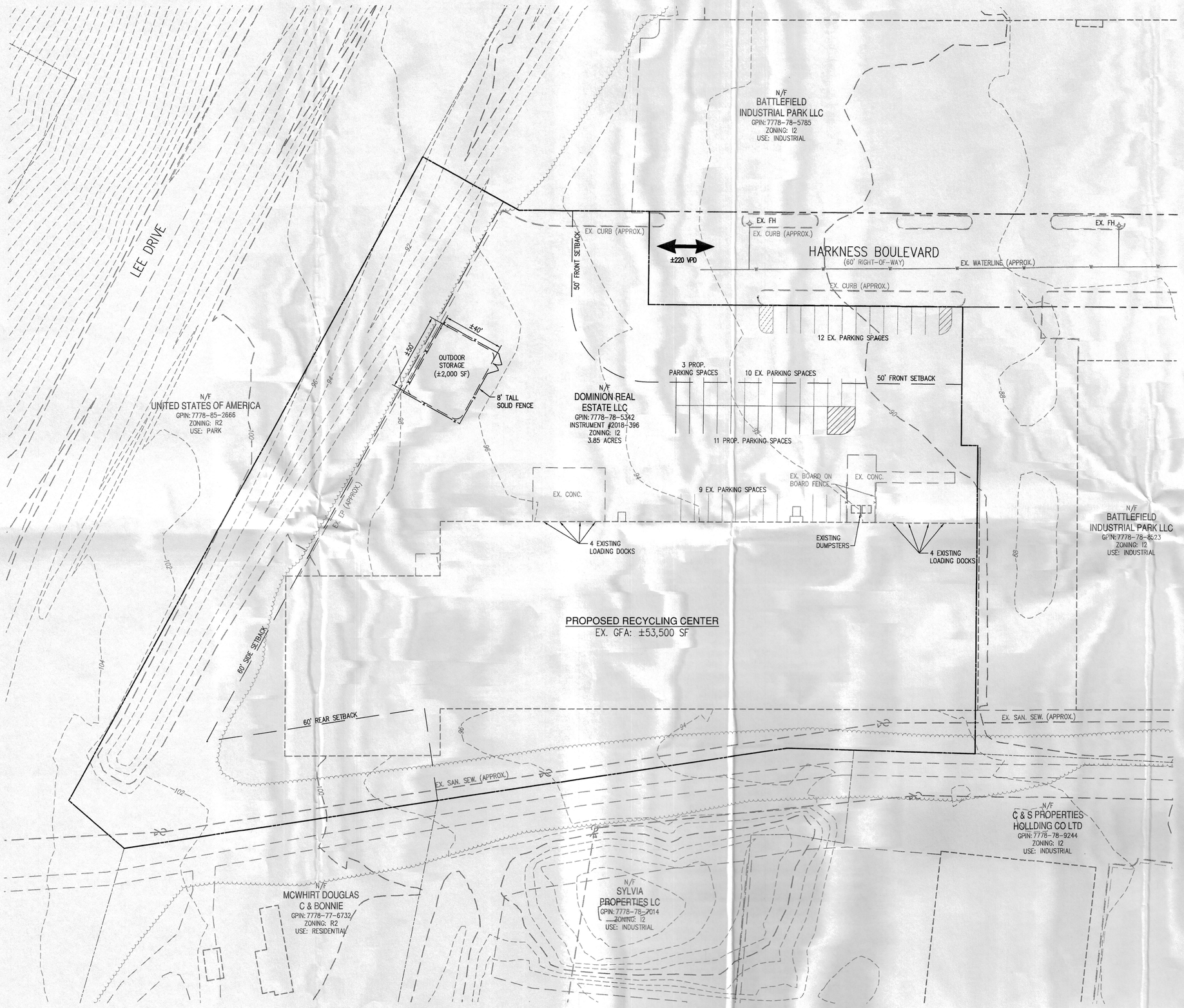
JOB No. 100262-01-001

DATE : FEBRUARY 2020

FILE No. 100262-D-ZP-001

SHEET 4 OF 6

Cad file name : P:\100262 - Green Chip Recycling\100262-01-001 (ENG)\Engineering\Engineering Plans\100262-D-ZP-001\004-100262-ZP-001-EXC.dwg




## NOTES:

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO DEMONSTRATE A POTENTIAL USE. REVISION TO THIS PLAN MAY BE REQUIRED WITH FINAL ENGINEERING.

## LEGEND

±000 VPD — PROPOSED SITE ACCESS & ESTIMATED VPDs

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SCHEMATIC PLAN
GENERAL DEVELOPMENT PLAN
GREEN CHIP RECYCLING
CITY OF FREDERICKSBURG, VIRGINIA
WARD 4: PRECINCT 401

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM E. DUNCANSON JR
Lic. No.055205
02/10/20
PROFESSIONAL ENGINEER

| PLAN STATUS | |
|---|---|
| 02/10/20 | 1st SUBMISSION |

| DATE | DESCRIPTION | |
|---|---|---|
| WED | WED | WED |
| DESIGN | DRAWN | CHKD |

SCALE H: 1"=30' V: N/A

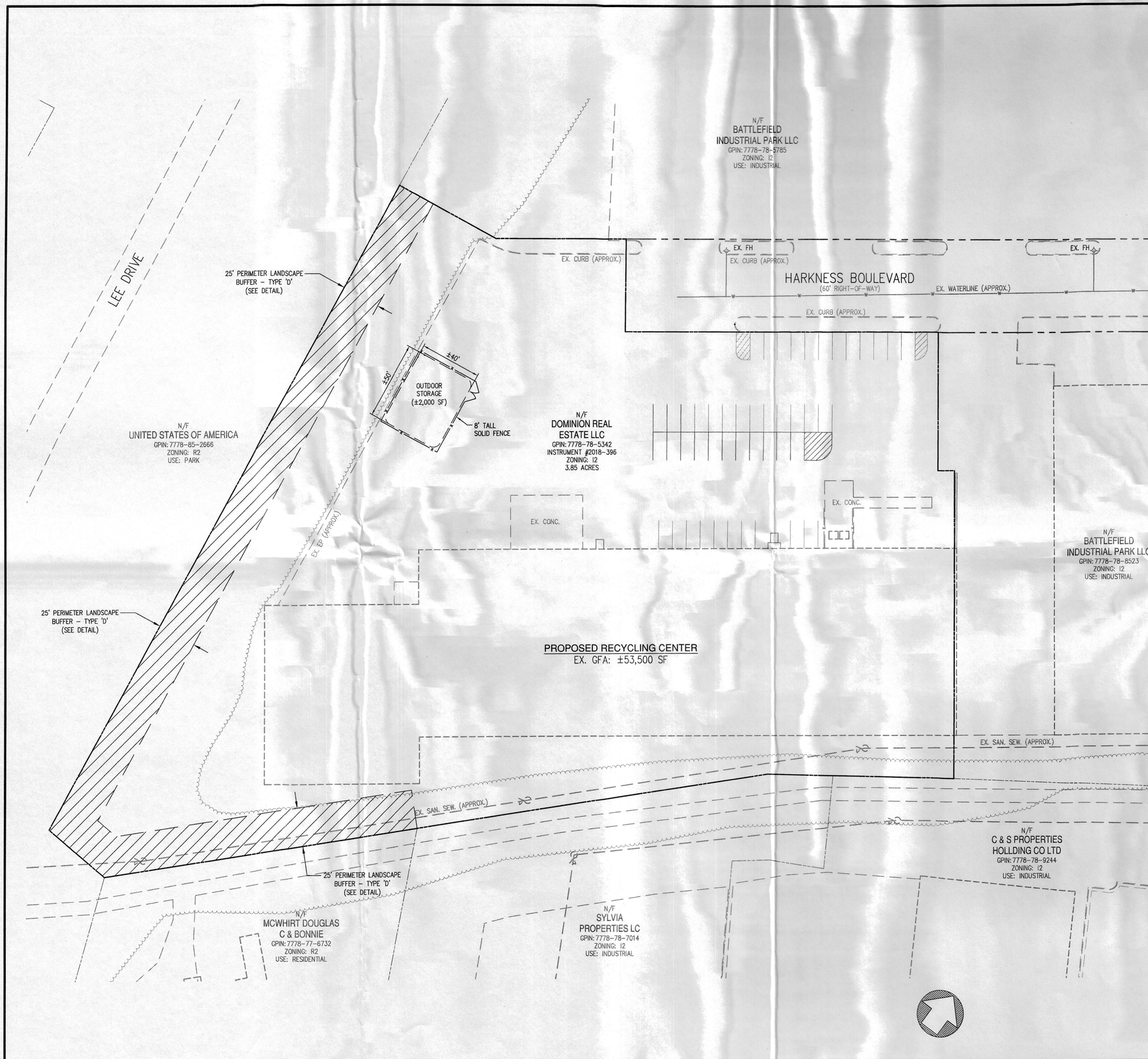
JOB No. 100262-01-001

DATE : FEBRUARY 2020

FILE No. 100262-D-ZP-001

SHEET 5 OF 6

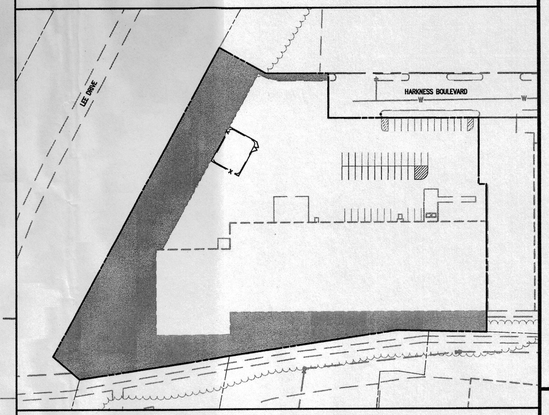
Cad file name : P:\100262 - Green Chip Recycling\100262-01-001 (ENG)\Engineering\Engineering Plans\100262-D-ZP-001\005-100262-ZP-001-SCHEMATIC.dwg




## PROPOSED OPEN SPACE

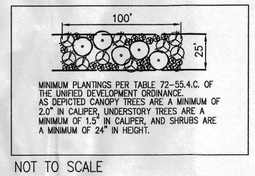
NOT TO SCALE

OPEN SPACE AREAS




NOTE: SEE SHEET #2 FOR OPEN SPACE CALCULATIONS.

## BUFFER TYPE "D" DETAIL




MINIMUM PLANTINGS PER TABLE 72-55.4.C. OF THE UNIFIED DEVELOPMENT ORDINANCE. AS DEPICTED CANOPY TREES ARE A MINIMUM OF 2.0" IN CALIPER, UNDERSTORY TREES ARE A MINIMUM OF 1.5" IN CALIPER, AND SHRUBS ARE A MINIMUM OF 24" IN HEIGHT.

NOT TO SCALE

## LANDSCAPING LEGEND

- CANOPY TREE
- EVERGREEN TREE
- UNDERSTORY TREE
- SHRUB
- PERIMETER BUFFER AREA
- EXISTING TREELINE

## NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO MINOR REVISION WITH FINAL ENGINEERING.
2. ALL LANDSCAPING SHALL BE PLANTED IN ACCORDANCE WITH SECTION 72-55 OF THE CITY OF FREDERICKSBURG UNIFIED DEVELOPMENT ORDINANCE (UDO); UNLESS WAIVED OR MODIFIED.
3. ALL LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) IN ACCORDANCE WITH THE UDO.
4. ALL SIGNS (BUILDING AND FREE-STANDING) SHALL BE ERECTED IN ACCORDANCE WITH SECTION 72-59 OF THE UDO. MORE SPECIFICALLY, NO SIGN SHALL BE ERECTED UNTIL A SIGN DESIGN PACKAGE HAS BEEN SUBMITTED AND APPROVED BY THE DEVELOPMENT ADMINISTRATOR IN ACCORDANCE WITH SECTION 72-59.6.C. OF THE UDO. ADDITIONAL SIGNS MAY BE PROPOSED IN THE FUTURE SUBJECT TO COMPLIANCE WITH THE UDO AND AN APPROVED SIGN DESIGN PACKAGE.
5. NO LAND DISTURBANCE IS ANTICIPATED ON THIS SITE. EXISTING TREES MAY BE CREDITED TOWARD THE PERIMETER BUFFER REQUIREMENTS, SUBJECT TO VERIFICATION OF A CERTIFIED ARBORIST.

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# CONCEPTUAL LANDSCAPING PLAN
# GENERAL DEVELOPMENT PLAN
# GREEN CHIP RECYCLING

CITY OF FREDERICKSBURG, VIRGINIA

WARD 4: PRECINCT 401

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM E. DUNCANSON JR
Lic. No.055205
02/10/20
PROFESSIONAL ENGINEER

| PLAN STATUS | |
|---|---|
| 02/10/20 | 1st SUBMISSION |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| DATE | DESCRIPTION |

| WED | WED | WED |
|---|---|---|
| DESIGN | DRAWN | CHKD |

SCALE H: AS NOTED V: N/A

JOB No. 100262-01-001

DATE : FEBRUARY 2020

FILE No. 100262-D-ZP-001

SHEET 6 OF 6

Cad file name : P:\100262 - Green Chip Recycling\100262-01-001 (ENG)\Engineering\Engineering Plans\100262-D-ZP-001\006-100262-ZP-001-LSP.dwg

Looking towards
Lee Drive /
Battlefield

Site and landscape screening towards Lee Dr/ Battlefield

On Lee Drive looking towards the site

At the entrance to the SF Resdience at 119 Lee Dr.

**MEMORANDUM**

**TO:** Chairman Rodriguez and Planning Commissioners
**FROM:** James Newman, Zoning Administrator
**DATE:** May 22, 2020 for the May 27, 2020 work session
**RE:** **Terry Coley SE2020-02** requests a special use permit to have an accessory dwelling unit at 1306 Graham Drive/GPIN 7768-97-1948. This property is located approximately 220 feet south-east of the intersection of Graham Road and Patrick Street, within the Idlewild neighborhood. The property is zoned Planned Development – Residential (PDR).

## ISSUE

Proposed special exception request is for an accessory dwelling unit.

## RECOMMENDATION

Recommend to the City Council approval of the SUP subject to the following conditions:

1. Together, the occupancy of the principal dwelling unit and the accessory dwelling unit shall not exceed the definition of a 'family', as defined in City Code.

Note: The current definition of a Family, as defined in City Code §72-84 is: *One person or two or more persons related by blood, adoption or marriage, living and cooking together as a single housekeeping unit, with no more than two boarders; or a group of not more than three unrelated persons living together as a single housekeeping unit.*

**PROPOSED SPECIAL EXCEPTION REQUEST**

The applicant seeks exceptions to the following Code Section:

a. 72-42.5, to permit an accessory dwelling unit within a PD-R Zoning District.

**GENERAL BACKGROUND**

The applicant, Ms. Coley, wishes to have an accessory dwelling unit (ADU) within the same structure as the primary dwelling unit. The purpose of the ADU is to provide living quarters for her mother. The State's residential building code defines a dwelling unit as:

"*A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation."*

City Code §72-82.4 defines a **Dwelling** as

> *A building or portion thereof, but not a mobile home, designed or used for residential occupancy. The term shall not be construed to mean a motel, rooming house, hospital, or other accommodation used for transient occupancy.*

The same Code Section defines an **Accessory Dwelling Unit** as

> *A secondary dwelling unit established in conjunction with and clearly subordinate to a principal dwelling unit, whether part of the same structure as the principal dwelling unit, or as a detached structure on the same lot.*

City Code §72-42.5 '*Table of Common Accessory Uses'* identifies several accessory uses and the various districts wherein they are permitted. *Accessory Dwelling Unit* does not appear on the list of common accessory uses. That same code section states *"The Zoning Administrator shall evaluate potential accessory uses that are not identified in Table 72-42.5, Table of Common Accessory Uses, on a case-by-case basis, as an Interpretation".* In the past year there have been several requests for Accessory Dwelling Units. So far in 2020 alone there have been 4 requests for accessory dwelling units. Using this code section to approve them would no longer be a case-by-case review but rather a frequent review. This issue of a recurring request for a use not listed in the Ordinance is best addressed by City Council through a text amendment. In the interim, Special Exceptions are the process to use. A draft text amendment is included.

The structure is a single-family detached house. It is 3,229 sq. ft. in area, with a finished basement area of 1,170 sq. ft. The proposed ADU would occupy the basement. The creation of a bedroom for her mother, a separate living room, a separate bathroom, and an additional dining space are all permitted. The applicant, by requesting an accessory dwelling unit, is affectively asking for approval to add a second kitchen. Currently, citizens who wish to add an accessory dwelling unit may add additional living, dining, eating, and sanitation rooms to their house. The addition of a second kitchen (specifically a 120 or 220 volt outlet for a full cooking range unit) combined with those other elements, is what constitutes an additional dwelling unit.

Only one condition is recommended: that the combined occupancy of the dwelling unit and accessory dwelling unit meets the definition of a 'family'. Using this definition prevents overcrowding by limiting occupancy. The current definition is: *One person or two or more persons related by blood, adoption or marriage, living and cooking together as a single housekeeping unit, with no more than two boarders; or a group of not more than three unrelated persons living together as a single housekeeping unit.*

**SPECIAL EXCEPTION ANALYSIS**

Unified Development Ordinance (UDO) §72-22.7 contains review criteria that the Planning Commission and City Council shall use when evaluating an application for a Special Exception. These criteria are:

1. ***Consistency with the Unified Development Ordinance***

The purpose of the Planned Development Residential (PD-R) Zoning District is:

*"to encourage innovative and creative design, to facilitate use of the most advantageous construction techniques, and to protect watercourses, stream valleys, forest cover in watersheds, and areas with scenic vistas. The district is designed to permit a greater degree of flexibility in terms of layout, design and construction of planned development than is found in conventional zoning classifications. It will permit planned mixed use communities comprising residential, commercial, office and service uses…"*

The applicant seeks to convert a portion of an existing structure into an accessory dwelling unit for her mother. This additional unit will provide flexibility in residential housing choice.

2. ***Conformance with the Comprehensive Plan***

The property lies within Land Use Planning Area 3: Plank Road/Route 3. The Future Land Use map identifies this area as Transect-3 (Sub-Urban). This category states: "*The Idlewild neighborhood is designated as a T-3. It contains a mix of house types and scales including both attached and detached single-family housing. The neighborhood has a strong inclusion of public shared open space and values their connection to the designated trails as part of the T-1 space surrounding the neighborhood*."

The requested special exceptions and associated development are in accordance with goals of the Comprehensive Plan:

<u>Environmental Protection Goals – pg. 1-8</u>

Goal 6. Livability

*"Strengthen existing policies and develop new ones to actively promote a sustainable future by promoting clustered and compact development, which would be balanced by additional open space, and redevelopment of land and repurposing of structures".*

<u>Residential Neighborhoods – pg. 1-10</u>

Goal 2. Neighborhood Quality

*"Enhance the quality of the City's residential areas, to promote livability and a sense of community. Livability is defined as safe and walkable, with a variety of housing choices and ready access (walking, biking, transit, automobile) to work, shopping, and services."*

Goal 5. Enhanced Connections

*"Support inclusive neighborhoods for the elderly and persons with disabilities, through multi-modal transportation that enhances connections between affordable and accessible housing, places of employment, other neighborhoods, and services."*

Goal 7. Affordable Housing
*"All persons who live and work in Fredericksburg should have the opportunity to rent or purchase safe, decent, and accessible housing within their means."*

Goal 8. Variety of Housing
*"Provide a variety of housing opportunities throughout the City that respect the character of the community."*

3. ***Whether there has been a sufficient period of time for investigation and community planning with respect to the application.***

The Technical Review Committee has completed its review and had no comment. If approved, work would be required to be performed in accordance with all Building Code requirements.

4. ***Whether the special exception is consistent with the principles of good zoning practice, including the purposes of the district in which the special exception would be located, existing and planned uses of surrounding land, and the characteristics of the property involved.***

Section 72-12 of the UDO states that "*The City Council has adopted this chapter to promote the health, safety, convenience, and general welfare of the public, to plan for the future development of the community, and to accomplish the objectives of the Code of Virginia and the City of Fredericksburg Comprehensive Plan*". As stated in that Code Section, zoning is intended to be a tool that provides for, amongst other things:

A. *…Adequate light, air, convenience of access, and safety from fire, flood, impounding structural failure, crime, and other dangers;*
C. *To facilitate the creation of a convenient, attractive, and harmonious community;*
G. *To encourage economic development that provides desirable employment, including high wage jobs, and enlarge the tax base;*
J. *To implement the Fredericksburg Comprehensive Plan and any special area plan adopted by the City;*

The property is not located within a floodplain or floodway. The development will occur within the existing structure and not add to the footprint of the structure. It will permit a family to live together and support each other, and meets stated goals of the Comprehensive plan.

5. ***Whether the proposed use or aspect of the development requiring the special exception is special, extraordinary or unusual.***

The applicant wants to provide independent living space for her mother within the confines of the existing home.

6. ***Whether the proposed exception potentially results in any adverse impacts on the surrounding neighborhood, or the community in general; and if so, whether there are any reasonable conditions of approval that would satisfactorily mitigate such impacts.***

The proposed condition would limit occupancy to what is currently permissible: one family. Any impacts would be in line with those of a family. The applicant's mother does not have a car, so there would be no initial impact for traffic. Even if the applicant were to move and a new owner to take

occupancy, the limit of the accessory dwelling unit to a 'family' would ensure no impacts beyond what is typical of a family.

**CONCLUSION**

This is a proposal for a special exception to permit an accessory dwelling unit within an existing single-family detached house. The use is compatible with the surrounding neighborhood and meets the goals of the Comprehensive Plan. The Planning Commission should recommend approval to City Council.

**ATTACHMENTS**

1. Resolution (not included with this work session memo)
2. Application
3. Draft text amendment

RECEIVED
FEB 26 2020
CITY OF FREDERICKSBURG
PLANNING SERVICES DIVISION

**Application #SE:** 2020-02
**Date:** 2.26.20
**Fee/Check#:** VISA $900.00
**$750.00 + $150.00 Per Acre**

# APPLICATION
# SPECIAL EXCEPTION

APPLICANT NAME: Terry Coley

MAILING ADDRESS: 1306 Graham Drive

TELEPHONE: 919-39 223-7799 E-MAIL: tcoley1306@gmail.com

THE UNDERSIGNED HEREBY APPLIES FOR AN EXCEPTION FOR:

Accessory Dwelling Unit for Mother In-Law Suite

THE SUBJECT PROPERTY IS DESCRIBED AS FOLLOWS:

Property Location 1306 Graham Drive Fredericksburg, VA 22401

Property Owned By Terry L. Coley

Owner's Mailing Address 1306 Graham Drive Fredericksburg, VA 22401

Proposed Use of Property (*be specific*

Owner Residence and Accessory dwelling for my Mother (A.K.A. In-Law Suite)

HOURS OF OPERATION N/A NUMBER OF EMPLOYEES N/A

Anticipated Number of Patrons or Clients N/A

Description of the development's impact on neighboring and adjacent properties, please be specific (attach additional sheet if necessary):

# PUBLIC NOTIFICATION REQUIREMENTS

**Written Notice:** Written notice of an application initiated by a property owner or contract purchaser shall be provided to adjacent property owners by certified return receipt mail by the applicant **at least 14 days prior** to the hearing (not counting the date of the hearing) and **not more than 21 days prior to the public hearing**. Applicants may use the notice form supplied with the application forms. In the event the application is deferred indefinitely, notification shall be given when the application is rescheduled.

Evidence of the receipt of such notice shall be provided to the Zoning Administrator prior to the public hearing. In the case of a condominium or a cooperative, the written notice may be mailed to the unit owners' association or proprietary lessees' association, respectively, in lieu of each individual unit owner.

**The following notice documents must be submitted to the office of the Zoning Administrator at least 5 days prior to the public hearing:**

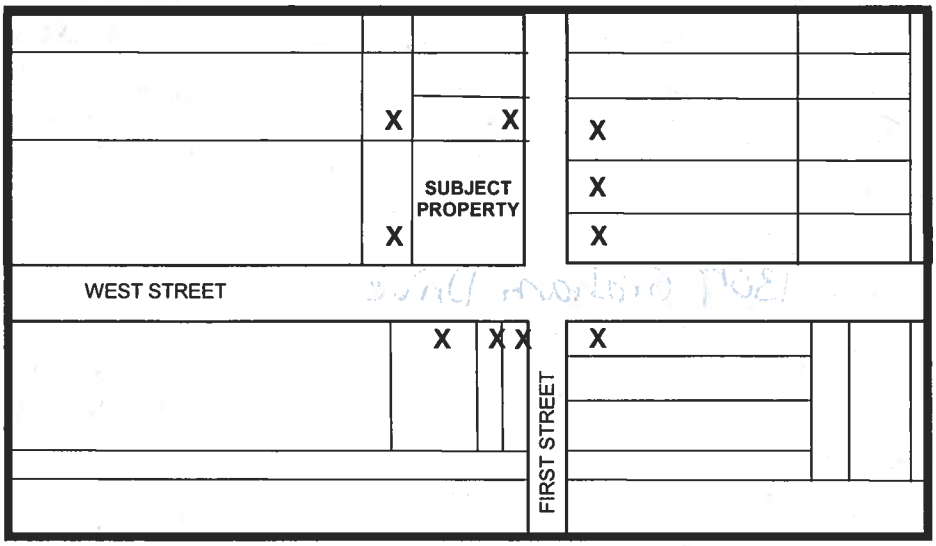
1. a copy of the notice letter sent
2. a list of the names and addresses of those persons to whom notice was sent
3. a copy of the post office receipts for the certified or return receipt mail
4. "Certification of Notice" form found at the back of this application

**Posted Notice:** **The applicant shall post a sign** provided by the Zoning Administrator on each parcel of land involved in an application for zoning map amendment (when 25 or fewer parcels are affected), **Posted notice shall be erected at least five days before the Planning Commission public hearing and before the City Council public hearing**.

**Failure to send accurate or correct notices will result in deferral of the application to a later hearing date.** Property ownership information is to be obtained from the City Real Estate Office, Room 107, City Hall, 715 Princess Anne Street or online at Fredericksburgva.gov

## EXAMPLE DIAGRAM OF ADJOINING PROPERTY OWNERS

**X = Property owners to be notified**




## PROPERTY OWNERS LIST

**SUBJECT ADDRESS** **GPIN #**

Adjoining property owner names and addresses can be obtained by visiting the City website at www.fredericksburgva.gov and following the link to GIS, or by visiting the Office of Real Estate at City Hall, 715 Princess Anne Street, Room 107.

**Adjoining Property Owner's Name and Mailing Address**

| | | |
|---|---|---|
| **Property Address** | 1400 Graham Drive<br>Fredericksburg, VA 22401 | |
| **Owner Name** | | **GPIN NUMBER** |
| **Mailing Address** | | |
| **City, State, Zip** | | |

| | | |
|---|---|---|
| **Property Address** | 1401 Graham Drive<br>Fredericksburg VA 22401 | |
| **Owner Name** | | **GPIN NUMBER** |
| **Mailing Address** | | |
| **City, State, Zip** | | |

| | | |
|---|---|---|
| **Property Address** | | |
| **Owner Name** | | **GPIN NUMBER** |
| **Mailing Address** | | |
| **City, State, Zip** | | |

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|---|---|---|
| **Property Address** | | |
| **Owner Name** | | **GPIN NUMBER** |
| **Mailing Address** | | |
| **City, State, Zip** | | |

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|---|---|---|
| **Property Address** | | |
| **Owner Name** | | **GPIN NUMBER** |
| **Mailing Address** | | |
| **City, State, Zip** | | |

| | | |
|---|---|---|
| **Property Address** | | |
| **Owner Name** | | **GPIN NUMBER** |
| **Mailing Address** | | |
| **City, State, Zip** | | |

| | | |
|---|---|---|
| **Property Address** | | |
| **Owner Name** | | **GPIN NUMBER** |
| **Mailing Address** | | |
| **City, State, Zip** | | |

**ATTACH ADDITIONAL SHEETS IF NECESSARY**

**NOTE: Applicant to return all notice documents at least five days or prior to the public hearing to: Office of the Zoning Administrator, 715 Princess Anne Street, Fredericksburg, VA 22401**

# SIGN POSTING PROCEDURES

Instructions
It is the applicant's responsibility to ensure that the sign(s) remain on the project site for the required time and are maintained in good/legible condition until after the public hearing date.

Site Posting Procedure
Sign(s) shall be posted at least five (5) business days before the public hearing/meeting. The applicant shall complete a notarized affidavit stating the sign(s) shall be posted in accordance with these procedures. Within three (3) days of posting the sign the applicant shall provide a photograph of the posted sign to the Community Planning and Building Department. **Failure to submit a notarized affidavit and/or photograph of the posted sign may result in the removal of the application from the scheduled meeting agenda.**

Information required on the sign(s) shall be completed by a member of the planning staff and provided to the applicant for posting. Signs shall be removed within three (3) days of the public hearing/meeting. Sign(s) should **not** be returned to the Community Planning & Building Department.

A minimum of one sign shall be placed along any adjacent arterial street. Signs should be posted every 600 feet when a street frontage adjacent to a project exceeds that distance. Sign(s) shall be placed parallel to the roadway.

Sign(s) shall be placed on the property in the most visible location available in such a manner that landscaping or other obstructions do not impair the visibility of the sign(s) from the street. The sign(s) shall not be placed on the public street right-of-way. The sign(s) should not be placed more than 10 feet behind the property line adjacent to the street.

The Community Planning and Building Department may vary any of the above guidelines where there are special circumstances in order to ensure that the sign(s) will be visible to the general public.

**The undersigned acknowledges that he/she has read this procedure and understands how and where to post the required sign(s).**

_____ _____

**Applicant Signature** **Date**

## Checklist for Special Exception

| | | |
|---|---|---|
| 1 | Application, fee, and background materials loaded to the City's FTP website. | |
| 2 | Per §72-21.6.A.(5), the applicant shall provide satisfactory evidence that any delinquent real estate taxes, nuisance charges, stormwater management utility fees, and any other charges that constitute a lien on the subject property, that are owed to the locality and have been properly assessed against the subject property, have been paid. | |
| 3 | A notarized affidavit, signed by the applicant and containing the following:<br>a. A listing of the names and addresses of all applicants, title owners, contract purchasers, and lessees of the land described in the application, and, if any of such persons is a trustee, each beneficiary having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors and other agents who have acted or will act on behalf of any of such persons with respect to the application. If any of the applicants, title owners, contract purchasers, or beneficiaries is a corporation, then the application shall also contain a listing of all shareholders who own ten percent or more of any class of stock issued by the corporation and, where such corporation has ten or less shareholders, a listing of all shareholders. The application shall also contain a listing of all partners, both general and limited, in any partnership with an ownership interest in the property. | |
| | b. A statement indicating whether or not any member of the City Council or the Planning Commission or any member of their immediate household or family owns or has any financial interest in such property or has any financial interest in the outcome of the decision. | |
| 4 | For any application filed by an agent, contract purchaser or lessee of the property, a written statement signed by each title owner confirming the applicant's status as the owner's agent or contract purchaser and indicating his endorsement of the application. | |
| 5 | Certified boundary survey of the property signed and sealed by a professional surveyor, engineer, and/or architect showing the following:<br>a. The metes and bounds of all boundary lines of the subject property, and the bearings and distances of each zoning district crossing or adjacent the property.<br>b. The total area of the property, presented in either square feet or acres.<br>c. A scale and north arrow.<br>d. The location and dimensions of all existing buildings, and easements of record.<br>e. The names and route numbers of all boundary roads or streets and the width of existing rights-of-way.<br>f. The signature and seal of the person preparing the plat.<br>g. The location, names of owners, and GPIN of adjacent properties. | |

| | | |
|---|---|---|
| 7 | A written statement that addresses the following:<br>a. The proposed use including, but not limited to, ownership, hours of operation, proposed number of employees, operator's qualifications,<br>b. How the request is consistent with the City's Comprehensive Plan (cite specific section and page number).<br>c. How the request is consistent with the goals, purposes, and standards of the City's UDO.<br>d. Description of the development's impact on adjacent and neighboring properties.<br>e. How the request is consistent with the principles of zoning and good zoning practice, including the purposes of the zoning district, the characteristics of the property involved, and whether there are adverse impacts of the proposed use. | |
| 8 | A list of all adjacent property owners, including those located across the street, to include the names, Geographic Parcel Identification Numbers, and mailing addresses. | |
| 9 | The Zoning Administrator may request additional information applicable to the specific nature of a given structure or use as deemed necessary to fully evaluate the Special Exception. | |

## Legend

- City Boundary
- WVS_Centerlines Back (12,000)
  - Interstate
  - US Highway
  - VA Primary
  - Others
- WVS_Centerlines Back (12,000)
  - Interstate
  - US Highway
  - VA Primary
  - Others
- Parcels

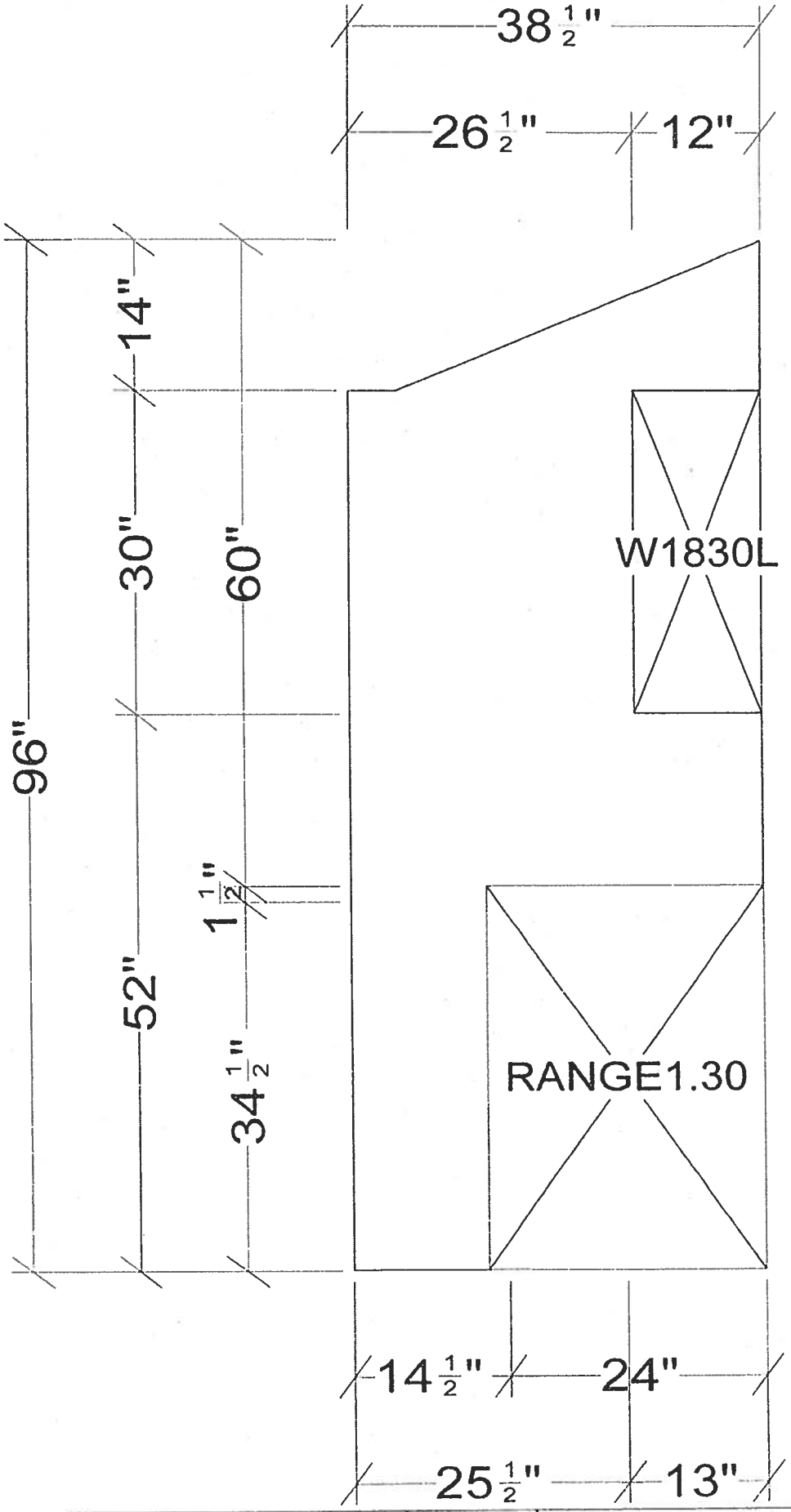
Feet

0 20 40 60 80

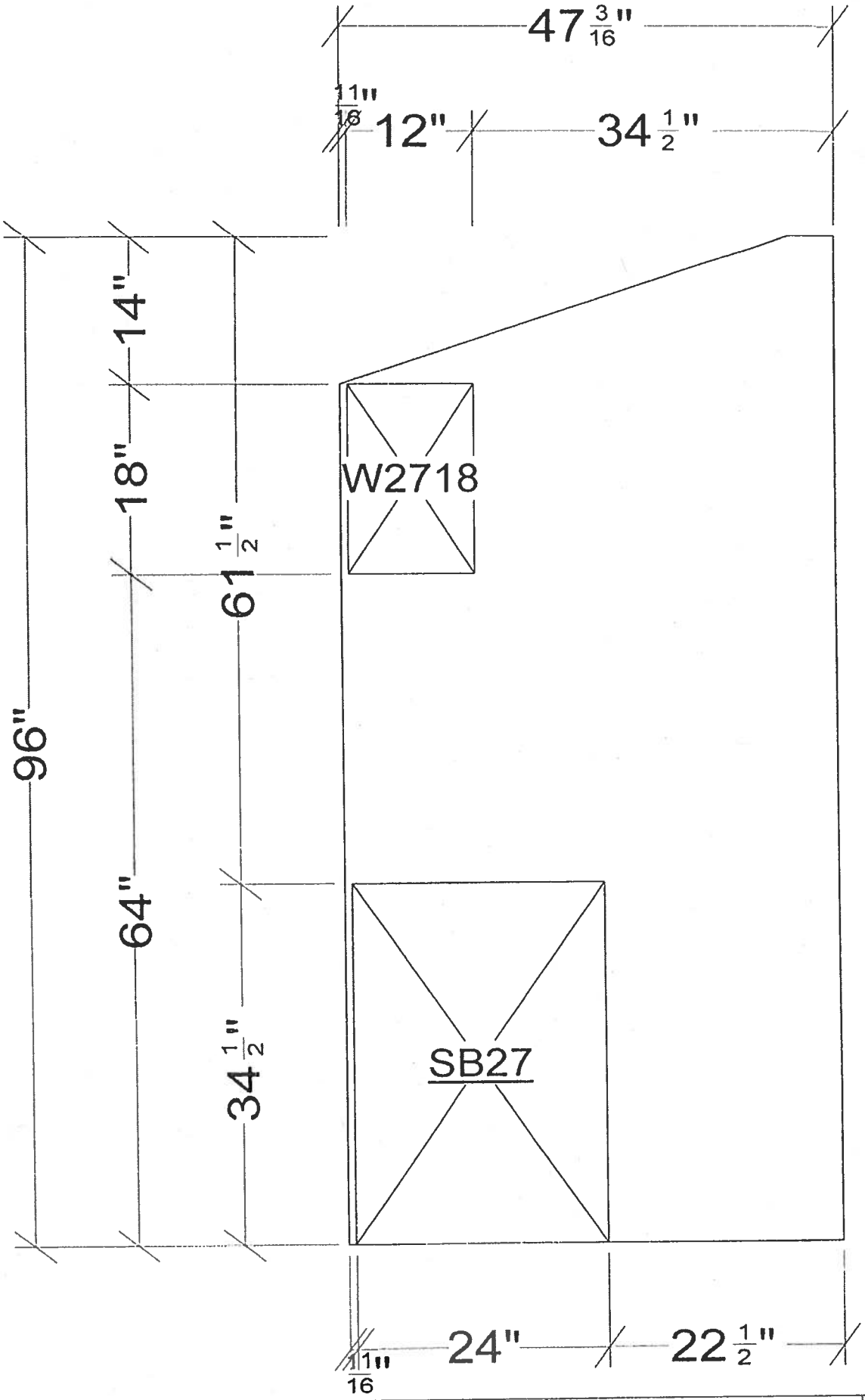
**Title:**

**Date: 2/26/2020**

*DISCLAIMER: All information depicted on this map shall be treated as confidential information and shall only be used for the sole purpose for which it was provided. Anyother use of this map, or the information included thereon, is strictly prohibited. The data shown on this map is for information purposes only and shall not be relied upon for the specific location of map features. The City of Fredericksburg makes no representation or warranty as to the accuracy of the map, or the information shown thereon. This map may not be copied or otherwise made available to any other party in paper or electronic format without written consentfrom the City of Fredericksburg.*




| | | | |
|---|---|---|---|
| All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions. | 2020 | This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. | Designed: 10/25/2019<br>Printed: 12/18/2019 |
| td2coley | | El 1\3 | Drawing #: 1 No Scale. |

