CITY COUNCIL AND PLANNING COMMISSION
CITY OF FREDERICKSBURG, VIRGINIA AGENDA
June 10, 2020
7:30 P.M.
JOINT ELECTRONIC MEETING

The City Council and Planning Commission will hold a joint e-meeting pursuant to and in compliance with City Council Ord. 20-05. The public is encouraged to access the meeting, through the broadcast on Cox Channel 84 and Verizon Channel 42. The meeting can also be viewed on our www.regionalwebtv.com/fredcc or Facebook live at www.facebook.com/FXBGgov

1. Call To Order
   This meeting is being held electronically by "Go to Meeting" application, pursuant to City Council Ord. 20-05, An Ordinance to Address Continuity of City Government during the Pendency of a Pandemic Disaster.

   Members of the public have been invited to access this meeting by public access television Cox Channel 84, Verizon Channel 42, online at www.regionalwebtv.com/fredcc, or Facebook live at www.facebook.com/FXBGgov

   The members participating are [list members by name]

2. Pledge Of Allegiance

3. Determination Of A Quorum

4. Approval Of Agenda

   4.I. June 10 Agenda

   Documents:

   2020-06-10 AGENDA.PDF

5. Declaration Of Conflict Of Interest

6. Public Hearing Items
   Citizens who wish to participate in the public hearing will be able to send their comments in writing by (1) dropping them in the Deposit Box at City Hall, (2) U.S. Mail at PO Box 7447, Fredericksburg, VA 22404, (3) through a form on our website https://www.fredericksburgva.gov/677/Public-Comment or (4) email to planning@fredericksburgva.gov. Comments must be received by 4:30 p.m. the day of the meeting. The plan is to read these comments out loud during the public comment portion of the Planning Commission meeting. The standard rules apply to public comments: the person must identify himself or herself by name and address, including zip code; limit his or her remarks to 5 minutes or less (read aloud); and address a topic of City business.

Public comments submitted during the meeting, through the Facebook Live streaming video, will not be considered part of the official public comments of the meeting.

6.I. Special Use Permit And Special Exception - GreenChip Recycling

6.I.i. GreenChip Inc. - Special Use Permit

Documents:

6A - GREEN CHIP SUP.PDF

6.I.ii. GreenChip Inc. - Special Exceptions

Documents:

6B - GREEN CHIP SE.PDF

6.II. Unified Development Ordinance - Signage

Documents:

6C - UDO SIGNAGE.PDF

6.III. Comprehensive Plan Amendments - Transportation

Documents:

6D - CPA.PDF

7. General Public Comments

Citizens who wish to participate in the public hearing will be able to send their comments in writing by (1) dropping them in the Deposit Box at City Hall, (2) U.S. Mail at PO Box 7447, Fredericksburg, VA 22404, (3) through a form on our website https://www.fredericksburgva.gov/677/Public-Comment or (4) email to planning@fredericksburgva.gov. Comments must be received by 4:30 p.m. the day of the meeting. The plan is to read these comments out loud during the public comment portion of the Planning Commission meeting. The standard rules apply to public comments: the person must identify himself or herself by name and address, including zip code; limit his or her remarks to 5 minutes or less (read aloud); and address a topic of City business. Public comments submitted during the meeting, through the Facebook Live streaming video, will not be considered part of the official public comments of the meeting.

8. Other Business

9. Adjournment

CITY OF FREDERICKSBURG
CITY COUNCIL AND PLANNING COMMISSION JOINT PUBLIC HEARING AGENDA

June 10, 2020
7:30 P.M.
Electronic Meeting

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1. CALL TO ORDER

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The members participating are: (list members by name)

2. PLEDGE OF ALLEGIANCE

3. DETERMINATION OF A QUORUM

4. APPROVAL OF AGENDA

5. DECLARATION OF CONFLICT OF INTEREST

6. PUBLIC HEARING

Citizens who wish to participate in the public hearing will be able to send their comments in writing by (1) dropping them in the Deposit Box at City Hall, (2) U.S. Mail at PO Box 7447, Fredericksburg, VA 22404, (3) through a form on our website https://www.fredericksburgva.gov/677/Public-Comment or (4) email to planning@fredericksburgva.gov. Comments must be received by 4:30 p.m. the day of the meeting. The plan is to read these comments out loud during the public comment portion of the Planning Commission meeting. The standard rules apply to public comments: the person must identify himself or herself by name and address, including zip code; limit his or her remarks to 5 minutes or less (read aloud); and address a topic of City business. Public comments submitted during the meeting,

through the Facebook Live streaming video, will not be considered part of the official public comments of the meeting.

A. **GreenChip Inc.** requests a Special Use Permit to operate a recycling center within an existing building at 10 Harkness Boulevard/GPIN 7778-78-5342, which is in the General Industrial (I2) Zoning District.
SUP2020-03

B. **GreenChip Inc.** requests four Special Exceptions to permit development of a recycling center within an existing building at 10 Harkness Boulevard/GPIN 7778-78-5342, which is in the General Industrial (I2) Zoning District.
The applicant seeks exceptions to the following Code Sections:

- 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.
- 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.
- 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.
- 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.

SE2020-01

C. **The City of Fredericksburg** proposes amendments to the Unified Development Ordinance, §72-59 Signage, to allow for:

- additional building signage for multi-story buildings of three or more stories in the Commercial (C) and Planned Development (PD) Districts,
- increase the proportion of signage permitted per building side in the C, Industrial, and PD Districts,
- differentiate building signage standards for non-residential and mixed-use buildings vs. residential buildings in the C and PD Districts, and
- update the freestanding sign standards in all PD Districts.

UDOTA 2020-05

D. **The City of Fredericksburg** proposes amendments to Chapter 3 of the Comprehensive Plan, to support the submittal of five transportation funding requests to VDOT. Tables 3-2 and 3-3 will be updated and consolidated into a single table of City Street Projects. The five projects include:

- construction of Gateway Blvd.,
- intersection improvements at U.S. Route 1/Augustine Ave.
- intersection improvements at U.S. Route 1/State Route 3 and Spotsylvania Avenue,
- a bicycle-pedestrian route on the west side of U.S. Route 1 from Idlewild Boulevard to the VCR Trail, and

- an interjurisdictional project for sidewalks and transit improvements on Lafayette Boulevard.

CPA 2020-01

7. GENERAL PUBLIC COMMENT

Citizens who wish to participate in the public hearing will be able to send their comments in writing by (1) dropping them in the Deposit Box at City Hall, (2) U.S. Mail at PO Box 7447, Fredericksburg, VA 22404, (3) through a form on our website https://www.fredericksburgva.gov/677/Public-Comment or (4) email to planning@fredericksburgva.gov. Comments must be received by 4:30 p.m. the day of the meeting. The plan is to read these comments out loud during the public comment portion of the Planning Commission meeting. The standard rules apply to public comments: the person must identify himself or herself by name and address, including zip code; limit his or her remarks to 5 minutes or less (read aloud); and address a topic of City business. Public comments submitted during the meeting, through the Facebook Live streaming video, will not be considered part of the official public comments of the meeting.

8. OTHER BUSINESS

9. ADJOURNMENT

Next meeting: June 17, 2020

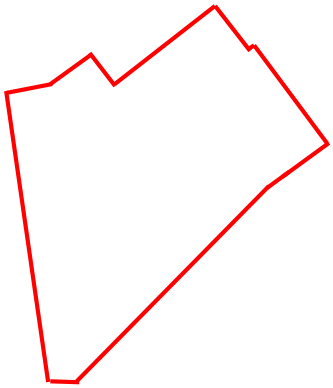
MEMORANDUM

TO: Timothy J. Baroody, City Manager
Chairman Rodriguez and Planning Commissioners
FROM: James Newman, Zoning Administrator
DATE: June 3, 2020 (for the June 10, 2020 Joint Public Hearing)
RE: **GreenChip Inc. SUP2020-03** requests a special use permit to operate a recycling center for electronic waste at 10 Harkness Boulevard/GPIN 7778-78-5342. The property owner is Dominion Real Estate LLC. 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.

10 Harkness Boulevard



RECOMMENDATION

Receive feedback on the attached ordinance during the joint public hearing on June 10, 2020 and during the public comment period following the public hearing. On June 17, 2020, the Planning Commission is scheduled to make its recommendation to City Council. On June 23, 2020, the City Council is scheduled to take action on first and second read.

CONDITIONS

1. The use shall be developed in substantial accordance with the application dated February 12, 2020, including the General Development Plan;

2. The use shall be limited to the operation of a recycling center for electronic equipment disassembly, data wiping, assessment, refurbishment and recycling, with limited outdoor storage of baled commodities, as described in the application;

3. 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;

4. Deliveries shall be limited to the hours of 7:00 a.m. to 7:00 p.m.;

5. Outdoor storage shall be limited to a 2,000 square foot area as shown on the Generalized Development Plan.

6. Within six months of the commencement of the use the operator shall obtain and throughout the duration of operation shall maintain best industry standards for responsible recycling of electronic equipment, such as the R2 Electronic Recyclers and ISO 14001:2015 certifications.

GENERAL BACKGROUND

GreenChip 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 National Park Service was sent notice of the application on June 2nd.

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 comply with Occupational Health and Safety Management certification OHSAS 18001:2007. 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. ISO 14001:2015 specifies the requirements for an environmental management system as part of an overall environmental management program (https://www.epa.gov/ems/frequent-questions-about-environmental-managment-systems). 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. The R2 Certified Electronics Recyclers program sets responsible recycling standards for the industry (https://sustainableelectronics.org/sites/default/files/R2-2013%20Standard%20%5BENGLISH%5D.pdf).

Both programs are recognized by the federal Environmental Protection Agency as best practices for the industry. Due to some concerns expressed by the Planning Commission regarding the nature of the items received and the recycling process on-site, staff recommends an additional condition that the operator shall retain these two certifications for the duration of their use of the site. Per the applicant:

"Green Chip proposes to recycle electronic equipment. We described the type of facility we intend to operate to several DEQ regulators in the solid waste and electronic waste fields. The proposed electronics recycling facility that Green Chip will operate at the 10 Harkness Boulevard location will not be considered a materials recovery facility or solid waste management facility by DEQ. Accordingly, no DPOR license would be required.

As DEQ's website notes, adherence to independent standards such as R2 and e-Stewards is helpful to ensure that electronic equipment recycling is conducted responsibly. Green Chip plans to obtain independent certifications for the Fredericksburg facility as it has done at its two locations in New York City.

Also, electronic equipment generally is considered a "universal waste" under federal law requiring certain storage and handling procedures to be maintained, which Green Chip does at its existing facilities and will do for the Fredericksburg facility, but is not subject to RCRA hazardous waste registration and reporting requirements."

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. The outdoor storage area is shown on the GDP as being established adjacent to the woodland buffer with the Battlefield.

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. It will be located adjacent to the wooded buffer with the Battlefield. 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

The request meets the goals of the Comprehensive Plan. The use is in keeping with the character of development within the Industrial Park. The proposed development will bring jobs and increase the tax base. Approval is recommended.

ATTACHMENTS:

1. Resolution
2. Application
3. Narrative
4. GDP
5. Traffic Impact Analysis
6. Staff Pictures from May 19 and 20, 2020

MOTION:

SECOND:

2020 05 22 draft
Regular Meeting
Resolution 20-__

RE: Granting a special use permit for a recycling center at 10 Harkness Boulevard

ACTION:

Green Chip, Inc., as agent for Dominion Real Estate, LLC, owner, has applied to the City Council for a special use permit for a recycling center at 10 Harkness Boulevard. The application includes a General Development Plan entitled "Green Chip Recycling," dated February 2020, last revised February 10, 2020. The subject property is in the General Industrial (I-2) zoning district. A recycling center is permitted in the I-2 zoning district, but only by special use permit.

City Council, after notice and a public hearing, has considered the application in light of its conformity with the City's Comprehensive Plan, its harmony with the purposes and standards of the zoning district regulations, its compatibility with existing or planned uses of neighboring properties, and whether the proposed special use and related improvements will be designed, sited, landscaped, and otherwise configured so that the use will not hinder or discourage the appropriate development or use of adjacent, neighboring, or community land or structures, or impair their economic, social, or environmental value.