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|---|---|---|---|
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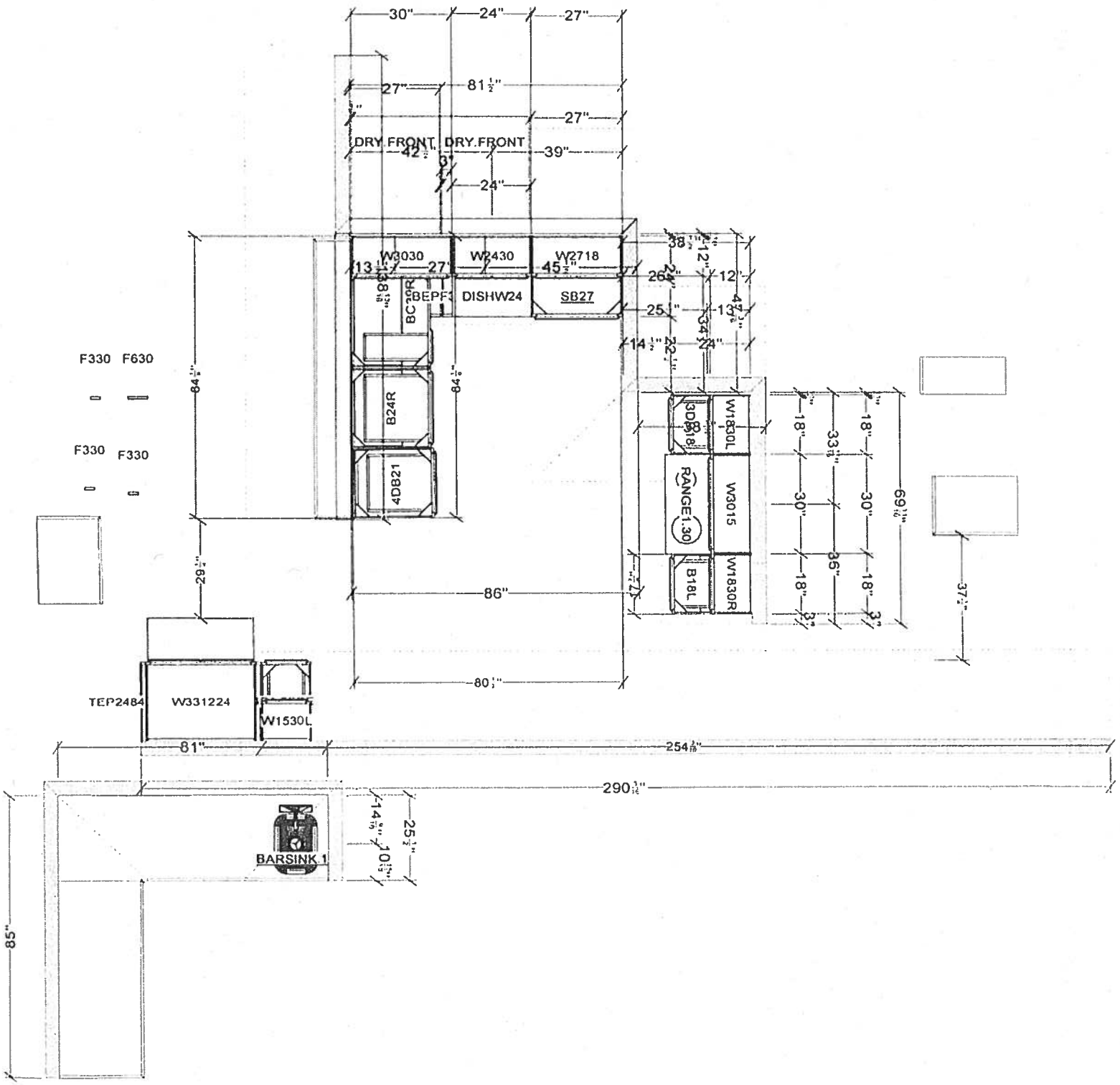
| td2coley | | El 1\4 | Drawing #: 1 \| No Scale. |

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|---|---|---|---|
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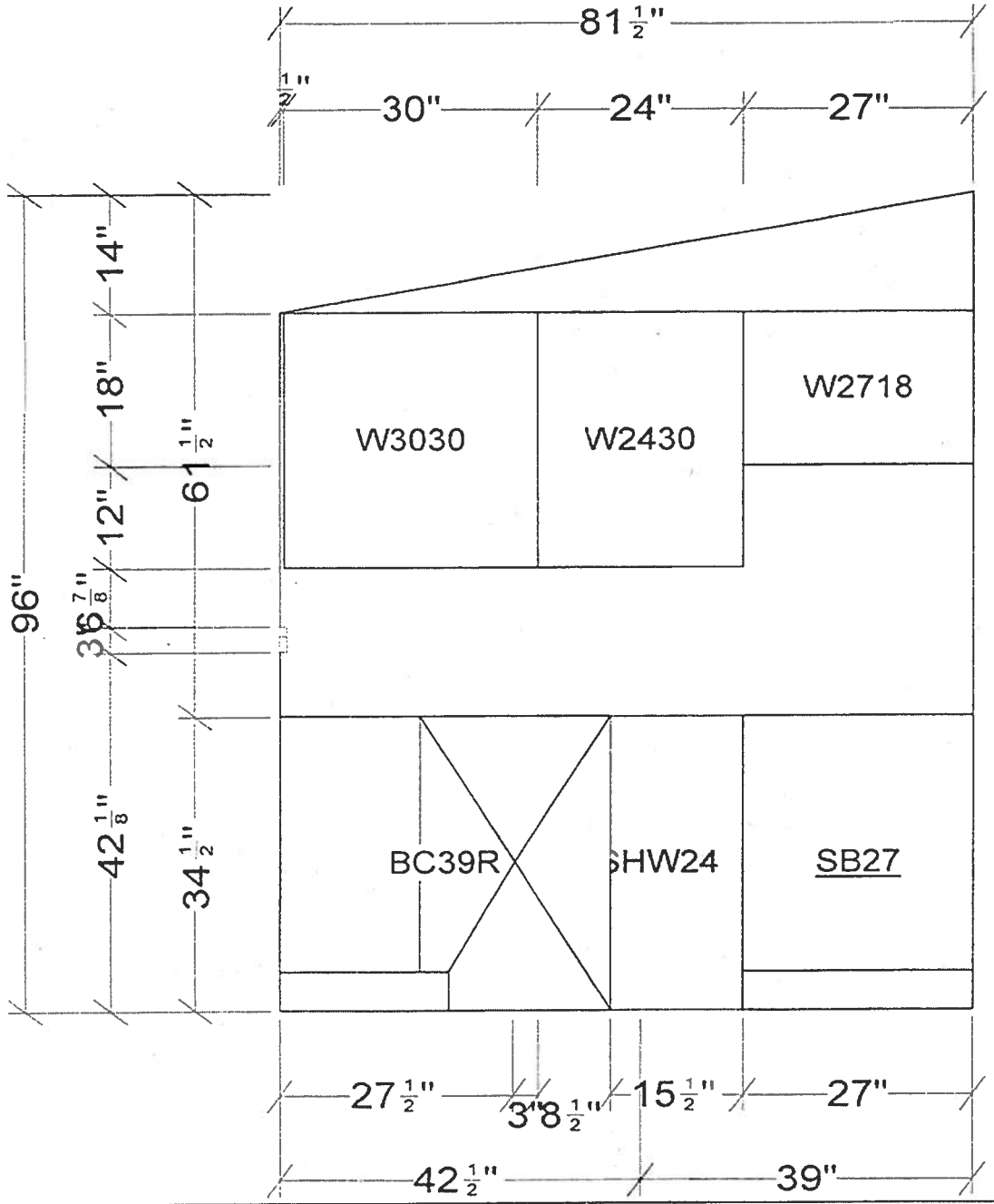
| td2coley | | All | Drawing #: 1 \| No Scale. |

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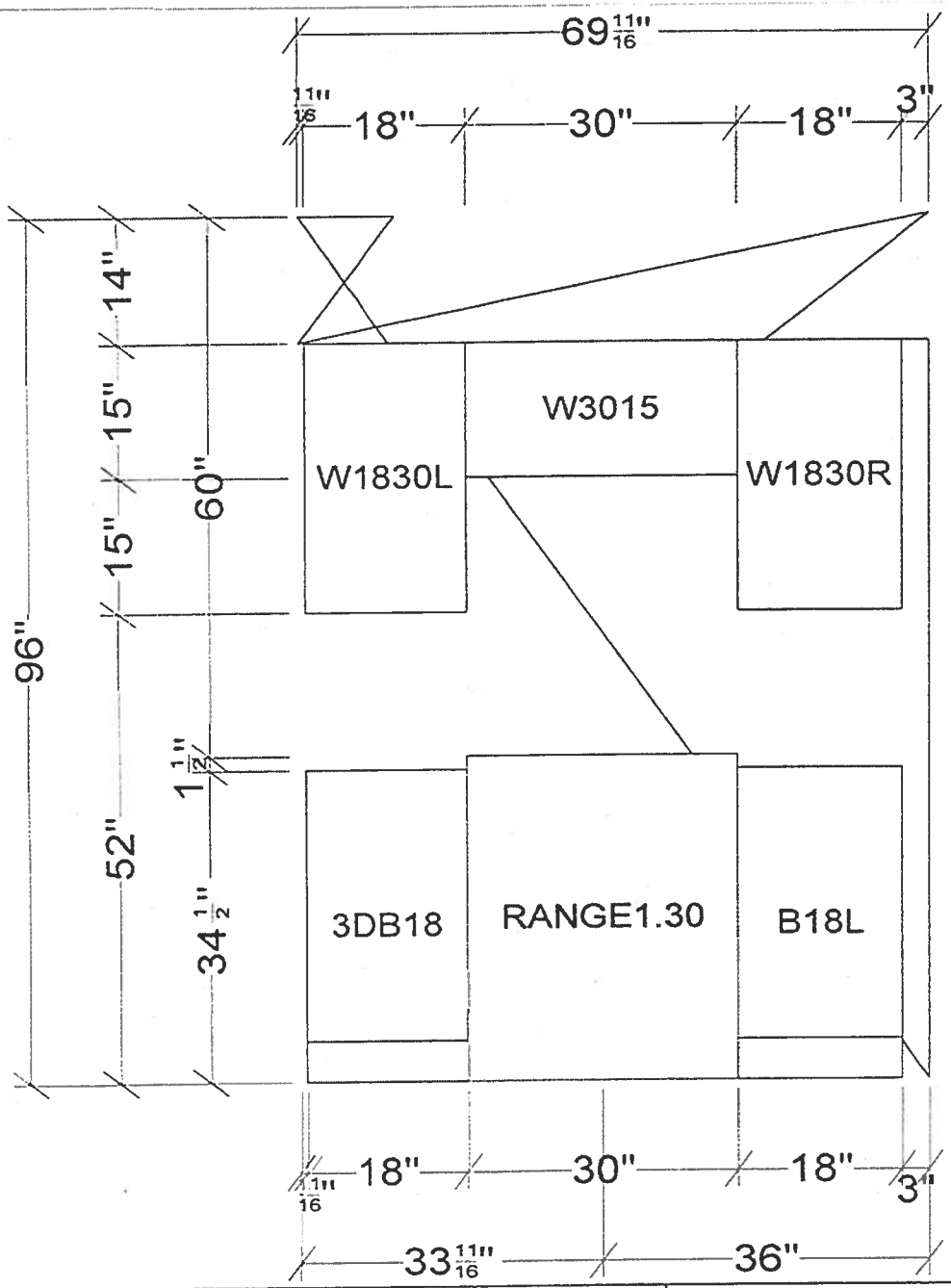
| td2coley | El 1\1 | Drawing #: 1 | No Scale. |

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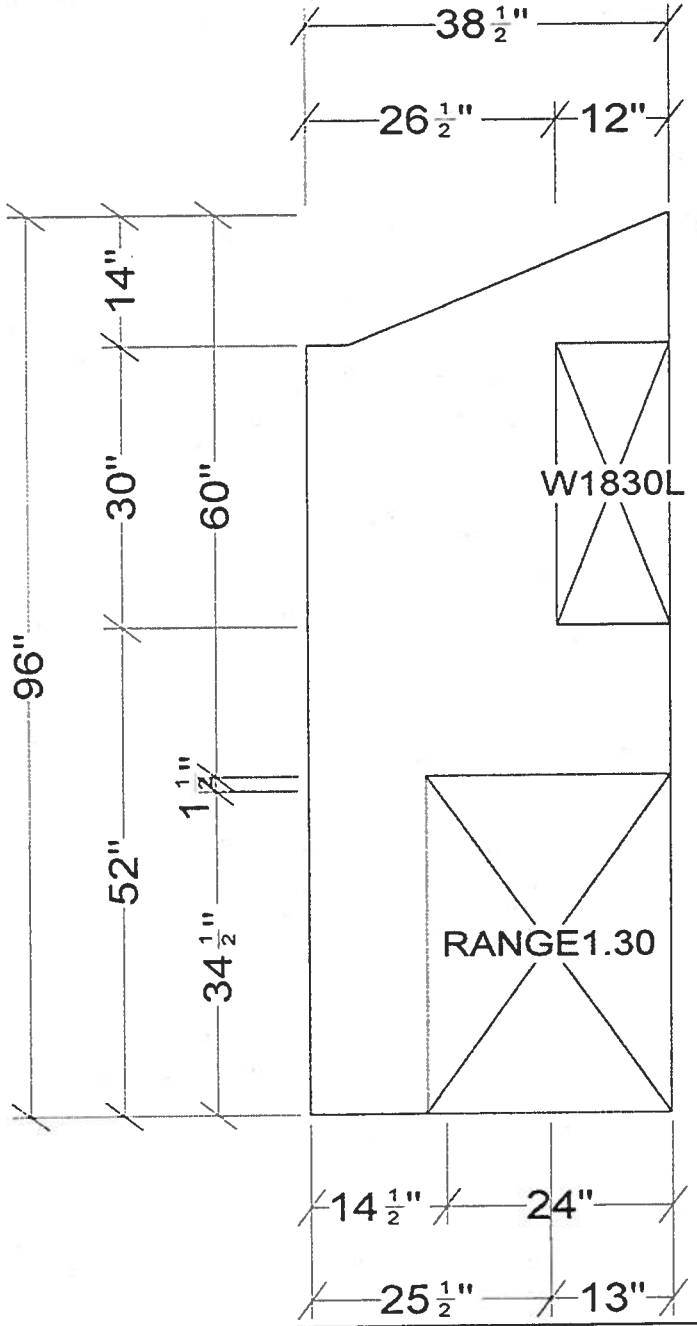
| All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions. | 2020 | This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. | Designed: 10/25/2019<br>Printed: 12/18/2019 |
| td2coley | | El 1\2 | Drawing #: 1 \| No Scale. |

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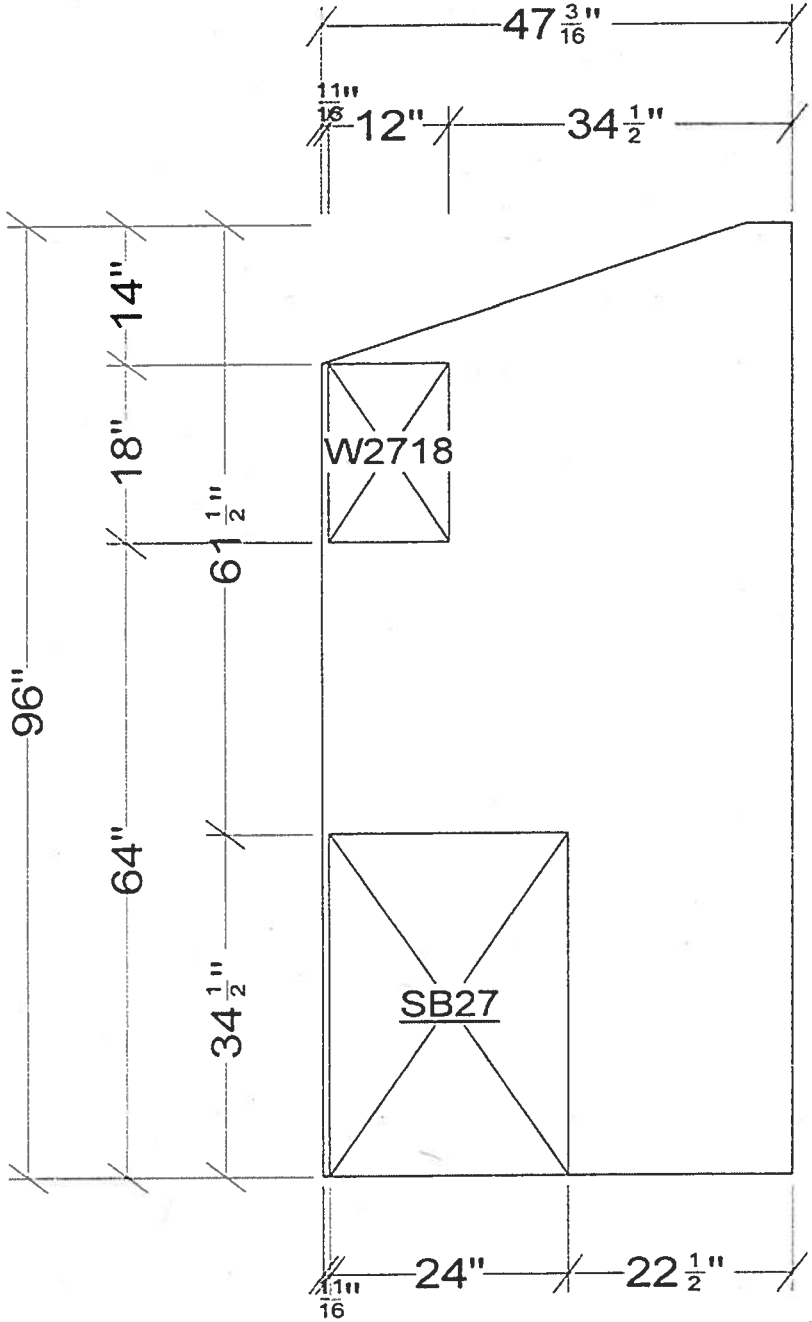
| td2coley | | El 1\3 | Drawing #: 1 / No Scale. |

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|---|---|---|---|
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| td2coley | | El 1\4 | Drawing #: 1 \| No Scale. |

Terry Coley
Special Exception Application Attachment
1306 Graham Drive Fredericksburg, VA 22401

# EXHIBIT 1

CITY OF FREDERICKSBURG, VIRGINIA
P.O. Box 7447, Fredericksburg, Virginia 22404-7447

# Memo

**To:** Terry L. Coley

**From:** Linda Reichard

**Date:** 3/13/20

**Subject:** Real estate taxes for 1306 Graham Dr. Fredericksburg VA 22401

---

Real estate taxes for 1306 Graham Dr. with the GPIN 7768-97-1948 are paid in full through December 31, 2019. Your next real estate tax bill will be due May 15, 2020.

Exhibit 1

Terry Coley
Special Exception Application Attachment
1306 Graham Drive Fredericksburg, VA 22401

# EXHIBIT 2

CITY OF FREDERICKSBURG
FREDERICKSBURG VA 22404 7447
LIEN AGENT: -

PLUMBING 2: RESIDENTIAL

PERMIT NUMBER: 0000931 - 2007
USBC: 2006
APPLICATION DATE: 10/18/2007
ISSUANCE DATE: 2/25/2008
RENEWAL DATE:
DATE: 2/25/2008

| OWNER NAME/ADDRESS | SITE ADDRESS | CONTRACTOR NAME/ADDRESS |
|---|---|---|
| TAYLOR JEFFREY C & TONYA M | | OWNER |
| 1306 GRAHAM DR | 1306 GRAHAM DRIVE | |
| FREDERICKSBURG VA 22401 | | |
| | LOT: 6496 SQ FT 00001 | |
| PHONE: | | PHONE: 000 000 0000 |

RE ACCOUNT#: 7831
TAX MAP NO.: 31E KL275

DESCRIPTION OF CONSTRUCTION LOCATION
LOT: BLOCK: SECTION: BLDG NO.:

SET-BACKS:
FRONT: BACK:
RIGHT: LEFT:
CNTR : FRTGE:

HEALTH PERMIT NO.:
FLOODPLAIN:, N
AREA:
RIGHT-OF-WAY:

DISTRICT:
SUB-DIVISION:
ZONE: PLANNED DVLPMNT-RESIDNTL
S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE:

USE GROUP: RESIDENTIAL
CNST.TYPE:

USE CODE: SF DWELLING - DETACHED SQ FEET:
NATURE/WRK: INTERIOR ALTERATIONS TO FINISH THE BASEMENT OF AN EXISTING RESIDENCE AND ADDING 1 ADDITIONAL BEDROOM (2006 IRC)

PLUMBING 2: RESIDENTIAL

# FIXTURES 1 BAR SINK
BKFLW PRV

WATER SERV
SIZE
MATERIAL

SEWER SERV
SIZE
MATERIAL

OTHER TO INCLUDE A BAR SINK NOTE

OTHER AMENDING ORIGINAL PERMIT NOTE

JOB VALUE: 50.00

PERMIT FEE: 30.00
ADM FEE:
1.75% SURCHARGE: .53
DEPOSIT:

TOTAL FEES: 30.53

INTERNATIONAL RESIDENTIAL CODE OR INTERNATION PLUMBING CODE

REQUESTS FOR INSPECTIONS SHALL BE MADE BY THE PERMIT HOLDER AT LEAST 24 HOURS IN ADVANCE AND SHALL BE DIRECTED TO THE BUILDING AND DEVELOPMENT SERVICES DEPARTMENT (540) 372-1030 BEFORE 3:30 P.M.

WORK MUST COMMENCE WITHIN A 6 MONTH PERIOD OR PERMIT IS VOID UNLESS RENEWED.

REQUIRED SIGNATURES

CODE OFFICIAL DATE

permits total: 8660

Exhibit 2

CITY OF FREDERICKSBURG
FREDERICKSBURG VA 22404 7447
LIEN AGENT:

BUILDING : RESIDENTIAL

PERMIT NUMBER: 0000931 - 2007
USBC: 2003
APPLICATION DATE: 10/18/2007
ISSUANCE DATE: 10/18/2007
RENEWAL DATE:
DATE: 10/18/2007

| OWNER NAME/ADDRESS | SITE ADDRESS | CONTRACTOR NAME/ADDRESS |
|---|---|---|
| TAYLOR JEFFREY C & TONYA M | | OWNER |
| 1306 GRAHAM DR | 1306 GRAHAM DRIVE | |
| FREDERICKSBURG VA 22401 | | |
| | LOT: 6496 SQ FT 00001 | |
| PHONE: | | PHONE: 000 000 0000 |

RE ACCOUNT#: 7831
TAX MAP NO.: 315 KL275

DESCRIPTION OF CONSTRUCTION LOCATION
LOT: BLOCK: SECTION: BLDG NO.:

SET-BACKS:
FRONT: BACK:
RIGHT: LEFT:
CNTR : FRTGE:

HEALTH PERMIT NO.:
FLOODPLAIN:, N
AREA:
RIGHT-OF-WAY:

DISTRICT:
SUB-DIVISION:
ZONE: PLANNED DVLPMNT-RESIDNTL
S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE:

USE GROUP: RESIDENTIAL
CNST.TYPE:

USE CODE: 3F DWELLING - DETACHED SQ FEET: 1170
NATURE/WRK: INTERIOR ALTERATIONS TO FINISH THE BASEMENT OF AN EXISTING RESIDENCE AND ADDING 1 ADDITIONAL BEDROOM (2003 IRC)

BUILDING : RESIDENTIAL

| | | | | | |
|---|---|---|---|---|---|
| # STORIES | | MANF TRUSS | 1 FLR SQFT | | DECK SQFT |
| # BEDROOMS | 1/ADDING | FNDTN TYPE | 2 FLR SQFT | | GARAG SQFT |
| #FULL BATH | 1/ADDING | WALL TYPE | 3 FLR SQFT | | _____SQFT |
| #HALF BATH | | SIDNG TYPE | BSMNT SQFT | 1170 | _____SQFT |
| #FIREPLACE | | FLUE TYPE | | MOBILE HM | |
| POOL | | NOTE | BASEMENT FINISH | | |
| * | | * | | | |

| | |
|---|---|
| JOB VALUE: | 7,500.00 |
| PERMIT FEE: | 117.00 |
| ADM FEE: | |
| CERT OF OCCUP: | 20.00 |
| 1.75% SURCHARGE: | 2.40 |
| AMMENDMENT FEE: | |
| 1.75% SURCHARGE: | |
| TOTAL FEES: | 139.40 |

THIS PERMIT IS ISSUED IN ACCORDANCE WITH CHAPTER 15 OF THE CODE OF THE CITY OF FREDERICKSBURG, VA. THE PERMIT HOLDER AGREES TO COMPLY WITH ALL APPLICABLE PROVISIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND THE ZONING AND SUBDIVISION ORDINANCES OF THE CITY OF FREDERICKSBURG, VA. WORK MUST COMMENCE WITHIN 6 MONTHS OR PERMIT IS VOID AND MUST BE RENEWED. REQUESTS FOR INSPECTIONS SHALL BE MADE BY THE PERMIT HOLDER AT LEAST 24 HOURS IN ADVANCE AND SHALL BE DIRECTED TO THE BUILDING & DEVELOPMENT SERVICES DEPARTMENT(540) 372-1080 BEFORE 3:30 P.M.

REQUIRED SIGNATURES

CODE OFFICIAL

ZONING ADMINISTRATOR

10/19/07
DATE

CITY OF FREDERICKSBURG
FREDERICKSBURG VA 22404 7447
LIEN AGENT:

ELECTRICAL : RESIDENTIAL

PERMIT NUMBER: 0000931 - 2007
USBC: 2003
APPLICATION DATE: 10/18/2007
ISSUANCE DATE: 10/18/2007
RENEWAL DATE:
DATE: 10/18/2007

| OWNER NAME/ADDRESS | SITE ADDRESS | CONTRACTOR NAME/ADDRESS |
|---|---|---|
| TAYLOR JEFFREY C & TONYA M | | OWNER |
| 1306 GRAHAM DR | 1306 GRAHAM DRIVE | |
| FREDERICKSBURG VA 22401 | | |
| | LOT: 6496 SQ FT 00001 | |
| PHONE: | | PHONE: 000 000 0000 |

RE ACCOUNT#: 7831
TAX MAP NO.: 315 KL275

DESCRIPTION OF CONSTRUCTION LOCATION
LOT: BLOCK: SECTION: BLDG NO.:

SET-BACKS:
FRONT: BACK:
RIGHT: LEFT:
CNTR : FRTGE:

HEALTH PERMIT NO.:
FLOODPLAIN:, N
AREA:
RIGHT-OF-WAY:

DISTRICT:
SUB-DIVISION:
ZONE: PLANNED DVLPMNT-RESIDNTL
S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE:

USE GROUP: RESIDENTIAL
CNST.TYPE:

USE CODE: SF DWELLING - DETACHED SQ FEET:
NATURE/WRK: INTERIOR ALTERATIONS TO FINISH THE BASEMENT OF AN EXISTING RESIDENCE AND ADDING 1 ADDITIONAL BEDROOM (2003 IRC)

ELECTRICAL : RESIDENTIAL

| | | | |
|---|---|---|---|
| #RECEPTCLS | 32 | SERV UPGRD | MOBILE HM |
| # LIGHTS | 12 | SERV AMPS | |
| # SWITCHES | 4 | SERV RECNT | |
| # FANS | 1 | TEMP SERV | |
| #HVAC UNIT | | POOL BOND | OTHER |
| OTHER | | NOTE | NOTE |

JOB VALUE: 300.00

PERMIT FEE: 74.50
ADM FEE:
1.75% SURCHARGE: 1.30
AMENDMENT FEE:
1.75% SURCHARGE:

TOTAL FEES: 75.80

INTERNATIONAL RESIDENTIAL CODE OR INTERNATIONAL ELECTRIC CODE

REQUESTS FOR INSPECTIONS SHALL BE MADE BY THE PERMIT HOLDER AT LEAST 24 HOURS IN ADVANCE AND SHALL BE DIRECTED TO THE BUILDING AND DEVELOPMENT SERVICES DEPARTMENT (540) 372-1080 BEFORE 3:30 P.M.

WORK MUST COMMENCE WITHIN 6 MONTHS OR PERMIT IS VOID UNLESS RENEWED.

REQUIRED SIGNATURES

CODE OFFICIAL

10/19/07
DATE

CITY OF FREDERICKSBURG
FREDERICKSBURG VA 22404 7447
LIEN AGENT: .

MECHANICAL : RESIDENTIAL

PERMIT NUMBER: 0000931 - 2007
USBC: 2003
APPLICATION DATE: 10/18/2007
ISSUANCE DATE: 10/18/2007
RENEWAL DATE:
DATE: 10/18/2007

| OWNER NAME/ADDRESS | SITE ADDRESS | CONTRACTOR NAME/ADDRESS |
|---|---|---|
| TAYLOR JEFFREY C & TONYA M | | OWNER |
| 1306 GRAHAM DR | 1306 GRAHAM DRIVE | |
| FREDERICKSBURG VA 22401 | | |
| | LOT: 6496 SQ FT 00001 | |
| PHONE: | | PHONE: 000 000 0000 |

RE ACCOUNT#: 7931
TAX MAP NO.: 315 KL275

DESCRIPTION OF CONSTRUCTION LOCATION
LOT: BLOCK: SECTION: BLDG NO.:

SET-BACKS:
FRONT: BACK:
RIGHT: LEFT:
CNTR : FRTGE:

HEALTH PERMIT NO.:
FLOODPLAIN:, N
AREA:
RIGHT-OF-WAY:

DISTRICT:
SUB-DIVISION:
ZONE: PLANNED DVLPMNT-RESIDNTL
S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE:

USE GROUP: RESIDENTIAL
CNST.TYPE:

USE CODE: SF DWELLING - DETACHED SQ FEET:
NATURE/WRK: INTERIOR ALTERATIONS TO FINISH THE BASEMENT OF AN EXISTING RESIDENCE AND ADDING 1 ADDITIONAL BEDROOM (2003 IRC)

MECHANICAL : RESIDENTIAL

| | | | |
|---|---|---|---|
| #HVAC UNIT | #WOOD STOV | GAS PIPE | |
| #SPACE HTR | #PREFAB FP | DUCT WORK | ALTERATION |
| # BOILERS | #GAS LOGS | MISC EQUIP | |
| #HTWTR HTR | #SPRKLR HD | | # FANS |
| #ELEVATORS | | OTHER | ALTERATIONS TO DUCTWORK |
| OTHER | NOTE | | NOTE |

JOB VALUE: 50.00

| | |
|---|---|
| PERMIT FEE: | 50.00 |
| ADM FEE: | |
| 1.75% SURCHARGE: | .88 |
| AMMENDMENT FEE: | |
| 1.75% SURCHARGE: | |
| TOTAL FEES: | 50.88 |

INTERNATIONAL RESIDENTIAL CODE OR INTERNATIONAL MECHANICAL CODE

REQUESTS FOR INSPECTIONS SHALL BE MADE BY THE PERMIT HOLDER AT LEAST 24 HOURS IN ADVANCE AND SHALL BE DIRECTED TO THE BUILDING AND DEVELOPMENT SERVICES DEPARTMENT (540) 372-1080 BEFORE 3:30 P.M.

WORK MUST COMMENCE WITHIN 6 MONTHS OR PERMIT IS VOID UNLESS RENEWED.

REQUIRED SIGNATURES

CODE OFFICIAL

10/19/07
DATE

CITY OF FREDERICKSBURG
FREDERICKSBURG VA 22404 7447
LIEN AGENT:

PLUMBING : RESIDENTIAL

PERMIT NUMBER: 0000931 - 2007
USBC: 2003
APPLICATION DATE: 10/18/2007
ISSUANCE DATE: 10/18/2007
RENEWAL DATE:
DATE: 10/18/2007

| OWNER NAME/ADDRESS | SITE ADDRESS | CONTRACTOR NAME/ADDRESS |
|---|---|---|
| TAYLOR JEFFREY C & TONYA M | | OWNER |
| 1306 GRAHAM DR | 1306 GRAHAM DRIVE | |
| FREDERICKSBURG VA 22401 | | |
| | LOT: 6496 SQ FT 00001 | |
| PHONE: | | PHONE: 000 000 0000 |

RE ACCOUNT#: 7831
TAX MAP NO.: 315 KL275

DESCRIPTION OF CONSTRUCTION LOCATION
LOT: BLOCK: SECTION: BLDG NO.:

SET-BACKS:
FRONT: BACK:
RIGHT: LEFT:
CNTR : FRTGE:

HEALTH PERMIT NO.:
FLOODPLAIN:, N
AREA:
RIGHT-OF-WAY:

DISTRICT:
SUB-DIVISION:
ZONE: PLANNED DVLPMNT-RESIDNTL
S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE:

USE GROUP: RESIDENTIAL
CNST.TYPE:

USE CODE: SF DWELLING - DETACHED SQ FEET:
NATURE/WRK: INTERIOR ALTERATIONS TO FINISH THE BASEMENT OF AN EXISTING RESIDENCE AND ADDING 1 ADDITIONAL BEDROOM (2003 IRC)

PLUMBING : RESIDENTIAL

# FIXTURES 3
#BKFLW PRV

WATER SERV
SIZE
MATERIAL

SEWER SERV
SIZE
MATERIAL

OTHER SHOWER STALL. LAV, TOILET

OTHER NOTE NOTE

JOB VALUE: 700.00

PERMIT FEE: 65.00
ADM FEE:
1.75% SURCHARGE: 1.14

TOTAL FEES: 66.14

INTERNATIONAL RESIDENTIAL CODE OR INTERNATIONAL PLUMBING CODE

REQUESTS FOR INSPECTIONS SHALL BE MADE BY THE PERMIT HOLDER AT LEAST 24 HOURS IN ADVANCE AND SHALL BE DIRECTED TO THE BUILDING AND DEVELOPMENT SERVICES DEPARTMENT (540) 372-1080 BEFORE 3:30 P.M.

WORK MUST COMMENCE WITHIN A 6 MONTH PERIOD OR PERMIT IS VOID UNLESS RENEWED.

REQUIRED SIGNATURES

CODE OFFICIAL

10/19/07
DATE

Terry Coley
Special Exception Application Attachment
1306 Graham Drive Fredericksburg, VA 22401

# EXHIBIT 3

CITY OF FREDERICKSBURG
FREDERICKSBURG VA 22404 7447
LIEN AGENT:

ELECTRICAL : RESIDENTIAL

PERMIT NUMBER: 0000108 - 2020
USBC: 2015
APPLICATION DATE: 1/31/2020
ISSUANCE DATE: 2/05/2020
RENEWAL DATE:
DATE: 2/05/2020

| OWNER NAME/ADDRESS | SITE ADDRESS | CONTRACTOR NAME/ADDRESS |
|---|---|---|
| COLEY TERRY L | | ACCURATE ELECTRIC CORP |
| 1306 GRAHAM DR | 1306 GRAHAM DRIVE | 208 TAYLOR STREET |
| FREDERICKSBURG VA 22401 | | FREDERICKSBURG, VA 22405 |
| PHONE: | | PHONE: 540 295 6244 |

RE ACCOUNT#: 7831
TAX MAP NO.: 315 KL275

DESCRIPTION OF CONSTRUCTION LOCATION
LOT: BLOCK: SECTION: BLDG NO.:

SET-BACKS:
FRONT: BACK:
RIGHT: LEFT:
CNTR : FRTGE:

HEALTH PERMIT NO.:
FLOODPLAIN: N
AREA:
RIGHT-OF-WAY:

DISTRICT:
SUB-DIVISION:
ZONE: PLANNED DVLPMNT-RESIDNTL
S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE:

USE GROUP: RESIDENTIAL
CNST.TYPE: 5B COMB. UN-PROTECTED

USE CODE: SF DWELLING - DETACHED
NATURE/WRK: INTERIOR ALTERATIONS TO BASEMENT TO INCLUDE ADDING KNEE WALL AT AN EXISTING RESIDENCE (2015 IRC)

SQ FEET: 400

ELECTRICAL : RESIDENTIAL

| | | | |
|---|---|---|---|
| #RECEPTCLS | SERV UPGRD | MOBILE | |
| # LIGHTS | SERV AMPS | | |
| # SWITCHES | SERV RECPT | | |
| # FANS | TEMP SERV | | |
| #HVAC UNIT | POOL BOND | | |
| OTHER | ELECTRICAL ALTERATIONS | OTHER | TO INCLUDE SUB/PANEL |
| NOTE | | NOTE | UPGRADE |

JOB VALUE: 3,575.00

| | |
|---|---|
| PERMIT FEE: | 100.00 |
| ADM FEE: | |
| 2.0% SURCHARGE : | 2.00 |
| AMMENDMENT FEE: | |
| 2.0% SURCHARGE : | |
| DEPOSIT: | |
| TOTAL FEES: | 102.00 |

INTERNATIONAL RESIDENTIAL CODE OR INTERNATIONAL ELECTRIC CODE

REQUESTS FOR INSPECTIONS SHALL BE MADE BY THE PERMIT HOLDER AT LEAST 24 HOURS IN ADVANCE AND SHALL BE DIRECTED TO THE BUILDING AND DEVELOPMENT SERVICES DEPARTMENT (540) 372-1080 BEFORE 3:30 P.M.

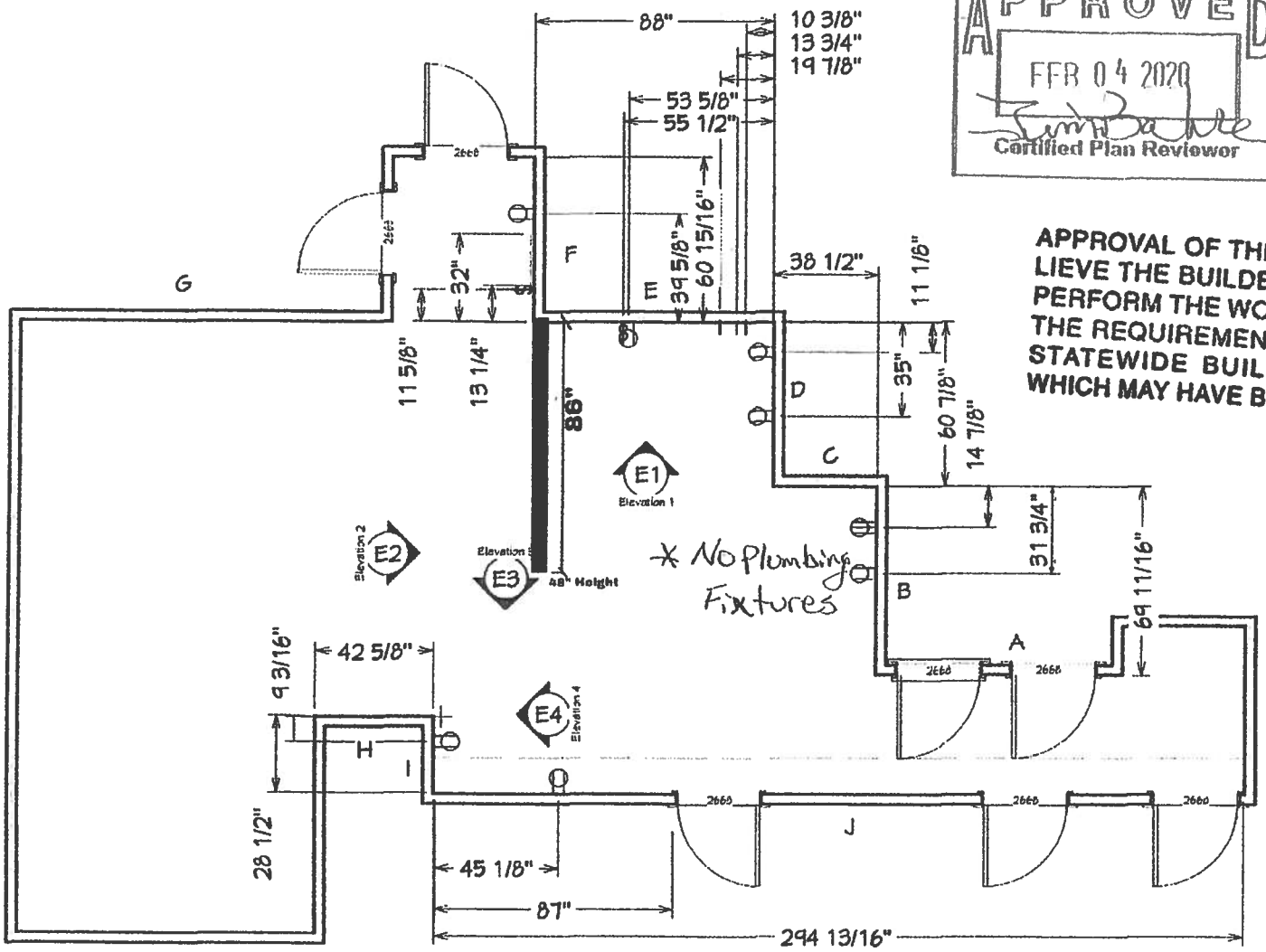
WORK MUST COMMENCE WITHIN 6 MONTHS OR PERMIT IS VOID UNLESS RENEWED.

REQUIRED SIGNATURES

Jim Bahre
CODE OFFICIAL
(For JFS)

2/5/2020
DATE

Exhibit 3




APPROVED
FEB 04 2020
Certified Plan Reviewer

JAN 31 2020
BY

APPROVAL OF THESE PLANS DOES NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF VIRGINIA UNIFORM STATEWIDE BUILDING CODE FOR ITEMS WHICH MAY HAVE BEEN MISSED OR OMITTED.

FILE

Terry Coley
Special Exception Application Attachment
1306 Graham Drive Fredericksburg, VA 22401

# EXHIBIT 4

CITY OF FREDERICKSBURG
FREDERICKSBURG VA 22404 7447
LIEN AGENT:

PLUMBING : RESIDENTIAL

PERMIT NUMBER: 0000108 -
USBC: 2015
APPLICATION DATE: 1/31/2020
ISSUANCE DATE: 2/27/2020
RENEWAL DATE:
DATE: 2/27/2020

| OWNER NAME/ADDRESS | SITE ADDRESS | CONTRACTOR NAME/ADDRESS |
|---|---|---|
| COLEY TERRY L | | OWNER |
| 1306 GRAHAM DR | 1306 GRAHAM DRIVE | |
| FREDERICKSBURG VA 22401 | | |
| PHONE: | | PHONE: 000 000 0000 |

RE ACCOUNT#: 7831
TAX MAP NO.: 315 KL275.

DESCRIPTION OF CONSTRUCTION LOCATION
LOT: BLOCK: SECTION: BLDG NO.:

SET-BACKS:
FRONT: BACK:
RIGHT: LEFT:
CNTR : FRTGE:

HEALTH PERMIT NO.:
FLOODPLAIN:
AREA:
HIGH-OF-WAY:

DISTRICT:
SUB-DIVISION:
ZONE: PLANNED DVLPMNT-RESIDNTL
S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE:

USE GROUP: RESIDENTIAL
CNST.TYPE: 5B COMB. UN-PROTECTED

USE CODE: SE DWELLING - DETACHED
NATURE/WRK: INTERIOR ALTERATIONS TO BASEMENT TO INCLUDE ADDING KNEE WALL AT AN EXISTING RESIDENCE (2015 IRC)

SB FEET:

PLUMBING : RESIDENTIAL

# FIXTURES 3
#BKFLW PRV

WATER SERV
SIZE
MATERIAL

SEWER SERV
SIZE
MATERIAL

OTHER REFRIGERATOR,WASHER 10% & OTHER SINK NOTE
NOTE

| | |
|---|---|
| JOB VALUE: | 2,000.00 |
| PERMIT FEE: | 105.00 |
| ADM FEE: | |
| 2.0% SURCHARGE : | 2.10 |
| DEPOSIT: | |
| TOTAL FEES: | 107.10 |

INTERNATIONAL RESIDENTIAL CODE OR INTERNATIONAL PLUMBING CODE

REQUESTS FOR INSPECTIONS SHALL BE MADE BY THE PERMIT HOLDER AT LEAST 24 HOURS IN ADVANCE AND SHALL BE DIRECTED TO THE BUILDING AND DEVELOPMENT SERVICES DEPARTMENT (540) 372-1080 BEFORE 3:30 P.M.

WORK MUST COMMENCE WITHIN A 6 MONTH PERIOD OR PERMIT IS VOID UNLESS RENEWED.

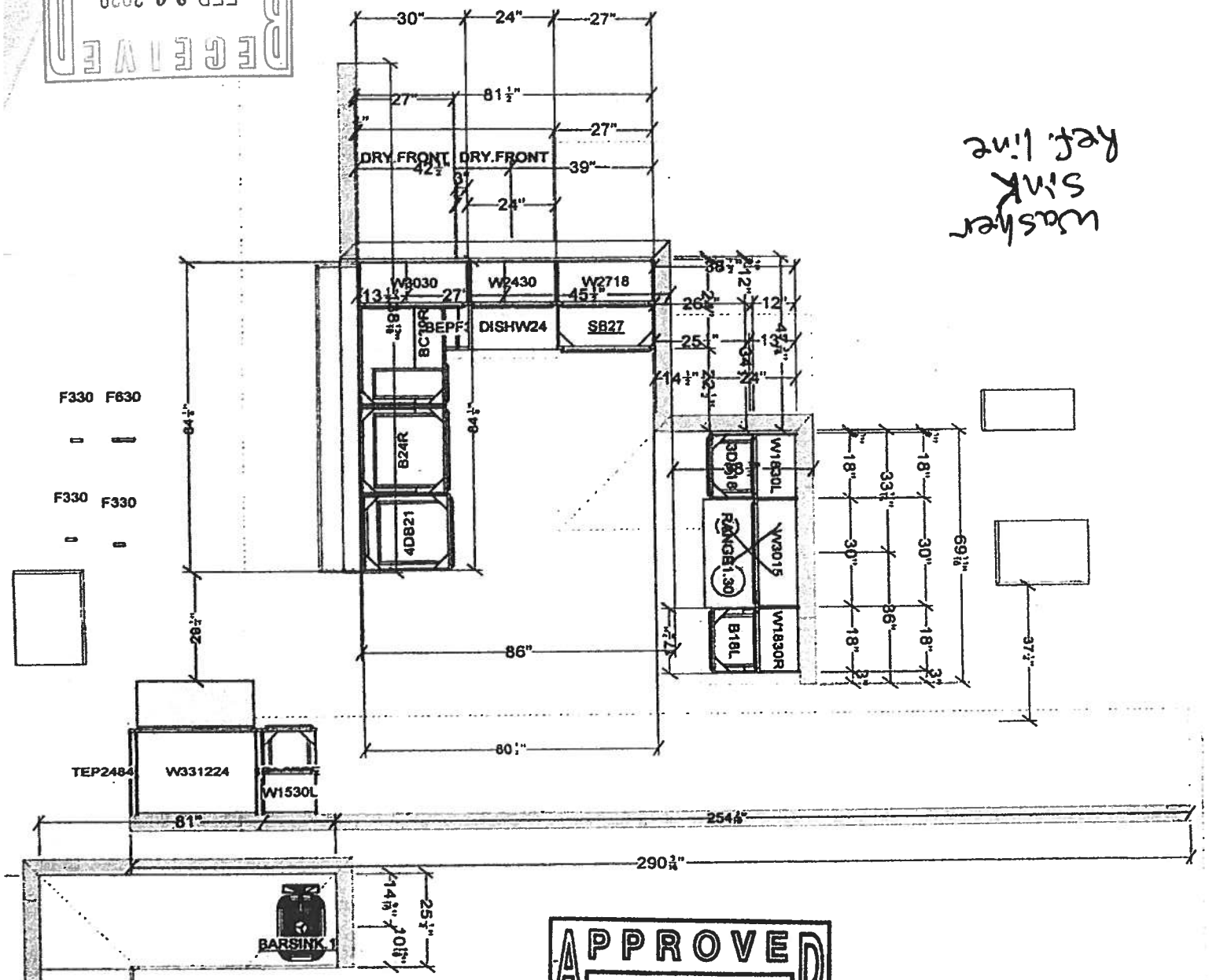
REQUIRED SIGNATURES

Jim Bahre
CODE OFFICIAL
(For JFS)

2/27/2020
DATE

Exhibit 4

RECEIVED
FEB 26 2020
By




**THESE PLANS MUST REMAIN ON JOB SITE**

APPROVED
FEB 26 2020
Jim Bahle
Certified Plan Reviewer

APPROVAL OF THESE PLANS DOES NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF VIRGINIA UNIFORM STATEWIDE BUILDING CODE FOR ITEMS WHICH MAY HAVE BEEN MISSED OR OMITTED.

| | | | |
|---|---|---|---|
| All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions. | 2020 | This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. | Designed: 10/25/2019<br>Printed: 12/18/2019 |
| | | All | Drawing #: 1 No Scale. |

Terry Coley
Special Exception Application Attachment
1306 Graham Drive Fredericksburg, VA 22401

# EXHIBIT 5

# Coronavirus Disease 2019 (COVID-19)

# People at Risk for Serious Illness from COVID-19

## If you are at higher risk of getting very sick from COVID-19, you should:

- Stock up on supplies.
- Take everyday precautions to keep space between yourself and others.
- When you go out in public, keep away from others who are sick, limit close contact and wash your hands often.
- Avoid crowds as much as possible.
- Avoid cruise travel and non-essential air travel.
- During a COVID-19 outbreak in your community, stay home as much as possible to further reduce your risk of being exposed.

## COVID-19: What Older Adults Need to Know

Jay Butler, Deputy Director for Infectious Diseases at CDC, describes preventative measures to help protect older adults from COVID-19.

## Who is at Higher Risk?

Early information out of China, where COVID-19 first started, shows that some people are at higher risk of getting very sick from this illness. This includes:

- Older adults
- People who have serious chronic medical conditions like:
  - Heart disease
  - Diabetes
  - Lung disease

If a COVID-19 outbreak happens in your community, it could last for a long time. (An outbreak is when a large number of people suddenly get sick.) Depending on how severe the outbreak is, public health officials may recommend community actions to reduce people's risk of being exposed to COVID-19. These actions can slow the spread and reduce the impact of disease.

If you are at higher risk for serious illness from COVID-19 because of your age or because you have a serious long-term health problem, it is extra important for you to take actions to reduce your risk of getting sick with the disease.

## Get Ready for COVID-19 Now

Exhibit 5

- Have supplies on hand
  - Contact your healthcare provider to ask about obtaining extra necessary medications to have on hand in case there is an outbreak of COVID-19 in your community and you need to stay home for a prolonged period of time.
  - If you cannot get extra medications, consider using mail-order for medications.
  - Be sure you have over-the-counter medicines and medical supplies (tissues, etc.) to treat fever and other symptoms. Most people will be able to recover from COVID-19 at home.
  - Have enough household items and groceries on hand so that you will be prepared to stay at home for a period of time.
- Take everyday precautions
  - Avoid close contact with people who are sick
  - Take everyday preventive actions
    - Clean your hands often
    - Wash your hands often with soap and water for at least 20 seconds, especially after blowing your nose, coughing, or sneezing, or having been in a public place.
    - If soap and water are not available, use a hand sanitizer that contains at least 60% alcohol.
    - To the extent possible, avoid touching high-touch surfaces in public places – elevator buttons, door handles, handrails, handshaking with people, etc. Use a tissue or your sleeve to cover your hand or finger if you must touch something.
    - Wash your hands after touching surfaces in public places.
    - Avoid touching your face, nose, eyes, etc.
    - Clean and disinfect your home to remove germs: practice routine cleaning of frequently touched surfaces (for example: tables, doorknobs, light switches, handles, desks, toilets, faucets, sinks & cell phones)
    - Avoid crowds, especially in poorly ventilated spaces. Your risk of exposure to respiratory viruses like COVID-19 may increase in crowded, closed-in settings with little air circulation if there are people in the crowd who are sick.
    - Avoid all non-essential travel including plane trips, and especially avoid embarking on cruise ships.
- If COVID-19 is spreading in your community, take extra measures to put distance between yourself and other people to further reduce your risk of being exposed to this new virus.
  - Stay home as much as possible.
    - Consider ways of getting food brought to your house through family, social, or commercial networks
- Have a plan for if you get sick:
  - **Consult with your health care provider for more information about** monitoring your health for symptoms suggestive of COVID-19.
  - Stay in touch with others by phone or email. You may need to ask for help from friends, family, neighbors, community health workers, etc. if you become sick.
  - Determine who can provide you with care if your caregiver gets sick

## Watch for symptoms and emergency warning signs

- Pay attention for potential COVID-19 symptoms including, fever, cough, and shortness of breath. If you feel like you are developing symptoms, call your doctor.
- If you develop emergency warning signs for COVID-19 get medical attention immediately. In adults, emergency warning signs*:
  - Difficulty breathing or shortness of breath

- Persistent pain or pressure in the chest
- New confusion or inability to arouse
- Bluish lips or face

*This list is not all inclusive. Please consult your medical provider for any other symptoms that are severe or concerning.

## What to Do if You Get Sick

- Stay home and call your doctor
- Call your healthcare provider and let them know about your symptoms. Tell them that you have or may have COVID-19. This will help them take care of you and keep other people from getting infected or exposed.
- If you are not sick enough to be hospitalized, you can recover at home. Follow CDC instructions for how to take care of yourself at home.
- Know when to get emergency help
- Get medical attention immediately if you have any of the emergency warning signs listed above.

## What Others can do to Support Older Adults

### Community Support for Older Adults

- Community preparedness planning for COVID-19 should include older adults and people with disabilities, and the organizations that support them in their communities, to ensure their needs are taken into consideration.
  - Many of these individuals live in the community, and many depend on services and supports provided in their homes or in the community to maintain their health and independence.
- Long-term care facilities should be vigilant to prevent the introduction and spread of COVID-19. Information for long-term care facilities can be found here.

### Family and Caregiver Support

- Know what medications your loved one is taking and see if you can help them have extra on hand.
- Monitor food and other medical supplies (oxygen, incontinence, dialysis, wound care) needed and create a back-up plan.
- Stock up on non-perishable food items to have on hand in your home to minimize trips to stores.
- If you care for a loved one living in a care facility, monitor the situation, ask about the health of the other residents frequently and know the protocol if there is an outbreak.

Prevention and Treatment

Get Your Household Ready

What to Do if You are Sick

Page last reviewed: March 10, 2020
Content source: National Center for Immunization and Respiratory Diseases (NCIRD), Division of Viral Diseases

Terry Coley
Special Exception Application Attachment
1306 Graham Drive Fredericksburg, VA 22401

# EXHIBIT 6

March 12, 2020

# Fredericksburg, Virginia

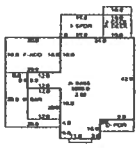
| GPIN | Property Address | Record # |
|---|---|---|
| 7768-97-1948 | 1306 GRAHAM DR | 7831 |

## General

| | |
|---|---|
| **Owner's Name:** | COLEY TERRY L |
| **Mailing Address:** | 1306 GRAHAM DR<br>FREDERICKSBURG, VA 22401 |
| **Description:** | LT 275 6,496SF BL 315-K-L275<br>VILLAGE OF IDLEWILD PHASE 2<br>1306 GRAHAM DR |

### Site Information

| | |
|---|---|
| **Acres:** | 0.14912800 |
| **Zoning :** | PDR |
| **Terrain Type:** | On |
| **Terrain Character:** | Rolling/Sloping |
| **Right of Way:** | Public |
| **Easements:** | Paved |
| **Other Description:** | LOT: 6,496 SQ FT |



## Details

| | |
|---|---|
| **Size in Sq. Ft.:** | 3,229 |
| **Value:** | $409,800.00 |

### Exterior Information

| | |
|---|---|
| **Year Built:** | 2005 |
| **Occupancy:** | Dwelling |
| **Foundation:** | Concrete |
| **# of Stories:** | 2.0 |
| **Ext. Walls:** | No Data |
| **Roofing:** | Comp Shg |
| **Roof Type:** | Hip |
| **Garage:** | Frame |
| **Garage - # Of Cars:** | 2 |
| **Built-In Garage - # Of Cars:** | 0 |
| **Carport:** | None |
| **Carport - # Of Cars:** | 0 |

### Interior Information

| | |
|---|---|
| **# of Rooms:** | 9 |
| **# of Bedrooms:** | 5 |
| **Full Bathrooms:** | 3 |
| **Half Bathrooms:** | 1 |
| **Floors:** | Wood, Carpet, Vinyl |
| **Fireplaces:** | 0 |
| **Stacked Fireplaces:** | 0 |
| **Flues:** | 0 |
| **Metal Flues:** | 0 |
| **Stacked Flues:** | 0 |
| **Inoperable Flues/Fireplaces:** | 0 |
| **Gas Log Fireplaces:** | 1 |

| | |
|---|---|
| **Total SqFt:** | 3,229 |
| **Basement Type:** | Full |
| **Basement SqFT:** | 0 |
| **Finished Basement SqFt:** | 1170 |
| **Interior Walls:** | Drywall |
| **Heating:** | Forced Air |
| **A/C:** | Yes |

### Utilities

| | |
|---|---|
| **Water:** | Public |
| **Sewer:** | Public |
| **Electric:** | Yes |
| **Gas:** | Yes |
| **Fuel Type:** | Gas |

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm, or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as City of Fredericksburg expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

Exhibit 6

Terry Coley
Special Exception Application Attachment
1306 Graham Drive Fredericksburg, VA 22401

# EXHIBIT 7

# ACCESSORY DWELLING PERMIT
# FILING INSTRUCTIONS

**ARLINGTON COUNTY ZONING ORDINANCE (ACZO) §12.9.2**

ARLINGTON
VIRGINIA

**FILING INSTRUCTIONS**

Applications for an Accessory Dwelling Permit may be submitted to the Zoning Division (2100 Clarendon Boulevard, Suite 1000, Arlington, Virginia, 22201) weekdays, between 8:00 am and 4:00 pm. Staff will typically complete review within 30 days of receipt of a completed application and supporting documents.

All applicants must submit one (1) set of the following materials (1-3). These materials are available for download on the Building Arlington website as the "AD Application Packet", or hard copies may be picked up at the above address.

1. Accessory Dwelling Permit Application
2. Declaration of Covenants (to be submitted prior to the issuance of a building permit)
3. Affidavit of Compliance (to be submitted prior to the issuance of a Certificate of Occupancy)

**NOTE:** Following approval of the Accessory Dwelling Permit Application by the Zoning Administrator, the original copy of the Declaration of Covenants must be recorded with the Land Records Division of the Clerk of the Circuit Court (1425 N. Courthouse Rd., Suite 6200, Arlington, VA 22201). A copy of the receipt of recordation must be submitted to the Zoning Administrator before the Inspection Services Division (ISD) will issue a building permit.

All applicants must also submit one (1) set of the following materials (4-5). Applicants are encouraged to work with a professional architect, designer, and/or surveyor in the preparation of these materials.

4. A floor plan of the existing main dwelling and proposed accessory dwelling, as well as a site plan drawing that shows all proposed alterations to buildings and the property (to scale and with dimensions).
5. A certified plat showing all existing improvements on the property (to scale and with dimensions).

**NOTE:** The maximum permitted size for floor plans and certified plats is 11" x 17". Larger sizes will not be accepted.

Once complete, applicants must bring all the above materials (1-5) to the Zoning Division for preliminary review. A filing fee (see Fee Schedule) made payable to the "Arlington County Treasurer" should be submitted upon filing. If no issues are identified, all materials will be forwarded to the Zoning Administrator for final review and approval.

For more detailed information on the approval process for an accessory dwelling, please proceed to page 2.



Exhibit 7

# ACCESSORY DWELLING PERMIT APPROVAL PROCESS

**ARLINGTON COUNTY ZONING ORDINANCE (ACZO) §12.9.2**

ARLINGTON
VIRGINIA

**APPROVAL PROCESS**

In order for the Zoning Administrator to approve an Accessory Dwelling Permit, the following steps must take place. The information below is not intended to substitute for the accessory dwelling regulations established in the ACZO §12.9.2.

1. Prior to applying for an Accessory Dwelling Permit, applicants are encouraged to determine if their proposed accessory dwelling meets the below minimum requirements of the ACZO. All applicants should e-mail the Zoning Division to schedule a code consultation meeting to discuss these requirements, as well as the associated requirements of the Virginia Uniform Statewide Building Code (USBC).

   a. Accessory dwellings may be added on lots containing one-family detached dwellings in Residential (***R***) zoning districts, i.e. ***R-20***, ***R-10***, ***R-8***, ***R-6***, ***R-5***, ***R-10T***, ***R-15- 30T***, and ***R-2-7***. If uncertain, please use the Real Estate Assessments database to query an address and determine its dwelling type and/or zoning district.

   b. A single lot may have either one (1) accessory dwelling or one (1) family/caregiver suite, but not both. A proposed accessory dwelling cannot be added to a lot that already has either one (1) accessory dwelling or one (1) family/caregiver suite.

   c. The applicant must be the owner of the property where the accessory dwelling is proposed to be located.

2. Applicants must submit an application for an Accessory Dwelling Permit to the Zoning Division, consistent with the Filing Instructions listed on page 1.

3. Once the application is deemed complete, Zoning Division staff will conduct a preliminary review of the application (including the floor plan and certified plat) to determine:

   a. If the proposed accessory dwelling is an independent dwelling unit with its own kitchen and bath.

   b. If the proposed alterations meet ACZO requirements for the zoning district, including coverage, density, and dimensional requirements.

   (**NOTE**: Step 3.b above does not prohibit the creation of an accessory dwelling in a nonconforming one-family detached dwelling or a nonconforming detached accessory building, so long as any required alterations are completed in accordance with the requirements of the ACZO §12.9.2 and §16).

   c. If the proposed square footage of the accessory dwelling is compliant with the below size limitations:
      i. If located wholly within a basement, there is no maximum gross floor area for the accessory dwelling.
      ii. If the gross floor area of the main dwelling is at least 1,000 sf and any portion of the accessory dwelling is located above the basement, the gross floor area of the accessory dwelling shall not exceed 35% of the combined floor area of the main and accessory dwelling, up to maximum of 750 sf.
      iii. If the gross floor area of the main dwelling is less than 1,000 sf and any portion of the accessory dwelling is located above the basement, the gross floor area of the accessory dwelling shall not exceed 45% of the combined floor area of the main and accessory dwelling, up to a maximum of 500 sf.

   d. If the accessory dwelling has an entrance above the first floor, that no exterior stairs to that entrance are located on the side of the lot fronting a street.
   (**NOTE**: Step 3.d above does not apply to accessory dwellings located in detached accessory buildings constructed prior to May 18, 2019).

   e. If the proposed accessory dwelling is compliant with the below parking requirements established in the ACZO §14.3.

i. If the existing main dwelling has one (1) dedicated off-street parking space, an accessory dwelling is permitted, subject to the maintenance of one (1) off-street parking space on the property.
ii. If the existing main dwelling has two (2) or more dedicated off-street parking spaces, an accessory dwelling is permitted, subject to the maintenance of two (2) dedicated off-street parking spaces on the property. These two (2) parking spaces can be in any configuration that complies with the ACZO §14.3.
iii. If the existing main dwelling has no dedicated off-street parking, an accessory dwelling is permitted, subject to the creation and maintenance of one (1) off-street parking space on the property. If the applicant requests to instead utilize on-street parking to meet this parking requirement, a parking survey performed by the Department of Environmental Services (DES) will be triggered (see step 4 below).

**4.** As described in step 3.e.iii above, DES may perform a parking survey to determine if the applicant can provide one (1) on-street parking space instead of one (1) dedicated off-street parking space on the property.
   a. If the results of the parking survey indicate that the block is less than 65% parked, an accessory dwelling is permitted with no dedicated off-street parking on the property.
   b. If the results of the parking survey indicate that the block is at least 65% parked, the applicant is obligated to create and maintain one (1) off-street parking space on the property.

   For more information on the DES Residential Parking Program, including how long a parking survey may take and any associated fees, please call (703) 228-3344.

**5.** Following a preliminary review by Zoning Division staff, the Zoning Administrator will review the application. If no issues are identified, the Zoning Administrator will sign and issue the Accessory Dwelling Permit. Following the completion of several follow-up activities (steps 6-10 below), the Accessory Dwelling Permit will allow an accessory dwelling to be occupied on the property.

   (**NOTE**: please allow approximately thirty (30) days to process the Accessory Dwelling Permit after the application is accepted as complete by Zoning Division staff).

**6.** The applicant must file for a building permit (or permits) with the Inspection Services Division (ISD) to carry out all proposed alterations. The Chief Building Official (or other appropriate ISD staff) issues a building permit, as well as permits for associated trades (i.e. electrical, mechanical, plumbing, etc.)

   (**NOTE**: An application for a building permit may be submitted at the same time that an application for an Accessory Dwelling Permit is submitted to the Zoning Division (step 2 above). However, a building permit for an accessory dwelling cannot be issued until after an Accessory Dwelling Permit has been issued).

**7.** As part of obtaining a building permit, the applicant must also file the original copy of the Declaration of Covenants signed by the Zoning Administrator with the Land Records Division of the Clerk of the Circuit Court (1425 N. Courthouse Rd., Suite 6200, Arlington, VA 22201). The Declaration of Covenants must include a floor plan of the accessory dwelling. A copy of the receipt of recordation must be submitted to the Zoning Administrator before ISD will issue a building permit.

**8.** Once a building permit is issued, construction can proceed. Upon its completion, applicants must file for a Certificate of Occupancy (CO) with the Zoning Division. Staff from ISD and the Zoning Division will conduct inspections of the accessory dwelling to determine if all applicable requirements of the building code and the ACZO have been satisfied.

**9.** As part of obtaining a CO, the applicant must also file an Affidavit of Compliance with the Zoning Administrator, indicating that all applicable requirements of the ACZO will be observed.

   (**NOTE**: The Affidavit of Compliance must be re-filed if/when structural alterations are made to the accessory dwelling and if/when ownership of the main dwelling changes).

**10.** Once the Affidavit of Compliance is accepted by the Zoning Administrator, the CO will be issued by the Chief Building Official and the Zoning Administrator. At this point, the accessory dwelling is complete and ready for occupancy.

# ACCESSORY DWELLING PERMIT APPLICATION

## ARLINGTON COUNTY ZONING ORDINANCE (ACZO) §12.9.2

Department of Community Planning, Housing & Development – Zoning Division
2100 Clarendon Boulevard, Suite 1000, Arlington, Virginia 22201
building.arlingtonva.us | contactzoning@arlingtonva.us
Phone (703) 228-3883 | Fax (703) 228-3896

ARLINGTON
VIRGINIA

### ACCESSORY DWELLING INFORMATION

*Address* | *Zip Code*

*Real Property Code (RPC) #* | *Zoning District*

(**NOTE:** Accessory dwellings are only permitted on lots with one-family detached dwellings in the ***R-20***, ***R-10***, ***R-8***, ***R-6***, ***R-5***, ***R-10T***, ***R15-30T***, and ***R2-7*** districts).

### APPLICANT/PROPERTY OWNER INFORMATION

*Full Name (First, Last)*

*Phone Number* | *E-Mail Address*

### CHECKLIST

The above-referenced applicant/ property owner wishes to establish an accessory dwelling on the above-referenced property. The applicant/property owner has demonstrated the following (check all that apply):

- ☐ The existing property is improved with a one-family detached dwelling.
- ☐ The property does not/will not contain a family/caregiver suite.

Where is the accessory dwelling located?

- ☐ Basement level of main dwelling
- ☐ First floor/ground level of main dwelling
- ☐ Above the first floor/ground level of main dwelling
- ☐ In a detached accessory building

If located in a detached accessory building, was it existing prior to May 18, 2019?

☐ Yes ☐ No

If located in a new detached accessory building, does it comply with the placement requirements of the ACZO §12.9.2.A.2(b)?

☐ Yes ☐ No

Where is the entrance to the accessory dwelling located?

☐ Basement level ☐ First floor/ground level ☐ Above the first floor/ground level

If the entrance to the accessory dwelling is located above the first floor/ground level, are exterior stairs located on the side of the lot fronting a street?

☐ Yes ☐ No

Where is parking located?

☐ On the property ☐ On the street

(**NOTE**: On-street parking requires a parking study performed by DES that finds the block is less than 65% parked. All off-street parking must meet the requirements established in the ACZO §14.3).

If parking is located on the property, how many total parking spaces are provided?

☐ 1 ☐ 2 ☐ >2

(**NOTE**: If the property has 1 existing parking space on the property, 1 space must be maintained. If the property has 2 existing parking spaces on the property, 2 spaces must be maintained. If property has >2 existing parking spaces on the property, at least 2 spaces must be maintained).

If the main building or the detached accessory building used for the accessory dwelling is nonconforming, do all proposed alterations comply with the ACZO§12.9.2 and §16?

☐ Yes ☐ No

Size of the Main Dwelling: _____ sf

Size of the Accessory Dwelling: _____ sf

Meeting with Assistant to the Zoning Administrator occurred on: _____

Is the checklist (and all related documents) complete and attached?

☐ Yes ☐ No

Has a filing fee (see Fee Schedule) made payable to the "Arlington County Treasurer" been submitted?

☐ Yes ☐ No

_____

*Signature of Applicant/Property Owner (Or Property Owner's Agent)* *Date*

---

FOR STAFF USE ONLY

☐ Approved ☐ Denied

Date Approved/Denied: _____

Approved/Denied by: _____

**ACNOWLEDGEMENT AND AGREEMENT TO COMPLY WITH THE CONDITIONS OF AN ACCESSORY DWELLING**

CONDITIONS

1. Before approval of a building permit, the property owner shall record a covenant on the property in the land records in a form acceptable to the Zoning Administrator, which identifies the accessory dwelling use and that it is subject to the restrictions imposed by the ACZO.
2. No more than three persons shall occupy the accessory dwelling.
3. The property owner must occupy either the main dwelling or the accessory dwelling as his/her primary residence; provided, however, if the property owner does not occupy one of the dwelling units as his/her primary residence, the entire property may be occupied by no more than one family.
4. Before a Certificate of Occupancy is issued for the accessory dwelling, the property owner shall file an affidavit of compliance with the Zoning Administrator in a form acceptable to the Zoning Administrator attesting to compliance with the conditions of this section, and shall re-file the affidavit of compliance whenever the following occurs:
   (a) When any structural alterations are made to the accessory dwelling; and
   (b) Upon change in ownership of the main dwelling.
5. The property owner shall permit annual inspections of the accessory dwelling by the Zoning Administrator or his/her designee upon reasonable notice to ensure compliance with the conditions of this section.
6. The property owner shall cooperate with the Zoning Administrator and his/her designee in ensuring compliance with conditions of this section and in the investigation of complaints of violations of this section.
7. The property owner shall advise all tenants of the accessory dwelling of the annual inspection requirement and obligation to cooperate with the Zoning Administrator in ensuring compliance with the conditions of this section.
8. Accessory uses shall not be allowed in the accessory dwelling except home occupations, including accessory homestay, as permitted and regulated in the ACZO §12.9.11 and §12.9.12.
9. Failure to comply with the conditions in the ACZO §12.9.2 will result in revocation of the Accessory Dwelling Permit and of the Certificate of Occupancy for the accessory dwelling by the Zoning Administrator. Revocation of the Accessory Dwelling Permit and Certificate of Occupancy shall be effective after:
   (a) A finding by the Zoning Administrator of violation;
   (b) Notice with 30-day opportunity to correct the violation; and
   (c) A finding by the Zoning Administrator after 30 days that the violation has not been corrected.
   (d) Notwithstanding (a)-(c) above, if more than three violations of the provisions in the ACZO §12.9.2 are found to exist by the Zoning Administrator within a one-year period, the Accessory Dwelling Permit may be revoked.

**CERTIFICATION**

By signing below, I acknowledge that I am entering into an agreement with the Zoning Administrator certifying that I will comply with the requirements for an Accessory Dwelling, per the ACZO §12.9.2. I certify that I am the bona fide resident of the premises identified above; I have read and understand the above conditions; and I can and will comply with each condition without exception. I consent to the use of e-mail for communication with the Zoning Administrator and/or their designee concerning my Accessory Dwelling. I further certify all the information is complete and correct to the best of my knowledge and belief.

_____ _____

*Applicant Signature* *Date*

# DECLARATION OF COVENANTS

ARLINGTON
VIRGINIA

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made this _____ day of _____, 20 ___ by and between _____ hereinafter known as "Declarant" and ARLINGTON COUNTY, VIRGINIA, by and through Arlova Vonhm, its Zoning Administrator.

WHEREAS, the Declarant is the sole owner of certain real property located at _____ in Arlington County, Virginia known as: Lot _____, Block_____, Subdivision _____ as the same is duly dedicated, platted, and recorded in Deed Book_____at Page_____, among the land records of Arlington County, Virginia.

WHEREAS, the Declarant desires to construct on aforesaid property an accessory dwelling as defined in the Arlington County Zoning Ordinance (ACZO),

WHEREAS, in order to construct and use said accessory dwelling on the aforesaid property, it is necessary to comply with certain zoning requirements and amendments thereto relating to accessory dwelling adopted by the Arlington County Board on May 18, 2019 as Article 12.9.2 of the ACZO.

NOW THEREFORE, Declarant, for and in consideration of the premises and the covenants contained herein does hereby agree to construct said accessory dwelling, to be used, held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, and conditions hereinafter set forth, which are for the purpose of protecting the value and desirability of the premises and the character of the surrounding neighborhood and which covenants, restrictions, and conditions shall run with the real property and be binding on all parties having any right, title, or interest in the described property or any part thereof, their successors and assigns, and shall inure to the benefit of each owner thereof.

**Article I**

The accessory dwelling to be constructed on the above premises shall consist of not more than 750 square feet (unless fully contained within a basement) and shall be designed, arranged, used, and occupied by not more than three (3) persons.

**Article II**

In constructing and using this accessory dwelling, in order to meet zoning requirements for all accessory dwellings in all "R" Districts subject to approval by the Zoning Administrator, the Declarant hereby covenants that the following conditions will be binding on the declarant, his successors, and assigns:

(1) Only one (1) accessory dwelling shall be permitted on the property.