Therefore, the City Council hereby resolves that:

- City Council grants to a special use permit for a recycling center at 10 Harkness Boulevard (GPIN 7778-78-5342), in accordance with the following conditions:

1. The use shall be developed in substantial accordance with the application dated February 12, 2020, including the General Development Plan;

2. The use shall be limited to the operation of a recycling center for electronic equipment disassembly, data wiping, assessment, refurbishment and recycling, with limited outdoor storage of baled commodities, as described in the application;

3. 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;

4. Deliveries shall be limited to the hours of 7:00 a.m. to 7:00 p.m.;

5. Outdoor storage shall be limited to a 2,000 square foot area as shown on the Generalized Development Plan.

6. Within six months of the commencement of the use the operator shall obtain and throughout the duration of operation shall maintain best industry standards for responsible recycling of

electronic equipment, such as the R2 Electronic Recyclers and ISO 14001:2015 certifications. certifications.

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

****

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-__, adopted at a meeting of the City Council held Date, 2020, at which a quorum was present and voted.

_____

Tonya B. Lacey, CMC
Clerk of Council

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 #:

Instrument #180000396

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 Certificate of Fact

See attached Articles of Organization

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):

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

Commonwealth of Virginia

STATE CORPORATION COMMISSION

Richmond, November 16, 2017

This is to certify that the certificate of organization of

DOMINION REAL ESTATE, LLC

was this day issued and admitted to record in this office and that the said limited liability company is authorized to transact its business subject to all Virginia laws applicable to the company and its business. Effective date: November 16, 2017

State Corporation Commission
Attest:

Joel H. Peck
Clerk of the Commission

CISECOM

ARTICLES OF ORGANIZATION
OF
DOMINION REAL ESTATE, LLC

The undersigned, pursuant to Chapter 12 of Title 13.1 of the Code of Virginia, states as follows:

1. The name of the limited liability company is DOMINION REAL ESTATE, LLC.

2. The purpose for which the limited liability company is formed is to engage in any lawful business, purpose or activity for which a limited liability company may be formed under the Virginia Limited Liability Company Act.

3. The name of the limited liability company's initial registered agent is WANGUO ZHANG. The initial registered agent is an individual who is a resident of Virginia and a general partner of a general or limited partnership that is a member or manager of the limited liability company.

4. The address of the limited liability company's initial registered office, which is identical to the business office of the initial registered agent, is 608 NALLS FARM WAY, GREAT FALLS, VA 22066. The initial registered office is located in Fairfax County, Virginia.

5. The address of the limited liability company's principal office where the records of the limited liability company are to be kept is 608 NALLS FARM WAY, GREAT FALLS, VA 22066.

ORGANIZER:

/s/ WANGUO ZHANG Date: November 16, 2017
WANGUO ZHANG

EIN: 82-5124792

Rezoning # _____
Special Use/Exception # SUP2020-03
SE2020-01

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) 05/29/2020.

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

William J Monteleone — William Monteleone
Applicant Signature — **Applicant Printed Name**

1844 783 0443 — 6.1.2020
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

Revised: November 2019

COPY

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: **June 10, 2020**

Copies of the application, may be examined online on the City's website at https://www.fredericksburgva.gov/1098/Public-Notices, or by request for a mailed copy. Contact 540-372-1179 to request a mailed copy.

The City Council and Planning Commission joint public hearing will be held in an e-meeting. Written comments on the hearings may be submitted in one of the following ways: (1) dropping them in the Deposit Box at City Hall, (2) U.S. Mail, (3) through a form on our website https://www.fredericksburgva.gov/677/Public-Comment or (4) email to the Clerk of Council. Comments received before 4:30 p.m. on June 10, 2020, will be read into the record at the June 10, 2020 joint City Council and Planning Commission meeting. The public comment period will be held open for receipt of additional written comments through 4:30 p.m. June 17, 2020 for the Planning Commission and 4:30 p.m. June 23 for City Council. It is anticipated that Planning Commission will vote on the applications on June 17 and Council will vote on the applications on June 23, 2020.

For questions, please contact Tonya B. Lacey, Clerk of Council, City Hall Suite 208, (540-372-1010), or Cathryn Eckles, Administrative Specialist, City Hall Suite 209 (540-372-1179), 715 Princess Anne Street.

ISSUE DESCRIPTION:
Green Chip, Inc. (Applicant), requests Special Use and Special Exceptions to develop an electronic equipment disassembly, data wiping, assessment, refurbishment and recycling center at GPIN 7778-78-5342. The Property consists of approximately 3.85 acres, is located along Harkness Boulevard and Lee Drive in the City/Battlefield Industrial Park. The Property is surrounded by four properties with general industrial uses and one side with residential property.

The Project (SUP2020-03 & SE2020-01), named "Green Chip, Inc.", will repurpose an existing warehouse and parking lot.

This Special Use and Special Exception request has been submitted in accordance with Section 72-22.5 and 72-22.7 of the City's Uniform Development Code ("UDO").

PROPERTY ADDRESS: 10 Harkness Boulevard

GPIN NUMBER: GPIN # 7778-78-5342, consisting of 3.85 acres, more or less

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 814-238-4000.

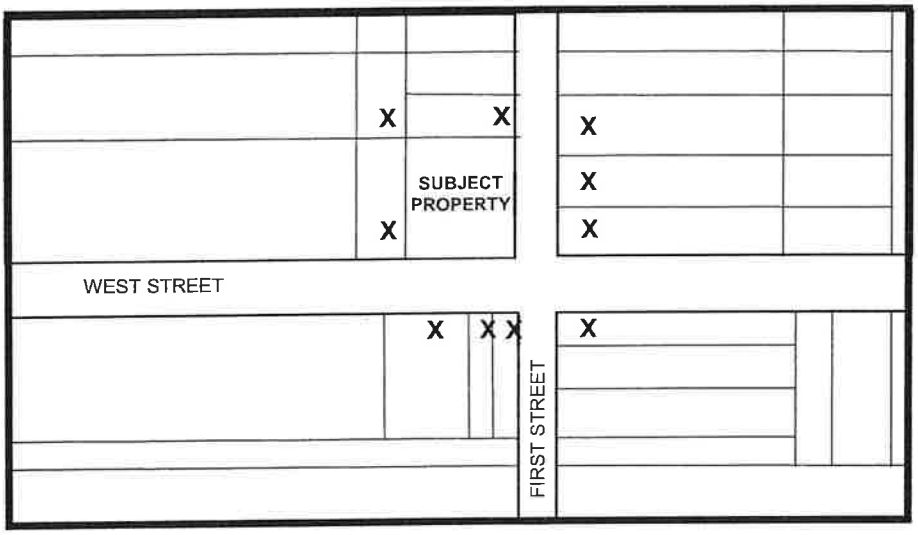
Sincerely,

Applicant Signature	Green Chip, Inc. **Applicant printed name**

12364984.2 045028.00001

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 **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 **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 **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		

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, 725 Jackson Street; STE 200 Fredericksburg, VA 22401 (540) 604-2108 Fax (540) 604-2101 cpayne@hirschlerlaw.com Maggie Macdonald, Sive, Paget & Riesel, P.C. 560 Lexington Avenue, 15th Floor NYC, NY 10022 (646) 378-7202; Fax (212) 421-1891 mmacdonald@sprlaw.com
Engineer:	Bowman Consulting Group, Ltd. 650A Nelms Circle 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

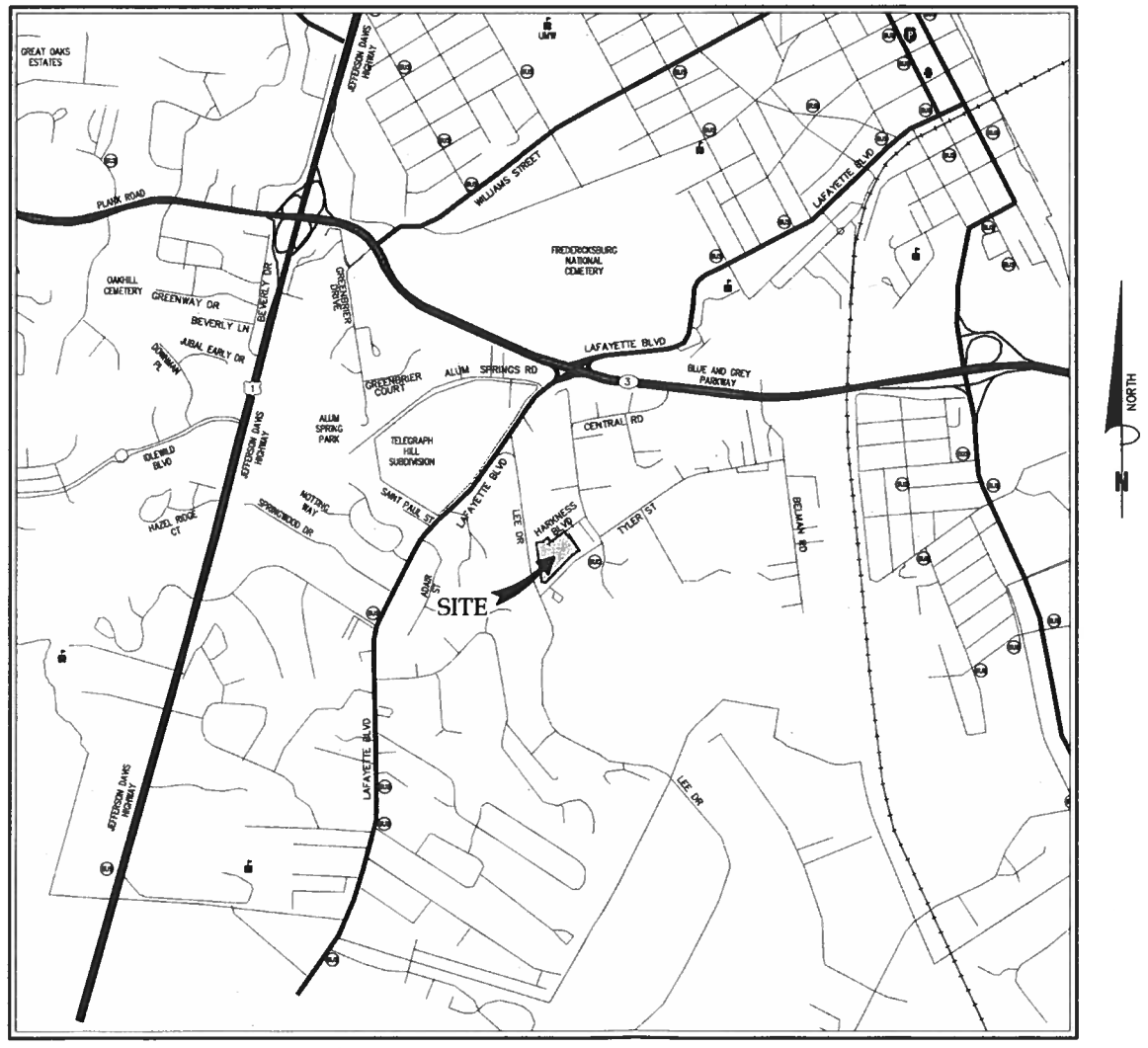
GENERAL DEVELOPMENT PLAN

GREEN CHIP RECYCLING

GPIN 7778-78-5342 / 10 HARKNESS BLVD
CITY OF FREDERICKSBURG, VIRGINIA
WARD 4 - PRECINCT 401
RZ2020-__

VICINTY 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

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

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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
06/01/20
PROFESSIONAL ENGINEER

PLAN STATUS	
02/10/20	1st SUBMISSION
06/01/20	2nd 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
EX. W/V	WATER VALVE	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	x25.32
	UTILITY POLE	
	SIGN	
EX. SAN. / EX.	SANITARY SEWER IDENTIFIER	A / A
EX. STM. / EX.	STORM DRAIN IDENTIFIER	2 / 2
W	EASEMENT IDENTIFIER	W
	WATER METER	
	FIRE HYDRANT	
–	PARKING INDICATOR 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 SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	
	HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	
–	DENOTES CLEAR SIGHT TRIANGLE	
15" OAK	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 =	28	SPACES
PROPOSED SPACES =	17	SPACES
TOTAL PROVIDED PARKING =	**45**	**SPACES**
***APPLICANT ANTICIPATES 45 EMPLOYEES FOR ULTIMATE OPERATIONS**		
REQUIRED HANDICAP SPACES =	2	SPACES (BASED ON PROVIDED PARKING)
PROPOSED HANDICAP SPACES =	2	SPACES
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 2018-395 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

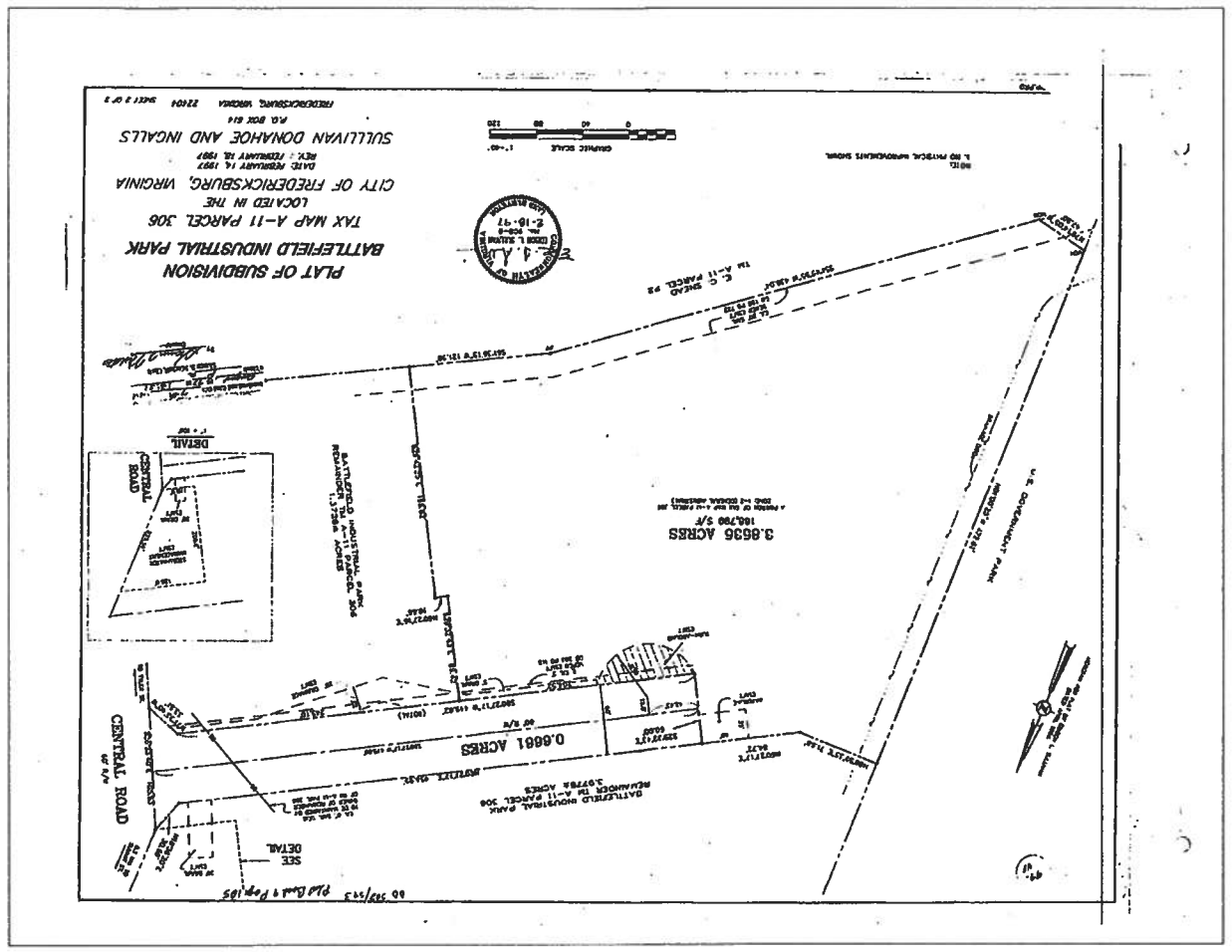
COMMONWEALTH OF VIRGINIA
WILLIAM E. DUNCANSON JR
Lic. No.055205
06/01/20
PROFESSIONAL ENGINEER

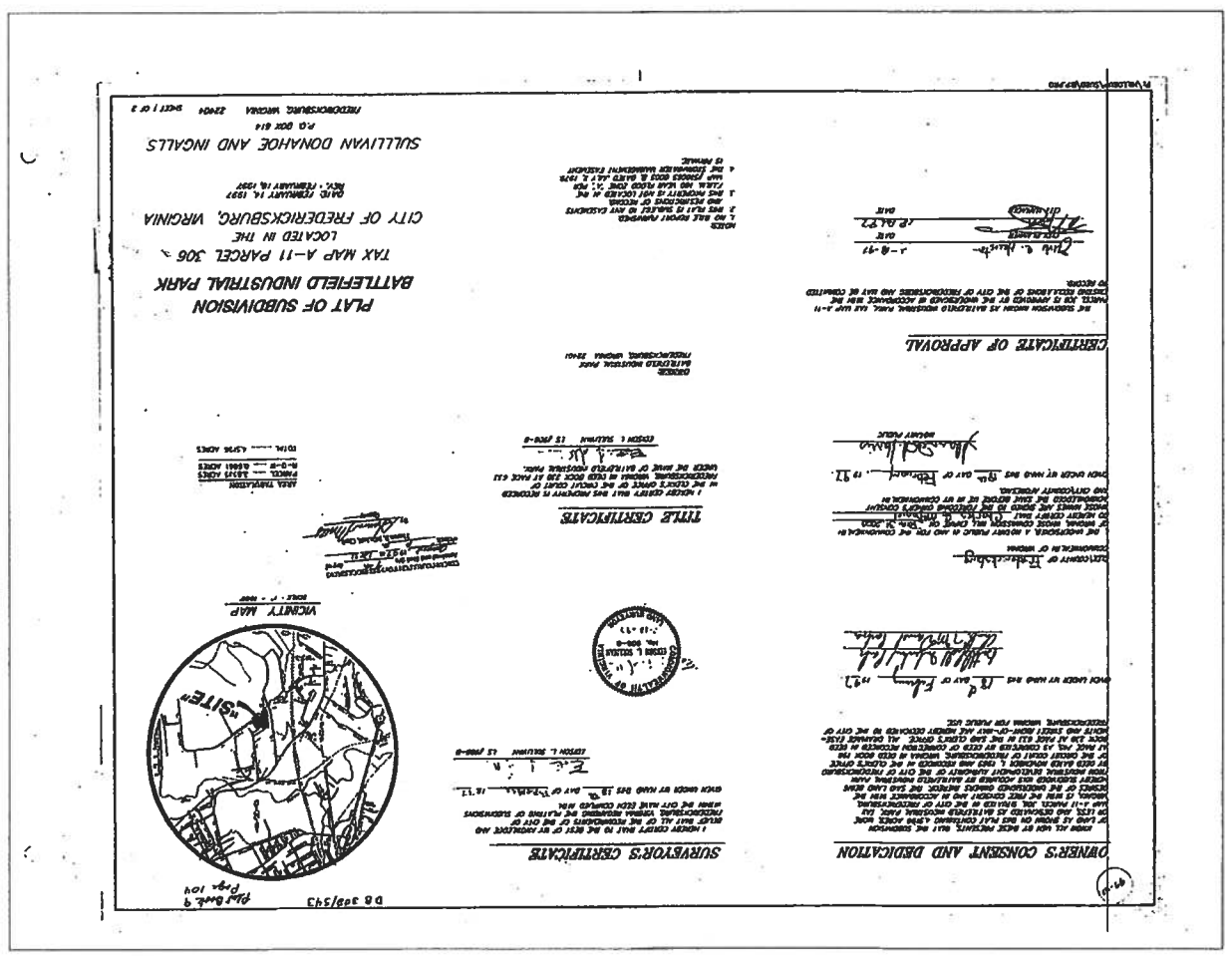
PLAN STATUS	
02/10/20	1st SUBMISSION
06/01/20	2nd SUBMISSION

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

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





SHEET 3 OF 6
FILE No. 100262-0-ZP-001
DATE : FEBRUARY 2020
JOB No. 100262-01-001

SCALE	H: N/A	V: N/A
DESIGN	MED	DRAWN MED
CHKD MED		

DATE	DESCRIPTION

PLAN STATUS	
02/10/20	1st SUBMISSION
06/01/20	2nd SUBMISSION

CITY PROJECT NUMBER

BOUNDARY PLAT
GENERAL DEVELOPMENT PLAN
GREEN CHIP RECYCLING

WARD 4, PRECINCT 401

CITY OF FREDERICKSBURG, VIRGINIA

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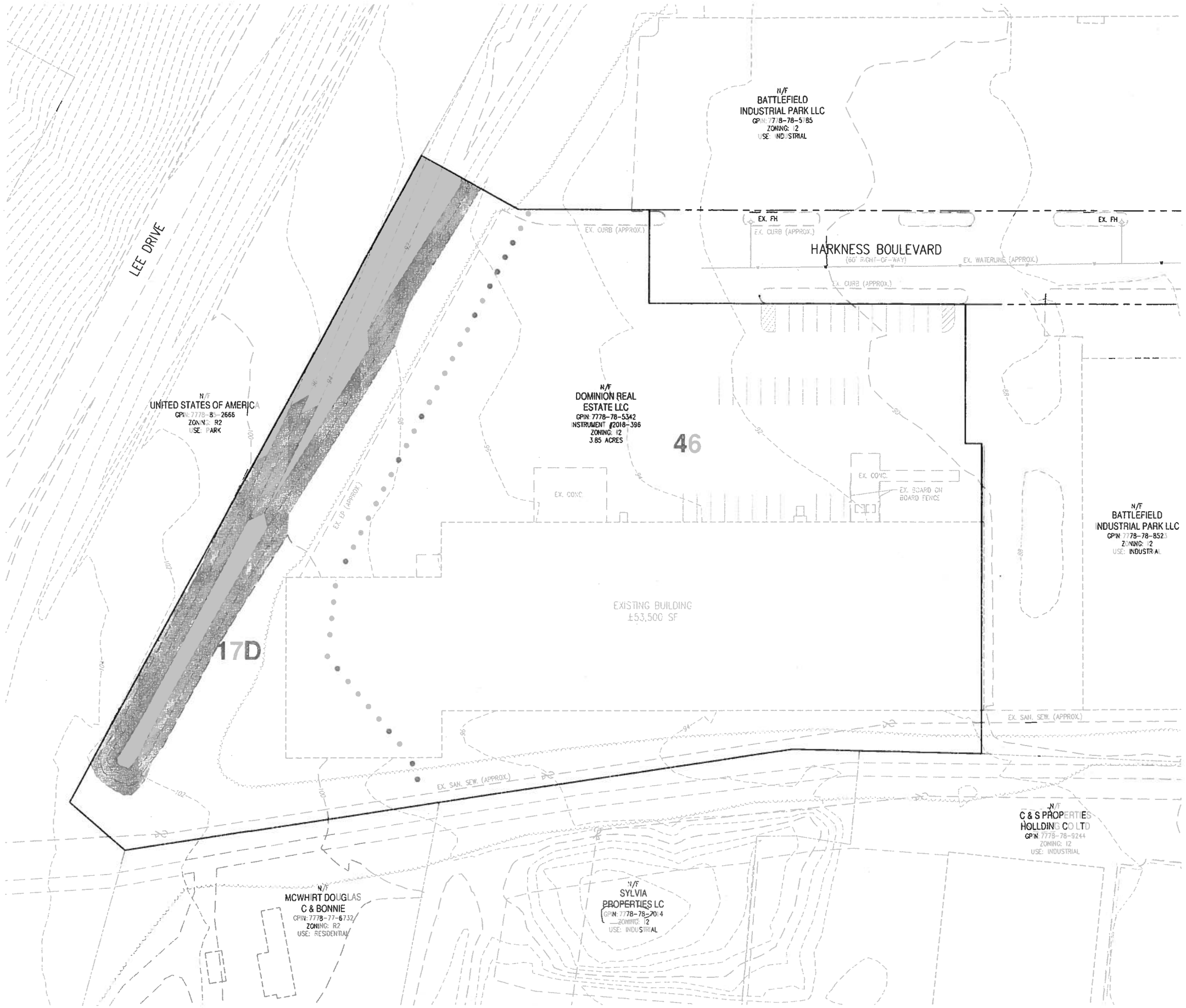

NOTES:

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
06/01/20
PROFESSIONAL ENGINEER

PLAN STATUS	
02/10/20	1st SUBMISSION
06/01/20	2nd SUBMISSION

DATE	DESCRIPTION	
WED DESIGN	WED DRAWN	WED 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