(2) (a)For attached accessory dwellings located wholly within a basement, the gross floor area shall not exceed the footprint of the basement.

(b) When the gross floor area of the main dwelling is at least one thousand (1,000) sf and any portion of the accessory dwelling is located above the basement, the gross floor area of the accessory dwelling shall not exceed 35% of the combined floor area of the main and accessory dwelling, up to maximum of seven hundred and fifty (750) sf. This provision applies to both attached and detached accessory dwellings.

(c) When the gross floor area of the main dwelling is less than one thousand (1,000) sf and any portion of the accessory dwelling is located above the basement, the gross floor area of the accessory dwelling shall not exceed 45% of the combined floor area of the main and accessory dwelling, up to maximum of five hundred (500) sf. This provision applies to both attached and detached accessory dwellings.

(d) For detached accessory dwellings constructed after May 18, 2019, height shall not exceed either 25 feet or 1-½ stories. Detached accessory buildings constructed prior to May 18, 2019 are eligible for conversion to an accessory dwelling, even if that detached accessory building exceeds either 25 feet or 1-½ stories.

(e) For detached accessory dwellings constructed after May 18, 2019, the footprint is restricted to 560 sq. ft. (in the ***R-5*** and ***R-6*** districts) and 650 sq. ft. (in all other ***R***

districts).

(3) A valid Certificate of Occupancy shall be effective for the accessory dwelling.

(4) Required parking for the accessory dwelling, as established in the ACZO §14.3, shall remain in existence.

(5) A floor plan of the accessory dwelling that identifies its relationship to the rest of the dwelling shall be filed with the Zoning Administrator.

(6) No more than three (3) persons will occupy the accessory dwelling.

(7) The owner of the property will permit annual inspections of the accessory dwelling by the County.

(8) The Owner will advise all tenants of the accessory dwelling annual inspection requirement and of their obligation to cooperate with the Zoning Administrator in ensuring compliance with all applicable Zoning requirements.

(9) For accessory dwellings constructed after May 18, 2019 with an entrance above the first floor, exterior stairs to that entrance shall not be located on the side of the lot fronting a street. Detached accessory buildings constructed prior to May 18, 2019 may maintain exterior stairs to an entrance above the first floor, even if those exterior stairs are located on the side of the lot fronting a street.

(10) There shall be one (1) address for the property when the accessory dwelling is located within or attached to the main dwelling. If the accessory dwelling is located in a detached accessory building, it may require a separate address from the main dwelling.

(11) The Owner of the property will occupy a dwelling on the property. If the Owner does not occupy either the main dwelling or the accessory dwelling as his/her primary residence, the entire property may be occupied by no more than one (1) family.

(12) The Owner of the property will file with the Zoning Administrator, before the issuance of the Certificate of Occupancy, an affidavit of compliance with ACZO requirements for accessory dwellings. An affidavit of compliance will be re-filed whenever any structural alterations are made to the accessory dwelling and when there is a change in ownership of the main dwelling

IN, WITNESS WHEREOF the following signatures and seals:

_____

_____

COMMONWEALTH OF VIRGINIA
COUNTY OF ARLINGTON

Subscribed and sworn before me this this _____ day of _____, 20_____.

Notary: _____

My Commission expires: _____

APPROVED: _____
*Arlova Vonhm, Zoning Administrator*
*Arlington County, Virginia*

# AFFIDAVIT OF COMPLIANCE

ARLINGTON
VIRGINIA

I, _____, make this affidavit in order to comply with Section 12.9.2 of the Arlington County Zoning Ordinance ("ACZO"). Under penalty of perjury, I swear that the following statements are true and correct.

I am the owner of the property known as _____ (street address of the "Property"). My ownership is shown among the land records of the Clerk of the Circuit Court of Arlington County at Deed Book _____, page _____. The Property is improved with a one-family detached dwelling. The one-family detached dwelling contains an Accessory Dwelling ("AD") which complies in all respects with the requirements of the ACZO, including by way of illustration and not limitation, the following:

a. No more than three (3) persons do now, or will at any time, occupy the AD;

b. I occupy, as my full-time residence, one of the dwelling units on the Property. At any point, if I do not occupy either the main dwelling or the AD as my full-time residence, the Property may be occupied by no more than one (1) family.

c. I hereby agree to permit the Arlington County Zoning Administrator or his or her designee to make annual inspections of the AD to ensure compliance with the ACZO.

d. I hereby agree to cooperate with the Zoning Administrator and his or her designee to ensure compliance with the ACZO.

e. I have advised all tenants residing in the AD of the annual inspection requirement and of their obligation to cooperate with the Zoning Administrator to ensure compliance with the ACZO.

f. I hereby certify that no accessory use is being conducted in the AD, except home occupations as permitted and regulated in Sections 12.9.11 and 12.9.12 of the ACZO.

g. I hereby certify that I have made no alterations in the physical structure located on the Property or the parking located on the Property, nor have I changed the use of the Property in any material way since the last Affidavit of Compliance, which I executed.

h. I hereby certify that if I make any structural alterations to the AD, or if there is a change in ownership

of the main dwelling, I will execute, within ten calendar days of such change, a new Affidavit of Compliance, consistent with ACZO requirements.

i. The Property and all structures thereon, including the AD, comply with all requirements of the ACZO.

I make this affidavit on this _____ day of _____, 20_____.

_____ _____

*Signature of Owner* *Printed Name of Owner*

COMMONWEALTH OF VIRGINIA
COUNTY OF ARLINGTON

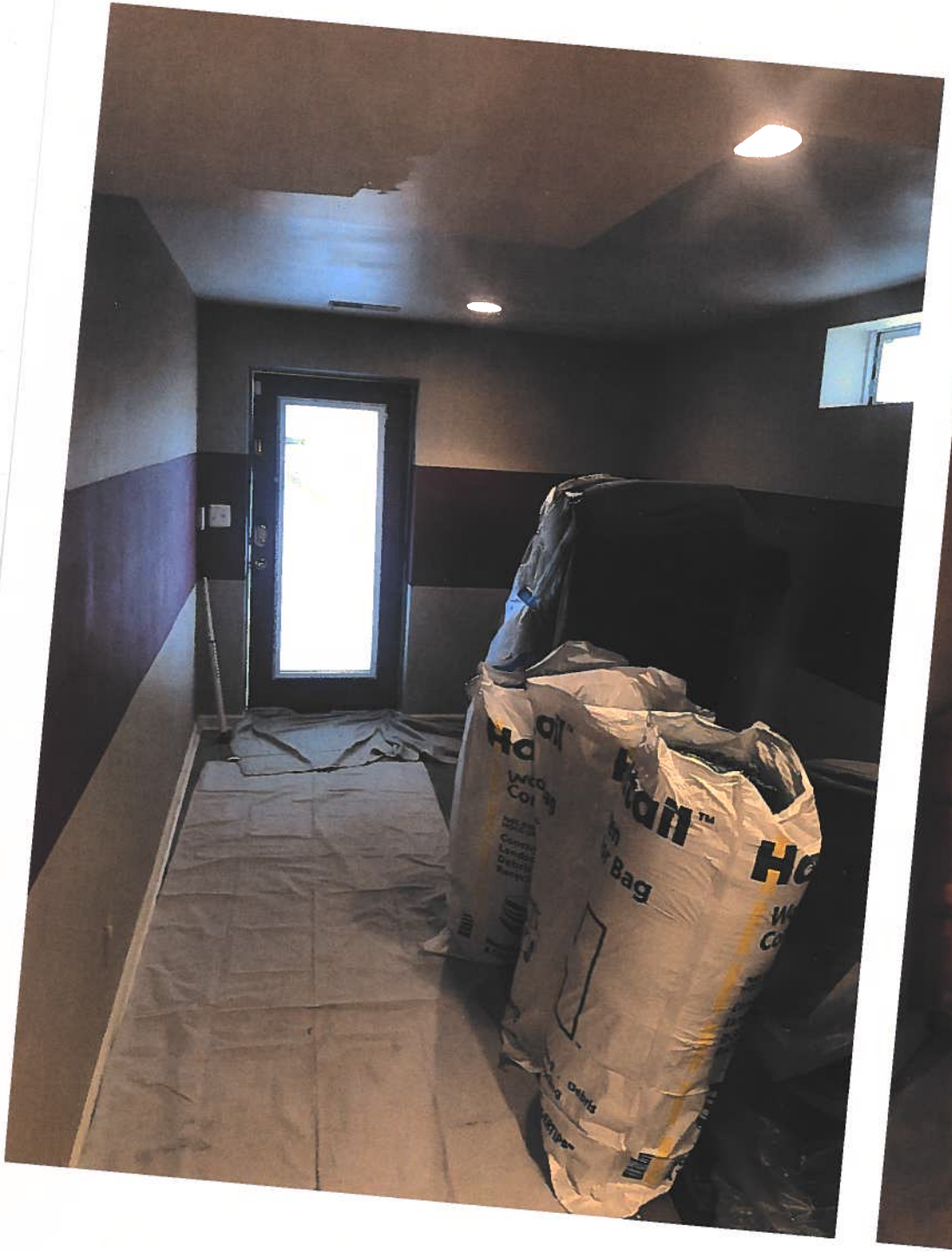
Subscribed and sworn before me this this _____ day of _____, 20_____.

Notary: _____

My Commission expires: _____

Terry Coley
Special Exception Application Attachment
1306 Graham Drive Fredericksburg, VA 22401

# EXHIBIT 8


Bag

SMARTCORE

Exhibit 8c

Terry Coley
Special Exception Application Attachment
1306 Graham Drive Fredericksburg, VA 22401

# EXHIBIT 9

LEAGUE OF WOMEN VOTERS ®
OF FREDERICKSBURG AREA
(/VIRGINIA/FREDERICKSBURG-AREA)

MAKING DEMOCRACY WORK®

Empowering Voters & Defending Democracy in the Fredericksburg Area!

# Affordable Housing for Low-Income Seniors in the Fredericksburg Area

SHARE

The League of Women Voters of the Fredericksburg Area supports the need for local governments in Planning District 16 to effectively address the identified affordable housing needs in the the Fredericksburg Area, specifically for low-income seniors.

**Position History:**

*Adopted March 25, 2019*

*Ratified June 24, 2019*

**Study Report (https://my.lwv.org/sites/default/files/leagues/wysiwyg/%5Bcurrent-user%3Aog-user-node%3A1%3Atitle%5D/final_-_affordable_housing_report_2-9-19_2_.pdf)**

## Background

The League of Women Voters of the Fredericksburg Area (LWVFRA) adopted a study in 2017 on the relevant problems and issues for low-income seniors in Planning District 16 (Stafford, Spotsylvania, Caroline and King George Counties and the City of Fredericksburg). The study included an examination of current and future lowincome senior population projections, existing federal, state and local programs, and housing support options in other Virginia jurisdictions. The League used a consensus process to determine how local governments in Planning District 16 could effectively begin to address our area's identified affordable housing needs.

Exhibit 9

## The League's Position

The League of Women Voters of the Fredericksburg Area believes that it is becoming increasingly necessary for local governments to take a more prominent role in assuring that there are affordable housing options for lowincome senior residents in Planning District 16. Local government jurisdictions are in a position to consider a variety of actions and to act independently or collaboratively to meet the current and future housing needs of our low-income seniors. The LWVFRA recommends the following practical and affordable actions because they can be accomplished without additional state legislative approval and have the potential to increase the affordable housing options for low-income seniors in a relatively short period of time. The League supports:

- Revisions to local zoning ordinances to allow expanded house-sharing options and accessory dwellings for low-income seniors.

- A consortium (contiguous units of local governments with a binding agreement) of the City of Fredericksburg with a sufficient number of counties to meet the population requirements of the HUD Home Investments Partnership Program (HOME), so that the area can compete for the funds allocated to the Commonwealth, with the understanding that participating jurisdictions will provide a ¼ match of the HOME funds received.

- A local Housing Trust Fund composed of one or more local government jurisdictions in Planning District 16, with a dedicated funding source in order to leverage private and public financing to develop and/or rehabilitate affordable housing projects that benefit low-income seniors.

- A land bank to acquire and maintain surplus, foreclosed or abandoned properties, then transfer them back to responsible ownership and productive use in accordance with local government housing priorities, including affordable housing for low-income seniors.

- A timely update of the Affordable Housing Task Force Mid-Year Report (George Washington Regional Commission, September 26, 2008), with particular emphasis on the low-income senior population.

- An "Affordable Housing Advisory Committee" for Planning District 16 that includes broad community representation to evaluate recommendations and proposals developed by The League and other civic organizations, in addition to serving as a coalition to help set priorities for action and advocacy.

In response to the adoption of this position on affordable housing for low-income seniors in the Fredericksburg area, LWVFRA has formed the **Senior Affordable Housing Committee**, chaired by Gerald Anderson. Those interested in supporting our League's efforts are encouraged to contact Gerald via email.

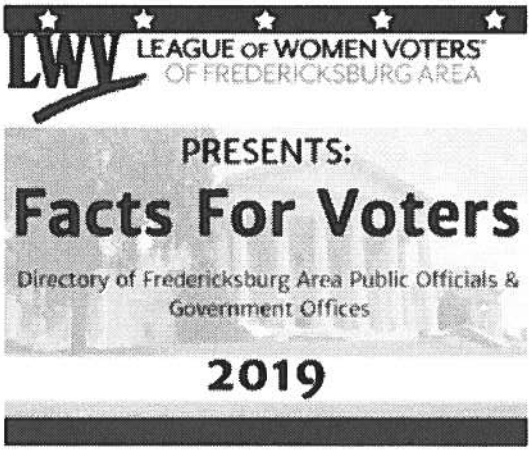
**Issues:**

HOUSING (/MYLO/ISSUES/SOCIAL-POLICY/HOUSING)

**League to which this content belongs:** Fredericksburg Area (https://my.lwv.org/virginia/fredericksburg-area)

# VOTE 411

(https://my.lwv.org/sites/default/files/lwvfra_facts_for_voters_2019.pdf)




(https://my.lwv.org/sites/default/files/lwvfra_facts_for_voters_2019.pdf)

**Our Positions & Priorities** (/virginia/fredericksburg-area/positions)

---

**League of Women Voters ® of Fredericksburg Area (/virginia/fredericksburg-area)**

**Address:**

PO Box 271
Fredericksburg, VA 22404
**Phone:**
(540) 369-3011
**Email:**
lwvfra@gmail.com (mailto:lwvfra@gmail.com)
(http://facebook.com/LWVFRA/) (http://twitter.com/LWVFRA/)

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Terry Coley
Special Exception Application Attachment
1306 Graham Drive Fredericksburg, VA 22401

# EXHIBIT 10

LEAGUE OF WOMEN VOTERS®
OF FREDERICKSBURG AREA

# AFFORDABLE HOUSING FOR LOW-INCOME SENIORS IN THE FREDERICKSBURG AREA

## STUDY COMMITTEE REPORT

February 9, 2019


Study Committee Members

Gerald Anderson, Chair
Diane Shea
Elaine Diepenbrock
Caroline Parr
Cathie Braman


Exhibit 10

**ACKNOWLEDGEMENTS**

This report would not have been possible without the input and assistance from a number of outstanding individuals. The authors wish to gratefully acknowledge the contributions from the following:

Ms. Kim McClellan, Public Policy Director, Fredericksburg Area Association of Realtors
Ms. Sarah Walsh, Vice President of Strategic Initiatives, Rappahannock United Way
Ms. Dee Smith, Executive Director, Central Virginia Housing Coalition
Mr. Bob Straight, Virginia Organizing/Fredericksburg Chapter
Ms. Susanna Finn, Community Development Planner, Community Planning and Building, City of Fredericksburg
Mr. Mike Craig, Senior Planner, Community Planning and Development, City of Fredericksburg
Dr. Linda Millsaps, Executive Director, George Washington Regional Commission

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# INTRODUCTION

For the last 18 months, the Fredericksburg League of Women Voters (covering Virginia Planning District 16 which includes Caroline, King George, Spotsylvania, and Stafford Counties, and Fredericksburg City) has examined the local situation as it relates to affordable housing, specifically affordable housing for low income senior residents. While it is well documented that in our area there is a lack of affordable and accessible housing for residents with limited income or other financial resources, it is not as clear how that same lack of affordable housing specifically impacts our senior residents. This report looks at the most recent available data, reviews existing housing-support programs and incentives at the federal, state, and local levels and evaluates how well these programs are meeting existing housing needs. As part of that discussion, we have identified challenges and barriers low-income seniors may face as they search for affordable housing.

Our summary and conclusions lead us to a series of recommendations - principally for local government action - that will be presented to our League's members to enable them us to reach consensus about the official positions we intend to adopt. These positions will be used to help influence our local legislators and other leaders in the effort to ensure that all low-income seniors are able to live in safe, healthy, and affordable homes.

This report is organized into the following sections:


I. Defining the Problem
II. Current Programs Addressing Affordable Housing Needs for Seniors
   A. Federal Programs
   B. Virginia State Programs
   C. Planning District 16 (PD 16) Affordable Housing Programs and Policies
   D. Housing Support Options in other Virginia Jurisdictions
III. Summary and Conclusions
IV. Study Committee Recommendations
V. References


## I. DEFINING THE PROBLEM

For the purpose of this study, we use the following definitions for "affordable" housing as developed by the U.S. Department of Housing and Urban Development (HUD).

- **Affordable housing** is housing (e.g., a house or apartment) where the occupying household spends less than 30% of their gross income on housing related costs. This includes not only a mortgage payment or rent payment, as applicable, but also all other housing related costs

passed on to the occupying household. This could include real estate taxes, fees, utilities, and maintenance costs.

- When a household spends more than 30% of its income on housing, it is classified as **housing cost-burdened**. Under these circumstances, the household may find it necessary to cut back on items or services that might otherwise be considered necessities (e.g., food, medicine, medical care, or transportation) or put off basic expenditures to keep the residence in good repair. In some instances, households may find it necessary to spend up to 50% of their income on housing related expenses.

- When a household spends more than 50% of its income on housing related costs, it is classified as **severely housing cost-burdened**. Under these circumstances, the cutbacks could become more severe, to the point of threatening health or even life.

According to the American Community Survey, published by the U.S. Census, Virginia's Planning District 16 (PD 16) has an estimated 7,100 senior households (i.e., includes a 65+ year old householder) that are classified as housing cost burdened. Data on those that are severely housing cost- burdened is difficult to ascertain, but based on percentage estimates computed from U.S. data by the Joint Center on Housing Studies at Harvard University, 16% of senior households are severely housing cost-burdened nationwide. If such an estimate holds true for our area, roughly 3,500 senior households in Planning District 16 are severely housing cost-burdened.

Current Senior Populations

A breakdown of the housing cost-burdened senior households by jurisdiction is provided in Table 1. It indicates that:

- The Fredericksburg City population has the largest percentage of housing cost-burdened senior households (42%);
- 32% of senior households in all of PD 16 are housing cost-burdened;
- By county, Spotsylvania has the largest number of housing cost-burdened senior households followed by Stafford.

Table 1. HOUSING COST-BURDENED SENIOR HOUSEHOLDS IN PD 16

| Jurisdiction | Senior Households | | |
|---|---|---|---|
| | Total | Number cost burdened | % cost burdened |
| City of Fredericksburg | 1768 | 743 | 42 |
| | | | |
| Stafford County | 6766 | 1926 | 28 |
| | | | |
| Spotsylvania County | 9090 | 3110 | 34 |
| | | | |
| Caroline County | 2685 | 785 | 29 |
| | | | |
| King George County | 1779 | 533 | 30 |
| | | | |
| Total | 22088 | 7097 | 32 |

Source: U.S. Census Bureau, 2012-2016 American Community Survey, 5-Year Estimates.

Table 2 provides a breakdown of housing cost-burdened senior households by residence type. More than 71% of all housing cost-burdened senior households throughout the region are homeowners (i.e., 5048 homeowners vs. 2049 renters). Looking only at homeowners (vs. renters), 27% are housing cost-burdened.

Table 2. HOUSING COST-BURDENED SENIOR HOUSEHOLDS BY RESIDENCE TYPE

| Jurisdiction | Renters | | | Home Owners | | |
|---|---|---|---|---|---|---|
| | Total | Number Burdened | % | Total | Number Burdened | % |
| City of Fredericksburg | 744 | 446 | 60 | 1024 | 297 | 29 |
| | | | | | | |
| Stafford County | 755 | 483 | 64 | 6011 | 1443 | 24 |
| | | | | | | |
| Spotsylvania County | 1449 | 971 | 67 | 7641 | 2139 | 28 |
| | | | | | | |
| Caroline County | 261 | 74 | 28 | 2424 | 711 | 29 |
| | | | | | | |
| King George County | 212 | 75 | 35 | 1567 | 458 | 29 |
| | | | | | | |
| Total | 3421 | 2049 | 60 | 18667 | 5048 | 27 |

Source: U.S. Census Bureau, 2012-2016 American Community Survey, 5-Year Estimates.

The fact that fewer owners than renters are cost-burdened may reflect a variety of factors. First, many seniors have likely paid off their mortgage and have to pay only maintenance, utility, and tax expenses. Second, even if senior homeowners are still paying off a mortgage that was obtained years ago, they are very likely to have purchased a house that cost significantly less than current house prices, providing equity value upon which they can draw if necessary. In addition, fixed mortgage payments typical of older mortgages do not inflate as quickly over time as monthly rent payments. Long term ownership of a home with a fixed rate mortgage provides some expense stability that may help prevent low income seniors from facing rapidly increasing housing costs.

It has been argued that the numbers included in Table 2 may not accurately represent real life conditions and that individuals counted in these categories may be spending more than 30% of their gross income on housing but are not cost-burdened. One example is given that a senior household making several hundred thousand dollars per year from investments and retirement accounts may be able to spend more than 30% of their income on housing without being burdened. Census Bureau data strongly suggests this is not the case. The median income of senior households in our area by type of household (single or non-single) is shown in Table 3.

Households comprised of a single senior female, which represent 5,793 of the senior households in PD 16, have median incomes ranging from $22,471 in Caroline County to $32,893 in King George County. Households comprised of a single senior male, which represent 2141 households in our region, have median annual incomes ranging from $25,394 in Caroline County to $55,759 in the City of Fredericksburg. Other types of senior households (e.g., senior couples), which represent 14,165 households in our region, have median annual incomes ranging from $50,674 in Caroline County to $77,042 in Stafford County. Based on salary information, it is clear that most seniors living in PD 16 do not enjoy an income level that easily supports current high housing costs.

Table 3. MEDIAN ANNUAL INCOMES FOR SENIOR HOUSEHOLDS IN PD 16 BY HOUSEHOLD TYPE

| Jurisdiction | Single Male Household, 65+ | | Single Female Household, 65+ | | Other Senior Households | |
|---|---|---|---|---|---|---|
| | Number | Median Income | Number | Median Income | Number | Median Income |
| City of Fredericksburg | 327 | $55,759 | 711 | $23,698 | 741 | $67,337 |
| | | | | | | |
| Stafford County | 488 | $40,952 | 1577 | $30,799 | 4701 | $77,042 |
| | | | | | | |
| Spotsylvania County | 862 | $35,888 | 2307 | $28,710 | 5921 | $67,029 |
| | | | | | | |
| Caroline County | 227 | $25,394 | 775 | $22,471 | 1683 | $50,674 |
| | | | | | | |
| King George County | 237 | $42,708 | 423 | $32,893 | 1119 | $67,881 |
| | | | | | | |
| Total | 2141 | | 5793 | | 14165 | |

Source: U.S. Census Bureau, 2012-2016 American Community Survey, 5-Year Estimates

It is possible to calculate the average housing cost that would be affordable for each of these household types in the jurisdiction where they live (see Table 4). To avoid being cost-burdened, a senior female living alone with a median income can afford between $562 and $822 in housing costs, which include utilities, taxes, and maintenance where appropriate. Senior males living alone with a median income for their jurisdictional area can afford between $635 and $1394 per month. Finally, seniors living in non-single households with a median income in their jurisdiction can afford between $1267 and $1926 per month.

Table 4. MEDIAN AFFORDABLE HOUSING COSTS FOR SENIOR HOUSEHOLDS BY JURISDICTION AND HOUSEHOLD TYPE

| Jurisdiction | Single Male Household, 65+ | | Single Female Household, 65+ | | Other Senior Households | |
|---|---|---|---|---|---|---|
| | Median Annual Income | Affordable Monthly Housing Cost | Median Annual Income | Affordable Monthly Housing Cost | Median Annual Income | Affordable Monthly Housing Cost |
| City of Fredericksburg | $ 55,759 | $ 1,394 | $ 23,698 | $ 592 | $ 67,337 | $ 1,683 |
| Stafford County | $ 40,952 | $ 1,024 | $ 30,799 | $ 770 | $ 77,042 | $ 1,926 |
| Spotsylvania County | $ 35,888 | $ 897 | $ 28,710 | $ 718 | $ 67,029 | $ 1,676 |
| Caroline County | $ 25,394 | $ 635 | $ 22,471 | $ 562 | $ 50,674 | $ 1,267 |
| King George County | $ 42,708 | $ 1,068 | $ 32,893 | $ 822 | $ 67,881 | $ 1,697 |

Source: U.S. Census Bureau, 2012-2016 American Community Survey, 5-Year Estimates.

Table 5 provides a picture of the median housing costs for each jurisdiction by housing type. As one might expect, the data show that owning a home without a mortgage is the least expensive housing available. However, if one looks at these data along with that in Table 4, it becomes apparent that for senior females in the area, a mortgage-free home is likely the *only* affordable means of living alone. Homes without a mortgage are the only option shown in these data to be affordable when compared to a single female's calculated 30% of income limit for housing. Note that the median affordable housing cost for senior females is less than the median housing cost for single males and all other senior living configurations. Clearly, there is a range of available housing costs for each category, but finding affordable options becomes less likely as the median costs increase.

Table 5. MEDIAN MONTHLY HOUSING COSTS BY TYPE AND JURISDICTION

| Jurisdiction | Own Home with Mortgage | Own Home without Mortgage | Zero bedroom rental | One bedroom rental | Two bedroom rental |
|---|---|---|---|---|---|
| | | | | | |
| City of Fredericksburg | $1,846 | $480 | $784 | $922 | $1,119 |
| | | | | | |
| Stafford County | $2,066 | $514 | $1,160 | $1,093 | $1,255 |
| | | | | | |
| Spotsylvania County | $1,671 | $452 | $1,362 | $1,032 | $1,198 |
| | | | | | |
| Caroline County | $1,437 | $379 | $677 | $759 | $826 |
| | | | | | |
| King George County | $1,864 | $482 | -- | $802 | $960 |

Source: U.S. Census Bureau, 2012-2016 American Community Survey, 5-Year Estimates.

The data in Tables 4 and 5 suggest that seniors *not* living alone are most likely to find affordable housing in PD 16 except under non-typical circumstances. The median annual income for these households is within a few hundred dollars per month of the median housing costs for all housing types.

The ability of a senior male living alone to find affordable housing is moderate. His median annual income is likely to be great enough to live comfortably in an owned home without a mortgage or in a zero or one-bedroom rental in any of the jurisdictions. He may have difficulty, however, finding an affordable home to buy with a mortgage or a larger rental unit.

It is evident that a significant senior population exists in PD 16 that has difficulty finding affordable housing at this time. It appears that there are nearly 7,100 senior households that are housing cost-burdened (i.e., spending more than 30% of household income for housing related costs) and nearly 3,500 senior households that are severely housing cost-burdened (i.e., spending more than 50% of household income on housing related costs).

Future Senior Population Projections

The data seems to demonstrate that there is a substantial affordable housing problem facing our area today. If current trends continue, the situation is likely to worsen over time.
The U.S. Census Bureau projects that by 2030, the 65+ population will exceed 74 million, an increase of 55% from 2015. By 2060, it projects that the 65+ population will exceed 98 million, a 102% increase from 2015. Housing affordability for low-income seniors, therefore, is likely to become more severe in future years unless forthcoming generations are more prepared for their senior years.

Looking into the future of household income for today's seniors versus the household income of the next generation of seniors, Table 6 provides a partial listing of the annual household income for households aged 65+ and households aged 46 to 64. The number of households aged 65+ are shown with annual incomes between $0 and $39,999. The number of households aged 45-64 years old are shown with annual incomes between $0 and $59,999. The extension to an income of $59,999 for the 45-64 year old group was made because published studies suggest that retirement income for households is typically between 50% and 75% of pre-retirement income. Therefore, households making $60,000 per year in pre-retirement will likely have an income of approximately $30,000 - $45,000 per year after retirement.

Table 6 shows that today there are 7,999 senior households in PD 16 with annual household incomes ranging from $0 to $40,000 per year. In twenty years, it is projected that there will be roughly 12,312 current households that will be in the 65+ category and have household incomes between $0 and $40,000 per year (assuming that upon retirement, those households will earn approximately 60 percent of their pre-retirement income).

This suggests a 54% increase in housing cost-burdened senior households in our area twenty years from now. This assumption is based upon no growth in area population over the next 20 years and that the survivors in the current 65+ group will equal the loss of members of the 46 to 64 group. It also assumes that the economic conditions of households in twenty years will be about the same as today.

Significant population growth or deterioration in the area's economy could easily increase the change in housing cost- burdened senior households well beyond 54% in twenty years. Conversely, a substantial loss of area senior population or considerable improvement in the local economy potentially could decrease the number of disadvantaged senior households over the next twenty years.

Table 6. NUMBER OF HOUSEHOLDS IN AREA WITH LOW TO SEVERELY-LOW ANNUAL INCOME IN 2016 BY AGE GROUP.

| Annual Household Income/ Age Group | City of Fredericksburg | Stafford County | Spotsylvania County | Caroline County | King George County | Total |
|---|---|---|---|---|---|---|
| Less than $10,000 | | | | | | |
| 65+ | 79 | 237 | 419 | 174 | 33 | 942 |
| 45 to 64 | 305 | 297 | 502 | 269 | 101 | 1474 |
| | | | | | | |
| $10,000 to $14,999 | | | | | | |
| 65+ | 225 | 166 | 419 | 142 | 130 | 1082 |
| 45 to 64 | 77 | 185 | 317 | 92 | 78 | 749 |
| | | | | | | |
| $15,000 to $19,999 | | | | | | |
| 65+ | 119 | 374 | 384 | 265 | 43 | 1185 |
| 45 to 64 | 107 | 420 | 306 | 61 | 53 | 947 |
| | | | | | | |
| $20,000 to $24,999 | | | | | | |
| 65+ | 121 | 204 | 489 | 165 | 126 | 1105 |
| 45 to 64 | 103 | 280 | 316 | 104 | 43 | 846 |
| | | | | | | |
| $25,000 to $29,999 | | | | | | |
| 65+ | 38 | 401 | 606 | 240 | 142 | 1427 |
| 45 to 64 | 102 | 313 | 476 | 179 | 76 | 1146 |
| | | | | | | |
| $30,000 to $34,999 | | | | | | |
| 65+ | 111 | 320 | 396 | 135 | 92 | 1054 |
| 45 to 64 | 162 | 342 | 379 | 254 | 57 | 1194 |
| | | | | | | |
| $35,000 to $39,999 | | | | | | |
| 65+ | 41 | 368 | 505 | 206 | 84 | 1204 |
| 45 to 64 | 128 | 373 | 362 | 261 | 74 | 1198 |
| | | | | | | |
| $40,000 to $49,999 | | | | | | |
| 45 to 64 | 87 | 477 | 732 | 214 | 102 | 1612 |
| | | | | | | |
| $50,000 to $59,999 | | | | | | |
| 45 to 64 | 232 | 919 | 1,268 | 560 | 167 | 3146 |
| | | | | | | |
| TOTAL(<$40K retirement income) | | | | | | |
| 65+ | 734 | 2070 | 3218 | 1327 | 650 | **7999** |
| 45 to 64 (65+ in 20 yrs) | 1303 | 3606 | 4658 | 1994 | 751 | **12312** |

Source: 2012-2016 American Community Survey 5-year estimate.

The projected increase of 54% in housing cost burdened senior households in PD 16 over the next twenty years is consistent with national projections by the Joint Center for Housing Studies at Harvard University. It projected the growth in all severely cost-burdened renters throughout the United States from 2015 until 2025. It also projected an increase of between 30.4% and 62% for senior renters over that ten year period. At the same time, the study projected income changes from a best case scenario where increases in income (3.0% per year) exceeded the increase in rents (2% per year), to a worst case scenario where rents increased faster than incomes (3% per year rent increase and 2% per year income increase).

Assuming that national estimates are reflected in PD 16, an even greater need for lower-cost housing for seniors -- especially single female seniors -- appears likely during the next twenty years. Based on data from our area on the current population and income distribution by age, the number of senior households with earnings of less than $40,000 will likely increase by approximately the same 54% as is projected for the rest of the country.

## II. CURRENT PROGRAMS ADDRESSING AFFORDABLE HOUSING NEEDS FOR SENIORS

Providing affordable housing for lower income households, including seniors, is not a new topic. Since the Great Depression, Federal, state and local programs have been developed over time to help provide affordable housing for economically disadvantaged households.

Even though the United States currently has numerous affordable housing programs under various statutes, a shortage of affordable housing for low income seniors remains and is likely to increase. Most of the existing affordable housing programs do not appear to be fully meeting current and projected needs. Many of those that were enacted to subsidize housing costs for the most disadvantaged households are not accepting any new households into the programs. Other programs may be producing "affordable" housing but not necessarily for extremely low and very low income families.

In the following sections, Federal, State, and local programs that could have an impact on affordable housing for low income senior households are outlined. Some were designed specifically for senior households.

### A. Federal Programs

Over the decades the federal government funded a number of different supportive programs. These programs are administered primarily by the Internal Revenue Service (IRS), U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of Agriculture (USDA). While low-income seniors are eligible for most of the programs, very few are specifically designated for very-low income elderly individuals. Key programs are summarized below.

*Internal Revenue Service (IRS) Low-Income Housing Tax Credit (LIHTC)*

The IRS' Low Income Housing Tax Credit (LIHTC) program is the most widely available program for developers to build affordable housing for individuals and families. Investors receive federal tax credits which can be directly subtracted from their annual federal income taxes. This permits developers to finance a project at almost zero interest, resulting in making the project much less expensive to develop and build, particularly when the income from the tax credits is combined with other sources of public financing. It is expected that the cost of owning or renting these homes will be lower than the general market rates.

The City of Fredericksburg currently includes numerous projects that used the LIHTC as one part of their financing package. These are:

- Townsend Square
- Madonna House
- Crestview
- Riverside Manor
- Wicklow Square
- Forest Village
- Weston Circle
- Mill Park Terrace
- Hazel Hill
- Colonial Heights

In reality, the rent charged at some of these projects is not necessarily affordable to low-income renters. Under the program, some of the apartments within the project must rent at a price of roughly 50--60% of the average median income (AMI) for the metropolitan area in which the project is located. Fredericksburg and most of the surrounding counties is classified by the U.S. Department of Housing and Urban Development (HUD) as part of the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area. This means that the average median income takes into account the annual income of the families residing within the northern Virginia suburbs of Washington, DC. As a result, the AMI for a family of four residing in any of the covered jurisdictions - including Fredericksburg and most of the surrounding counties - is set at $117,200 per year. For a family of two the AMI is $93,800 per year. As a result, the corresponding target rent under this program for a two-bedroom apartment is $1318 to $1582 per month, and for a one-bedroom apartment, it is $1099 to $1319 per month.

In contrast, the annual medium household income in the City of Fredericksburg is estimated at $53,980 per year by the 2012-2016 U.S. Census American Community Survey 5-year estimates. Using the 30% rule for affordability, an affordable rent for the *average* household in Fredericksburg is $1350 per month (including utilities). An affordable rent for a *low income* household with an income of 50% of the AMI for the city is $675 per month (including utilities).

This clustering of most jurisdictions in our area with the wealthier Virginia cities and counties to our north results in a very small number of rental units being built using the LIHTC program that are affordable to low-income families and individuals.

Only Caroline County is classified within the Richmond HUD Metro FMR Area, which results in an AMI for Caroline County low-income residents of $83,000. Such an income would translate to a monthly rental of approximately $2045. To be affordable, rents need to be subsidized. There are two LIHTC-funded rental complexes in Bowling Green with 32 units in the first, and 56 units in the second.

*HUD Supportive Housing for the Elderly (Section 202)*

The Housing Act of 1959 created the Supportive Housing for the Elderly program, which has two components. The first is a capital advance to develop rental housing through new construction, rehabilitation, or acquisition. Capital advance funds bear no interest and repayment is not required as long as the housing remains available for the intended, low-income seniors for at least 40 years. Private nonprofit organizations may apply to develop Section 202 projects. The organizations must contribute a minimum capital investment of 0.5 percent of the amount that HUD advances. Eligible residents must be at least 62 years of age and of *very low* income (i.e., less than 50% of AMI).

The second component of Sec. 202 is a rental assistance fund. This fund makes up the difference between the HUD-approved operating expenses of the development and the amount of rent the resident pays (30% of adjusted income). These funds may also be used by the nonprofit organization to hire a service coordinator and pay for supportive services (e.g., emergency repair contractors).

This area has only one apartment complex that was built under the Section 202 program and which continues to be supported under the program. Mill Park Terrace Apartments in the City of Fredericksburg also used the LITTC program for some of its construction costs. It has 128 senior apartments. According to information from its service coordinator, there is a waiting list of roughly 150 seniors seeking an apartment at any one time. The coordinator has estimated that the typical waiting time to rent an apartment at Mill Park Terrace is two or more years.

HUD has stopped providing funding for capital advances to develop new housing under Sec. 202, so it does not appear likely that this area will get any additional Section 202 - assisted apartment complexes. HUD continues to provide project rental assistance funding for Mill Park Terrace.

*HUD Housing Choice Voucher Program (Section 8)*

The Housing Choice Voucher Program, also known as the Section 8 voucher program, is the primary HUD program for providing rental assistance to *very low* income families, including the disabled, and the elderly. The vouchers received under this program may be

used to subsidize rent at any single-family home, townhouse or apartment whose owner accepts a Section 8 voucher.

This program is administered locally by public housing agencies that receive HUD funding. In the Fredericksburg area, Section 8 vouchers are managed by the Central Virginia Regional Housing Coalition.