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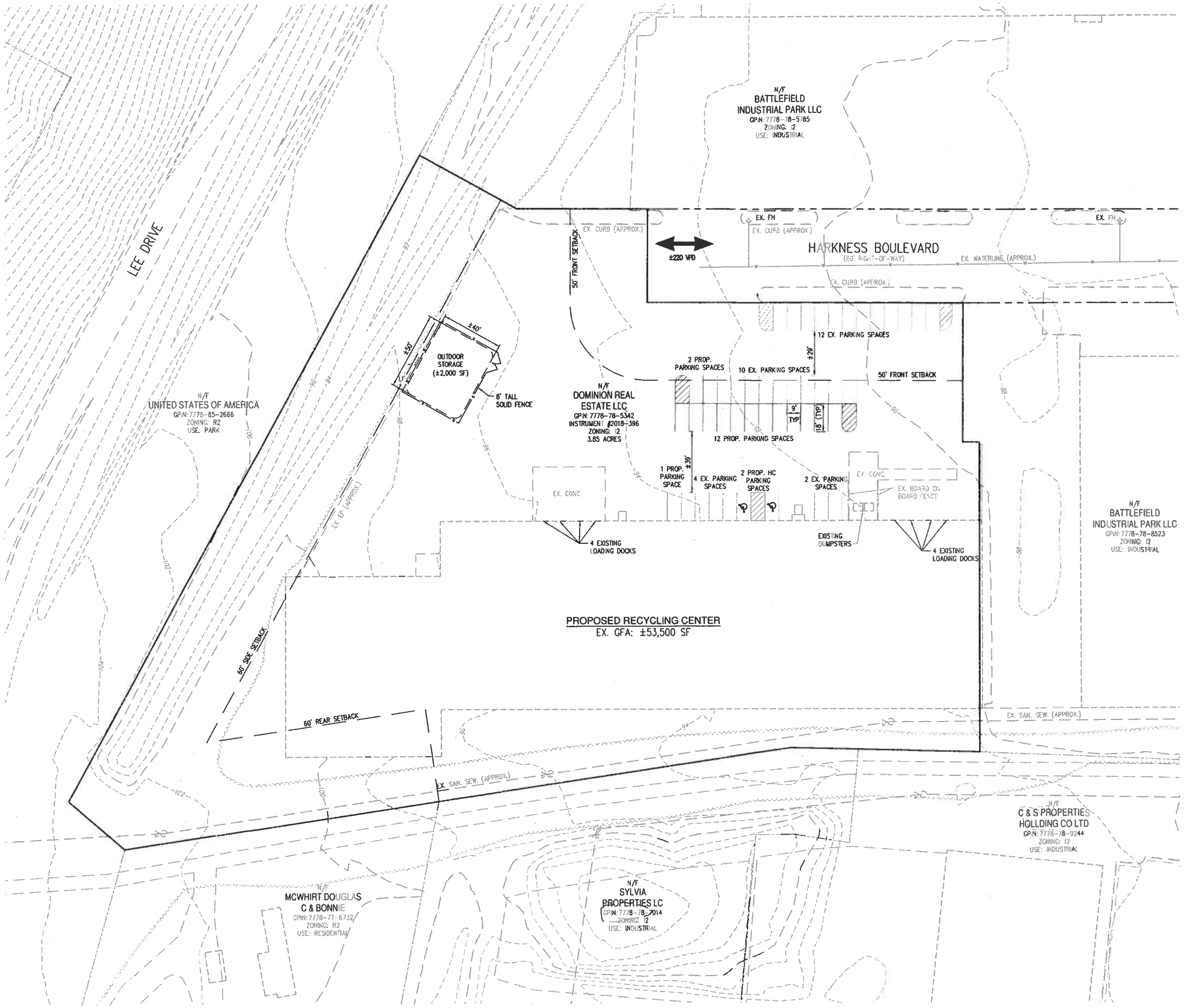

NOTES:

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
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06/01/20
PROFESSIONAL ENGINEER

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02/10/20	1st SUBMISSION
06/01/20	2nd SUBMISSION

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

JOB No. 100262-01-001

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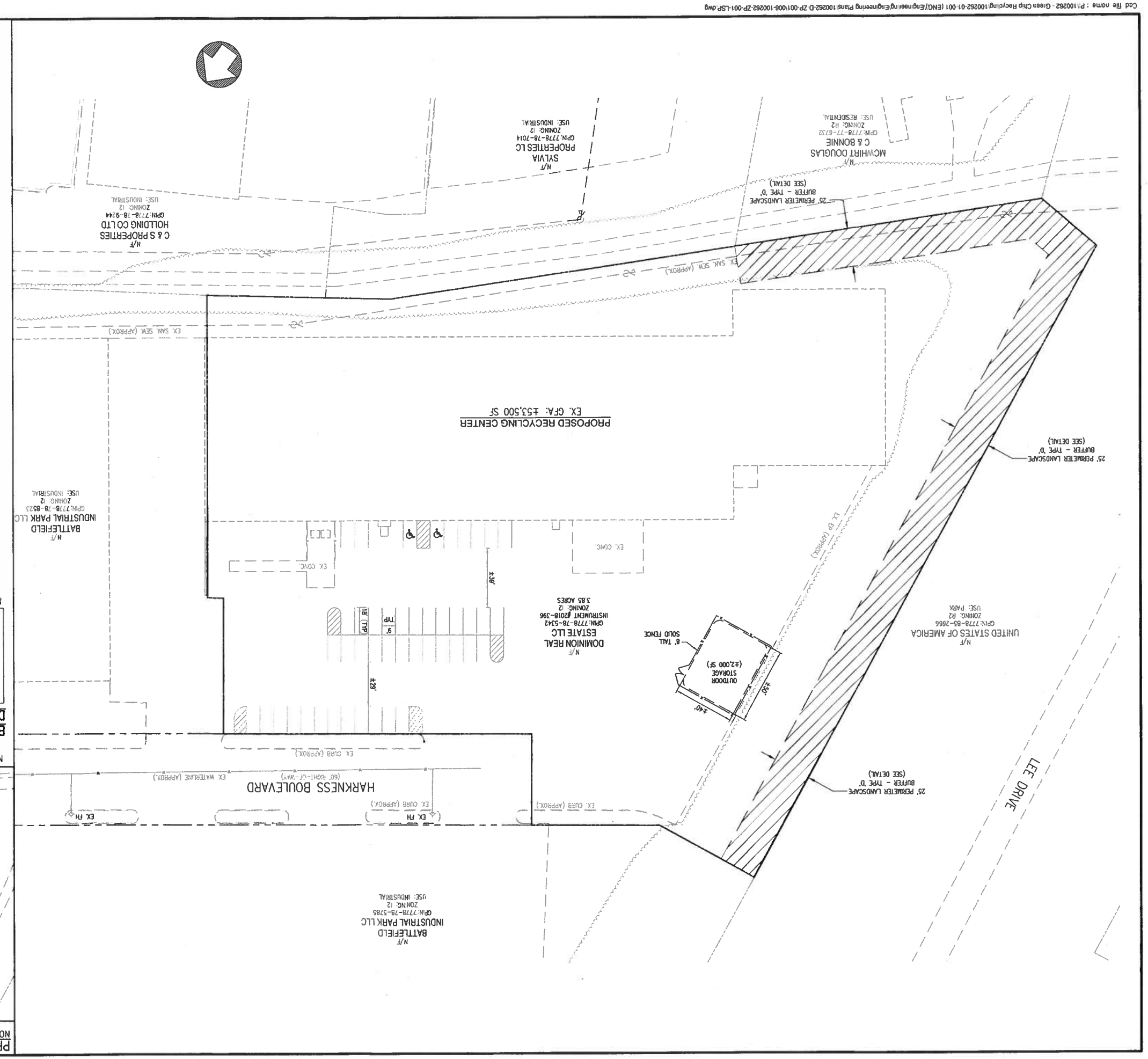
SHEET 5 OF 6

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

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

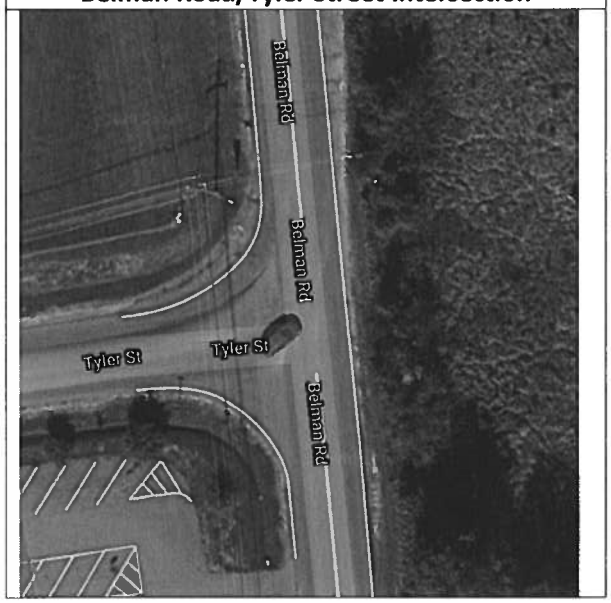
Tyler Street

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.**

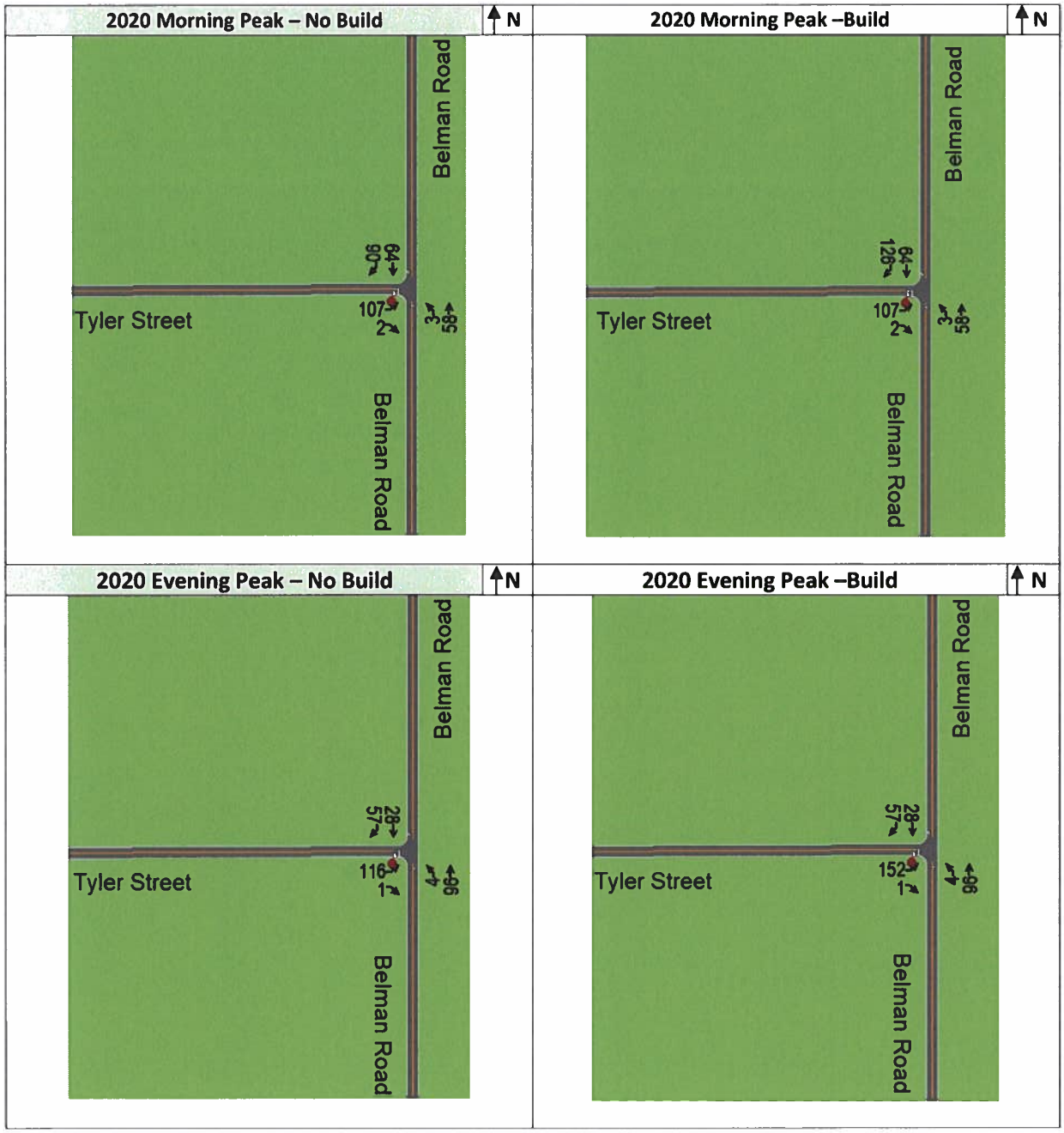


Figure 2. No-Build and Build Traffic Volumes.

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.

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
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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	-	-

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.

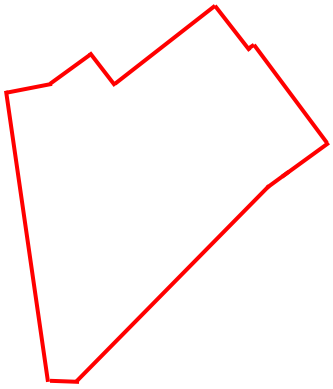
MEMORANDUM

TO: Timothy J. Baroody, City Manager
Chairman Rodriguez and Planning Commissioners
FROM: James Newman, Zoning Administrator
DATE: June 3, 2020 (for the June 10, 2020 Joint Public Hearing)
RE: **GreenChip Inc. SE2020-01** requests a special use permit to operate a recycling center for electronic waste at 10 Harkness Boulevard/GPIN 7778-78-5342. The property owner is Dominion Real Estate LLC. 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

10 Harkness Boulevard in red



RECOMMENDATION

Receive feedback on the attached ordinance during the joint public hearing on June 10, 2020 and during the public comment period following the public hearing. On June 17, 2020, the Planning Commission is scheduled to make its recommendation to City Council. On June 23, 2020, the City Council is scheduled to take action on first and second read.

CONDITIONS

1. The use shall be developed in substantial accordance with the application dated February 12, 2020, including the General Development Plan;

2. The use shall be limited to the operation of a recycling center for electronic equipment disassembly, data wiping, assessment, refurbishment and recycling, with limited outdoor storage of baled commodities, as described in the application;

3. 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;

4. Deliveries shall be limited to the hours of 7:00 a.m. to 7:00 p.m.;

5. Outdoor storage shall be limited to a 2,000 square foot area as shown on the Generalized Development Plan.

6. Within six months of the commencement of the use the operator shall obtain and throughout the duration of operation shall maintain best industry standards for responsible recycling of electronic equipment, such as the R2 Electronic Recyclers and ISO 14001:2015 certifications.

GENERAL BACKGROUND

GreenChip 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 National Park Service was sent notice of the application on June 2nd.

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 and which is adjacent to the wooded buffer with the Battlefield. 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:

Goal 3 – Business Development:
"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.

Business Opportunity Initiatives (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. The applicant will be required to adhere to all applicable federal, state, and local regulations. It will comply with Occupational Health and Safety Management certification OHSAS 18001:2007. 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. ISO 14001:2015 specifies the requirements for an environmental management system as part of an overall environmental management program (https://www.epa.gov/ems/frequent-questions-about-environmental-managment-systems). 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. The R2 Certified Electronics Recyclers program sets responsible recycling standards for the industry (https://sustainableelectronics.org/sites/default/files/R2-2013%20Standard%20%5BENGLISH%5D.pdf).

Both programs are recognized by the federal Environmental Protection Agency as best practices for the industry. Due to some concerns expressed by the Planning Commission regarding the nature of the items received and the recycling process on-site, staff recommends an additional condition that the operator shall retain these two certifications for the duration of their use of the site. Per the applicant:

"Green Chip proposes to recycle electronic equipment. We described the type of facility we intend to operate to several DEQ regulators in the solid waste and electronic waste fields. The proposed electronics recycling facility that Green Chip will operate at the 10 Harkness Boulevard location will not be considered a materials recovery facility or solid waste management facility by DEQ. Accordingly, no DPOR license would be required.

As DEQ's website notes, adherence to independent standards such as R2 and e-Stewards is helpful to ensure that electronic equipment recycling is conducted responsibly. Green Chip plans to obtain independent certifications for the Fredericksburg facility as it has done at its two locations in New York City.

Also, electronic equipment generally is considered a "universal waste" under federal law requiring certain storage and handling procedures to be maintained, which Green Chip does at its existing facilities and will do for the Fredericksburg facility, but is not subject to RCRA hazardous waste registration and reporting requirements."

CONCLUSION

The request meets the goals of the Comprehensive Plan. The use is in keeping with the character of development within the Industrial Park. The proposed development will bring jobs and increase the tax base. The proposed conditions will limit adverse impacts. Approval is recommended.

ATTACHMENTS

1. Resolution
2. Application
3. Narrative
4. GDP
5. Traffic Impact Analysis

MOTION:

SECOND:

2020 05 22 draft
RegularMeeting
Resolution 20-

RE: Granting special exceptions for a recycling center at 10 Harkness Boulevard

ACTION:

Green Chip, Inc., as agent for Dominion Real Estate, LLC, owner, has applied to City Council for four special exceptions for a recycling center at 10 Harkness Boulevard (GPIN 7778-78-5342). The requested special exceptions are to certain Principal Use Standards for a "recycling center" set out in City Code §72-41.4(E).

The application includes a General Development Plan entitled "Green Chip Recycling," dated February 2020, last revised February 10, 2020. The request for special exceptions is being made in conjunction with an application for a special use permit for the recycling center use of the property.

The UDO defines a "recycling center" broadly, to include "any facility in which used materials are separated and processed prior to shipment to others for reuse in the manufacture of new or reconstructed products." Green Chip proposes to use the subject property for an electronics recycling operation.

Therefore, the City Council hereby resolves that:

- Council makes the following findings with respect to the special exception applications: (a) the proposed use is unique and unlikely of recurrence; (b) the grant of the special exceptions is consistent with the City's Comprehensive Plan; (c) the special exceptions are consistent with the goals, purposes and objectives of the City's zoning ordinance; (d) there has been a sufficient period of time for investigation and community planning with respect to the applications; (e) the special exceptions are 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; (f) the proposed use or aspect of the development requiring the special exceptions is special, extraordinary or unusual; and (g) the applicant has demonstrated that its application meets all these criteria.

- Pursuant to Section 72.22.7 of the City of Fredericksburg Uniform Development Ordinance, Council hereby grants special exceptions for a recycling center use at 10 Harkness Boulevard (GPIN 7778-78-5342) from:

    1. Section 72-41.4(E)(1) requiring a recycling center to be on a parcel with an area of at least five acres;

    2. Section 72-41.4(E)(2) requiring a recycling center to be at least 250 feet from any residential zoning district;

    3. Section 72-41.4(E)(3) requiring no part of a recycling center other than a free standing office to be located within 50 feet of any lot line;

    4. Section 72-41.4(E)(9) prohibiting the operation of a recycling center between the hours of 7:00 p.m. and 7:00 a.m.

- The special exceptions are granted with the following conditions:

1. The use shall be developed in substantial accordance with the application dated February 12, 2020, including the General Development Plan;

2. The use shall be limited to the operation of a recycling center for electronic equipment disassembly, data wiping, assessment, refurbishment and recycling, with limited outdoor storage of baled commodities, as described in the application;

3. 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;

4. Deliveries shall be limited to the hours of 7:00 a.m. to 7:00 p.m.;

5. Outdoor storage shall be limited to a 2,000 square foot area as shown on the Generalized Development Plan.

6. Within six months of the commencement of the use the operator shall obtain and throughout the duration of operation shall maintain best industry standards for responsible recycling of electronic equipment, such as the R2 Electronic Recyclers and ISO 14001:2015 certifications.

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

****

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- , adopted at a meeting of the City Council held _____, 2020, at which a quorum was present and voted.

_____

Tonya B. Lacey, CMC
Clerk of Council

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 #:

Instrument #180000396

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 Certificate of Fact

See attached Articles of Organization

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):

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

Commonwealth of Virginia

STATE CORPORATION COMMISSION

Richmond, November 16, 2017

This is to certify that the certificate of organization of

DOMINION REAL ESTATE, LLC

was this day issued and admitted to record in this office and that the said limited liability company is authorized to transact its business subject to all Virginia laws applicable to the company and its business. Effective date: November 16, 2017

State Corporation Commission
Attest:

Joel H. Peck
Clerk of the Commission

CISECOM

ARTICLES OF ORGANIZATION
OF
DOMINION REAL ESTATE, LLC

The undersigned, pursuant to Chapter 12 of Title 13.1 of the Code of Virginia, states as follows:

1. The name of the limited liability company is DOMINION REAL ESTATE, LLC.

2. The purpose for which the limited liability company is formed is to engage in any lawful business, purpose or activity for which a limited liability company may be formed under the Virginia Limited Liability Company Act.

3. The name of the limited liability company's initial registered agent is WANGUO ZHANG. The initial registered agent is an individual who is a resident of Virginia and a general partner of a general or limited partnership that is a member or manager of the limited liability company.

4. The address of the limited liability company's initial registered office, which is identical to the business office of the initial registered agent, is 608 NALLS FARM WAY, GREAT FALLS, VA 22066. The initial registered office is located in Fairfax County, Virginia.

5. The address of the limited liability company's principal office where the records of the limited liability company are to be kept is 608 NALLS FARM WAY, GREAT FALLS, VA 22066.

ORGANIZER:

/s/ WANGUO ZHANG Date: November 16, 2017
WANGUO ZHANG

EIN: 82-5124792

Rezoning # _____
Special Use/Exception # SUP2020-03
SE2020-01

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) 05/29/2020.

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

William J Monteleone — William Monteleone
Applicant Signature — **Applicant Printed Name**

1844 783 0443 — 6.1.2020
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

Revised: November 2019

COPY

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: **June 10, 2020**

Copies of the application, may be examined online on the City's website at https://www.fredericksburgva.gov/1098/Public-Notices, or by request for a mailed copy. Contact 540-372-1179 to request a mailed copy.

The City Council and Planning Commission joint public hearing will be held in an e-meeting. Written comments on the hearings may be submitted in one of the following ways: (1) dropping them in the Deposit Box at City Hall, (2) U.S. Mail, (3) through a form on our website https://www.fredericksburgva.gov/677/Public-Comment or (4) email to the Clerk of Council. Comments received before 4:30 p.m. on June 10, 2020, will be read into the record at the June 10, 2020 joint City Council and Planning Commission meeting. The public comment period will be held open for receipt of additional written comments through 4:30 p.m. June 17, 2020 for the Planning Commission and 4:30 p.m. June 23 for City Council. It is anticipated that Planning Commission will vote on the applications on June 17 and Council will vote on the applications on June 23, 2020.

For questions, please contact Tonya B. Lacey, Clerk of Council, City Hall Suite 208, (540-372-1010), or Cathryn Eckles, Administrative Specialist, City Hall Suite 209 (540-372-1179), 715 Princess Anne Street.

ISSUE DESCRIPTION:
Green Chip, Inc. (Applicant), requests Special Use and Special Exceptions to develop an electronic equipment disassembly, data wiping, assessment, refurbishment and recycling center at GPIN 7778-78-5342. The Property consists of approximately 3.85 acres, is located along Harkness Boulevard and Lee Drive in the City/Battlefield Industrial Park. The Property is surrounded by four properties with general industrial uses and one side with residential property.

The Project (SUP2020-03 & SE2020-01), named "Green Chip, Inc.", will repurpose an existing warehouse and parking lot.

This Special Use and Special Exception request has been submitted in accordance with Section 72-22.5 and 72-22.7 of the City's Uniform Development Code ("UDO").

PROPERTY ADDRESS: 10 Harkness Boulevard

GPIN NUMBER: GPIN # 7778-78-5342, consisting of 3.85 acres, more or less

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 814-238-4000.