Under this program, HUD pays the property owner the difference between what the resident can afford to pay for rent and the actual rent for the unit. Eligibility for a voucher is based upon the family's total gross income and size. A family's income may not exceed 50% of the median income for the metropolitan area in which the unit is located. Because most of the Fredericksburg area is considered by the federal government to be within the Northern Virginia housing market, with its higher median incomes and rents, it results in significantly higher rents at any apartment complexes in our region that might otherwise be affordable to persons seeking to use a Section 8 voucher.

A person or family with a housing voucher must pay 30% of their monthly adjusted gross income for rent and utilities, and if the unit rent is greater than the payment standard, the renter is required to pay the additional amount. Currently, the Central Virginia Regional Housing Coalition is not accepting new applications for Section 8 vouchers even if a family qualifies in terms of income.

*HUD Self-Help Ownership Opportunity Program (SHOP)*

The Self-Help Homeownership Opportunity Program (SHOP) is a HUD program designed to help people with lower incomes to own a home. Under this program, HUD awards grant funds to eligible national and regional non-profit organizations to purchase home sites and develop or improve the infrastructure for new or rehabilitated housing. At the same time, the homebuyers must be willing to contribute significant amounts of their own sweat equity toward the construction or rehabilitation of their home.

To apply for SHOP grants, organizations must have experience in using homebuyer and volunteer labor to build housing and must have completed at least 30 units of self-help homeownership housing within the last 24 months. SHOP grant funds are made available through HUD's annual SHOP NOFA competition. Eligible homebuyers must apply to participate in the SHOP program through a current SHOP grantee or one of their affiliates.

*HUD Home Investments Partnership Program (HOME)*

The HOME Program administered by HUD provides grants to states and units of local government for a variety of housing activities, according to local housing needs. Eligible uses of funds include tenant rental assistance, housing rehabilitation, assistance to homebuyers, and new construction of housing. HOME funding may also be used for site acquisition, site improvements, demolition, relocation, and other necessary and reasonable

activities related to the development of non-luxury housing. Funds may not be used for public housing or for Section 8 tenant rent subsidies.

All housing developed with HOME funds must serve low- and very low-income families and individuals. For rental housing, at least 90 percent of the families benefited must have incomes at or below 60 percent of the area median income; the remaining 10 percent of the families benefited must have incomes at or below 80 percent of area median income. For home ownership, assistance must be to families with incomes at or below 80 percent of the area median income.

Each year, HUD publishes the applicable HOME rent limits by area, adjusted for bedroom size. For projects with five or more HOME assisted rental units, 20 percent of the units must be rented to very low-income families.

Eligibility is limited to states, cities, urban counties, and consortia (contiguous units of local governments with a binding agreement). Participating jurisdictions must provide a 25 percent match of their HOME funds. Participating jurisdictions must also set aside at least 15 percent of their allocations for housing to be owned, developed, or sponsored by community housing development organizations.

HOME funds are allocated using a formula designed to reflect relative housing need. Forty percent of the funds are allocated to states, and 60 percent is allocated to units of local government. Virginia receives at least $3 million per year.

Large local jurisdictions that are eligible for at least $500,000 in direct funding also can receive an allocation from the state. Smaller population communities like Fredericksburg and/or its surrounding counties that do not qualify for an individual allocation under the formula can team up with one or more neighboring counties to form a consortium whose members' combined allocation would meet the threshold for direct funding.

The City of Fredericksburg could separately participate in HOME by applying for program funds made available by Virginia, but it would have to compete with other lower population jurisdictions within the state.

*HUD Public Housing*

HUD provides federal aid to local housing agencies (HAs) that manage public housing units for low-income residents. Public housing is limited to low-income families and individuals. Eligibility is based on annual gross income and status as elderly, as a person with a disability, or as a family, as well as on citizenship or immigration status.

HA's use the same income limits set by HUD for most other HUD programs -- the low income limits at 80% and very-low income limits at 50% of the median income for the

county or metropolitan area in which the housing is located. At this time there are no local housing agencies in PD 16 that manage public housing units.

*USDA Housing Direct Loans*

The U.S. Department of Agriculture operates programs for affordable housing projects in rural areas, as designated by each state's USDA Rural Development office. The Multi-Family Housing Direct Loan program provides competitive-priced financing for developers of affordable multi-family housing for low-income, elderly, or disabled individuals and families. Developers, including private and non-profit organizations, are eligible to apply for purchase, improvement and construction loans if they cannot obtain commercial credit that would allow them to charge rents that are affordable. Applications are accepted on an annual basis.

Other USDA housing programs include:

- single family low-interest loans
- fixed rate direct home loans and guarantees
- single family housing repair loans and grants, and
- competitive grants to public and private non-profit Self-Help Housing organizations and Federally Recognized Tribes to be used by families to build their own homes

The City of Fredericksburg, Stafford County, and the urban portion of Spotsylvania County do not qualify for USDA's housing programs, but King George, Caroline, and the rural portions of Spotsylvania are eligible.

*National Housing Trust Fund (HTF)*

The National Housing Trust Fund (HTF) is a fund created by the Housing and Economic Recovery Act of 2008. The purpose of the HTF is to help provide for the construction and preservation of housing, principally rental units, for *extremely low-income households* (i.e., households with incomes less than 30% of the area AMI). To a lesser extent, HTF also supports homeowner housing, for *very low-income households* (i.e., households with incomes between 30% and 50% of the area AMI).

Unlike other federal housing assistance programs, the HTF has a dedicated funding source. Freddie Mae and Freddie Mac are assessed 0.042% of their total business volume for various federal programs. Sixty five percent of the total assessment goes to the HTF.

HUD administers the funds by providing annual general purpose grants to states based on population ("block grants") to the states and U.S. possessions after approval of their spending plans. A State must use at least 80% of each annual grant for rental housing. Up to 10% may be used for homeownership, and up to 10% may be used for the grantee's reasonable administrative and planning costs.

The HTF funds may be used for the production or preservation of affordable housing through the acquisition, new construction, reconstruction, and/or rehabilitation of non-luxury housing with suitable amenities. Eligible activities and expenses include:

- Real property acquisition
- Site improvements and development hard costs
- Related soft costs
- Demolition
- Financing costs
- Relocation assistance
- Operating cost assistance for rental housing, and
- Reasonable administrative and planning costs

All HTF-assisted units are required to have a minimum affordability period of 30 years. Eligible forms of assistance include:

- Equity investments
- Interest-bearing loans or advances
- Non-interest bearing loans or advances
- Interest subsidies
- Deferred payment loans
- Grants, and
- Other forms of assistance approved by HUD.

The first allocation of HTF funds was made in 2016; Virginia received $3,139,830. In 2017, Virginia was allocated $4,672,562, and in 2018, the state distribution was identical to 2017. Local governments must compete for the funding by filing proposed projects or programs with the Virginia Department of Housing and Community Development.

As a relatively new program, HTF is yet to be widely utilized in Virginia.

**B. Virginia State Programs**

There are a variety of programs administered within Virginia that focus on supporting residents' ability to locate and use affordable, accessible, and acceptable housing. The most prominent are discussed below.

*Virginia Housing Development Authority (VHDA)*

VHDA is a self-supporting, not-for-profit organization created by the Commonwealth of Virginia that is designed to help Virginians attain affordable housing. VHDA provides mortgages, primarily for first-time homebuyers and developers of quality rental housing. VHDA uses no state taxpayer dollars but raises money in the capital markets to fund loans. It also teaches free

homeownership classes and helps people with disabilities and the elderly make their homes more livable. VHDA works with lenders, developers, local governments, community service organizations and others.

VHDA has many different programs to help individuals buy or rent an appropriate home. To qualify for a VHDA loan, an applicant must demonstrate credit worthiness and have both a stable income and adequate funds for a down payment and other purchase costs. By definition, this requirement may effectively exclude those in the very or extremely low-income levels. To obtain a loan, the applicant must be a first time homebuyer (unless the purchase is for a home in an Area of Economic Opportunity), and intend to live in the residence – it may not be used for a trade or business. The VHDA loan program requires applicants to complete the VHDA's Homeownership Education Class. .

The Housing Choice Voucher Program helps provide affordable housing to very low- and low-income individuals and families, including people with disabilities and senior citizens. Vouchers are distributed through VHDA in partnership with local housing agency partners and allow qualifying prospective tenants to select from a wide range of housing options. In Planning District 16, the voucher program is administered by the Central Virginia Housing Coalition.

The tenants pay the landlord a percentage of their monthly income, with the voucher subsidizing the remainder. A rental unit qualifies for subsidy only if it is in decent, safe, and sanitary condition as defined by program Housing Quality Standards. A unit may include single family homes, apartments, or mobile homes.

VHDA also has some "accessibility grants" available through the Rental Unit Accessibility Modification (RUAM) program. These grants are for modifications that would improve daily living for persons with disabilities. While fair housing laws generally permit modifications, tenants typically bear the cost of having the modifications made. Grants of up to $4,000 per rental unit are available to qualified tenants who earn 80% or less of the area median income based on HUD guidelines.

*Department of Housing and Community Development (DHCD)*

The VA Department of Housing and Community Development invests more than $100 million each year into housing and community development projects throughout the state - the majority of which are designed to help low- income to moderate-income citizens. Programs and partnerships are designed to support economic development, revitalization, infrastructure improvements, housing, and other community issues. DHCD programs generally fall into four categories:

- housing finance services,
- housing preservation,
- community infrastructure development, and
- shelter services.

Examples include: down payment assistance (DPA); gap financing to support production of affordable housing; preservation and rehabilitation support for existing affordable housing stock; Virginia Community Development Block Grant (VCDBG); grant assistance to homeless shelters; and support for child care and services for children from homeless families. The DHCD also administers the National Housing Trust Fund (see below). Direct shelter and child care services will not be discussed here.

Among finance services, the Down Payment Assistance (DPA) program provides flexible gap financing for first-time homebuyers with household incomes at or below 80% of the Area Median Income (AMI) to purchase homes that are safe, decent and accessible. Home buyers access funds through local DPA provider agencies that are selected by the state through a competitive application process.

There is considerable flexibility in the type of home, including condos and manufactured homes that can be purchased under the program. Houses purchased under the DPA must pass a Uniform Physical Condition Standards inspections, and a visual paint Assessment by a certified lead inspector if built before 1978. The DHCD grants require that the buyer completes a homebuyer education counseling course.

Housing and associated costs cannot exceed 95% of the area median home sales price as established by HUD. The homebuyer must provide 1% of the sales price from their personal income, or a contribution of $500 if their income is below 50% of AMI.

DHCD housing preservation programs generally emphasize development and modification of housing rather than direct support of the owner or renter. A preservation grant requires some long term guarantee of access to permanent utility hook-up and must be located on land that is owned by the participant or leased for a period at least equal to the affordability period.

Comprehensive community development assistance is available through the Virginia Community Development Block Grant (VCDBG) program in non-urban parts of the state. This federally funded program provides grants to eligible units of local government for projects that address critical community needs, including housing, infrastructure, economic development and telecommunications.

The DHCD also administers the funding from National Housing Trust Fund (HTF) that is allocated to the state (see Federal Program section). The DHCD allocates these funds competitively through its annual "Affordable and Special Needs Housing" application process. Non-profits propose projects making use of the funds in various jurisdictions throughout the state and the DHCD selects the most beneficial. The projects must relate to affordable rental properties for **extremely low-income households**. The funds are provided as low interest loans for construction or rehabilitation.

*Virginia Housing Trust Fund*

The Virginia Housing Trust Fund was established in 2013. The trust fund receives funds as appropriated by the General Assembly from the general fund of the Commonwealth of Virginia. In the most recent biennium budget, this fund is to receive $5.5 million in 2018 and 2019.

At least 80% of the fund is to be used for short, medium, and long-term loans to reduce the cost of homeownership and rental housing. Up to 20% of the fund may be used to provide grants for targeted efforts to reduce homelessness.

The Virginia Department of Housing and Community Development (DHCD) administers distribution of the funds along with the Virginia Housing Development Authority (VHDA). The 80% that is earmarked for reducing the cost of homeownership and rental housing is included in the semi-annual "Affordable and Special Needs Housing" application process and distributed according to the benefits determined for the various projects (see above).

## C. Planning District 16 Affordable Housing Programs and Policies

There are also are a number of locally operated programs, policies and incentives to help low income residents obtain or retain affordable housing. Some key local approaches are described below.

***PROGRAMS***

*Tax relief*

State law allows local jurisdictions to provide real estate tax relief for seniors (65 and older) and the disabled, but the requirements and amount of tax relief differ from one jurisdiction to the next.

In *Fredericksburg*, tax relief is provided if (1) the home is the sole dwelling of the owner; (2) income from all sources does not exceed $50,000; and (3) the total net worth of the owner(s) is less than $200,000. The value of the house and lot are not included in the net worth.

*Stafford County* provides several programs. Full tax relief (up to $3000) is provided to seniors whose total income is less than $35,000 and whose total net worth is $200,000 or less. Partial relief at 50% is provided to seniors whose income is between $35,001 and $40,000 and whose net worth is no more than $200,000. Fifty percent relief is also provided to seniors whose income is $30,000 or less and whose net worth is no more than $400,000. These programs apply only to the applicant's home and one acre of land. The maximum tax relief is $3000.

*Spotsylvania County* provides relief to those who meet the following criteria: Income of $50,000 or less; net worth less than $200,000 (excluding home and up to 10 acres); and applicants reside in Spotsylvania County at the exempted home. Up to $1200 in taxes can be exempted under this program.

*King George County* provides tax relief to those that meet the following criteria: the combined gross income of the household is not greater than $40,000 and the maximum amount of assets of the household does not exceed $60,000 excluding the dwelling and five acres of land. Under these circumstances, eligible residents will have their total property tax bill exempted.

*Caroline County* exempts up to $1000 in real estate taxes for seniors whose household income does not exceed $40,000 and net worth, excluding the house and land, is not more than $85,000.

*Funds for House Repair and Accessibility*

In all the jurisdictions, some funds are available for house repair and accessibility needs for low-income homeowners including seniors. In Stafford, Spotsylvania, Caroline and King George Counties, the state-funded Emergency Home and Accessibility Repair Program (EHARP) provides funds to low-income residents to remove urgent, emergency health and safety hazards. It also addresses physical accessibility barriers for low-income Virginians. The program provides funding to local administrators to undertake physical repairs that improve housing conditions. Eligible repairs can include plumbing, structural, electrical, roofing, as well as installation of wheelchair ramps and other accessibility modifications. Up to $4000 is available for applicants.

Healthy Generations, formerly known as the Rappahannock Area on Aging, previously was the local administrator of this program, but this year the program was transferred to the Caroline County Habitat for Humanity organization.

As an "entitlement community" based on need, Fredericksburg does not qualify for the EHARP program but instead receives a Community Development Block Grant (CDBG) from the Virginia Department of Housing and Urban Development (DHUD). This grant, which provides emergency funds for plumbing, electricity and roof repair, is open to all income-eligible homeowners (at or below 50% of the area median income). Loans are forgiven over five years at 20% of the loan each year. In the 2018-2019 fiscal year the City received approximately $186,000 from the CDBG, which funds home repair as well as other programs, including down payment assistance, removing architectural barriers, etc. Assistance can range from a few thousand dollars to $22,000, depending on need. The DHUD takes applications year-round and maintains a waiting list.

***POLICIES***

*Land Use and Zoning Policies*

Land use and zoning policies have the potential to provide incentives for producing or preserving housing for low-income households, including seniors. The ability of a city or county

in Virginia to adopt zoning tools to control land use or provide incentives for expanded housing is constrained by state statute. Virginia is a "Dillion's Rule" state in which the legal authority of local governments is limited by what state statutes have "expressly granted" or "fairly implied" to the jurisdiction. If a Virginia jurisdiction is interested in regulating the use of property, such as requiring developers to set aside some rental apartments for low-income residents, it may be necessary to change state law to allow the city or county to exercise that specific authority. Some changes to local housing policies may be achieved by other means, such as city or county ordinances or voluntary incentive programs.

*Occupancy Regulations and Potential Senior House Sharing*

By using creative shared housing situations, seniors may be able to ensure that the cost of their total housing expense is affordable although some of these possibilities also may be limited by local occupancy regulations and other zoning policies.

In *Fredericksburg*, occupancy regulations in the zoning code place a limit of no more than three unrelated people living together as a family. The definition of "family" is "one person or two or more persons related by blood, adoption or marriage, living and cooking together as a single housekeeping unit, with no more than two boarders, or a group of not more than three unrelated persons living together as a single housekeeping unit." A larger group may share a residence only if they are identified in Sec. 15.2-2291 of the Code of Virginia (e.g., mental illness, intellectual disability, or developmental disabilities).

In a summary sheet that outlines occupancy restrictions, the City portrays overcrowding as the reason for limiting the size of households with unrelated residents. It refers to health studies that show risks from overcrowding (e.g., limiting children's exercise and play areas, reducing privacy, fatigue from routine household tasks, spread of infection and disease). According to conversations with local officials, it appears that the current restrictions were devised primarily to address overcrowding in housing rented to students.

For *King George and Caroline Counties*, there are no zoning regulations regarding who occupies a dwelling. Instead, the total number of people who may reside in a dwelling is based upon an adequate number of bedrooms and adequate drainage of the property. House sharing, therefore, is an alternative option in those counties.

In *Stafford County*, a group of up to 4 unrelated persons living and cooking together is permitted under the zoning code. The limitation on the number of unrelated persons does not apply to any of the residents who are handicapped. While not as flexible as the regulations in King George or Caroline Counties, Stafford County's requirements are more open to the option of house sharing for senior citizens.

*Spotsylvania County* has an identical residential occupancy ordinance to that in the City of Fredericksburg.

*Accessory Dwelling Unit Regulations ("In-Law Suites")*

Accessory dwelling unit is the legal designation for a private living area either within, attached to or on the same property as a house. These units are also often referred to as "in-law suites", "granny flats" or "carriage houses."

In *Fredericksburg*, current zoning laws allow accessory dwellings, but only when the accessory dwelling does not make the number of dwellings on the property exceed the existing zoning code. For example, if a property is zoned Residential-4, four dwellings are permitted per acre. Lots where an accessory dwelling could be permitted are very rare because most residentially-zoned areas in the city already have the maximum number of dwellings per acre. Developers generally sub-divide their property to take maximum advantage of the zoning limits so that they can build as many units as are allowed. As a result, particularly in the older city neighborhoods, "infill" building projects have reached the limits of the dwelling site maximums. The city council has recently, however, asked the zoning department to investigate how the rule might be relaxed to permit more accessory dwelling units in the future.

In *Stafford County*, accessory dwellings are permitted in areas zoned A-1 Agricultural, A-2 Rural Residential, and R-1 Suburban Residential. The dwellings are subject to the following regulations:

- An accessory dwelling shall not exceed twenty-five (25) percent of the total gross floor area of the principal dwelling unit.
- There shall be no more than one accessory dwelling per lot.
- When an accessory building is located in the principal dwelling, the entry to the unit and its design shall be such that the appearance of the building shall remain a one-family residence.
- An accessory dwelling shall have the same address as the principal dwelling,
- This term shall not include a carriage house.

In *Spotsylvania County*, "accessory apartments" are the only accessory dwellings permitted and are permitted only in mixed-use districts (MU-1 through MU-4). These units can be above a garage or elsewhere. They must be at lease 200 square feet and meet all property set-back limits. A discussion with the planning department indicates that no requests have been made for such units in the county.

*Caroline County* permits only a separate dwelling unit within a Rural Preservation District and they are termed "family apartments". These dwellings have several stringent restrictions, including the following:

- Units may not be occupied by more than three (3) persons, at least one of which must be the natural or adopted parent, grandparent, child, grandchild, brother, or sister of the owner and occupant of the single family residence on the same lot;

- Unit can contain no more than 1,000 square feet of living space, with a single bedroom
- No dwelling units other than the principal structure (a single-family dwelling) and only one such family apartment shall be located on a lot;
- When such a unit is no longer needed by a member of the immediate owner's family and the three (3) year period following the date it passes final inspection by the County Building Official has expired, the unit shall be considered a nonconforming use and as such can be rented to anyone.

In *King George County*, accessory dwellings are permitted only within the R-1 district (one dwelling per lot) by special exception and require at least two public hearings and approval by the board of supervisors. The accessory dwelling unit can be no larger than 800 square feet. Other restrictions include that the overall property continue to have the appearance of a single dwelling, and that if no public or well water or community sewer is available at the property, the overall lot size requirement for the single dwelling must be increased by at least 5,000 square feet.

### D. Housing Support Options in Other Virginia Jurisdictions

There are some creative approaches being used in other areas of the state to address the problem of insufficient affordable housing. Several of these are described below.

*Donated Public Land*

Some local governments have made land available at reduced or no cost for affordable housing. Excess land can be owned by the city or county, a school district, a parks authority or other local entity and can be either vacant or underutilized. Both Arlington County and the City of Alexandria have programs that use public land for affordable housing.

*Faith-Based Development*

There are many houses of worship, some of which have valuable surplus land or underutilized areas on their property. All or part of such land might be sold or leased for the purpose of turning it into living space for low-income seniors. According to David Bowers, vice-president of the non-profit Enterprise Community Partners, as reported in the Washington Post, the Mid-Atlantic region has become a national leader in this area.

Such projects are typically a public-private partnership between the developer, the church, and city or county housing offices which assist with long-term loans. Arlington County and the City of Alexandria have both used this method to build low-income housing.

*Inclusionary Zoning/Density Bonus Offsets*

Inclusionary zoning is a set of mechanisms, both voluntary and mandatory, that are designed to address local policy goals. Local jurisdictions are allowed by state law to enact voluntary

inclusionary zoning ordinances. Approximately 13 cities and counties in Virginia, including Fredericksburg City, have adopted inclusionary-type ordinances.

These types of ordinances cannot require developers to include affordable housing units in new projects unless the developer is compensated with some type of benefit in exchange for doing so. A benefit, such as allowing the developer to build the project with more units than would otherwise be permitted (a "density increase") makes inclusionary zoning in most Virginia communities essentially a voluntary incentive. Jurisdictions in Planning District 16 can only encourage developers to include affordable housing in their projects by offering project incentives. These can include offering the developer the ability to construct at a higher density than the underlying zoning allows (e.g., allowing an 80-apartment complex where the underlying zoning allows only 60 apartments), or providing a faster project approval process than other developers are normally provided.

Some Virginia jurisdictions have obtained statutory authority from the General Assembly to adopt ordinances that can mandate developers to provide inclusionary zoning. None of the jurisdictions in Planning District 16 are in this category, so counties and the City of Fredericksburg have no authority to require that developers negotiate with them when new projects are planned. State legislation would have to be introduced and passed to give local governments in our area the ability to require inclusionary zoning.

Arlington County has an Affordable Housing Ordinance that gives developers additional density for a project if they include a certain number of affordable units or contribute to the county's Affordable Housing Investment Fund. The City of Alexandria provides an incentive to build affordable housing units by providing a "bonus density" of up to 20 percent and a bonus height of up to 25 feet in exchange for affordable units or by making an equivalent contribution to the City's Housing Trust Fund. The counties of Loudoun, Fairfax, Albermarle and Fairfax City and also have similar programs, although none of them appear to be reserved for low-income senior housing.

*Local Housing Trust Fund*

Local governments in Virginia have statutory authority to establish a local housing fund. The requirements are somewhat different for cities than for counties. Generally a local trust fund receives its revenues from a dedicated funding source - such as developer contributions, loan repayments and interest. It can be used to leverage private and public financing to develop and rehabilitate affordable housing projects. It can also be used as a match for federal HOME funds, homebuyer education and foreclosure prevention, and a variety of other local projects.

The City of Alexandria Housing Trust Fund is nearly 30 years old and has helped to create more than 260 units and over 150 rehabilitation and accessibility projects. It is overseen by an advisory committee, administered by the City's Office of Housing and the disbursement of funds is authorized by the city council. The City of Richmond began a Housing Trust Fund in 2015-2016 with $2.2 million and attracted $78 million in private and public funds. As a result,

1100 families, seniors and previously homeless individuals now have safe, affordable housing. By the city's estimates, over 700 jobs have been created and more than $50 million in economic activity has been generated.

*Affordable Housing Overlay Zone*

Overlay zones are generally used to protect special features in a community such as historic buildings, wetlands, and waterfronts. Such zones are applied over one or more existing zoning districts and provide additional or stricter standards for properties inside the zone.
If authorized by Virginia statute, local jurisdictions can use an overlay district to require the development of affordable housing, particularly housing targeted at specific groups such as low-income seniors. Arlington County has established such zones to retain affordable housing in parts of the county that are proposed to be redeveloped. Rather than allowing a developer to demolish existing units and construct new units at higher densities charging market rates, the county requires the development to be built only if the old units are replaced on a one-for-one basis.

*Reduced Parking Requirements*

Another voluntary incentive for developers to set-aside units for low-income seniors in a housing development is a reduction of the number of parking spaces per unit, as would be required under current zoning. The City of Alexandria currently provides optional parking unit reductions to developers in exchange for an increased number of units set aside for low-income households.

*Tax Increment Financing*

Tax increment financing (TIF) is generally considered a source of revenue for economic development, but it also can be used to leverage the development of housing. A TIF anticipates future incremental tax revenues resulting from new development within a designated district and dedicates the projected revenues to finance bonds or to support community projects, including affordable housing. Both Arlington County and the City of Alexandria have utilized TIF-financed bonds to build affordable housing units.

*Inventory of Naturally Occurring Affordable Housing*

Existing rental properties that might be become unavailable to low-income seniors due to demolition, unaffordable rent increases condominium conversions, etc. may be unknown to the local government in the absence of a method of identifying them in advance. An interactive website, called the National Housing Preservation Database provides information on all available data on federally subsidized housing properties developed with nine distinct funding sources. Virginia also tracks housing units produced or preserved with federal subsidies.

*Land Banks*

Land banks are entities established by local ordinance to acquire, hold, and manage foreclosed and/or abandoned properties in their jurisdiction(s). These entities can be either governmental or nonprofit and can cover more than one jurisdiction. In Virginia, their establishment and operation are allowed for all local governments under the Land Bank Entities Act. Currently, none of the local jurisdictions that are the subject of this report have elected to establish land banks. However, they have the power to form one or more through a public hearing and the enactment of a local ordinance.

Land banks are designed to acquire and maintain problem properties in their jurisdictions and then transfer them back to responsible ownership and productive use in accordance with local land use goals and priorities, creating an efficient and effective system to eliminate blight.

In order to accomplish these tasks, land banks are not given the power of eminent domain, but are generally granted the ability to:

- Obtain property at low or no cost through the tax foreclosure process
- Hold land tax-free
- Clear title and/or extinguish back taxes
- Lease properties for temporary uses
- Negotiate sales based not only on the highest bid but also on the outcome that most closely aligns with community needs, such as workforce housing, a grocery store, or expanded recreational space

While all land banks exist to serve the same primary purpose of acquiring problem properties and returning them to productive use, they are quite diverse in their structure and operations. There are approximately 170 land banks and land banking programs in operation throughout the country (as of January 2018) but only one in Virginia (The City of Danville). They vary greatly in terms of the types of cities, regions, and economic conditions in which they operate, the size of their inventories, their staff capacity, their legal authorities, and their goals and programs.

Land banks are generally funded through a variety of sources, which may include revenue from the sale of properties, foundation grants, general fund appropriations from local and county governments, and federal and state grants. Several of the more successful land banks from around the country are capitalized by their local units of government either through yearly budget allocations or in-kind assistance such as shared staffing. A unique funding mechanism in the code for Virginia jurisdictions is the ability to return 50% of tax revenue from a property returned to productive use to the land bank entity for the first ten years.

## III. SUMMARY

The problem of insufficient affordable housing in our local area is well known and documented. Statistical analyses by a variety of sources demonstrate that this problem extends to and includes low-income seniors, and the problem is expected to grow in the future. There are roughly 7,100 senior households in PD 16 that are housing cost-burdened at this time. Of those households, roughly 3,600 are severely housing cost burdened. These numbers are expected to increase more than 50% over the next 20 years, and more than double by 2060. This is an expanding problem that requires a well coordinated effort to ensure that all low-income seniors are able to live in homes that are affordable, accessible, decent, and safe.

While there are a number of different programs and incentives in place to address the problem of insufficient affordable housing, few of them are intended to specifically target the low-income senior population. Generally, most affordable housing programs focus on workforce housing, families with children or persons with disabilities. While low-income seniors may be included in each of these eligibility categories, they remain a relatively small but growing proportion of the total group, and their needs often do not attract much of the public's attention.

## IV. CONCLUSIONS

Funding for existing federal and state programs has continued to decline in recent years while the cost of housing has continued to increase, particularly for retired seniors whose income is generally lower than when they were employed. While we strongly encourage our national and state League of Women Voters to continue their advocacy work to improve the affordable housing laws and policies at all levels of government, given current federal and state funding and program limitations identified in this report, it is evident to us that future progress must be addressed at the local government level. It is becoming increasingly necessary for our local governments to step into the gap and take a more prominent role in assuring that there are affordable housing options for low-income older residents. And it seems apparent that the problems must be addressed proactively now, before they grow beyond reach.

A number of actions present themselves as possible avenues for making positive change that will help ensure safe and affordable housing for low-income seniors in Planning District 16. While each may not be immediately possible, they all should be considered as part of a long term plan for improving the housing options for our area's growing low-income senior population.

- Cooperation between the counties and the City of Fredericksburg is crucial to providing more effective federal and state assistance to low-income seniors in PD 16. The combined populations could also help our area qualify for certain federal and state programs.

- More comprehensive and current information about the scope of the problem for low-

income seniors in Planning District 16 is needed so that the City, its surrounding counties and the development community can fully understand the costs and benefits of adequate affordable housing for this growing population.

- Local zoning codes should be updated to allow innovative housing options for low-income seniors. For example, limitations on occupancy regulations may have the unintended consequences of restricting a group of low-income seniors from sharing a large house or apartment that might otherwise be too expensive for 1-3 unrelated individuals. In today's market, newer house construction generally includes four, five, or more bedrooms in one structure. If four or five seniors were allowed to rent such houses, it could result in not only affordable housing for all the residents but also create a residence with more social interaction and mutual assistance with aging issues.

- Accessory dwelling requirements may prevent aging parents to live close to their children and still have a private space. Converting a basement or garage to an accessory dwelling or constructing a "grannie flat" in the back yard would make that possible and financially beneficial to both parents and children. Similarly, many seniors' homes are bigger than they might want to take care of. Some might prefer to construct an accessory dwelling on their property and rent out the old, large home to a younger couple or family while they move to a newly-constructed accessory dwelling on the same lot. This would not only increase the stock of affordable housing for low-income seniors, but provide them with added income to be able to continue to afford living in the area. A senior individual or a couple in a grannie flat are unlikely to create an additional demand on parking since they may not drive or the size of the lot is likely to be large enough to accommodate an additional vehicle.

- The donation or reduced price of local government-owned land can be a no- or low-cost method for providing affordable housing without costing the public entity a large expenditure of public funds. The cost of development is reduced for builders and infrastructure improvements can be significantly less expensive. In addition, low income seniors living in apartments built on donated public land typically do not cost the local government substantial new expense since there is no need to build additional schools or parks to serve the residents.

- Houses of worship or not-for-profit organizations sometimes have unused or underutilized land that they could be interested in selling for low-income housing. Such organizations may be less concerned with getting the highest sale price, thereby reducing the cost of an affordable senior housing project to a non-profit developer.

- Sometimes affordable housing on the private market may be available to low-income seniors who have no easy way to access the information. While there is online data that tracks federal and state-funded housing properties, there is no similar regional inventory or "available housing" clearinghouse as a method to identify and track affordable units.

- Land banks are not a necessary entity in all jurisdictions, but in the right environment and with the right legal structure, a land bank can be a key tool for returning vacant and poorly maintained property to productive use, including the development of affordable housing for low-income seniors.

- Local Housing Trust Funds permit jurisdictions to move quickly and decisively when opportunities arise. They also are used by localities as leverage to obtain money from other sources such as the HUD HOME grants for affordable housing projects.

## V. RECOMMENDATIONS

The Study Committee makes several recommendations for the League of Women Voters of Fredericksburg to consider in determining a position on ensuring affordable housing for low-income seniors in Planning District 16. If adopted, the recommendations would become the position of the League and the basis for advocacy directed toward local city and county elected officials, appointed planning officials and staff, as well as regional bodies. The recommendations were selected based upon several key factors:

- they can be accomplished without additional state legislative approval;
- they can be adopted by one or more local political jurisdictions in Planning District 16, either individually or jointly;
- they have the potential to increase the affordable housing options for low-income seniors in a relatively short period of time; and
- they are practicable and affordable.

Those recommendations are:

1. Amend local zoning ordinances to allow accessory dwellings on lots where they are currently prohibited.
2. Alter local occupancy restrictions so as to permit a greater number of unrelated seniors to occupy a residence.
3. Create a consortium of an adequate number of government jurisdictions in Planning District 16 to qualify for the federal HOME program in order to compete for the funds that are allocated to the Commonwealth, with the understanding that participating jurisdictions must provide a ¼th match of the HOME funds received.
4. Create a local Housing Trust Fund, composed of one or more government jurisdictions.
5. Create a land bank, when needed, to manage surplus housing supply.
6. Update the 2008 George Washington Regional Commission "Affordable Housing Task Force Mid-Year Report with current information and particular emphasis on the low-income senior population, both current and projected.

7. Create an "Affordable Housing Advisory Committee" for Planning District 16. A broadly representative community-wide effort is needed to help evaluate the proposals developed by the League of Women Voters of the Fredericksburg Area and other civic organizations. It can also help set priorities for action and work with the League in a coalition to advocate for solutions to the growing problems of affordable housing for low-income seniors.

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22. Code of Virginia, Counties, Cities and Towns-Chapter 7. County Manager Plan of Government-Section 15.2-735. Local Housing Fund and Voluntary Housing Preservation and Development Districts.
23. Code of Virginia, Title 15.2-Counties, Cities and Towns, Chapter 22. Planning, Subdivision of Land and Zoning-Section 15.2-2305 Affordable Dwelling Unit Ordinances.
24. "Revitalizing Foreclosed Properties with Land Banks", Prepared for the U.S. Department of Housing and Urban Development, Office of Policy Development and Research by Sage Computing, Inc., Reston Virginia, August 2009 https://www.huduser.gov/portal/publications/landbanks.pdf
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"Danville land bank, non-profit being created to help fight blight" Colter Anstaett, WSLS
26. News, June 12, 2017. https://www.wsls.com/news/virginia/southside/danville-land-bank-non-profit-being-created-to-help-fight-blight
27. Miscellaneous Zoning Ordinances of the City of Fredericksburg, and Stafford, Caroline, Spotsylvania and King George Counties
28. A Guidebook for Increasing Housing Affordability in the Greater Washington Area, Prepared for the Housing Leaders Group of Greater Washington, Lisa Sturtevant, PhD, June 2017.

Terry Coley
Special Exception Application Attachment
1306 Graham Drive Fredericksburg, VA 22401

# EXHIBIT 11

https://www.fredericksburg.com/opinion/editorial-give-adus-a-chance/article_4b80bf7a-bd22-53dc-a7c7-5c8913bd320f.html

# EDITORIAL: Give ADUs a chance

BY THE EDITORIAL PAGE STAFF OF THE FREE LANCE-STAR
Aug 6, 2019

A one-bedroom, one-bath accessory dwelling unit installed over a garage in Mt. Pleasant, S.C.

Arlington County

Exhibit 11

IN SOME cities where affordable housing is hard to find, public officials are looking at "infill development" to expand their housing stock. Infill development can range from shoehorning new homes into established neighborhoods, retrofitting vacant commercial buildings for residential use, or changing zoning ordinances to allow accessory dwelling units (ADUs) in single-family homeowners' backyards.

In late June, the Oregon state Senate became the first in the nation to replace single-family residential zoning with residential zoning that allows ADUs as well as multi-family dwellings to be built in what were formerly detached single-family neighborhoods.

Seattle, Portland, Los Angeles and Austin have ADU-friendly ordinances. But they are the only major U.S. cities with more than 1,000 ADUs.

Opposition to ADUs comes mostly from homeowners, who view a proliferation of "granny flats" in the neighborhood as a threat to their property values. They fear that increased density will add to traffic congestion, overcrowded schools and public services, and all the other ills associated with unrestrained population growth.

However, ADUs can also provide those same homeowners with a steady source of rental income while providing relatively low-cost housing for seniors, the disabled, and workers whose annual income cannot keep pace with rising housing costs. In the greater Fredericksburg area, that includes 115,884 ALICE (Asset Limited, Income Constrained, Employed) households.

The region's affordable housing shortage is exacerbated by the high cost of land, which does not encourage construction of moderately-priced homes. But proposals to do something about the affordable housing crisis usually center on government solutions, which require higher taxes. But higher taxes just add to the cost of a mortgage or rent, making housing even less affordable.

00:14 / 00:30

AD

SKIP AD

The Virginia Code allows jurisdictions to set up ADU programs to "address housing needs, promote a full range of housing choices, and encourage the construction and continued existence of housing affordable to low and moderate income citizens."

In May, the Arlington County Board voted to relax its zoning regulations to allow ADUs to be installed without the county's permission as long as they are at least five feet from the property line, have a separate entrance, their own kitchen and bathroom, and be no larger than 750 square feet.

But building and financing ADUs can be tricky.

"Building a free-standing, 250-square-foot ADU with a bathroom and compact kitchen can be as complicated as building an entirely new, three-story, 2,500-square-foot house," Washington Post architectural columnist Roger Lewis points out, which explains why only 20 ADUs have been approved in Arlington over the past decade even though the median price of a single-family home there is up to $689,400.

Last August, Fredericksburg City Council member Jason Graham suggested that the council "begin a public dialogue" on the pros and cons of ADUs, which are not currently allowed in the city. If city officials are serious about fixing the city's affordable housing crisis, ADUs would be a good place to start.

Terry Coley
Special Exception Application Attachment
1306 Graham Drive Fredericksburg, VA 22401

# EXHIBIT 12

## Accessory Dwelling Unit Ordinance

The following model ordinance allows the construction or conversion of a second housing unit sharing a parcel with the primary unit. It is enabled by Virginia Code under a locality's standard zoning authority to regulate the health, safety, and welfare of residents. Sample language is selected from a survey of 16 Virginia jurisdictions, ranging from rural to urban. Many zoning codes do not have a section devoted to ADUs, but rather include the term in the definitions section and apply the term to the appropriate zones. A chart is provided to detail various restrictions Virginia localities have placed on ADUs.