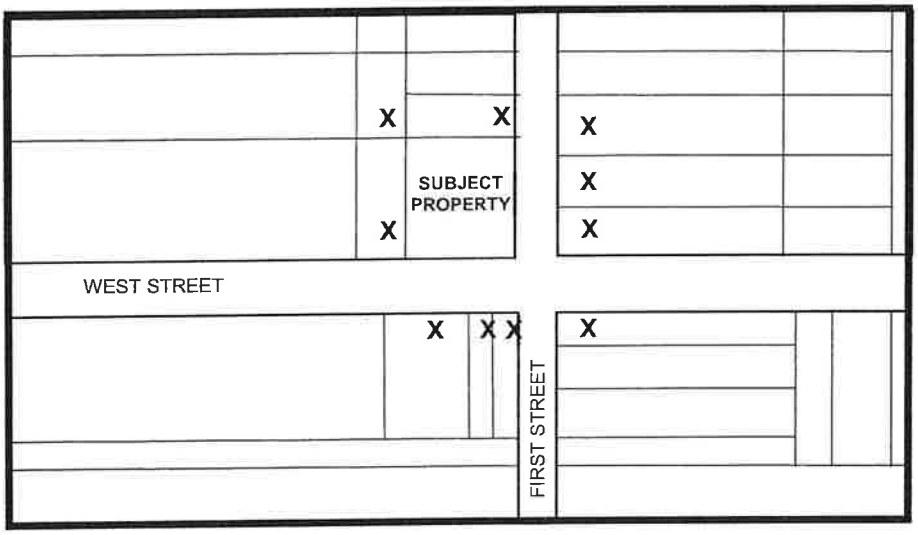
Sincerely,

Applicant Signature	Green Chip, Inc. **Applicant printed name**

12364984.2 045028.00001

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 **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 **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 **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		

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. Hirschler Fleischer 725 Jackson Street; Ste. 200 Fredericksburg, VA 22401 (540) 604-2108 Fax (540) 604-2101 cpayne@hirschlerlaw.com Maggie Macdonald, Sive, Paget & Riesel, P.C. 560 Lexington Avenue, 15th Floor NYC, NY 10022 (646) 378-7202; Fax (212) 421-1891 mmacdonald@sprlaw.com
Engineer:	Bowman Consulting 650A Nelms Circle 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.

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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

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.

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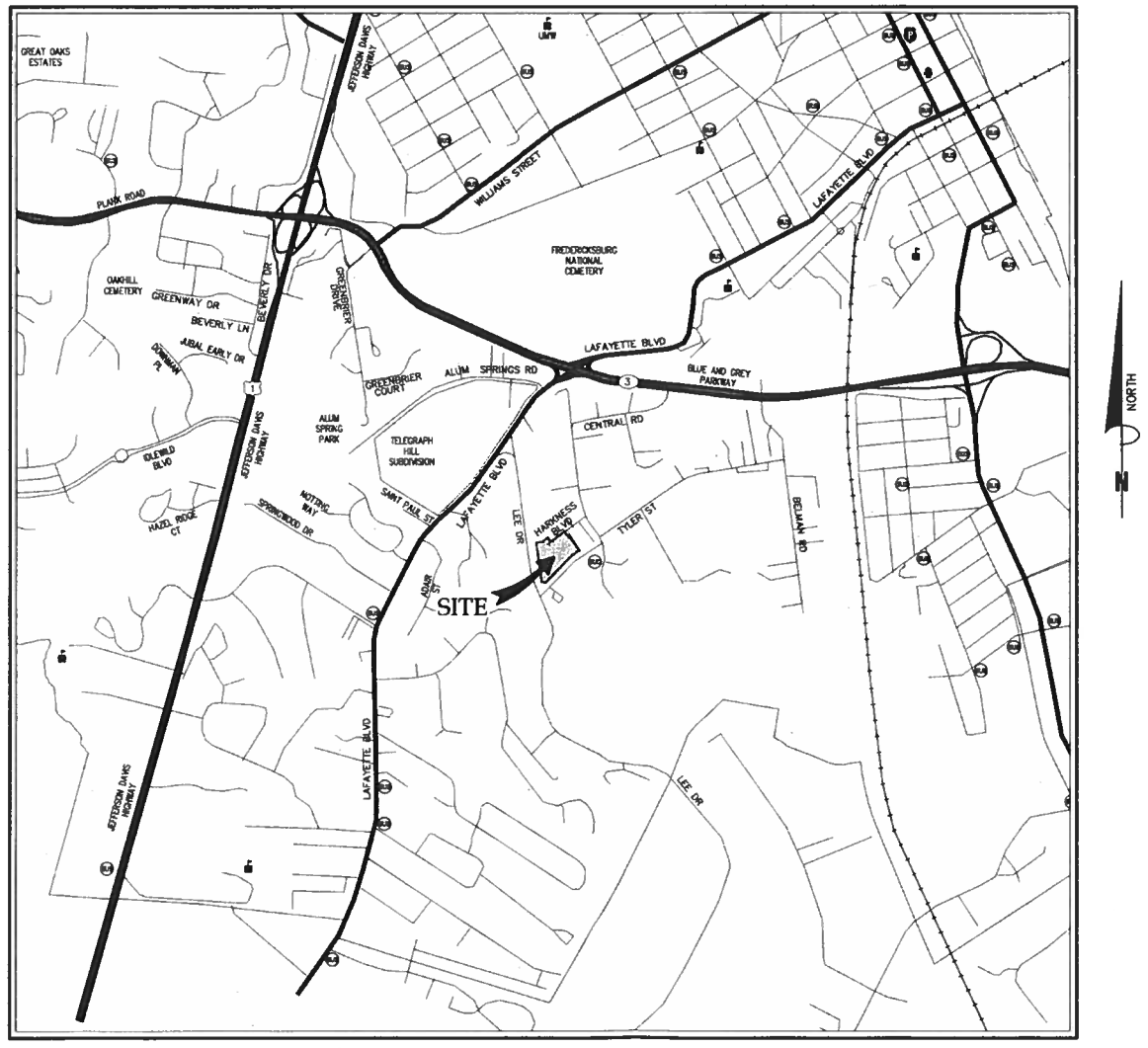
GENERAL DEVELOPMENT PLAN

GREEN CHIP RECYCLING

GPIN 7778-78-5342 / 10 HARKNESS BLVD
CITY OF FREDERICKSBURG, VIRGINIA
WARD 4 - PRECINCT 401
RZ2020-__

VICINTY 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

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
06/01/20
PROFESSIONAL ENGINEER

PLAN STATUS	
02/10/20	1st SUBMISSION
06/01/20	2nd 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
EX. W/V	WATER VALVE	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	x25.32
	UTILITY POLE	
	SIGN	
EX. SAN. / EX.	SANITARY SEWER IDENTIFIER	A / A
EX. STM. / EX.	STORM DRAIN IDENTIFIER	2 / 2
W	EASEMENT IDENTIFIER	W
	WATER METER	
	FIRE HYDRANT	
–	PARKING INDICATOR 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 SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	
	HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	
–	DENOTES CLEAR SIGHT TRIANGLE	
15" OAK	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 =	28	SPACES
PROPOSED SPACES =	17	SPACES
TOTAL PROVIDED PARKING =	**45**	**SPACES**
***APPLICANT ANTICIPATES 45 EMPLOYEES FOR ULTIMATE OPERATIONS**		
REQUIRED HANDICAP SPACES =	2	SPACES (BASED ON PROVIDED PARKING)
PROPOSED HANDICAP SPACES =	2	SPACES
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 2018-395 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.

Bowman CONSULTING

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

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

CITY PROJECT NUMBER

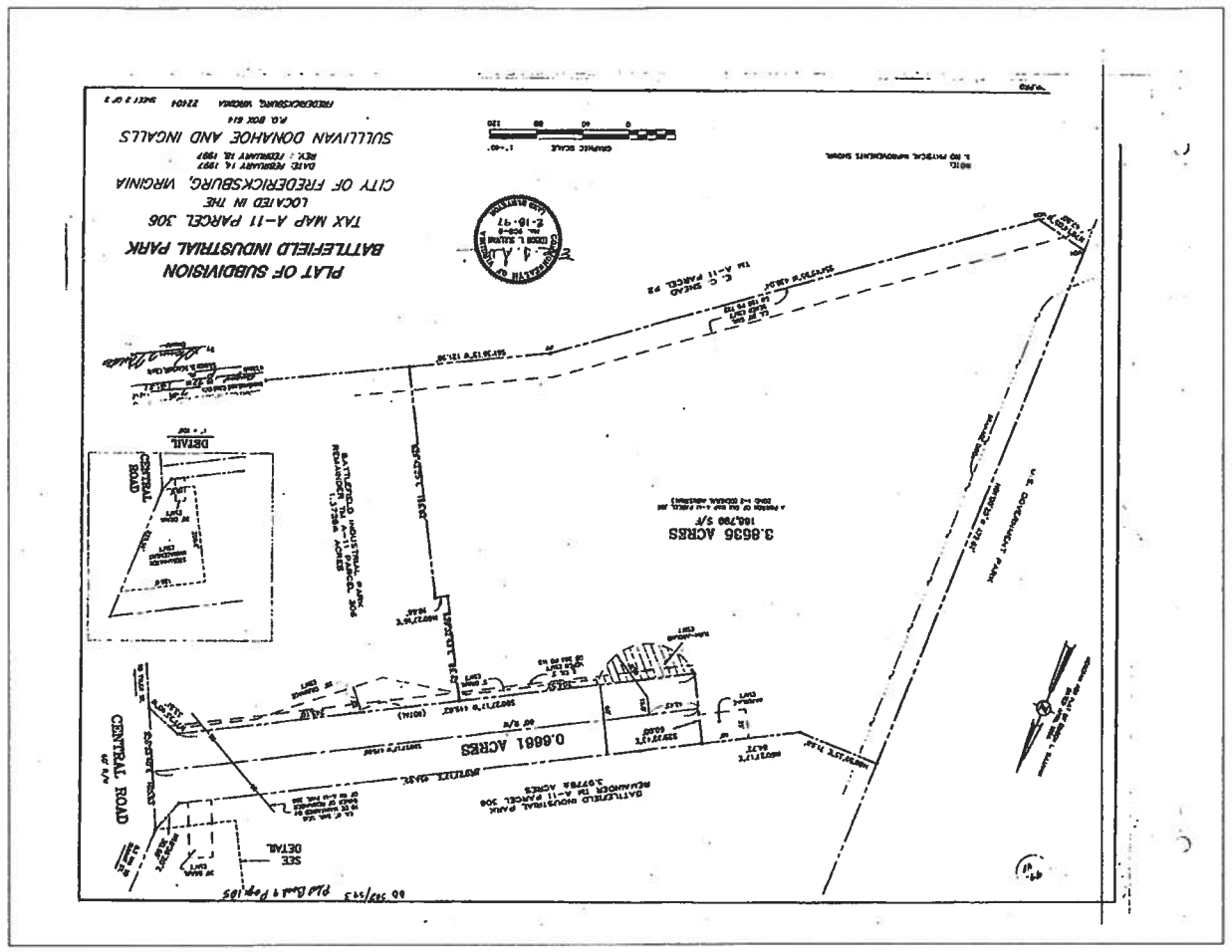
COMMONWEALTH OF VIRGINIA
WILLIAM E. DUNCANSON JR
Lic. No.055205
06/01/20
PROFESSIONAL ENGINEER