**Virginia Code Enabled : § 15.2-2280**

- Localities have the authority to zone for land uses where appropriate
- Ability to restrict "size, height, area, bulk, location, erection, construction, reconstruction, alteration, repair, maintenance, razing, or removal of structures"

**Purpose:**

*Most zoning codes have omitted a purpose statement on ADUs, but it can help defend the ordinance in event of a lawsuit and explain to citizens how the ordinance is intended to benefit them.*

> "Accessory apartments afford an opportunity for the development of small rental units designed to meet the special housing needs of single persons, persons with fixed or limited income, and relatives of families who live or desire to live in the county. Accessory apartments provide a degree of flexibility for homeowners with changing economic conditions and/ or family structure, while providing a reasonable degree of protection for existing property values. In addition, these provisions are provided to recognize formally previously established apartments and provide for improved safety and physical appearance." (Bedford County, Sec. 30-82-1)

**Definitions:**

> "*Accessory apartment*. A separate, independent dwelling unit located on the same property as the primary dwelling unit subject to the following:
>
> > (1) A dwelling unit contained within a single-family dwelling that may equal the existing finished square footage of the primary dwelling, such as a basement, attic, or additional level; or
> > (2) A dwelling unit attached to the primary single-family dwelling, or as a dwelling unit located above a detached accessory unit; that shall be no more than one half the size of the finished square footage of the primary dwelling unit located on the subject property." (Louisa County, 86-2)
>
> "*Dwelling, Accessory*. A complete independent dwelling unit, with kitchen and bath, designed, arranged, used, or intended for occupancy by not more than two (2) persons for living purposes and meeting the standards of Subsection 31.A.18." (Arlington County, Section 1 B)

**Applications to Zones:**

*The simplest way amend an existing zoning code is to add Accessory Dwelling Unit, as defined, to the list of uses deemed appropriate. These are typically single-family residential areas.*

**Additional Restrictions:**

Exhibit 12

*A wide range of restrictions have been places on ADUs by Virginia localities in an attempt to balance between benefits and costs. The following language is a sample.*

"There shall be no more than one accessory dwelling per lot." (Stafford County, Section 28-25)
"(1) One (1) of the two (2) dwelling units on the subject property must be occupied by the owner of the property." (City of Charlottesville, Sec. 34-1171)

"Occupancy of such accessory apartments shall be limited to no more than one family (as defined) or up to three persons (as permitted by code), and shall not be rented in less than six-month increments, and the primary dwelling unit must be occupied by the owner of the subject property or an immediate family member (as defined)." (Louisa County, Section 86-2) **Note**: Most zoning ordinances with ownership restrictions allow the homeowner to occupy either the primary structure or the accessory unit.

Disclaimer: This model ordinance is provided for reference purpose only. It does not constitute legal advice. Please consult with an attorney before adopting any local ordinance, as legal conditions may vary by specific locality.

**GENERAL OUTLINE OF ACCESSORY DWELLING UNIT CONCEPT**
**CITY OF FREDERICKSBURG**
**MAY 7, 2019**

Over the past few years, City Council, the Planning Commission, the Housing Advisory Committee, the George Washington Regional Commission, and groups including the League of Women Voters, Virginia Organizing, and Fredericksburg Area Association of Realtors, etc. focused on how to permit inclusive affordable housing within the City. Simultaneously, the City has completed two Small Area Plans (Areas 3 Route 3 and 6 Princess Anne North) and embarked on a third (Area 7 Downtown). The Area Plans have identified that the character of Fredericksburg's neighborhoods from Idlewild in Area 3 and the Canal Quarter Neighborhoods in 6 to the neighborhoods surrounding the Downtown core in Area 7 include a diverse mix of housing types that organically provide inclusive housing options.

The older neighborhoods particular contain a wide range of housing configurations and arrangements. Accessory dwelling units, duplexes, triplexes, quadplexes, single family courts, townhomes, and small apartment buildings are all a core part of these neighborhoods. This variety constitutes "missing middle" housing. They are termed missing middle because they housed Americans for generations but are no longer permitted under modern zoning. Part of the affordable housing discussion is how to relegalize "missing middle" housing without causing major disruptions to existing neighborhoods. An iterative process is needed.

The most common "missing middle" housing inquiry made to the zoning office is whether or not someone may construct an accessory dwelling unit within their single family home. Most often the request is made in order to accommodate an older relative that would like to continue to live within a neighborhood, close to their family, while still retaining some degree of independence. Other times, the caller needs additional income from someone sharing their living space in order to afford to live in the City. Under current regulations, these requests are denied. However, with appropriate controls and added clarity in exactly what a dwelling unit is, permitting accessory dwelling units would be a first step in reintroducing inclusive "missing middle" housing types to keep improving City neighborhood's livability.

Part of the process to reintroducing "missing middle" housing types is clearly identifying what is and is not a legal dwelling unit. Under current regulations, the conversion of long term hotel units or inadequate areas in existing units into makeshift apartments is difficult to eradicate. Ensuring that the ordinance is strong enough to prevent these conversions and to require their removal when done illegally is just as critical a first step in implementing inclusive housing as permitting and regulating accessory dwelling units.

To begin the process of enabling accessory dwelling units, three changes to the zoning ordinance are proposed:

***1. Clearly define a dwelling unit and the components that constitute a dwelling unit.***

The building code defines a dwelling unit as a space that contains the permanent provision for living, sleeping, eating, cooking and sanitation. The zoning code defines occupancy of a single family home as a certain number of people "living and cooking together as a single housekeeping unit". One of the problems with the current ordinance is that it is not clear enough to prevent someone from setting up a second kitchen in a basement or some other area of the house and creating an illegal unit without appropriate permitting. The danger with this unregulated type of living is that the units often do not meet proper building code life safety requirements, which unknowingly put the occupants at risk. To permit accessory dwelling units, the ordinance must first clarify that once an area of a structure contains permanent facilities for living, sleeping, eating, cooking, and sanitation then that area constitutes a dwelling unit. Kitchens and kitchenettes (facilities designed for cooking) must also be clarified to ensure that regulators can sufficiently enforce the ordinance by demarcating exactly what a proposed dwelling unit inside a structure is.

§ 72-84 Definitions

DWELLING **-** A building or portion thereof, but not a mobile home, designed or used for residential occupancy, *which contains permanent provisions for living, sleeping, eating, cooking and sanitation*. The term shall not be construed to mean a motel, rooming house, hospital, or other accommodation used for transient occupancy.

FAMILY **-** One person or two or more persons related by blood, adoption or marriage, living and cooking together as a single housekeeping unit, with no more than two boarders; or a group of not more than three unrelated persons living together as a single housekeeping unit.

*KITCHEN - Any room principally used, intended, or designed to be used for cooking or the preparation of food including a range or oven, utility connections suitable for servicing a range or oven, along with appliances or sinks of any width.*

*KITCHENETTE* **-** *An area of a dwelling containing features for the preparation of food or drink, which does not contain a range or oven, utility connections suitable for servicing a range or oven, a dishwasher. In addition, any cooking facility with a stovetop, microwave, sink, or refrigerator greater than 24 inches in width shall be considered a full kitchen.*

§ 72-41.1 Principal Use Standards – Residential Uses.

G. Dwelling single-family.

*2. No single-family detached home shall have more than one kitchen. All cooking shall be done as a "single housekeeping unit" as defined by the definition of a family.*

***2. Define an accessory dwelling unit and apply appropriate controls.***

Appropriate controls are needed to ensure that accessory dwelling units (ADUs) can be legally permitted and that their potential impacts are mitigated. ADU's should be limited in location, number, size, and occupancy. Together these provisions will protect a neighborhood from issues related to a disproportionate increase in people residing in the neighborhoods and associated increase in parking demand, light, and noise.

ADU's should require a permit. The ADU should be managed by a resident manager (similar to a homestay) who is the point of contact for any complaints and management of the shared public services provided to the site. This arrangement ensures that the ADU remains secondary to the principal dwelling. Further, this provision ensures that a resident of the property accepts the responsibility for ensuring that the secondary unit is maintained in accordance with applicable occupancy and nuisance rules.

*§ 72-84 Definitions ---*

ACCESSORY DWELLING UNIT - A secondary dwelling unit established in conjunction with and clearly subordinate to a ~~principal dwelling unit~~ *single family detached dwelling*, whether part of the same structure as the principal dwelling unit, or as a detached structure on the same lot.

*§ 72-42.5 Table of Common Accessory Uses ---*

TABLE 72-42.5: TABLE OF COMMON ACCESSORY USES

P = Allowed by right S = Special use permit required blank cell = prohibited

| ACCESSORY USE | ZONING DISTRICT | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | R-2 | R-4 | R-8 | R-12 | R-16 | R-30 | C-T | C-D | C-SC | C-H | I-1 | I-2 | PD-R | PD-C | PD-MU | PD-MC |
| *Accessory Dwelling Unit* | *P* | *P* | *P* | · | · | · | *P* | *P* | · | · | · | · | *P* | · | *P* | *P* |

*§ 72-42.6 Specific Standards for Certain Accessory Uses ---*

*A. Accessory Dwelling Units.*

1. *Accessory dwelling units are only permitted in association with a single family detached dwelling unit.*
2. *Only one accessory dwelling unit is permitted per single family detached dwelling unit.*
3. *The accessory dwelling unit shall not be counted as part of the density requirement.*
4. *Together, the occupancy of the principal dwelling unit and the accessory dwelling unit shall not exceed the definition of a family.*
5. *The accessory dwelling unit shall not exceed the greater of 600 square feet or 25% of the heated floor of the total principal structure.*
6. *The accessory dwelling unit shall have its own entrance that does not require access through the principal dwelling unit. The entrance shall only be permitted on the side or rear of the structure. Any exterior stairs to an accessory dwelling unit may only be located on the rear of the structure.*
7. *The accessory dwelling unit shall be permitted by the zoning department. The permit shall include acknowledgement that if, at any time in the future, accessory dwelling unit cannot comply with an existing permit or obtain a new permit then it shall be removed from the property and the structure shall be reconverted to a single family detached home.*
8. *Either the principal or accessory dwelling unit shall be occupied by a resident manager. The manager shall maintain current contact information on the accessory dwelling unit permit. The manager will be the primary point of contact for any complaints and will manage the public services provided to the site. Both the principal and accessory units shall share public utilities and services.*

### *3. Prevent illegal dwelling units from being developed.*

Hotel rooms sometimes serve as defacto residences for people who cannot afford traditional housing. The hotels are often not a healthy or affordable option in the long term. People gravitate to the hotels because the barrier to entry is low. However, while no security deposits or background checks are required to rent a room, the weekly rates compound so that they are higher than monthly rents.

Further, the location and arrangement of the buildings is meant for commercial transient occupancy, which separates residents from the community and presents transportation barriers to employment and services. Newly constructed long-term stay hotel rooms are now designed and built to include all the provisions that make up a dwelling unit. When permitted to serve as dwellings, these facilities exceed the permitted maximum residential density or residential development maximums written into the zoning ordinance. The zoning code should be updated to ensure that hotel rooms are designed for transient rather than permanent occupancy and should restrict the facilities permitted within the rooms so that they are not built as illegal dwelling units.

*§ 72-84 Definitions ---*

**HOTEL, EXTENDED STAY**

A building or portion thereof or a group of buildings designed for overnight accommodations in six or more individual guestrooms with separate entrances with provisions for living, sleeping, and eating accommodations, that provide limited or full services, and that are offered to the public as a place for long-term transient occupancy for pay for each room for a minimum stay of 30 days and a maximum stay of 90 days

*§ 72-41.3 Principal Use Standards – Commercial Use ---*

**M.** Hotel, extended-stay. ~~The individual units must have a valid certificate of occupancy issued by the Building Official indicating that they have all required dwelling unit features specified for an R-2 structure, as defined in the International Building Code.~~ *The individual units shall not have permanent cooking facilities other than a kitchenette.*

**ITEM #**

# MEMORANDUM

**TO:** Chairman Rodriguez and Planning Commissioners
**FROM:** Mike Craig, Senior Planner
**DATE:** May 20, 2020 (for the May 27 Planning Commission work session)
**SUBJECT:** JFH Fredericksburg II, LLC's request for an amendment to the 2015 Comprehensive Plan and Future Land Use Map for Area 5B.

## ISSUE

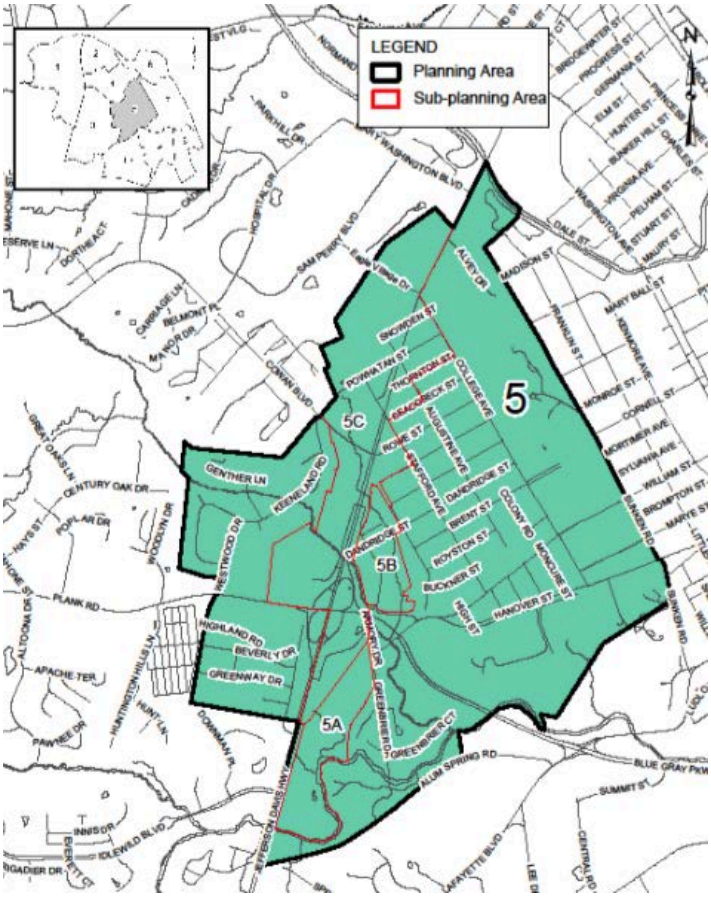
Should the Planning Commission recommend approval of amendments to the 2015 Comprehensive Plan to sub-planning area 5B and the Future Land Use Map?

## RECOMMENDATION

Review the proposed Comprehensive Plan Amendments for consideration at a public hearing in June.

## BACKGROUND

JFH Fredericksburg II, LLC requested consideration of a Comprehensive Plan amendment to sub-planning area 5B. The change would enable consideration of a rezoning and vacation of right-of-way request to redevelop a portion of the area between US Route 1, Spotsylvania Avenue, Rappahannock Avenue, and Brent Street for commercial and office use.




Area 5 is centered on the intersection of Route 3 and Route 1 and includes the College Heights and Greenbrier neighborhoods as well as the University of Mary Washington. Sub-Planning Area 5B is located at the northeast quadrant of the intersection of Route 3 and Route 1. This land was originally platted by the Fredericksburg Development Company and annexed into the City in 1951.

The existing land use pattern has remained much unchanged since the annexation. The former Fredericksburg Mobile Home Park makes up the northern end of 5B and is between U.S. Route 1 and Dandridge Street with frontage on Spotsylvania. The Payne Street right-of-way was vacated for use by the mobile home park in 1964. The mobile home park has been closed and vacant since March of 2018.

The southern end of area 5B includes a cluster of semi-industrial, commercial, and office uses. They are oriented to Olde William Street, which was a primary east-west highway prior to the construction of the Blue and Gray Parkway.

Area 5B is functionally separated from the College Heights neighborhood by the 175-foot-wide VEPCO Dominion Power Transmission Line. Though the rights-of-way of Brent and Buckner Streets are platted through this area, they are currently unimproved. Dandridge Street is a public street, which served the mobile home park and adjacent lots, but does not connect to Rappahannock Avenue. A large portion of the area is currently undeveloped with rolling topography. A stream runs through the area between Spotsylvania and Rappahannock Avenues. The southern portion of the stream is perennial, which requires a 100 foot wide Resource Protection Area buffer.

**ANALYSIS**

The area was originally designed as a continuation of the College Heights neighborhood with small lots on gridded streets. However, the transmission line easement, the stream, and proximity to Route 1 make expansion of the existing neighborhood pattern challenging. 5B is physically separated from the College Heights neighborhood limiting the potential for full connectivity, however limited pedestrian links are feasible.

Currently, the Future Land Use Map designates this area as 'Medium Density Residential'. The City's Comprehensive Plan states that this area: *has the potential to be redeveloped at a higher intensity. Potential uses include student housing as well as a mix of commercial and residential uses, as has occurred at Eagle Village. The basis of this level of development would be to provide much needed student housing and allow the College Heights neighborhood to recover from excessive numbers of rental uses. …. Redevelopment plans would need to be designed to become a positive contribution to the neighborhood and help reestablish itself as an owner-occupied community.* The president of Mary Washington University was asked about its interest in this property as a new location for student housing. He said the University plans on utilizing its existing owned land (on William Street and in Eagle Village) to provide additional housing when necessary in the next 5 – 10 years. In addition, he indicated that the University is not planning to expand enrollment and is focusing housing plans on improving existing facilities.

Amendments to the Comprehensive Plan and Future Land Use Map are necessary to change the designations from low density residential use to more appropriate designations that would allow for the property owner's desired redevelopment strategy.

The 'General Commercial' designation is appropriate on the northern end of 5B where the area has frontage, access, and visibility to Route 1. 5B is uniquely positioned near major roadways, regional transit, and two major institutional anchors: Mary Washington Hospital and the University of Mary Washington. The location, coupled with its accessibility from U.S. Route 1, could provide space for some level of economic development in the form of commercial and office activity.

Any increase in the intensity of use in this area necessitates two site specific considerations. First, the transportation infrastructure in the area is substandard. Spotsylvania Avenue does not conform to contemporary street standards. The street needs to be realigned to meet modern horizontal alignment standards and the roadbed needs to be rebuilt. Also, the intersection with US Route 1 needs to be redesigned as traffic currently stacks in a 25-foot long stub that is perpendicular to the rest of the roadway. The intersection is located between the US Route 1 and Route 3 interchange and Cowan Boulevard's intersection with US Route 1. The major design objective for improvement to Spotsylvania Avenue is that it does not impede automobile traffic flow in this sensitive area. Also, Area 5B is one of the few areas left in the City east of US Route 1 that is disconnected from the City's

pedestrian network. The area of the mobile home park has no pedestrian infrastructure at all.

Reconstructing Spotsylvania Avenue and expanding pedestrian infrastructure into this area require a substantial investment. The investment in this area is unlikely to come from the City. Permitting viable commercial development on the property would generate sufficient land use to justify a private sector investment in Area 5B's infrastructure.

Secondly, any increase in proposed land use should interface appropriately with the adjacent neighborhood. While automobile connections may be inappropriate, pedestrian connections would provide a link and destination between neighborhoods and local goods and services. Buffering should also be used to mitigate impacts to the neighborhood from commercial use and environmentally sensitive areas that currently screen the neighborhood from proposed development should be preserved. High impact auto-centric uses should be limited or considered only under special review.

The remainder of the area should be designated Commercial - Transitional / Office. The area has more environmental features than the northern portion of 5B and does not have direct access to major roadways. It is thus better suited as a transitional area.

## CONCLUSION

Area 5B is currently described as appropriate for use as student housing. However, it is not in the University's plan for student housing. The transportation infrastructure currently serving the site is not suitable for increased levels of use. Commercial investment is one way to enhance the public infrastructure in the area without requiring a major capital investment by the City. The area is suitable for expanding the commercial use due to its proximity to three of the City's major roadway and the City's two major institutions. Permitting commercial use in this area will also expand the City's tax base.

The purpose of this memo is to facilitate discussion during the work session on May 27. This item is currently planned for a public hearing on June 17, with the public comment period remaining open until June 24 to ensure the public has ample time to react to the proposal and provide comment. At the appropriate time, the Comprehensive Plan should be amended to reflect this change in land use vision.

## ATTACHMENTS

1. Proposed Comprehensive Plan Amendments – Area 5B Text
2. Current and Proposed Comprehensive Plan Amendment – Future Land Use Map
3. Request for Amendment to the Comprehensive Plan

## Land Use Potential

This planning area has been extensively developed and is beginning to see extensive redevelopment. The College Heights and College Terrace neighborhoods are attractive and accessible, due to their traditional street grid. College Terrace is not going to change much, except for a limited amount of infill development and additions to homes. College Terrace will also be considerably enhanced by a systematic reclamation of the existing alleys, which will relieve on-street parking and keep service functions at the rear of properties. College Heights, on the other hand, is more subject to the influences of the University of Mary Washington and of the U.S. Route 1 Bypass. As redevelopment occurs in the College Heights area, the highly functional street grid will need to be respected and kept intact.

TABLE 11-24 **Land Use Potential in Planning Area 5**

| SUB PLANNING AREA | SIZE | CURRENT ZONING | RECOMMENDED USE |
|---|---|---|---|
| 5A | 34.7 acres | R-2 Residential | Low Density Residential |
| 5B | 30 acres | Commercial Transitional, R-4 Residential, and Mobile Home | Commercial-General; Commercial-Transitional/Office |
| 5C | 1.3 miles of the U.S. Route 1 Bypass Corridor | Planned Development-Medical Campus, Commercial-Highway, Commercial-Shopping Center, Commercial-Transitional/Office, R- 12 Residential | Commercial-General; Commercial-Transitional/Office; Institutional |

### Sub Planning Area 5A

This 34.7-acre tract is controlled by the University of Mary Washington and has frontage on the U.S. Route 1 Bypass as well as Greenbrier Drive. Potential uses include student housing, but there could also be a potential mix of commercial and residential uses, as has occurred at Eagle Village. This level of development could provide much needed student housing and allow the College Heights neighborhood to recover from excessive numbers of rental units and reestablish itself as an owner-occupied community.

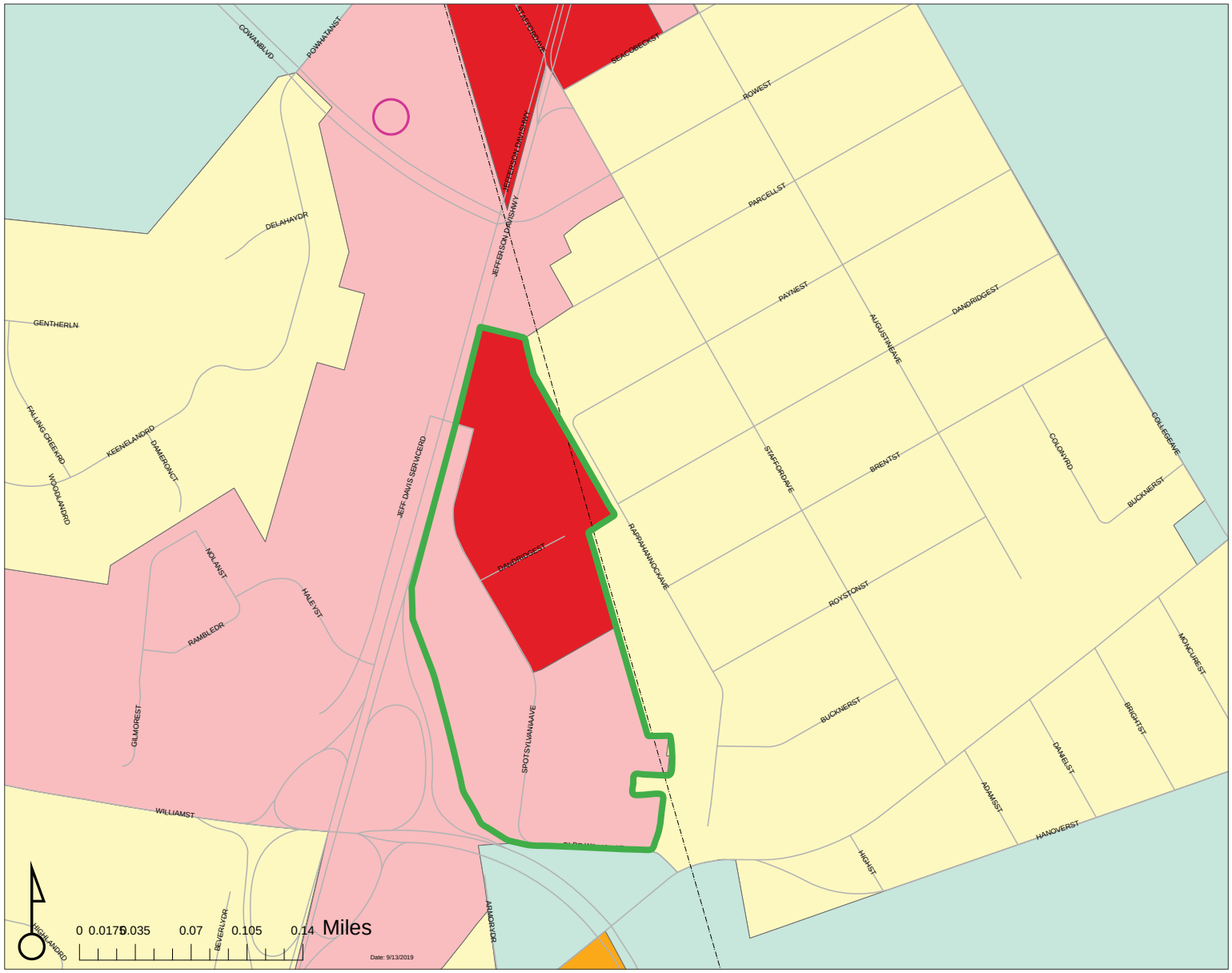
### Sub Planning Area 5B

The northeast quadrant of the intersection of State Route 3 and U.S. Route 1 exists currently as a remnant of the original Fredericksburg Development Company's platting with an assemblage of uses. Natural features and the Dominion Transmission Line functionally separate this area from the College Heights Neighborhood. The original configuration of streets and small lots is no longer practical particularly given the proximity to U.S. Route 1 and disconnection from College Heights. The existing layout, including vestiges of undeveloped rights-of-way, could be reassembled to support future evolution of the site. This area is uniquely positioned near major roadways, regional transit, and two major institutional anchors and could provide space for commercial and office activity. Serving as a walkable center, future development should link neighborhoods and local goods and services. A cohesive redevelopment could provide new uses where appropriate buffering ensures minimal effect to the adjoining neighborhood. To ensure this sensitivity, automobile centered uses and activities should only be considered under special review.

### Sub Planning Area 5C (U.S. Route 1 Bypass Corridor)

The U.S. Route 1 Bypass/Jefferson Davis Highway became functional when a new Falmouth Bridge was completed in the 1940s, providing a way for travelers to avoid driving through downtown Fredericksburg when they did not intend to stop there. Commercial development followed the new traffic pattern and over the years a great variety of uses have gravitated to that roadway. A more cohesive commercial corridor could provide appropriate transitional land uses between the commercial activity along the highway and the nearby residential neighborhoods.

# FUTURE LAND USE - PROPOSED




## Legend

**LAND USE DESIGNATION**

**TRANSECTS**
- Civic
- T1
- T3E
- T3
- T4
- T4M
- T5M
- T5C
- T5W

**RESIDENTIAL**
- Low Density
- Medium Density
- High Density
- Planned Development/Mixed Use

**COMMERCIAL**
- Transitional/Office
- Downtown
- General Commercial
- Planned Development/Commercial

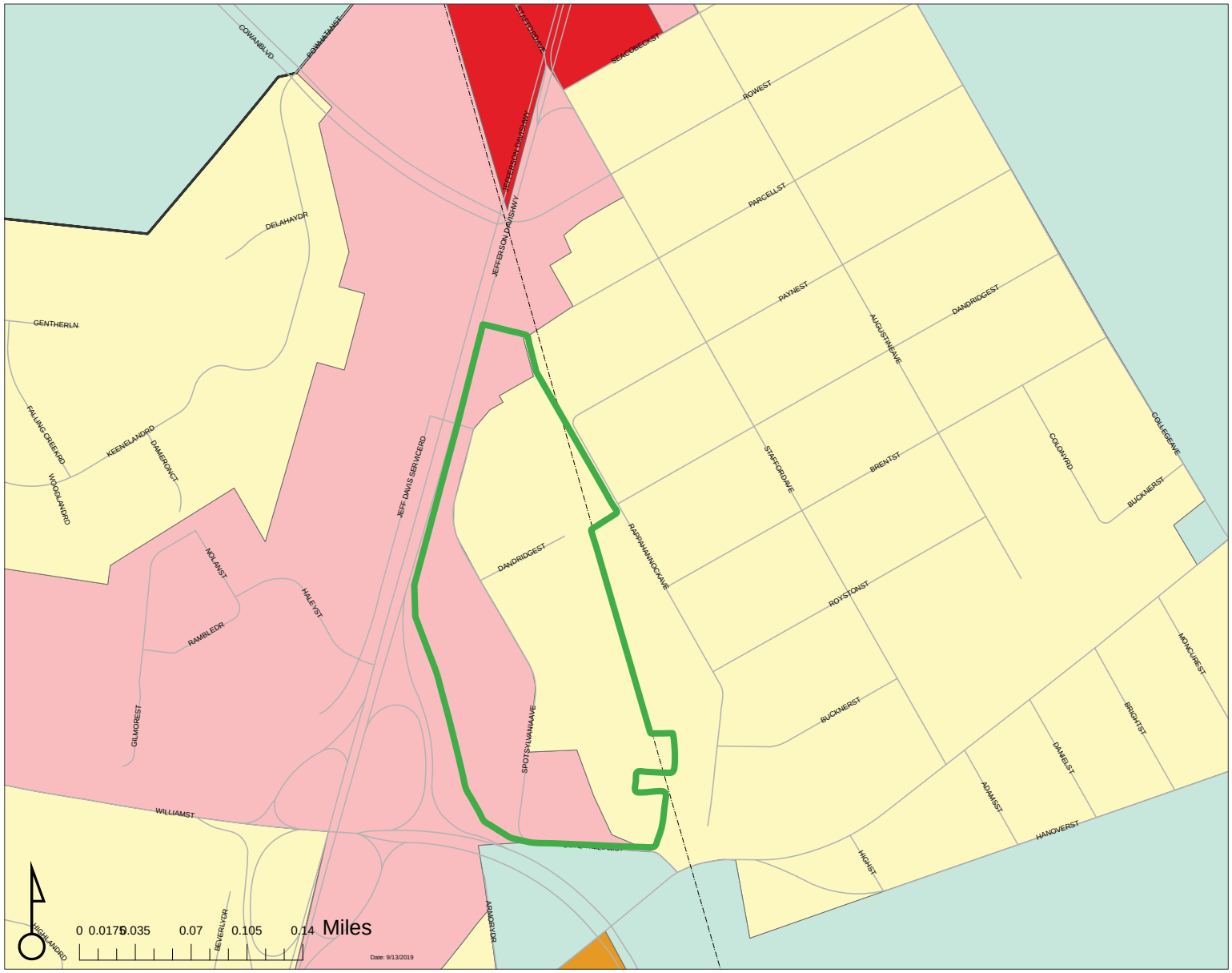
**INDUSTRIAL**
- General Industrial
- Light/ Research & Development

**OTHER**
- Institutional
- Parkland
- Preservation

**CENTERLINES**
- Existing
- Planned

- Area Plan Boundaries
- Power Lines
- Proposed Interstate Interchange

# FUTURE LAND USE




## Legend

**LAND USE DESIGNATION**

**TRANSECTS**
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- T5W

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- Medium Density
- High Density
- Planned Development/Mixed Use

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- Transitional/Office
- Downtown
- General Commercial
- Planned Development/Commercial

**INDUSTRIAL**
- General Industrial
- Light/ Research & Development

**OTHER**
- Institutional
- Parkland
- Preservation

**CENTERLINES**
- Existing
- Planned

- Area Plan Boundaries
- Power Lines
- Proposed Interstate Interchange

# MEMORANDUM

**TO:** Chairman Rodriguez and Planning Commissioners
**FROM:** Mike Craig, Senior Planner
**DATE:** May 19, 2020 for the May 27 Work Session meeting
**SUBJECT:** Jarrell, Inc. proposes the rezoning of 9.37 acres from Commercial/Transitional- Office (CT), Residential Mobile-Home (R-MH), and Residential 4 (R-4) to Commercial Highway with proffered conditions and proposes the vacation and rededication of City right-of-way to realign Spotsylvania Avenue.

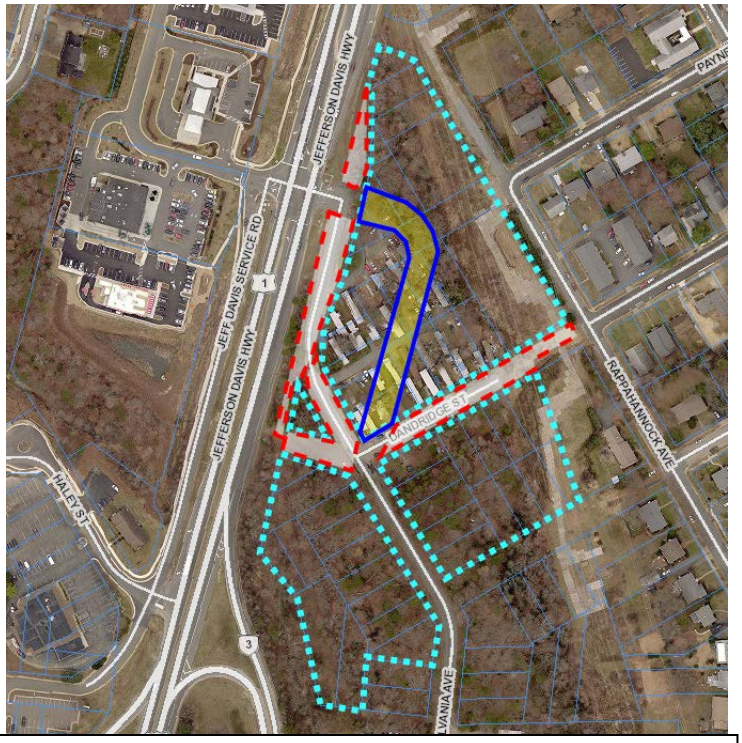
## ISSUE

Should the Planning Commission determine that the proposed right-of-way vacation and rededication are in conformance with the Comprehensive Plan (in accordance with Virginia Code §15.2-2232) and recommend approval of the proposed rezoning?

## RECOMMENDATION

Review the proposed rezoning and right-of-way vacation for consideration at a public hearing in June.

## EXISTING USE AND CHARACTER OF THE PROPERTY

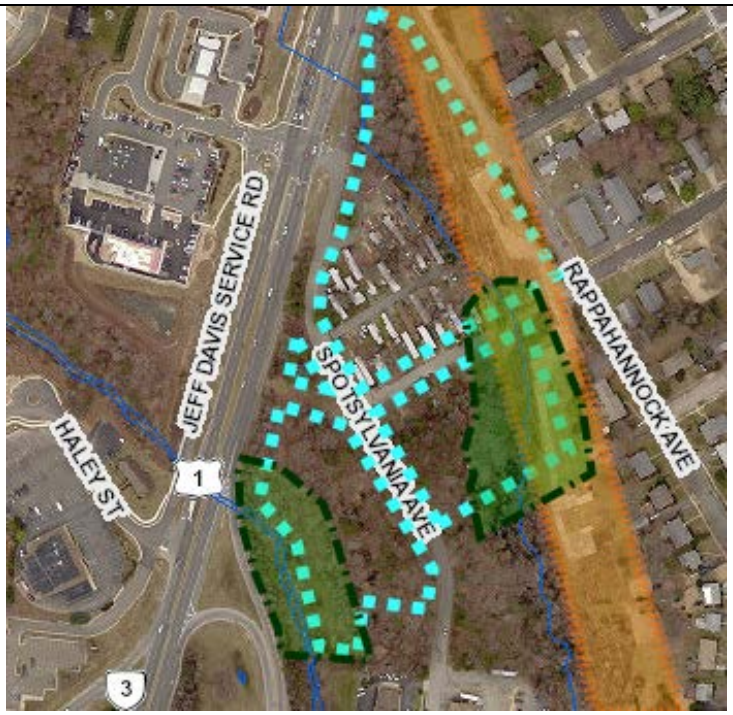



The parcels proposed to be rezoned to Commercial-Highway (dashed in Cyan), the right-of-way proposed to be vacated (dashed in red and hatched white), and the right-of-way proposed to be dedicated (outlined in blue and hatched yellow).

The proposed Cowan Station rezoning consists of 50 parcels located between the Rappahannock Avenue right-of-way, US Route 1, Spotsylvania Avenue and the Brent Street right-of-way. The northern portion of the property was used as a mobile home park between the 1960's and 2018. The southwestern parcels are vacant and wooded.

The parcels were platted as part of the Fredericksburg Development Companies platting of the western portions of the City in the late 19th and early 20th century. At that time, the lots were divided as a continuation of the College Heights residential neighborhood and street grid. However, barriers to the continuation of that pattern are present. They include natural features such as streams as well as the major electrical transmission line bordering the eastern portion of the property and US Route 1 forming the western portion of the property.

The existing features of the property. The streams are shown in blue and the green outlined areas are perennial portions of those streams and their corresponding Resource Protection Areas. The orange area is the 175 foot wide Dominion Power easement.



The existing zoning of the property. Green is Residential-Mobile Home, pink is Commercial Transitional / Office, and yellow is Residential-4.

These barriers prevented the natural continuation of the neighborhood and street grid. In recognition, in the 1960's the City Council vacated the Payne Street extension for use in the mobile home park that occupied a portion of the site for the next fifty years. Vacant mobile homes and other structures remain abandoned on that portion of the property.

The site is accessed from US Route 1 by Spotsylvania Avenue. Spotsylvania Avenue is a two lane road with graded shoulder and ditch sections on both sides. The road does not meet modern road design guidelines. The intersection with US Route 1 is particularly problematic. It is a signalized intersection, but the stacking for the light is perpendicular to the main travel direction of the roadway.

Two streams exist on the site. Smith Run, located to the west of the project, is a perennial stream (meaning permanent or very frequently recurring) and a tributary to Hazel Run. Under the City and Statewide Chesapeake Bay Protection Act, perennial streams are protected features that require a 100 foot "Resource Protection Area" on both sides of the feature. The stream to the east consists of the drainage from the Cowan Crossings commercial development across the street, which flows in a 36 inch culvert under US Route 1. The stream becomes perennial on-site.

The vacant areas of the site are generally flat with some sloping towards the streams. These portions of the property are wooded and contain some mature canopy trees.

The zoning on the site varies. The portion of the property used as the mobile home park is zoned R-MH. The areas to the southwest adjacent to the US Route 1 and Route 3 interchange are zoned CT. The southeastern portions of the proposed project are zoned R-4. The neighborhood adjacent to the property to the east is zoned R-4.

**PROPOSED USE AND CHARACTER**

The Jarrell Companies propose to rezone the property to Commercial-Highway with proffered conditions to build a commercial / office park. The development will include eight 1 story, 6,500 square foot buildings totaling 52,000 square feet of commercial / office space.

The Commercial-Highway Zoning District permits a range of residential and non-residential uses. The Applicant has submitted a proffer statement that precludes certain uses on the site. Proffer 1 states that the project will be built in accordance with the General Development Plan (GDP), which shows a commercial / office park and would preclude residential development. In addition, Proffer 2 prohibits adult establishments, convenience stores (with gasoline sales), gasoline sales, tattoo / piercing establishments, automotive sales and rental (both small and large), automotive service, automobile towing and impoundment, and fast food restaurants. Proffer 3 states that no drive-throughs will be permitted on the site without obtaining an additional special use permit.

Both the GDP and Proffer 4 prohibit motor vehicle access form Cowan Station to the College Heights residential neighborhood. Pedestrian connections are provided with a trail connection proposed along both the old Payne Street right-of-way and within the City owned Brent Street right-of-way. The trail and sidewalk network proposed within the development is also proposed to be extended as a 10 foot wide shared use trail up US Route 1 to the Cowan Boulevard Trail.

The project is separated from College Heights by the 180 foot wide Dominion Power easement. The applicant proposes a mixture of fencing, enhanced plantings (stated in the proffer statement to be evergreen), and existing vegetation to provide the required Type D "Opaque" Perimeter landscape buffer between the site and the neighborhood. The Type D landscape buffer functions as an opaque screen from the ground to a height of at least six feet. This type of buffer prevents visual contact between uses and creates a strong impression of total separation. It requires either 10 aggregate caliper inches (ACI) of canopy trees + 13.5 ACI of understory trees + 23 shrubs per 100 linear feet in a 25 foot wide buffer or A six-foot-tall opaque fence + 8 ACI of canopy trees + 15 ACI of understory trees + 23 shrubs per 100 linear feet in a 15 foot wide buffer.

The Proffer statement also considers the visibility of the development from the adjacent neighborhood as well as from US Route 1. Proffer 7 states that all service utilities shall be screened from visibility from US Route 1. It also states that the buildings will be constructed of brick, stone, wood, stucco, cementitious siding or similar materials.

**ZONING REVIEW CRITERIA AND POTENTIAL ADVERSE IMPACTS**

The effect of the rezoning would be to permit a total of 52,000 square feet of non-residential use on the 9.37 acre site. The impacts of these changes are evaluated using the criteria specified by the Code of Virginia and the City's Unified Development Ordinance.

1. *The Purpose of zoning ordinances.*

In considering a zoning map amendment the Planning Commission and City Council should consider Virginia Code § 15.2-2284, which states:

> "Zoning ordinances and districts shall be drawn and applied with reasonable consideration for the existing use and character of property, the comprehensive plan, the suitability of property for various uses, the trends of growth or change, the current and future requirements of the community as to land for various purposes as determined by population and economic studies and other studies, the transportation requirements of the community, the requirements for airports, housing, schools, parks, playgrounds, recreation areas and other public services, the

> conservation of natural resources, the preservation of flood plains, the protection of life and property from impounding structure failures, the preservation of agricultural and forestal land, the conservation of properties and their values and the encouragement of the most appropriate use of land throughout the locality."

The requested zoning map amendment changes the permitted use of the property from Mobile Home and Transitional Office use to a broader set of commercial uses. The intensity of the uses is controlled by the proposed General Development Plan, which requires the site to be configured as 8 single story 6,500 square foot buildings and by the proffer statement, which prohibits high-intensity uses. The application includes the reconstruction of Spotsylvania Avenue and the implementation of a substantial pedestrian network linking the site into the City's existing multi-modal network. The application also includes buffering and architectural controls to ensure that the development of the site results in a harmonious cohesive development.

2. *The Comprehensive Plan.*

The applicant has requested an amendment to the Comprehensive Plan's Future Land Use Map (FLUM) and to sub-panning area 5B to change the vision for this area from a residential to a commercial focus. An analysis of the suitability of that change is included in the staff report on the proposed amendment. The analysis concludes that changing the vision of this site from residential to commercial is appropriate.

The "opportunities" listed under Land Use Planning Area 5 (pg. 11(5)1) include:

- Promote mixed-use development along the US Route 1 Bypass and William Street corridors.
- Protect established residential neighborhoods from existing and proposed commercial development, through transitional uses and design standards that minimize adverse impacts.
- Engage in an aggressive landscaping program along the US Route 1 Bypass, planting trees where they will not interfere with lines of sight and installing lower level vegetation where visibility is critical to safety and commercial activity.

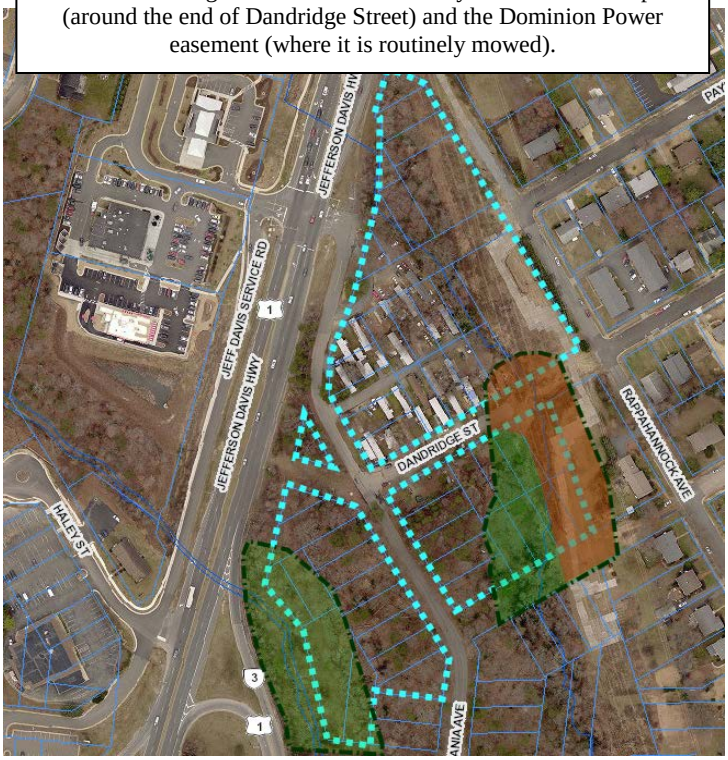
The proposed zoning is to Commercial-Highway with proffered conditions. Together, the zoning district and conditions permit a range of uses that can enhance the City's tax base and also prohibit potential incompatible uses and high intensity automotive uses. The proffer statement includes the screening of utilities and service functions from US Route 1 and building material standards that make for an attractive view shed from US Route 1. The GDP and Proffer Statement prohibit automotive connections to the adjacent neighborhoods, but provide substantial pedestrian linkages to both the neighborhood and also to the Cowan Boulevard Trail to the north.

Chapter 5: Environmental Protection envisions protection of streams and waterways, woodlands and tree preservation and enhancement of the urban tree canopy (pages5-7 through 5-8). The proposed project will require impact to the easternmost intermittent stream on the property. The portion of the stream impacted consists of the Cowan Crossings and drainage discharging onto the site from a 36 inch wide culvert underneath US Route 1. The impact is necessary to re-align Spotsylvania Avenue and the applicant proposes to install a 36 inch culvert underneath the proposed roadway to adequately convey the water through the site.

The GDP contains Note 5 on Sheet 1, which states that "the Resource Protection Area may be impacted with the development of the parking and buildings closest to the RPA. The extents of any impact will be determined during the detailed site engineering and will be limited to the landward 50' and a total aggregate area of not more than 0.5 acres…" As stated, the mobile home park on the site was constructed prior to the implementation of the Chesapeake Bay Act and 2,605 square feet of impervious area associated with the park encroaches into the RPA. However, the remainder of the

RPA around the stream to the east of the site and the RPA around Smith Run are wooded and contain mature specimen trees. The City requested additional information on the proposed impact to the RPA in order to evaluate the potential impact to these sensitive areas, but the applicant has not developed a detailed enough site plan to provide that information.

The Resource Protection Areas around Smith Run (to the west) and the other on-site stream (to the east). The orange area illustrates where the existing RPA is encroached on by the mobile home park (around the end of Dandridge Street) and the Dominion Power easement (where it is routinely mowed).




Disturbance of the RPA in the areas of existing encroachment are appropriate as long as the RPA is restored and replanted in accordance with the Virginia Department of Conservation and Recreation standards as stated in Note 5. However, the encroachment into the wooded areas of the RPA is not appropriate. Tree cutting and grading of the site will be required as part of this proposed project. The Comprehensive Plan states that the woodlands around Smith Run and other streams should be protected. These areas provide both natural functions in terms of water quality and provide substantial buffering for the site from US Route 1 (as envisioned in the Area 5 Opportunities) and between the proposed development and the adjacent neighborhood. Cutting down mature trees in the areas shown in green on the picture to the left will degrade the functionality of these RPAs.

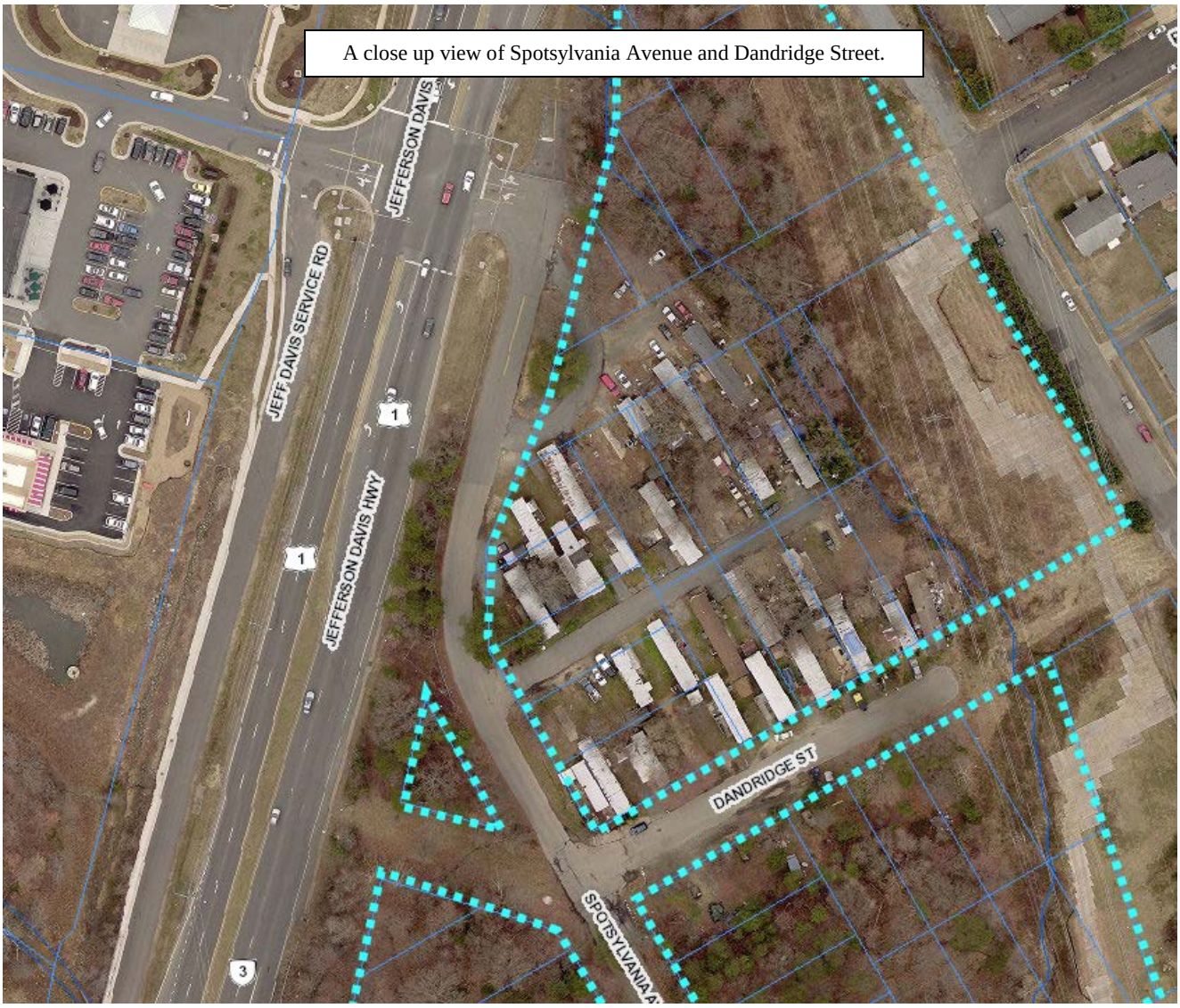
The site currently contains 130% of the parking required under § 72-53.1C(4) Maximum Number of Parking Spaces Permitted requires an alternative parking plan to be approved for parking exceeding 125% of the off-street requirement. No alternative parking plan will be approved to permit an increase in the maximum amount of parking on-site if the result is an encroachment into an undisturbed Resource Protection Area. In order for this application to conform to the Comprehensive Plan, the applicant must either remove Note 5 from the GDP or provide more specific information about their proposed impact so that a full evaluation of their proposed encroachment into the RPA can be considered.

**RE-ALIGNMENT OF SPOTSYLVANIA AVENUE AND RIGHT-OF-WAY VACATIONS**

The Applicant proposes the vacation of a portion of the existing Spotsylvania Avenue right-of-way and the Dandridge Street right-of-way within the project limits. The total amount of right-of-way to be vacated is 1.52 acres. The Applicant proposes to realign the Spotsylvania Avenue right-of-way and reconstruct the road through the site. New public right-of-way containing the newly built road will then be dedicated to the City. The Dandridge Street right-of-way is proposed to be incorporated into the proposed project. The amount of right-of-way proposed to be dedicated is 0.67 acres.

In accordance with Code of Virginia § 15.2-2232, the Planning Commission must make a determination that the change in general character and location of the City owned right-of-way is in accordance with the City's Comprehensive Plan. Chapter 3: Transportation focuses on the different

transportation systems serving the City. The vision established in the Chapter is the continued development of a multi-modal transportation system comprised of complete streets (with sidewalks, planting strips, and street trees) (page 3-5), pathways (page 3-2), and transit systems (page 3-10).
As currently built, Spotsylvania Avenue lacks sidewalks and has problematic geometry. The Dandridge



A close up view of Spotsylvania Avenue and Dandridge Street.

Street right-of-way contains some asphalt that served as an access to some of the trailers on the site. Both roadways are in poor condition. As discussed above, the intersection with US Route 1 is substandard and problematic.

Vacating existing right-of-way and reconfiguring Spotsylvania Avenue provides a safer geometric design for automobile traffic utilizing the Spotsylvania Avenue and US Route 1 intersection. The rebuilt road is proposed to be a complete street with sidewalks, planting strips, street trees, and parallel on-street parking. The reconstruction of Spotsylvania Avenue is in conformance with the Comprehensive Plan.

Chapter 7: Residential Neighborhoods focuses on neighborhood design, creating pedestrian connections and linkages, and interconnected streets (page 7-2 through 7-3). Automotive connections

between the proposed project and College Heights were the subject of much discussion at neighborhood meetings regarding this project. Providing automobile connections between the site and College Heights could potentially result in adverse impacts from increased automotive traffic between US Route 1 and points east on neighborhood streets. However, a major component of the proposed application is to construct trail connections in the vicinity of Payne Street and Brent Street to provide pedestrian linkages from the neighborhood and also to provide a trail link from the Cowan Boulevard Trail down US Route 1 to the development.

The Dandridge Street right-of-way was platted at a time when the property was envisioned to be an extension of College Heights. The conditions on the property rendered that plan moot. The plan to replace the platted Dandridge Street automotive scaled right-of-way with pedestrian links via a trail connection and public easement where Payne Street once extended and a trail link in the Brent Street right-of-way is in conformance with the Comprehensive Plan.

The property itself is in close proximity to the Cowan Trail, Mary Washington Hospital, and the University of Mary Washington. As currently configured, the only connection between these properties is by automobile through the substandard Spotsylvania Avenue intersection. The vacation of right-of-way on the property enables the reconfiguration of Spotsylvania Avenue and development of a pedestrian system connecting the property to both the adjacent neighborhood and the Cowan Boulevard Trail. The proposed infrastructure creates new connections between the property, Mary Washington Hospital, and the University of Mary Washington. A goal of Chapter 6: Business Opportunities is to create Complementary and Connected Business Districts and the proposed transportation infrastructure associated with this project achieves that goal.

The applicant proposes to vacate 1.52 acres of City right-of-way and rededicate 0.67 acres of new right-of-way to the City. The applicant would thus receive 0.85 acres of surplus right-of-way from the City. The applicant should reimburse the City for the fair market value of this property as a condition of any approval transferring the right-of-way.

## CONCLUSION AND RECOMMENDATION

**The purpose of this memo is for discussion at a work session with the Planning Commission on May 27.**

The proposed project will enhance the City's tax base and provides a substantial investment in the realignment of Spotsylvania Avenue and in the creation of strong pedestrian links in an area of the City deficient in pedestrian infrastructure. The proposed vacation and rededication of right-of-way within this project is in conformance with the Comprehensive Plan.

The Proffer statement contains certain prohibitions that ensure the development will be transitional, it provides for screening, building material standards, and buffering and also excludes high impact uses. The GDP, however, contains language that could lead to impacts to sensitive environmental features along Smith Run and the eastern stream on the site that could impede both their natural and buffering functions.

If the RPA encroachment issue is resolved then the proposed rezoning would conform to the City's Comprehensive Plan and be a suitable revision to the zoning map. These issues will be considered at a public hearing with the Planning Commission in June.

## ATTACHMENTS

1. Application and GDP

JFH – FREDERICKSBURG II, LLC
1005 SOPHIA STREET
FREDERICKSBURG, VIRGINIA 22401
PHONE: 540 / 899 – 3825 EMAIL: JEH@JARRELLINC.COM

# COWAN STATION

## General Development Plan
## Statement and General Narrative

Jarrell Properties, Inc. is proud to propose a professional office park for the City of Fredericksburg, Cowan Station. In order to continue to compete with other Virginia localities, the City of Fredericksburg must continue to take great advantage of its geographic location. To do so, the City must move forward and provide new, modern work spaces, with close-by business related amenities for employers, producing employment opportunities on the high-end of the pay scale.

The beauty of the City of Fredericksburg is that the businesses naturally drawn to this location, which are in demand regionally, can be conveniently located for the benefit of the City residents. The City's Comprehensive Plan encourages live here, work here business developments; and, Cowan Station creates just such a regional economic opportunity in the right way, in the perfect location, and in the City.

The Cowan Station project sits on 9.38 acres (not including proposed right-of-way), which lie between Spotsylvania Avenue (in the City) to the south, the College Heights neighborhood to the north and the Cowan Crossing intersection, with Route 1, to the west. Bordered by the City's main traffic arteries of U.S. Route 1 and State Route 3, Cowan Station is naturally situated to highlight this area of the City for further inclusion with our

Downtown, commercially the southern tip of our extended Downtown. It will be designed with an eye on the City's effort to be connected, to provide non-motorized means of connectivity throughout the City for its residents. In the immediate vicinity of the project, this also means being linked with those major Fredericksburg economic forces of the local university and the local hospital.

The Cowan Station project provides for the construction of eight separate, independently standing professional office suites, of 6,500 sq.ft., providing a total available space of 52,000 sq.ft. Each of the individual buildings will have the flexibility to host from one and up to four offices / businesses, under each roof. Businesses attracted to this office park are expected to operate within the normal business hours of 7:00 a.m. – 12:00 a.m. With this prime regional location, in such close proximity to the University of Mary Washington and the Mary Washington Healthcare's main full-service hospital, target occupants for this space will be medical service offices, laboratory facilities, government contractors, locally related professional services, retail, food /coffee service and other collateral businesses, which could directly serve those working on the property, living the adjacent neighborhoods and residing in the City.

The real estate that is subject to this rezoning request consists of Fifty (50) GPIN lots, totaling 9.38 acres of land, located on the East side of Route 1, North of the Route 3 junction and South of the Cowan Boulevard intersection. The property was most recently zoned and used as a mobile home park, with a layout that provided for as many as 40 potential lots for the placement of individual residential mobile homes, under the zoning designation of C-T,

RM-H and R-4. The properties adjacent to Cowan Station have zoning designations of C-T and R-4.

The Applicant proposes a rezoning of each of the identified lots to a single parcel of Commercial – Highway (C – H) and construction of eight professional office suites. The project lies next to the highly regarded College Heights neighborhood and across Route 1 from the Cowan Crossing commercial center. The view of the property for the neighborhood will be greatly improved over the present condition; and our College Heights neighbors have been considered in every step of our design for the office park, to ensure that Cowan Station has a positive impact on College Heights residents and does not negatively impact their property values.

The property's location, as a gateway to the City's Route 1 commercial corridor, as a boundary to the extended Downtown economic district and as a point of connection to our pathways, provides that a C – H designation is the best fit. C – H allows the professional office park to develop with its true needs and accommodations to the professional offices. Certainly, there is no desire for any automobile related operations to occupy these spaces; but the needs of the occupants of the park and the community may require a bike shop, a restaurant, a coffee shop or fitness location, which could each be permitted under a broader scoped C – H zoning district.

As generally described above, this property rests in one of the most unique locations in the region. It is on one of the most travelled corridors on the East Coast, yet it should absolutely be considered a part of a Downtown in one of the most historic areas in the country. It is close to large employment centers, but it is neighbors with one of the finest residential neighborhoods

around. Due to the options available and the need to be flexible to the needs of the surrounding community, this kind of variety speaks to C – H zoning is absolutely consistent with good zoning and community development practices.

The Unified Development Ordinance exists to protect the general well-being of the community and ensure standards are upheld; and, Cowan Station is a model project under the City's UDO. A project that seeks to redevelop a part of the City that had fallen into a state of concern and one that will create business opportunity no-where near our priceless historic locations. The occupants of the office park will be mostly professional in nature and will be providing higher wage paying employment opportunities, in the City. The product that will be built at Cowan Station is a product with which JPI is well familiar. JPI built this same style of building in Spotsylvania County, on their Spotsylvania Avenue. Those buildings have been occupied and well-maintained for ten years. They still look brand new.

The traffic impact of this project has been studied extensively. Discussions with City Staff, from top to bottom, has produced several assessments, tests and a Technical Review Committee meeting that resulted in traffic information eagerly being shared between the Applicant and the City. Those discussions and tests involved concern over the impact Cowan Station could have on the flow of traffic on U.S. Route 1 at peak times. More particularly, the focus has been on the cycle for the traffic signal that exists with Cowan Crossing, limiting the amount of time that the addition of Cowan Station will have on the main traffic flow for the signal. No further study was requested to be provided to the City at this time; however, one may be provided at any time the City changes their position.

Highway traffic in this center of the Fredericksburg region is challenging, to say the least. Cowan Station seeks to take advantage of all available means to get around. Yes, the highways will remain a main means of transportation to and from Cowan Station for the foreseeable future; but the project also benefits from being in the center of it all.

Cowan Station will provide pathways and sidewalks to integrate into the City's designated pathway system, contributing to the non-motorized connectivity for our residents and local commercial activity. In addition, the open space and environmentally sensitive areas, which make up over sixty percent (60%) of this project, will be respectfully handled in the project and will be respectfully incorporated into the Cowan Station pathway design.

In addition, a more and more popular means of travel is the Fred bus system. The central station for the Fred bus system is our local bus station and is just a couple of blocks away from this project and easily accessible by sidewalk or pathway. This means that every Fred route makes its way back to us. More importantly, the Fred is a way that people are stepping up their income earning potential. With access to this public transportation, all of the residents in the City, along with many in the surrounding regional area, have access to the potential high wage employment that can be available at Cowan Station.

This project is expected to be served by the City's public water and sewer system. It should not have a negative impact on the service that is currently being provided. There may be modifications to the system on the property itself; however, there is not expected to be any disruption to the location and size of the City's Utility Mains.

Cowan Station is not expected to affect the level of service provided by Fredericksburg's Police Department, Fire Department or Rescue Squad. To the contrary, the improvement that will be made to the U.S. Route 1 entrance to the project improves emergency access to this property.

A portion of the property has a sensitive environmental factor, which great effort has been taken to identify and to preserve. A portion of the property is impacted by a stream that has an associated RPA area. The project has been designed so there will be no disturbance within 100' of the stream, except as may be allowed for recreational purposes.

Attempts have been made to protect the stream in the project by designing the buffers and green areas such that any impacts to the streams and wetlands are kept to a minimum. Approximately 5.9 acres of environmentally sensitive areas will be included in Cowan Station, which will serve to protect these areas in the future.

The redevelopment of this property will not increase the number of students, nor negatively impact the City Schools. In actuality, this rezoning positively impacts the schools, as it will be permanently remove the residential zoning components of the lots that we seek to rezone for Cowan Station with this Rezoning Application.

In brief conclusion, this has been a thoughtfully designed project. Yes, there is a desire to build a particular project that we are familiar with developing; however, the City has been intentionally engaged in our considerations from the very beginning, for the purpose of working with the City, not against the City. It is our intent to deliver a product that makes

economic sense for JPI and economic, environmental and strategic sense for the City, with a lasting impression on business in our area for a long time to come. As such, JPI respectfully requests the honor of your approval of our request in this Rezoning Application, to convert the properties described herein from C – T, R – 4 and R – MH to a Commercial – Highway (C – H) designation.

Respectfully Submitted,

Joseph, E. Hicks
JFH – Fredericksburg II, LLC

# JFH – FREDERICKSBURG II, LLC

1005 SOPHIA STREET
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PHONE: 540 / 899 – 3825 EMAIL: JEH@JARRELLINC.COM


February 14, 2020
(first submitted August 30, 2019)

CITY OF FREDERICKSBURG
CITY HALL
715 Princess Anne Street
Fredericksburg, Virginia 22401

Attention: Mayor Mary Katherine Greenlaw
Members of City of Fredericksburg's City Council
Fredericksburg City Staff

Re: **AMENDED**
Request for Amendment to the Comprehensive Plan

*WHEREAS, JFH Fredericksburg II, LLC acquired additional property, since the initial filing of our request for an amendment to the City's Comprehensive Plan. As a result of these acquisitions, the information provided in the initial filing needed to be updated. Therefore, it is respectfully requested that this 'Letter to Council' be substituted, in whole, for the August 30, 2019 letter submitted to Council on this same matter.*

To the Honorable Mayor, Members of our City Council and our City Staff:

JFH Fredericksburg II, LLC calls on the Mayor and Members of the City of Fredericksburg's City Council to take up and to consider an Amendment to the Comprehensive Plan, requesting Land Use Planning District 5B be revised to allow Commercial – Highway zoning designation.

"Cowan Station," our proposed professional office park is sought to be developed on a City parcel currently known as the Fredericksburg Mobile Home Park. Our proposed office park parcel consists of Fifty separate (50) GPIN lots, totaling 9.38 acres of land, located on the East side of U.S. Route 1, North of the Route 3 junction and South of the Cowan Boulevard intersection, in the City's Land Use Planning District 5B. The property was most recently zoned and used as a mobile home park, with a layout that provided for as many as 40 potential lots for the placement of individual residential mobile homes, under the zoning designation of C-T, RM-H and R-4. The properties adjacent to Cowan Station have zoning designations of C-T and R-4.

The Applicant proposes a formal Amendment to the zoning designation shown in Land Use Planning District 5B of the Comprehensive Plan, more specifically to the Cowan Station parcels, to a designation of Commercial – Highway (C – H). The property's location, as a gateway to the City's Route 1 commercial corridor, as a boundary to the extended Downtown economic district and as a point of connection to our pathways, provides that a C – H designation is the best fit.

Although it is permitted under C – H zoning, there is no desire for any automobile related operations to occupy these spaces, as such "uses" are permitted under C – H (i.e. automobile related businesses) will be voluntarily abandoned. In furtherance of our commitment, we specifically provide that the following types of businesses, as listed in the "Use Table", Section 72 – 40 of the City's Municode, shall be explicitly prohibited in this office park development: adult establishment, convenience store with gasoline, gasoline sales, tattoo / piercing establishment, automobile sales and rental, automobile service, automobile towing and storage, and restaurant – fast food.

A proper function for each space, which is best established through a slower, methodical build out of the entire property and established by the needs of the occupants of the park, as well as the needs of the community, takes time to evolve. The project wants to have a professional image that supports and cultivates a vibrant commercial community. We look for additional demand that may call for a bike shop, a specialty eating establishment or fitness center, which could each be permitted under a broader scoped C – H zoning district. C-H allows for the anticipation of a variety of users, due to commercial location, the type of space and the connectivity, without each and every occupant facing the possibility of a special use permit.

Further, the General Development Plan prepared for Cowan Station illustrates the construction of eight (8) separate, independently standing professional office suites, of 6,500 sq.ft., providing a total available space of 52,000 sq.ft. Each of the individual buildings will have the flexibility to host from one and up to four offices / businesses, under each roof. Businesses attracted to this office park are expected to operate within the normal business hours of 7:00 a.m. – 12:00 a.m.

With this prime regional location and with a close proximity to the University of Mary Washington and the Mary Washington Healthcare's main full-service hospital, target occupants for this space will be a medical and dental office, medical laboratory, governmental office, business and professional service, retail sales establishment, microbrewery, restaurant with indoor and outdoor seating and other collateral businesses, which could directly serve those working on the property, living the adjacent neighborhoods and residing in the City.

Highway traffic in the center of the Fredericksburg region is challenging, to say the least. Cowan Station seeks to take advantage of all available means to get around. Yes, the highways will remain a main focus of transportation to and from Cowan Station for the foreseeable future; but the project also benefits from being near the "Hub" of it all.

Cowan Station will provide pathways and sidewalks to integrate into the City's designated pathway system, contributing to the non-motorized connectivity for our residents and local commercial activity. Collaterally, there are no 4-wheeled vehicle roadway connections into or with the College Heights neighborhood. The open space and environmentally sensitive areas, which makes up almost sixty-three percent (63%) of this project, will be respectfully handled in the project and will be respectfully incorporated into the Cowan Station pathway design.

In addition, a more and more essential means of local travel is the Fred bus system. The central station for the Fred bus system is our local bus station, easily accessible to / from Cowan Station by sidewalk or pathway. Every Fred route makes its way to us. More importantly, Fred is the easiest path in our area to assist people to step up their income earning potential. With access to this public transportation, all of the residents in the City, along with many in the surrounding regional area, have access to the potential higher wage employment that can be available at this employment center.

Finally, Cowan Station seeks to create a professional office park, in an area of the City that is ripe for rehabilitation. From the start of our concept, we opened our plans to the needs, wants and "not wants" of the City and the surrounding community. In the end, this is a good project that will provide well for the City, our neighbors and the Fredericksburg Area for a long time to come.

Thank you for your attention, in consideration of this Amended Request for an Amendment to the Comprehensive Plan for the City of Fredericksburg.

Respectfully,

Joseph E. Hicks
Director of Community Relations
JFH Fredericksburg II, LLC

JFH – FREDERICKSBURG II, LLC
1005 SOPHIA STREET, FREDERICKSBURG, VIRGINIA 22401
540 / 899 – 3825

April 22, 2020

CITY OF FREDERICKSBURG
Fredericksburg City Planning and Zoning Department
Attention: *Mr. Michael J. Craig, Senior Planner*
CITY HALL
715 Princess Anne Street
Fredericksburg, Virginia 22401

# VOLUNTARY PROFFER STATEMENT

APPLICANT/OWNER: JFH Fredericksburg II, LLC
1005 Sophia Street
Fredericksburg, Virginia 22401

PROPERTY GPIN #s: 7779-43-9388, 7779-43-9395, 7779-52-2908, 7779-52-2944, 7779-53-0256, 7779-53-0272, 7779-53-0320, 7779-53-0441, 7779-53-0525, 7779-53-0594, 7779-53-0641, 7779-53-0684, 7779-53-0752, 7779-53-0878, 7779-53-0893, 7779-53-1056, 7779-53-1083, 7779-53-1121, 7779-53-1310, 7779-53-1353, 7779-53-1435, 7779-53-1487, 7779-53-1536, 7779-53-1669, 7779-53-1718, 7779-53-2082, 7779-53-2113, 7779-53-2155, 7779-53-2305, 7779-53-2347, 7779-53-2487, 7779-53-3025, 7779-53-3057, 7779-53-3108, 7779-53-3159, & 7779-53-3190

APPLICANT/OWNER: Keene Delahay Embrey Duffeee
By her Court Appointed Custodian
Mr. James B. Franklin
308 Lee Drive
Fredericksburg, Virginia 22401

PROPERTY GPIN #s:

7779-42-8953, 7779-42-8984, 7779-42-9737, 7779-42-9783, 7779-42-9946, 7779-42-9972, 7779-43-8079, 7779-43-9005,7779-43-9040, 7779-43-9109, 7779-52-0758, 7779-52-0795, 7779-52-0808, 7779-52-0833

PROJECT NAME: Cowan Station

REZONING REQUEST: Applicant seeks rezoning of the above referenced properties from C-T, RM-H and R-4 to C-H (Commercial Highway)

CASE NO.: _____

## PROFFERS

The Applicant voluntarily proffers the following admittedly reasonable conditions for this project as a part of our requested rezoning, in accordance with Sections 15.2-2298 and 15.2 – 2303, et al., of the Code of Virginia (1950):

1. This property shall be developed in substantial compliance with the 'General Development Plan - Cowan Station, City of Fredericksburg, dated June 12, 2019, last revised April17, 2020' ("***GDP***"), which is made a part hereof by this reference, subject to minor adjustments, which may occur for purposes of addressing final engineering, design requirements, or compliance with applicable regulations. Although the GDP shows that all of the parcels in the property will be consolidated, the Applicant shall be allowed to re-subdivide the property in the future subject to the requirements of the UDO.

2. Although permitted under C–H zoning, the following types of businesses shall explicitly prohibited in this development: Adult Establishments, Convenience Store (with gasoline sales), Gasoline Sales, Tattoo/Piercing Establishment, Automotive Sales and Rental, Small Scale, Automotive Sales and Rental, Large Scale, Automotive Service, Automobile Towing and Impoundment, and Restaurant, Fast-food.

3. Although the GDP does not show any businesses with a drive in window capacity, it is anticipated that some such businesses will be located in the Property and they shall not be prohibited merely because they are not shown on the GDP; however, any business with a drive in window shall require a special use permit.

4. There shall be no direct motor vehicle access from Cowan Station to the College Heights residential neighborhood.

5. The Applicant will construct three (3) 10' wide trails as shown on the GDP. The trails will be phased with the construction of the adjoining buildings and the phasing will be shown on the site plan. All three (3) trails will be completed prior to the issuance of the Occupancy Permit for the eight (8$^{th}$) building. Upon completion of the construction, the trail along US Route 1 and the trail in the Brent Street right of way shall be owned by the City. That portion of the trail connecting Spotsylvania Avenue to Payne Street that is located in the Rappahannock Avenue or Payne Street right of ways will be owned by the City. That portion of the trail connecting Spotsylvania Avenue to Payne Street that is located on the Applicant's property will be located in an access easement that will be granted to the City. The access easement will be granted prior to the completion of the trail and shall be in the City's standard form subject to the Applicant's approval and the easement shall provide that (i) the City will maintain the trail and (ii) the Applicant shall have the right to relocate the trail at its cost.

6. A landscaping buffer shall meet the requirements of Buffer Type D as set forth in the City's Code Section 72 – 55.4 C (perimeter Landscape Buffer types). The GDP identifies the location of the minimum required buffer; however, the buffer may also be located anywhere between the buildings and Rappahannock Avenue. Due to the existence of the Dominion Power

easement, the Applicant will be (i) utilizing the existing vegetation along Rappahannock Avenue towards the buffer pursuant to Section 72-55.1(2), and (ii) providing no Canopy Trees in the easement area as provided in Section 72-55.1(5)(d). The majority of the trees in the buffer shall be evergreen and shall be at east 6' in height at the time of planting. The buffer shall be developed in phases as each building is constructed. The phases for the buffer shall be shown on the site plan, and each phase of the buffer shall be installed within nine (9) months of the issuance of an Occupancy Permit for the building associated with that phase.

7. Service utilities for the buildings that are adjacent to US Route 1 shall be screened from visibility from US Route 1. The exterior wall services of the buildings shall be constructed of brick, stone, wood, stucco, cementitious siding or similar appearing materials. Vinyl siding, corrugated metal and cinder block shall not be used on the exterior of the buildings.

*[Signatures on following page]*

WITNESS the following signatures acknowledging approval and consent of the proffer statement:

**JFH – Fredericksburg II, LLC**

By: _____
James E. Jarrell, III, Operating Manager

COMMONWEALTH OF VIRGINIA,
CITY OF FREDERICKSBURG, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that JAMES E. JARRELL, III, in his capacity as Operating Manager for JFH – Fredericksburg II, LLC has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 22nd day of April, 2020.

Margaret Elizabeth Morrison
Notary Public
Print Name: Margaret Elizabeth Morrison
My Commission Expires: March 31, 2024
Registration No.: 7859200

MARGARET ELIZABETH MORRISON
Notary Public
Commonwealth of Virginia
My Commission Expires March 31, 2024
Commission ID# 7859200

**Keene Delahay Embrey Duffeee**
By her Court Appointed Custodian

_____
James B. Franklin

COMMONWEALTH OF VIRGINIA,
CITY OF FREDERICKSBURG, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that JAMES B. FRANKLIN, in his capacity as Court Appointed Custodian for Keene Delahau Embrey Duffee has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 22nd day of April, 2020.