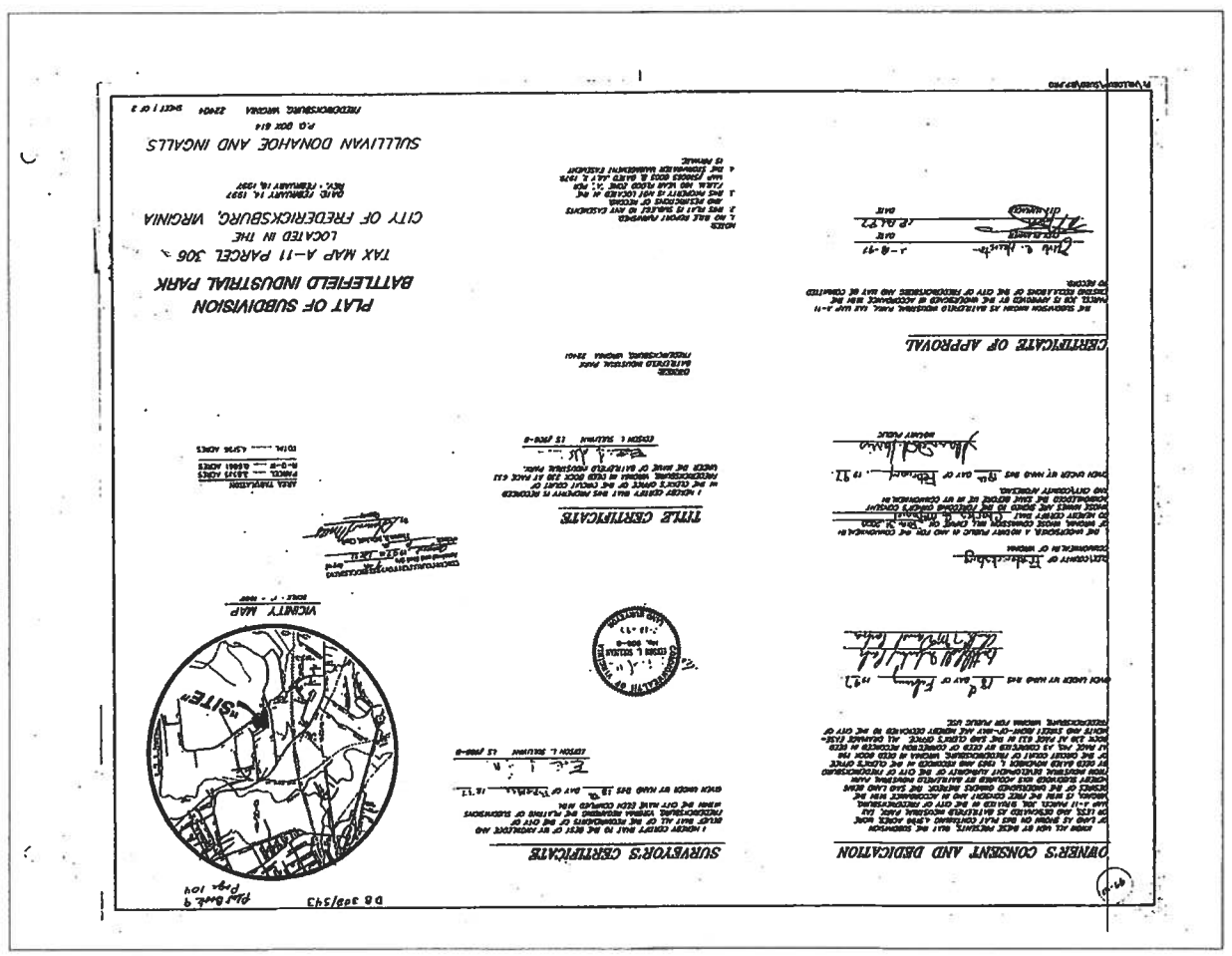
PLAN STATUS	
02/10/20	1st SUBMISSION
06/01/20	2nd SUBMISSION

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

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





SHEET 3 OF 6
FILE No. 100262-0-ZP-001
DATE : FEBRUARY 2020
JOB No. 100262-01-001

SCALE	H: N/A	V: N/A
DESIGN	MED	DRAWN MED
CHKD MED		

DATE	DESCRIPTION

PLAN STATUS	
02/10/20	1st SUBMISSION
06/01/20	2nd SUBMISSION

CITY PROJECT NUMBER

BOUNDARY PLAT
GENERAL DEVELOPMENT PLAN
GREEN CHIP RECYCLING

WARD 4, PRECINCT 401

CITY OF FREDERICKSBURG, VIRGINIA

Bowman Consulting Group, Ltd.
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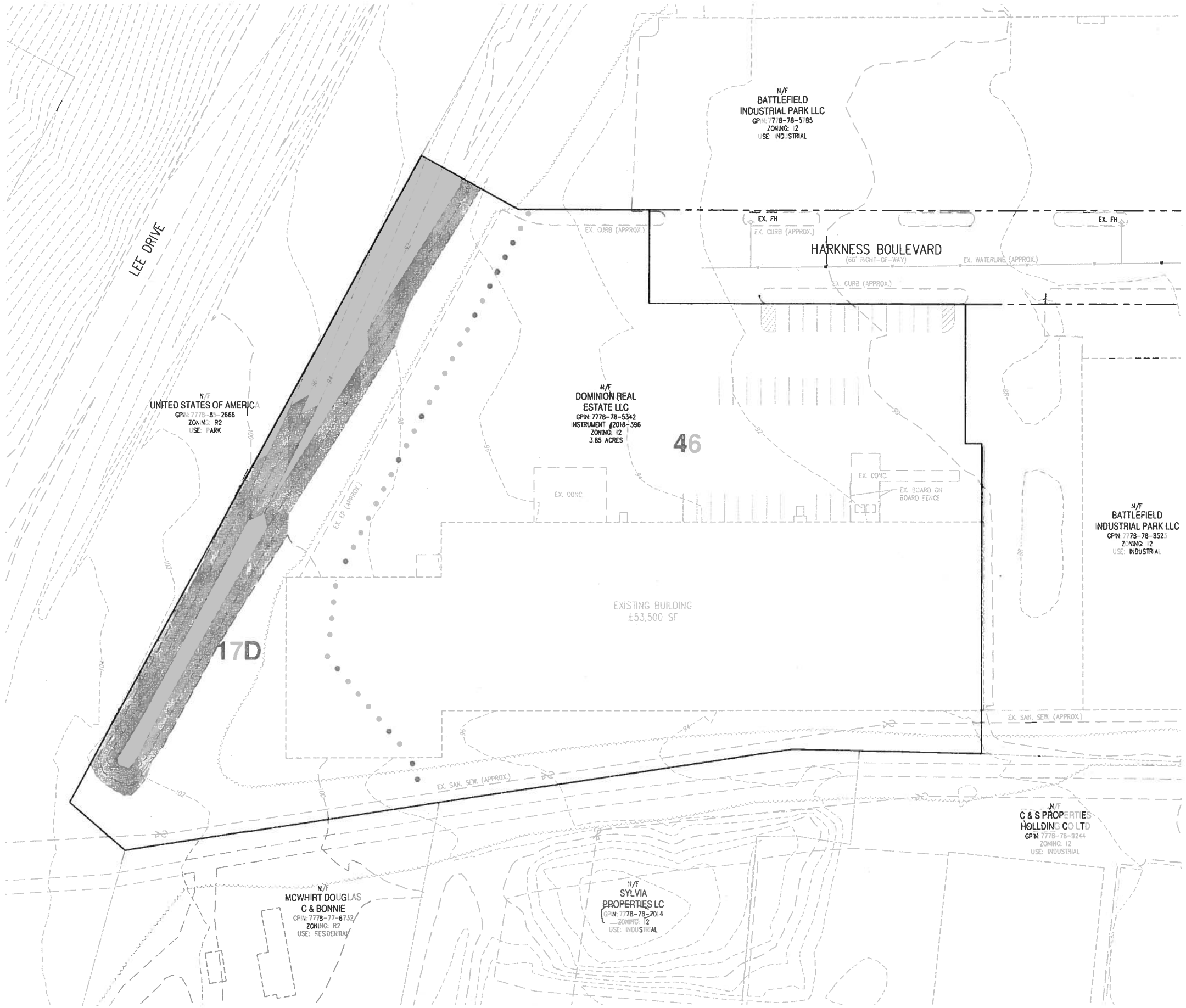
Bowman CONSULTING

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

Bowman CONSULTING

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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
06/01/20
PROFESSIONAL ENGINEER

PLAN STATUS	
02/10/20	1st SUBMISSION
06/01/20	2nd SUBMISSION

DATE	DESCRIPTION	
WED DESIGN	WED DRAWN	WED CHKD

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

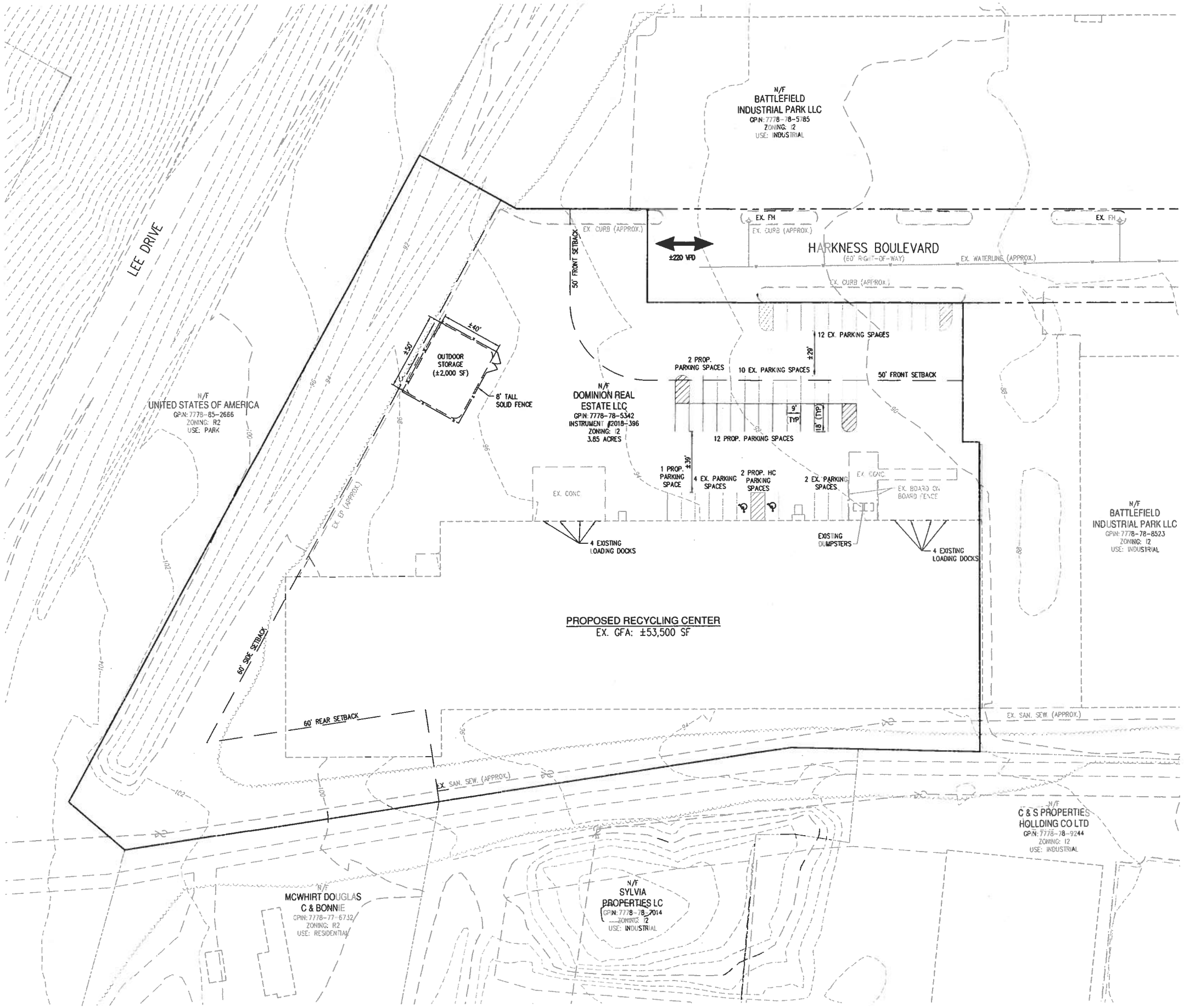
JOB No. 100262-01-001

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

Bowman CONSULTING

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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
06/01/20
PROFESSIONAL ENGINEER

PLAN STATUS	
02/10/20	1st SUBMISSION
06/01/20	2nd SUBMISSION

DATE	DESCRIPTION	
WED DESIGN	WED DRAWN	WED 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