Margaret Elizabeth Morrison
Notary Public
Print Name: Margaret Elizabeth Morrison
My Commission Expires: March 31, 2024
Registration No.: 7859200

MARGARET ELIZABETH MORRISON
Notary Public
Commonwealth of Virginia
My Commission Expires March 31, 2024
Commission ID# 7859200

# GENERAL DEVELOPMENT PLAN
# COWAN STATION

## CITY OF FREDERICKSBURG, VIRGINIA

### SHEET INDEX


| SHEET | TITLE |
|---|---|
| SHEET 1 | COVER SHEET |
| SHEET 2 | EXISTING CONDITIONS |
| SHEET 3 | REZONING EXHIBIT |
| SHEET 4 | GENERAL DEVELOPMENT PLAN |
| SHEET 4A | GENERAL DEVELOPMENT PLAN TRAIL CONNECTIVITY PLAN |
| SHEET 5 | UTILITY PLAN |


### LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| 8"W | WATER | 8"W |
| 8"S | SEWER | 8"S |
| | STORM | |
| | STORM STRUCTURE | |
| Ⓢ | SANITARY MANHOLE | Ⓢ |
| ⊗ | VALVE | ⊗ |
| | FIRE HYDRANT | |
| | CLEAN OUT | CO |
| | WATER METER | |
| | PROPERTY LINE/ RIGHT OF WAY | |
| 120 | CONTOUR LINE | |
| | PAVEMENT HATCH | |
| | CONCRETE HATCH | |
| TC | TRAFFIC CONTROL BOX | |
| | SIGNAL POLE | |

VICINITY MAP
SCALE 1"=2000'

0 2000 4000
SCALE IN FEET

### SITE INFORMATION:

PARCEL GPIN: 7779-42-8953, 7779-42-8984, 7779-42-9737, 7779-42-9783, 7779-42-9946, 7779-42-9972, 7779-43-8079, 7779-43-9005, 7779-43-9040, 7779-43-9109, 7779-43-9388, 7779-43-9395, 7779-52-0758, 7779-52-0795, 7779-52-0808, 7779-52-0833, 7779-52-2908, 7779-52-2944, 7779-53-0256, 7779-53-0272, 7779-53-0320, 7779-53-0441, 7779-53-0525, 7779-53-0594, 7779-53-0641, 7779-53-0684, 7779-53-0752, 7779-53-0878, 7779-53-0893, 7779-53-1056, 7779-53-1083, 7779-53-1121, 7779-53-1310, 7779-53-1353, 7779-53-1435, 7779-53-1487, 7779-53-1536, 7779-53-1669, 7779-53-1718, 7779-53-2082, 7779-53-2113, 7779-53-2155, 7779-53-2305, 7779-53-2347, 7779-53-2487, 7779-53-3025, 7779-53-3057, 7779-53-3108, 7779-53-3159, 7779-53-3190

| | |
|---|---|
| CURRENT ZONING: | C-T, RM-H, & R-4 |
| PROPOSED ZONING: | C-H |
| PRESENT USE: | MOBILE HOME PARK & UNDEVELOPED |
| PROPOSED USE: | COMMERCIAL & OFFICE DEVELOPMENT |
| TRASH COLLECTION: | PRIVATE TRASH COLLECTION |
| WATER: | PUBLIC CONNECTION |
| SEWER: | PUBLIC CONNECTION |
| ROADS: | PUBLIC & PRIVATE |
| OPEN SPACE REQUIRED: | 15% |
| ALLOWABLE FLOOR AREA RATIO: | 0.70 |
| ALLOWABLE BUILDING HEIGHT: | 40 FT |
| MINIMUM YARD REQUIREMENTS: | FRONT = 25 FEET<br>SIDE = 15 FEET<br>REAR = 20 FEET |
| MINIMUM DISTRICT SETBACK: | 40 FEET |

| | COMMERCIAL / OFFICE |
|---|---|
| PARCEL AREA (NOT INCLUDING PROPOSED RIGHT OF WAY): | 9.37 AC |
| OPEN SPACE: | 62.5 % (5.86 AC) |
| BUILDING AREA: | 52,000 SF |
| FLOOR AREA RATIO: | 0.127 |
| BUILDING HEIGHT: | 20' (APPROXIMATE) |
| PARKING REQUIRED: | 1 SP/300 SF = 173 SPACES |
| PARKING PROVIDED: | 249 TOTAL (226 OFF STREET & 23 ON STREET) |
| LOADING REQUIRED: | 3 - 15'X25' SPACE |
| LOADING PROVIDED: | 3 - 15'X25' SPACE |

NOTES:
1. CBPA IS AN OVERLAY DISTRICT FOR THE CITY OF FREDERICKSBURG AND THE PARCEL DESCRIBED WITHIN THIS PLAN LIES WITHIN THE RMA FEATURES AND DOES CONTAIN RPA FEATURES WITHIN THE CHESAPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT. THERE ARE PROPOSED IMPACTS TO WATERS OF THE U.S. THAT WILL REQUIRE AN ENVIRONMENTAL PERMIT.
2. THERE ARE NO KNOWN HISTORIC BUILDINGS OR ARCHEOLOGICAL FEATURES ON SITE.
3. THERE ARE NO KNOWN PLACES OF BURIAL ON SITE.
4. THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 510065 0036C DATED SEPTEMBER 19, 2007.
5. EXISTING TOPOGRAPHIC INFORMATION IS A COMPILATION OF AERIAL MAPPING PROVIDED BY McKENZIE SNYDER JUNE 2017
6. BOUNDARY INFORMATION TAKEN FROM BOUNDARY SURVEY PREPARED BY FAIRBANKS & FRANKLIN TITLED "PERIMETER BOUNDARY SURVEY ON VARIOUS PARCELS STANDING IN THE NAMES OF COWAN EAST, LLC" DATED 02–08–17.
7. WATERS OF THE US (WOUS) AND WETLANDS WERE FIELD DELINEATED BY EEE CONSULTING, INC. MARCH 2017.
8. THE USE AND DEVELOPMENT OF THIS PROPERTY, AND ALL IMPROVEMENTS THEREON, ARE SUBJECT TO THE FINAL GENERAL DEVELOPMENT PLAN AS WELL AS TO THE GENERALLY APPLICABLE REGULATIONS SET FORTH IN UDO SECTION 72–33.
9. THIS DEVELOPMENT SHALL BE MEET ALL APPLICABLE LANDSCAPING AND LIGHTING REQUIREMENTS.
10. PEDESTRIAN ACCESS:
    10.1. SIDEWALKS WITHIN PARKING AREAS AND ALONG STREETS SHALL BE 5' WIDE CONCRETE.
    10.2. THE TRAILS SHALL BE 10' WIDE ASPHALT.
11. THE RPA MAY BE IMPACTED WITH THE DEVELOPMENT OF THE PARKING AND BUILDINGS CLOSEST TO THE RPA. THE EXTENTS OF ANY IMPACT WILL BE DETERMINED DURING THE DETAILED SITE ENGINEERING AND WILL BE LIMITED TO THE LANDWARD 50' AND A TOTAL AGGREGATE AREA OF NOT MORE THAN 0.5 ACRES. IMPACTS WILL BE TEMPORARY AND WILL BE RESTORED IN ACCORDANCE WITH THE CITY STANDARDS AND GUIDELINES ESTABLISHED BY THE RIPARIAN BUFFERS MODIFICATION & MITIGATION MANUAL PUBLISHED BY THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (DCR). THIS PROJECT REMOVES APPROXIMATELY 2,605 SF OF EXISTING IMPERVIOUS AREA FROM THE RPA.
12. TRAILS SHOWN ON THIS PLAN SHALL BE CONSTRUCTED BY THE DEVELOPER OF THIS PROJECT AT THE TIME THE INFRASTRUCTURE (ROADS, WATER, SANITARY SEWER, AND STORM) IS CONSTRUCTED.
13. REFER TO TRAFFIC STUDY FOR TRIP GENERATION VOLUMES.

| PROPERTY OWNER | DEVELOPER | ENGINEER |
|---|---|---|
| JFH-FREDERICKSBURG II, LLC<br>1005 SOPHIA ST<br>FREDERICKSBURG, VA 22401 | JARRELL PROPERTIES, INC.<br>1005 SOPHIA ST<br>FREDERICKSBURG, VA 22401 | FAIRBANKS & FRANKLIN<br>1005 MAHONE STREET<br>FREDERICKSBURG, VIRGINIA 22401 |
| KEENE DELAHAY EMBREY DUFFEE<br>C/O COURT APPOINTED CUSTODIAN<br>MR. JAMES B. FRANKLIN<br>308 LEE DRIVE<br>FREDERICKSBURG, VIRGINIA 22401 | | |

PROJECT NARRATIVE:
THIS PROJECT ENTAILS THE DEVELOPMENT OF A COMMERCIAL/OFFICE CENTER ON THE EAST SIDE OF ROUTE 1 ON LAND THAT IS OCCUPIED BY A MOBILE HOME PARK. THE LAND WITHIN THE DEVELOPMENT WILL BE REZONED TO COMMERCIAL HIGHWAY (C-H).


Fairbanks & Franklin
Civil Engineering
Land Planning
1005 Mahone Street
Fredericksburg, VA 22401
(540) 899-3700


436-1005 GENERAL DEVELOPMENT PLAN COWAN STATION 04-17-20

COVER SHEET

GENERAL DEVELOPMENT PLAN
COWAN STATION
CITY OF FREDERICKSBURG, VIRGINIA

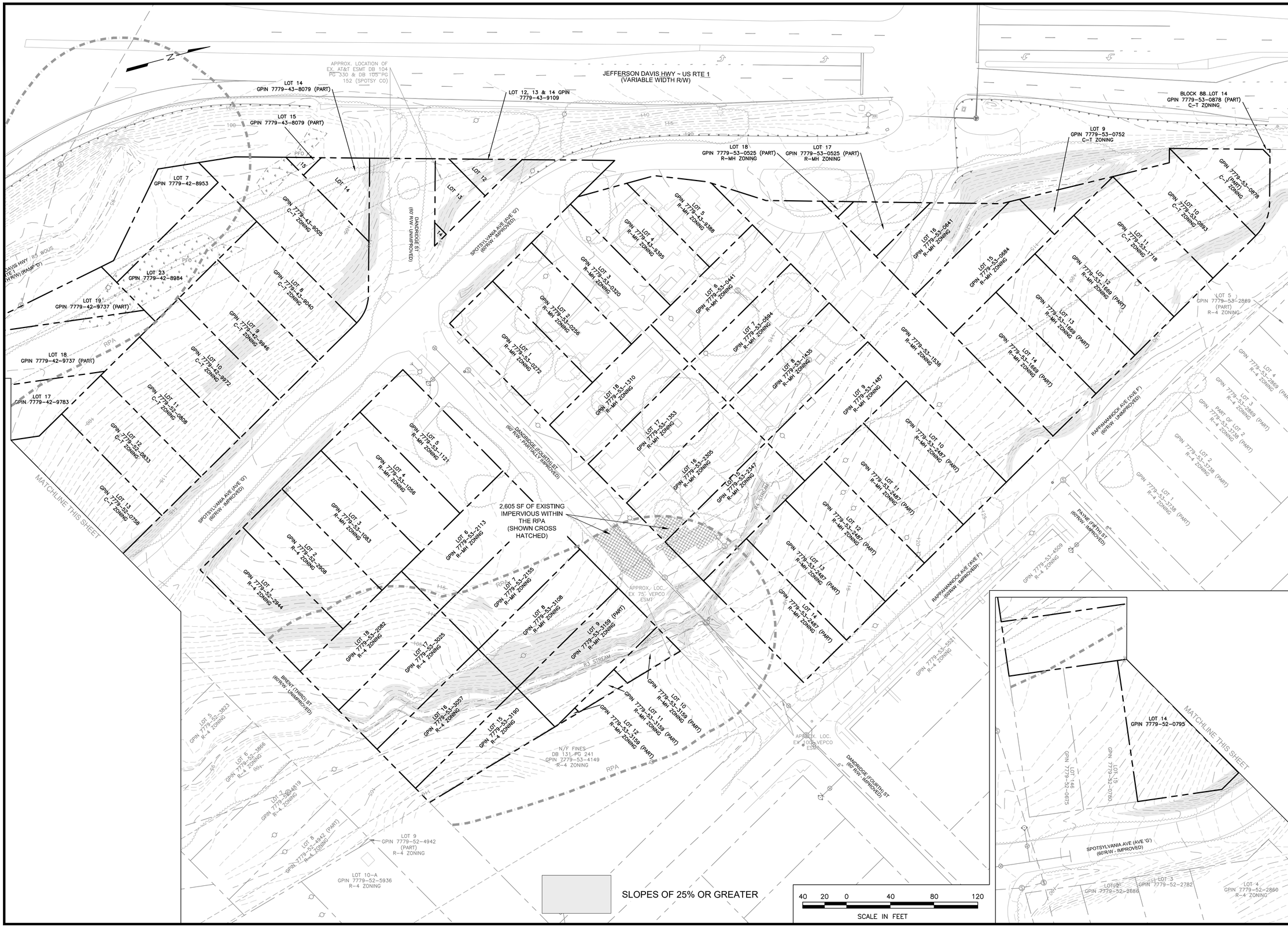
COMMONWEALTH OF VIRGINIA
JUSTIN R. FRANKLIN
Lic. No.035250
04-17-20
PROFESSIONAL ENGINEER

| | |
|---|---|
| DATE : | 08-12-19 |
| DESIGNED: | JRF |
| DRAWN : | JRF,JAC |
| CHECKED : | JDF |

| | |
|---|---|
| REVISIONS: | 02-07-20 |
| 08-21-19 | 04-17-20 |
| 09-16-19 | |
| 10-25-19 | |
| 11-13-19 | |

DOCUMENT NO.
436-1005

SHEET 1 OF 5





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# EXISTING CONDITIONS

## GENERAL DEVELOPMENT PLAN
COWAN STATION
CITY OF FREDERICKSBURG, VIRGINIA

COMMONWEALTH OF VIRGINIA
JUSTIN R. FRANKLIN
Lic. No.035250
04-17-20
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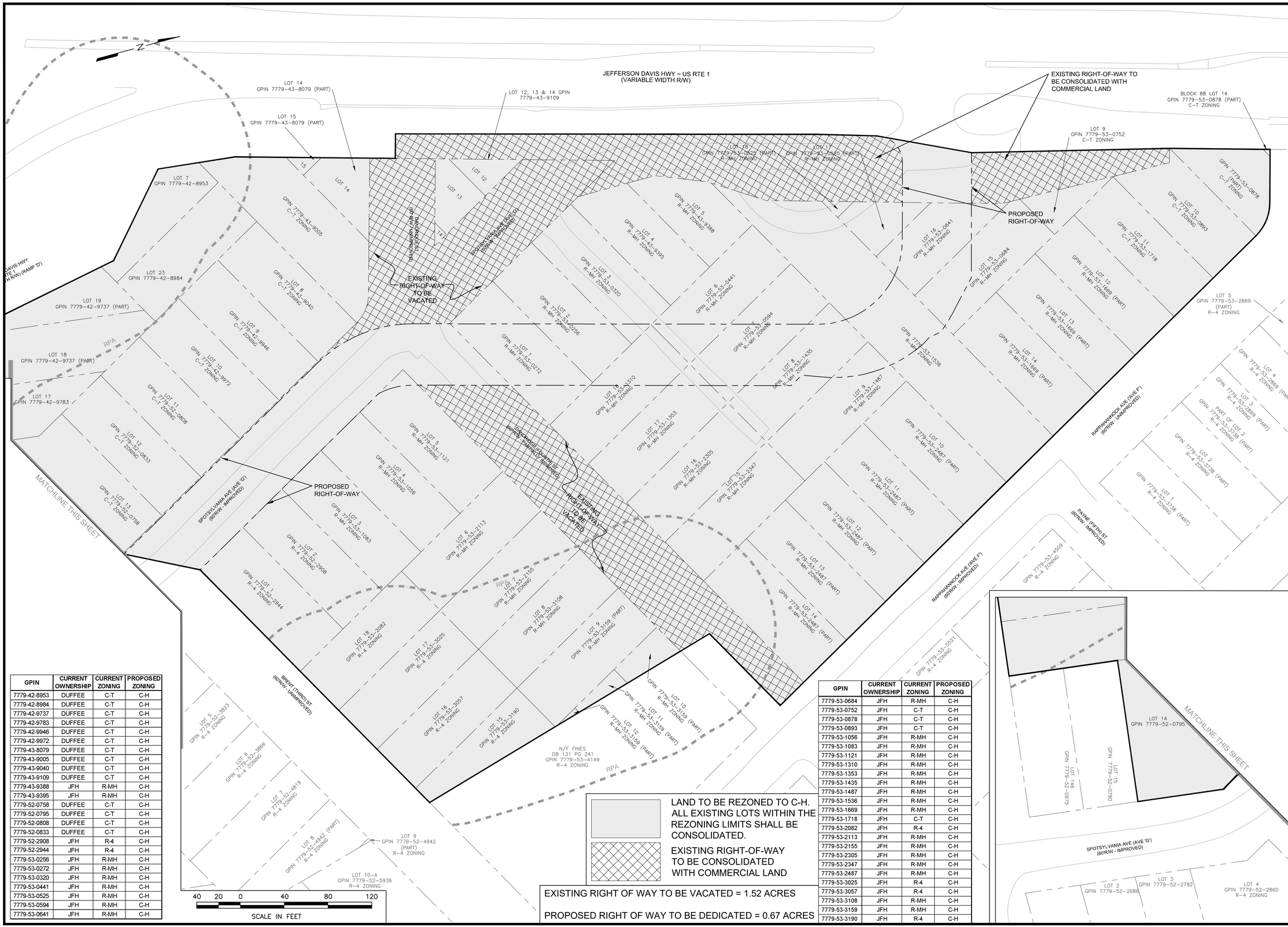
SHEET **2** OF **5**




| GPIN | CURRENT OWNERSHIP | CURRENT ZONING | PROPOSED ZONING |
|---|---|---|---|
| 7779-42-8953 | DUFFEE | C-T | C-H |
| 7779-42-8984 | DUFFEE | C-T | C-H |
| 7779-42-9737 | DUFFEE | C-T | C-H |
| 7779-42-9783 | DUFFEE | C-T | C-H |
| 7779-42-9946 | DUFFEE | C-T | C-H |
| 7779-42-9972 | DUFFEE | C-T | C-H |
| 7779-43-8079 | DUFFEE | C-T | C-H |
| 7779-43-9005 | DUFFEE | C-T | C-H |
| 7779-43-9040 | DUFFEE | C-T | C-H |
| 7779-43-9109 | DUFFEE | C-T | C-H |
| 7779-43-9388 | JFH | R-MH | C-H |
| 7779-43-9395 | JFH | R-MH | C-H |
| 7779-52-0758 | DUFFEE | C-T | C-H |
| 7779-52-0795 | DUFFEE | C-T | C-H |
| 7779-52-0808 | DUFFEE | C-T | C-H |
| 7779-52-0833 | DUFFEE | C-T | C-H |
| 7779-52-2908 | JFH | R-4 | C-H |
| 7779-52-2944 | JFH | R-4 | C-H |
| 7779-53-0256 | JFH | R-MH | C-H |
| 7779-53-0272 | JFH | R-MH | C-H |
| 7779-53-0320 | JFH | R-MH | C-H |
| 7779-53-0441 | JFH | R-MH | C-H |
| 7779-53-0525 | JFH | R-MH | C-H |
| 7779-53-0594 | JFH | R-MH | C-H |
| 7779-53-0641 | JFH | R-MH | C-H |

LAND TO BE REZONED TO C-H. ALL EXISTING LOTS WITHIN THE REZONING LIMITS SHALL BE CONSOLIDATED.

EXISTING RIGHT-OF-WAY TO BE CONSOLIDATED WITH COMMERCIAL LAND

EXISTING RIGHT OF WAY TO BE VACATED = 1.52 ACRES

PROPOSED RIGHT OF WAY TO BE DEDICATED = 0.67 ACRES

| GPIN | CURRENT OWNERSHIP | CURRENT ZONING | PROPOSED ZONING |
|---|---|---|---|
| 7779-53-0684 | JFH | R-MH | C-H |
| 7779-53-0752 | JFH | C-T | C-H |
| 7779-53-0878 | JFH | C-T | C-H |
| 7779-53-0893 | JFH | C-T | C-H |
| 7779-53-1056 | JFH | R-MH | C-H |
| 7779-53-1083 | JFH | R-MH | C-H |
| 7779-53-1121 | JFH | R-MH | C-H |
| 7779-53-1310 | JFH | R-MH | C-H |
| 7779-53-1353 | JFH | R-MH | C-H |
| 7779-53-1435 | JFH | R-MH | C-H |
| 7779-53-1487 | JFH | R-MH | C-H |
| 7779-53-1536 | JFH | R-MH | C-H |
| 7779-53-1669 | JFH | R-MH | C-H |
| 7779-53-1718 | JFH | C-T | C-H |
| 7779-53-2082 | JFH | R-4 | C-H |
| 7779-53-2113 | JFH | R-MH | C-H |
| 7779-53-2155 | JFH | R-MH | C-H |
| 7779-53-2305 | JFH | R-MH | C-H |
| 7779-53-2347 | JFH | R-MH | C-H |
| 7779-53-2487 | JFH | R-MH | C-H |
| 7779-53-3025 | JFH | R-4 | C-H |
| 7779-53-3057 | JFH | R-4 | C-H |
| 7779-53-3108 | JFH | R-MH | C-H |
| 7779-53-3159 | JFH | R-MH | C-H |
| 7779-53-3190 | JFH | R-4 | C-H |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# REZONING EXHIBIT

## GENERAL DEVELOPMENT PLAN
COWAN STATION
CITY OF FREDERICKSBURG, VIRGINIA

COMMONWEALTH OF VIRGINIA
JUSTIN R. FRANKLIN
Lic. No.035250
04-17-20
PROFESSIONAL ENGINEER

DATE : 08-12-19
DESIGNED: JRF
DRAWN : JRF,JAC
CHECKED : JDF

REVISIONS: 02-07-20
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DOCUMENT NO.
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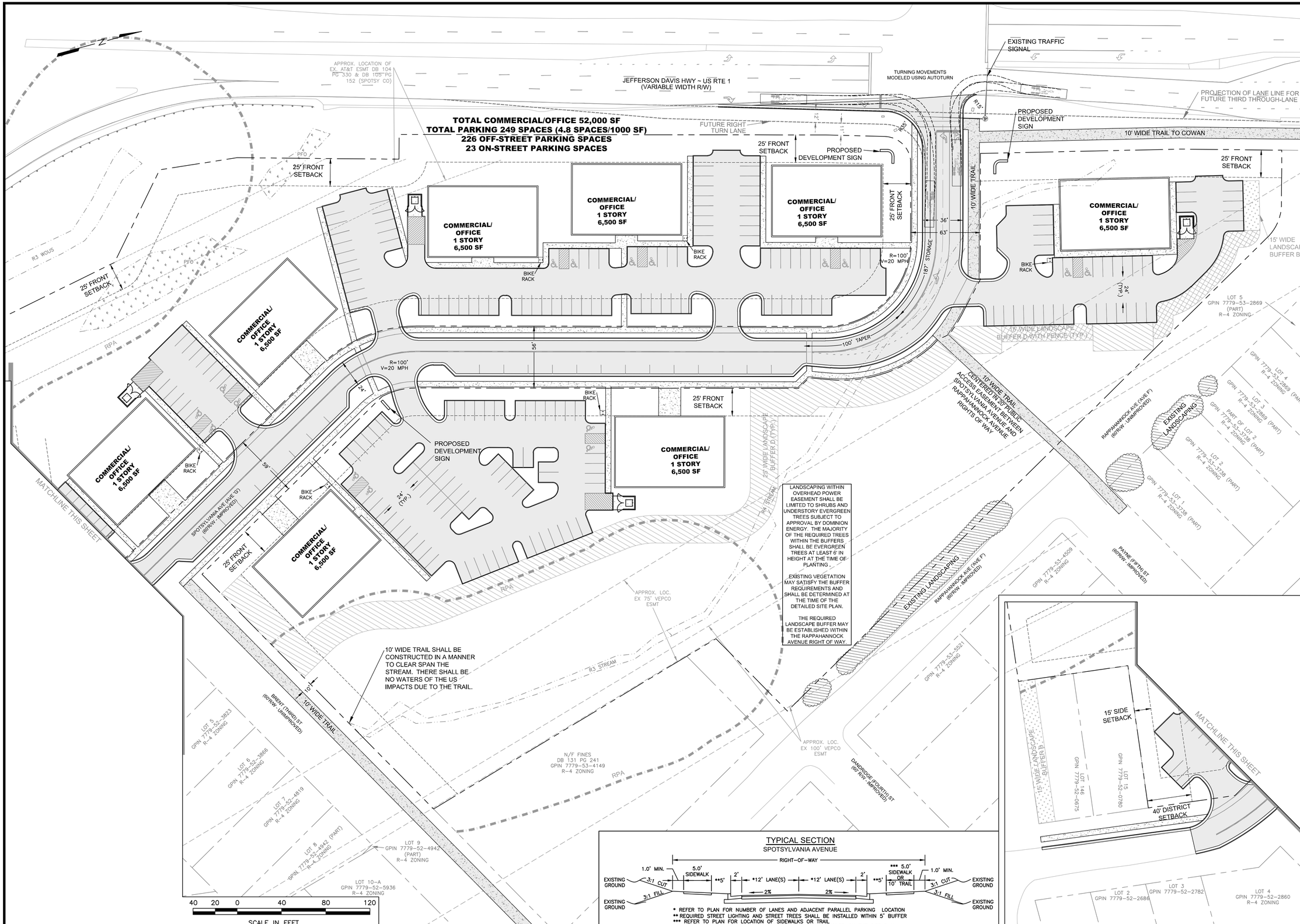
SHEET 3 OF 5





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# GENERAL DEVELOPMENT PLAN

## GENERAL DEVELOPMENT PLAN
COWAN STATION
CITY OF FREDERICKSBURG, VIRGINIA

COMMONWEALTH OF VIRGINIA
JUSTIN R. FRANKLIN
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DOCUMENT NO.
**436-1005**

SHEET 4 OF 5

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**GENERAL DEVELOPMENT PLAN**
**TRAIL CONNECTIVITY PLAN**

**GENERAL DEVELOPMENT PLAN**
COWAN STATION
CITY OF FREDERICKSBURG, VIRGINIA

COMMONWEALTH OF VIRGINIA
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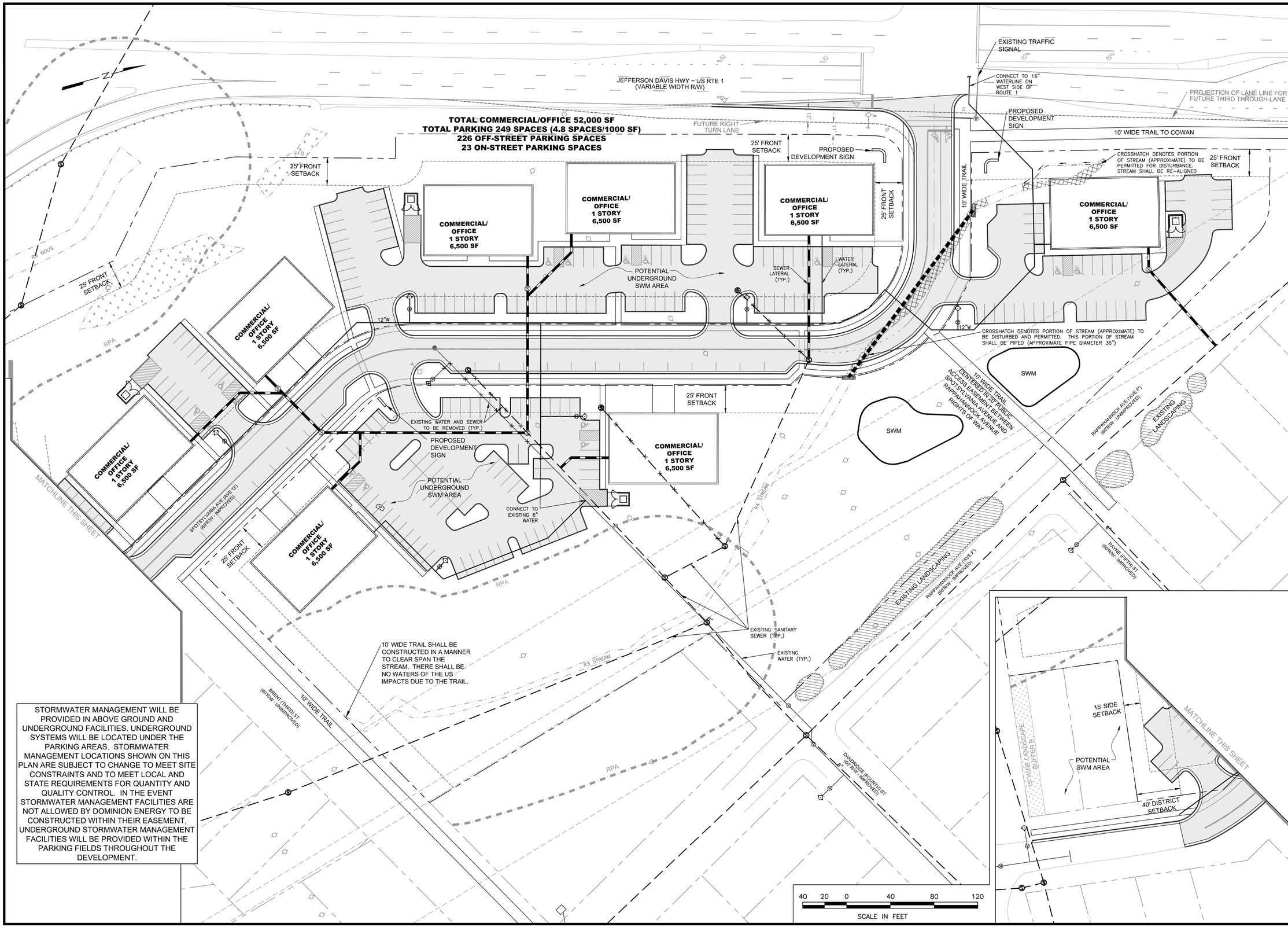
DOCUMENT NO.
**436-1005**

SHEET **4A** OF **5**




STORMWATER MANAGEMENT WILL BE PROVIDED IN ABOVE GROUND AND UNDERGROUND FACILITIES. UNDERGROUND SYSTEMS WILL BE LOCATED UNDER THE PARKING AREAS. STORMWATER MANAGEMENT LOCATIONS SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE TO MEET SITE CONSTRAINTS AND TO MEET LOCAL AND STATE REQUIREMENTS FOR QUANTITY AND QUALITY CONTROL. IN THE EVENT STORMWATER MANAGEMENT FACILITIES ARE NOT ALLOWED BY DOMINION ENERGY TO BE CONSTRUCTED WITHIN THEIR EASEMENT, UNDERGROUND STORMWATER MANAGEMENT FACILITIES WILL BE PROVIDED WITHIN THE PARKING FIELDS THROUGHOUT THE DEVELOPMENT.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Land Planning
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UTILITY PLAN

**GENERAL DEVELOPMENT PLAN**
COWAN STATION
CITY OF FREDERICKSBURG, VIRGINIA

COMMONWEALTH OF VIRGINIA
JUSTIN R. FRANKLIN
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04-17-20
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| DRAWN : | JRF,JAC |
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|---|---|
| REVISIONS: | 02-07-20 |
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| 11-13-19 | |

DOCUMENT NO.
**436-1005**

SHEET 5 OF 5

TO: Planning Commission
FROM: Erik F. Nelson, Transportation Administrator
DATE: May 27, 2020
RE: **Comprehensive Plan Amendment, Proposed**

**Introduction**
The City of Fredericksburg is developing four funding applications to be submitted under the Virginia Department of Transportation's Smart Scale program. The review process will score submittals from around the Commonwealth and one basic criterion is that applications must reflect the locality's Comprehensive Plan. This matter is time-sensitive in that these applications must be submitted by the end of July 2020.

At its meeting on May 26, the City Council initiated an amendment to Chapter 3 of the Comprehensive Plan, and referred it to the Planning Commission for public hearing and recommendation.

**Funding Requests**
The Commonwealth of Virginia provides significant transportation funding through the Virginia Department of Transportation's Smart Scale program. By an August 1, 2020 deadline, City staff will submit applications to fund the following projects:

| Project | Total Cost/ Requested Funds | Leveraged Funds |
|---|---|---|
| Gateway Boulevard, extended – VA Route 3 to Cowan Boulevard | $49,469,371/ $29,369,371 | ROW donation valued at $8.1 million; City funds $12 million |
| U.S. Route 1 STARS – Route 3 off-ramp signals/Spotsylvania Avenue intersection improvements | $8,373,474 | None |
| U.S. Route 1 STARS – Augustine Avenue intersection improvements | $1,710,339 | None |
| Idlewild Boulevard to VCR Trail - 900 foot trail, 70 foot bridge, crosswalk at Kings Mill | $1,904,311/ $1,504,311 | $400,000 in Congestion Management/Air Quality (CMAQ) funds |

Code of Virginia Section 15.2-2230 requires that a jurisdiction's Comprehensive Plan be reviewed every five years. While Fredericksburg's overall plan has been under review during the development

of several Small Area Plans, the list of transportation projects needs to be amended to include a reference to the proposed trails project as well as to reflect better defined roadway projects.
In general, improved modelling capabilities has allowed planning to move beyond vehicle-to-pavement ratios that have too often been the basis of important transportation decisions. Those quantitative studies needed to always be evaluated through a qualitative analysis. Better computer models today more effectively integrate the quantitative/qualitative factors, to better identify needed improvements. The added benefit is that solutions can be found that are more affordable and therefore more financially sustainable. As a consequence, the transportation element of the City's Comp Plan can be made clearer.

Staff has combined Tables 3-2 and 3-3 in the existing Comp Plan, and developed a new Table 3-2. The revised table gets cleaned up through removal of completed projects and then ensures that the remaining planned projects are better defined. In addition, the previous use of two tables reflected the financially-constrained and unconstrained projects lists in the FAMPO long range plan. Such distinctions are not useful in a local Comp Plan and can be confusing. The new table also arranges planned projects by type – such as interstate, roadway, bridge, and bicycle-pedestrian.

**Summary of changes:**

**Interstate** – the new interchange project is consolidated from two entries to one; HOT lanes are removed as these are under construction; the northbound off-ramp at Route 3 is inserted to support the Gateway Blvd project; and the VCR Trail tunnel is added, as specified in the adopted Fredericksburg Pathways Plan (2018)

**Roadways** – Completed projects are deleted and planned projects are given more definition. No new projects.

**Bridges** – Completed projects are deleted and planned projects are given more definition. Two new bridges are added (from the adopted Fredericksburg Pathways Plan) to remove the at-grade crossings of the VCR Trail at the Blue and Gray Parkway and U.S. Route 1.

**Bicycle-Pedestrian Facilities** – A reference is added for the adopted Fredericksburg Pathways Plan (2018)

Only the new table is proposed as an amendment. No text will be changed.

## Impacts to Capital Improvement Program

The projects being submitted to VDOT will bring in state and federal funds, if successful, to add to the City's CIP. One project, however, has a commitment of $12 million in local funds.

# Fredericksburg Comprehensive Plan (2015)

# Amendments to Chapter 3 – Transportation

## Interstate Highway Projects

| Interstate Project | Location | Description | Comments |
|---|---|---|---|
| Interstate-95 interchange | Mile Post 131 | Construct new interchange | Interchange Justification Report (IJR) required first step |
| Interstate-95 northbound off-ramp | State Route 3 interchange | Reconfigure and signalize off-ramps | Modifications to make Gateway Boulevard intersection functional |
| Interstate-95 bicycle-pedestrian crossing | VCR Trail | Tunnel through embankment | Coordinate with Spotsylvania County and Kingswood HOA |

## Roadway Projects

| Street Name | Location | Description | Comments |
|---|---|---|---|
| Lafayette Boulevard | Charles Street and Kenmore Avenue | Two roundabouts, bus pull-off, and bicycle-pedestrian facilities | Included in VDOT's Six Year Improvement Program |
| Lafayette Boulevard | St. Paul Street to South City Limits | Reconfigure roadway, to include roundabouts, multi-use trail and sidewalks | Study in progress |
| Gateway Boulevard 1 | Between State Route 3 and Cowan Boulevard | New 4-lane, divided roadway, with internal roundabouts, multi-use trail, and sidewalks | Route 3 intersection includes potential modifications to Mahone Drive & Ramseur Street |
| Gateway Boulevard 2 | Between Cowan Boulevard and Fall Hill Avenue | New 4-lane, divided roadway, with multi-use trail and sidewalks | |
| William Street | From Interstate-95 to Dixon Street | Operational improvements | Included in VDOT's Six Year Improvement Program |
| U.S. 1 Bypass | Princess Anne Street and Hanson Avenue | Operational improvements | Included in VDOT's Six Year Improvement Program |
| U.S. 1 Bypass | Augustine Avenue | Operational improvements | |

| | | | |
|---|---|---|---|
| U.S. 1 Bypass | Route 3 off-ramp and Spotsylvania Avenue | Off ramp signals; intersection improvements | |
| Dixon Street (Route 2/17) | Dixon Park to Beulah-Salisbury Road | Widen to 4-lane, divided roadway, with multi-use trail and sidewalks | Similar Tidewater Trail improvements as road extends into Spotsylvania County |
| Lansdowne Road | Intersection at Dixon Street | | Included in VDOT's Six Year Improvement Program |
| Lansdowne Road | From Tidewater Trail to West City Limits | Widen to 4-lane, divided roadway, with multi-use trail | Similar improvements as road extends into Spotsylvania County |
| Carl D. Silver Parkway | Celebrate Virginia, South | New 4-lane divided roadway | |
| Fall Hill Avenue/Cowan Boulevard Connector | Connecting road | To Be Determined | Road needed to retro-fit a grid pattern over the existing network |
| Re-establish two-way traffic pattern | Fall Hill Avenue and Washington Avenue | Restripe existing streets | |

## Bridge Projects

| Bridge Name | Location | Description | Comments |
|---|---|---|---|
| Falmouth Bridge | U.S. Route 1 Bypass, in both City and Stafford | Replace bridge | Includes bicycle-pedestrian route |
| Rappahannock Canal Bridge | U.S. Route 1 Bypass | Replace entire bridge | Includes bicycle-pedestrian connections |
| VCR Trail Bridge | Hazel Run | New bridge | Active Smart Scale project |
| VCR Trail Crossing 1 | Blue & Gray Parkway | New bridge | Grade separation project |
| VCR Trail Crossing 2 | U.S. Route 1 Bypass | New bridge | Grade separation project |

## Bicycle-Pedestrian Projects

Bicycle-pedestrian projects, as contained in the Fredericksburg Pathways Plan, adopted in July 2018, and in Small Area Plans, as they are formally adopted.