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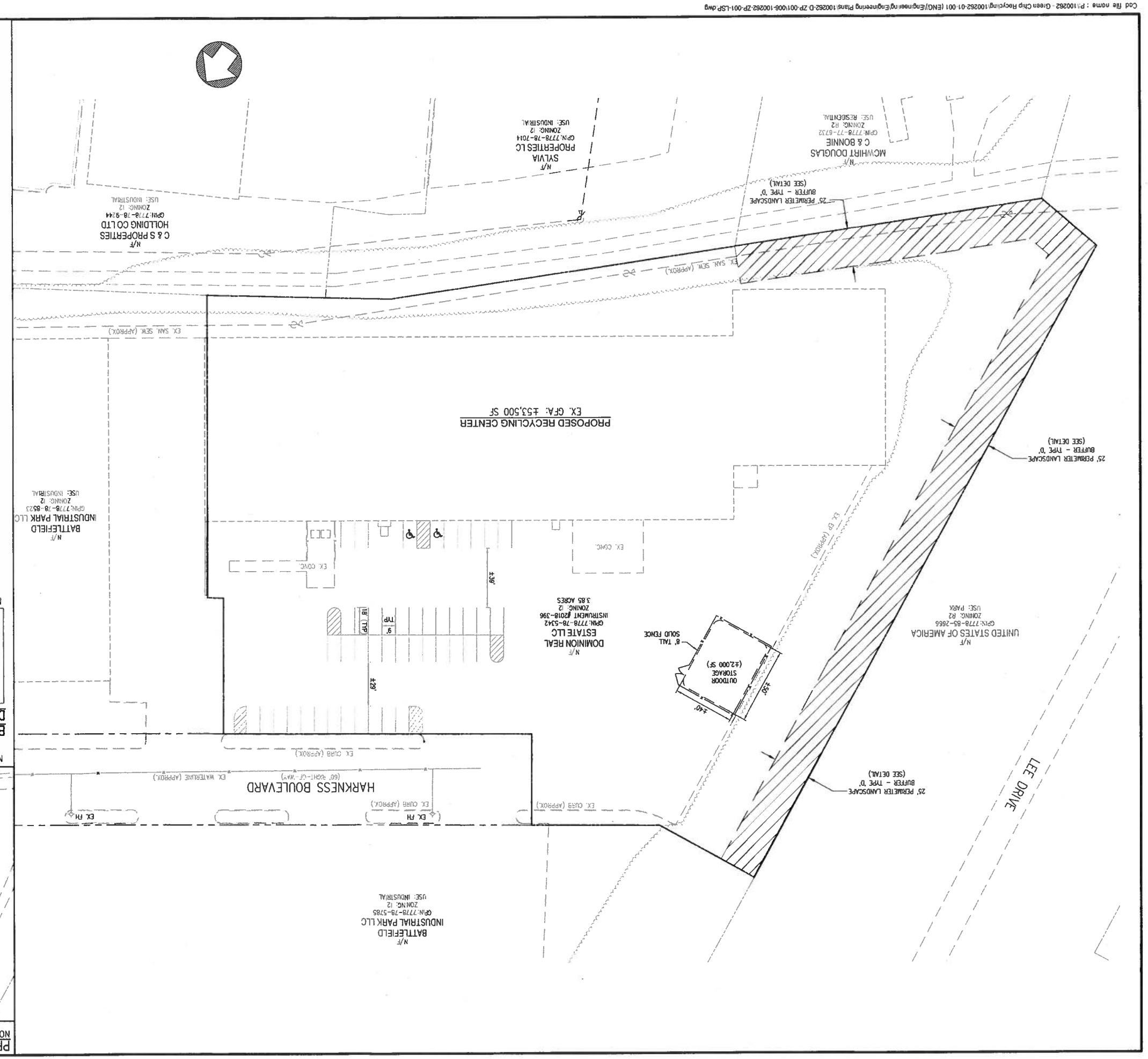


Memorandum

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

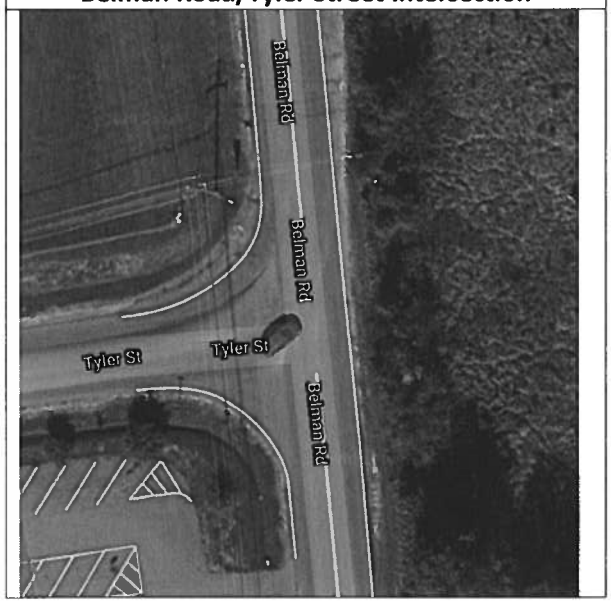
Tyler Street

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.**

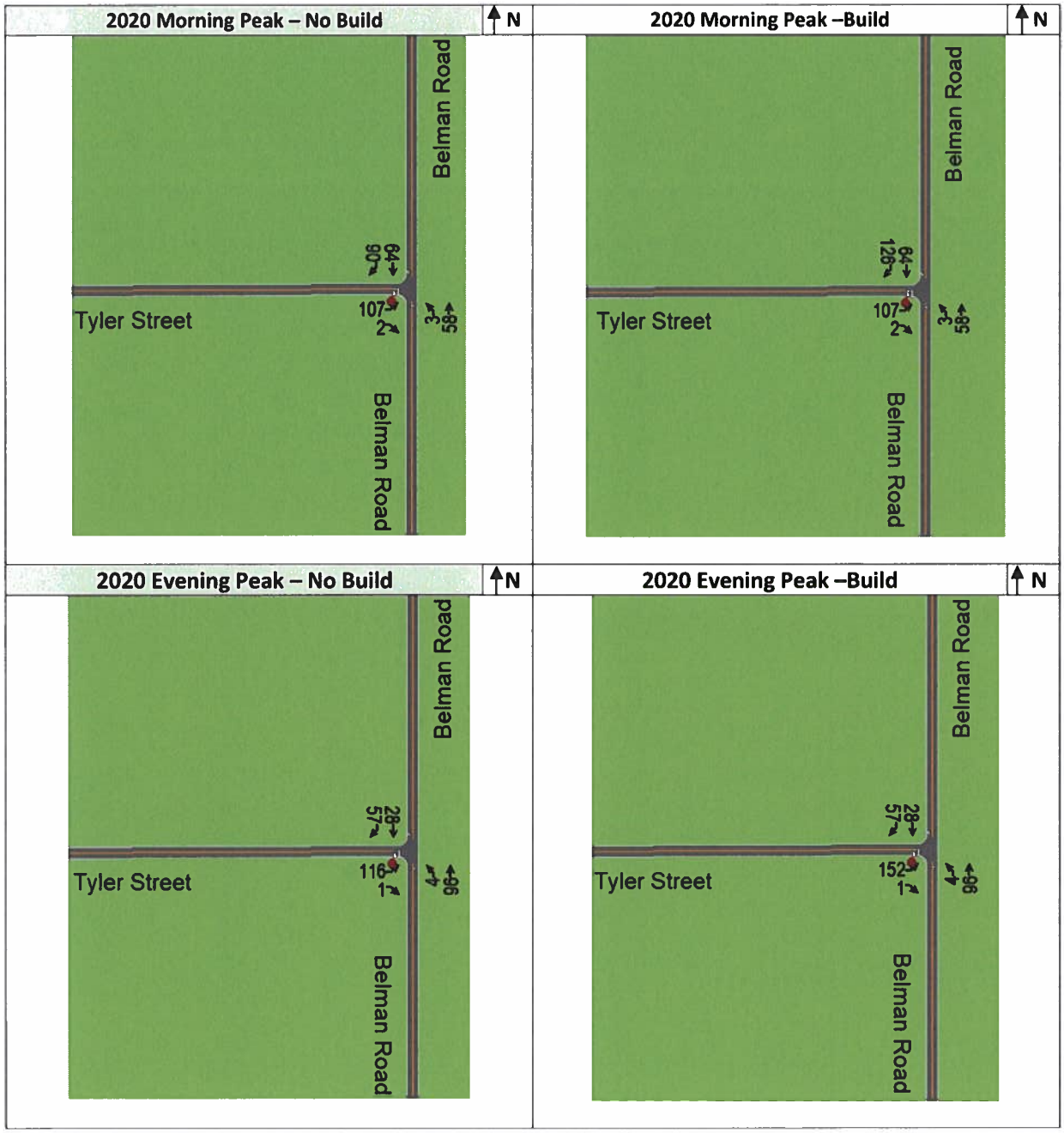


Figure 2. No-Build and Build Traffic Volumes.

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	-	-

ITEM #

MEMORANDUM

TO:	Timothy J. Baroody, City Manager Chairman Rodriguez and Planning Commission Members
FROM:	Marne E. Sherman, Development Administrator
RE:	Proposed Amendments to Sign Regulations
DATE:	June 3, 2020 (for the June 10, 2020 Joint Public Hearing)

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

Receive feedback on the attached ordinance during the joint public hearing on June 10, 2020 and during the public comment period following the public hearing. On June 17, 2020, the Planning Commission is scheduled to make its recommendation to City Council. On June 23, 2020, the City Council is scheduled to take action on first and second read.

ACTION DEADLINE – PLANNING COMMISSION

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 was 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.

PLANNING COMMISSION WORK SESSION – MAY 27, 2020

On May 27, 2020, the Planning Commission held a work session to discuss the proposed text amendments. The Commissioners requested that staff consider the appropriateness of allowing one freestanding sign for parcels along Interstate-95 within the Planned Development-Medical Campus (PD-MC) district in anticipated of the future Veterans Affairs (VA) clinic.

Staff consulted with VA development representatives, who stated that their intent is to use building mounted signage along Interstate-95 and that no interstate directed freestanding sign is needed or has been identified in the VA site selection criteria. Therefore, no changes to the draft ordinance were made.

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 Planned Development-Mixed Use, 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 feet 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:** 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) and Additional 0.25 square feet of signage per linear foot of building front for buildings with three or more stories **Residential Buildings:** 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) and 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 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

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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

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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

TO: Timothy J. Baroody, City Manager
Chairman Rodriguez and Planning Commission Members
FROM: Erik F. Nelson, Transportation Administrator
DATE: May 27, 2020 (for the June 10, 2020 Joint Public Hearing)
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.

Recommendation
Receive feedback during the joint public hearing on June 10, 2020 and during the public comment period following the public hearing. On June 17, 2020, the Planning Commission is scheduled to make its recommendation to City Council. On June 23, 2020, the City Council is scheduled to take action on first and second read.

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.

MOTION: **June __, 2020**

Regular Meeting

SECOND: **draft Resolution No. 20-__**

RE: **Amending the Comprehensive Plan to update Fredericksburg's transportation projects identified in the FAMPO 2040 Constrained Long Range Plan and Projects Not Yet Included in the Long Range Plan.**

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

The purpose of this amendment is to amend the Comprehensive Plan to update Fredericksburg's transportation projects identified in Tables 3-2 and 3-3, "FAMPO 2040 Constrained Long Range Plan," and "Projects Not Yet Included in the Long Range Plan," respectively. These tables are found in Chapter 3, "Transportation."

The City Council and Planning Commission held a joint public hearing on these amendments on June 10, 2020. The Planning Commission recommended adoption of the amendments at its meeting on June __, 2020. City Council finds that these amendments will improve the public health, safety, convenience, and welfare of residents and plan for the future development of the City to the end that transportation systems be carefully planned.

Therefore, the City Council hereby resolves that Chapter 3 of the Comprehensive Plan is amended to adopt the tables titled, "Interstate Highway Projects," "Roadway Projects," "Bridge Projects," and "Bicycle-Pedestrian Projects," as submitted for approval.

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

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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 Resolution No. 20-_ duly adopted at a meeting of the City Council meeting held June _, 2020 at which a quorum was present and voted.

_____

Tonya B. Lacey, CMC
Clerk of Council

MOTION: **KELLY**

SECOND: **WITHERS**

May 26, 2020
Regular Meeting
Resolution No. 20-40

RE: **Initiating an Amendment to the Comprehensive Plan to Update Fredericksburg's Transportation Projects Identified in the FAMPO 2040 Constrained Long Range Plan and Projects Not Yet Included in the Long Range Plan**

ACTION: **APPROVED: Ayes: 6; Nays: 0**

The purpose of this resolution is to initiate amendments to the Comprehensive Plan to update Fredericksburg's transportation projects identified in Chapter 3, "Transportation." The purpose of the proposed changes is to update Chapter 3 by removing completed projects and ensuring planned projects are better defined. The proposed changes also arrange planned transportation projects by type – such as interstate, roadway, bridge, and bicycle-pedestrian.

City Code §72-22.2 and Code of Virginia §15.2-2229 require amendments to a comprehensive plan to be recommended, approved, and adopted, respectively, as required by §15.2-2204. The governing body may prepare an amendment and refer it to the planning commission for public hearing within 60 days or such longer time frame as may be specified. In acting on any amendments to the plan, the governing body shall act within 90 days of the local planning commission's recommending resolution. In this case, it is appropriate to provide 90 days for the planning commission's public hearing and recommendation.

Therefore, the City Council hereby resolves to initiate amendments to the Comprehensive Plan to update Fredericksburg's transportation projects identified in Chapter 3, "Transportation." The amendments are referred to the Fredericksburg Planning Commission for public hearing and recommendation within 90 days.

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

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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 Resolution No. 20-40 duly adopted at a meeting of the City Council meeting held May 26, 2020 at which a quorum was present and voted.

Tonya B. Lacey, MMC
Clerk of Council