



**TOWN OF BOWLING GREEN
PLANNING COMMISSION MEETING**

A G E N D A

**Monday, October 18, 2021
7:00 PM**

ROLL CALL AND DETERMINATION OF A QUORUM:

PUBLIC COMMENT:

PUBLIC HEARING:

- [1.](#) Rezoning – #RZS-2021-020 - Fairmont

APPROVAL OF THE MINUTES:

- [2.](#) Approval of September 20, 2021 Meeting Minutes

NEW BUSINESS:

REPORT OF THE ZONING ADMINISTRATOR:

UNFINISHED BUSINESS:

INFORMATIONAL ITEMS:

COMMISSION COMMENTS AND REPORTS:

ADJOURNMENT



**TOWN OF BOWLING GREEN
PLANNING COMMISSION MEETING
AGENDA ITEM REPORT**

AGENDA ITEM: Rezoning – #RZS-2021-020 - Fairmont

ITEM TYPE: Public Hearing - Duly Advertised

PURPOSE OF ITEM: Decision - By Motion

PRESENTER: Allyson Finchum, Interim Town Manager

PHONE: (804) 633-6212

BACKGROUND / SUMMARY:

Planning Commission to hold public hearing and provide recommendation of approval/denial to Town Council.

ATTACHMENTS:

Staff Report
Application
Applicant's Narrative
Maps
VDOT Comments
Ordinances

REQUESTED ACTION:

Hold Public Hearing; review project; defer or motion to recommend approval or denial.



**STAFF REPORT
REZONING #RZS-2021-020**

Request: Rezoning
(B-1 Business to R-3 Residential)

Location: AP Hill Boulevard

Tax Map: #43-A-34; 43E-1-4R, 5, 6, 7, & 8

Owner: Hansen, Daniel

Applicant: Fairmont Land LLC

Gross Density: 7.26 dwelling units per acre

Proposed Density: 4.52 du/ac

Site Size: 19.47 acres +/- (combined)

Existing Land Use: Vacant

Existing Zoning: B-1, Business

Proposed Use: Residential

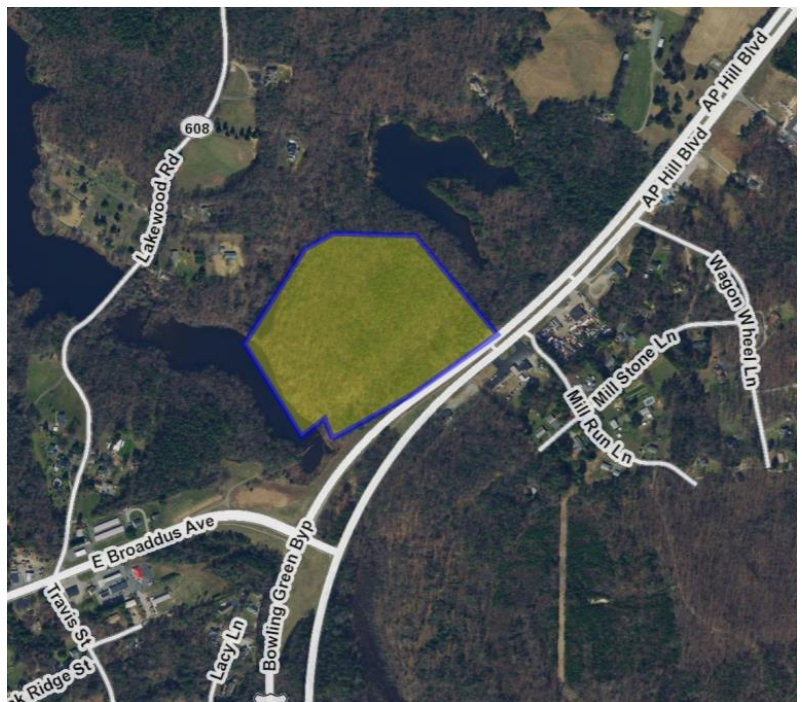
Surrounding Land Uses and Zoning:

South: Maracossic Creek zoned A-1 West: Pond in Caroline County zoned Rural Preservation

North: Vacant wooded area with Pond zoned A-1

The 2021 Comprehensive Plan: Mixed Use (R1, R2, R3, B1, B2, & PUD)

Staff: Allyson Finchum, Town Manager/Zoning Administrator



Background & Summary of Proposal

The applicant is requesting to rezone six parcels totaling 19.47 acres from B-1, Business to R-3, Residential to develop (no more than per proffer) an 88 parcel residential subdivision with 55 townhouses and 33 single-family houses with a resulting density of 4.53 units per acre. The application for rezoning was filed on July 12, 2021. An amendment to the application in the form of a draft proffer statement proffering the General Development Plan (GDP), was filed on September 7, 2021 and revised on September 13, 2021, thereby providing for consideration and review of the GDP submitted with the application (upon signature).

- The 19.47 acre site is located on the west side of Route 301 (AP Hill Boulevard) approximately 500 feet north of Broaddus Avenue. It is currently undeveloped land.
- One point of ingress/egress point (right in/right out) off of AP Hill Boulevard is identified for the subdivision, which is the only public access to the property.
- A ten-foot wide multi-use path is shown on VDOT right-of-way, which if constructed will provide pedestrian connection to Broaddus Avenue from the development.
- The general development plan depicts common area on the perimeter of the development. The total acreage is not identified.
- No recreational features are shown.
- Area for stormwater features is not shown.
- Building elevations are not provided.
- The applicant has submitted a narrative which is included in the packet.

Evaluation and Staff Comments

The following comments are provided by staff for consideration by the Planning Commission:

- This development would be the first residential subdivision in the annexed area along Route 301 north. Land use in the area is predominantly vacant or commercial. There is likely to be a transition to residential development along the corridor with approval of this project.
- The future land use map identifies this area as *Mixed-Use*. While the term is not clearly defined in the Comprehensive Plan, the Planning Commission and ultimately Town Council must decide whether a mixture of residential use districts (R1, R2, R3) or a mixture of various use districts - Residential(R), Business(B), Planned Unit Development(PUD)) is more appropriate.

- The application is for R-3 Residential which allows a multi-family use at the highest density provided in the Town of Bowling Green zoning ordinance. The Planning Commission and ultimately Town Council must decide whether low, medium, or high density and single-family and/or multi-family development meet the intent of the Comprehensive Plan for this parcel.
- The Town's appearance and design are noted in the Comprehensive Plan as an important quality of life issue for its residents and as an economic development tool. The proffers submitted in this proposal allow the developer flexibility in the final design of the development. Details such as exterior elevations of housing and community amenities are not included. Therefore the developer or builder who ultimately builds the project, will decide the layout, aesthetics and amenities, if any. The Planning Commission and Town Council must decide whether the application and proffers adequately address the Comprehensive Plan.
- Entrance corridors, including Route 301 north, are identified in the Comprehensive Plan as important for historical, aesthetic, and practical reasons, which serve to visually identify the Town boundary, establish the first impression of the Town for visitors, and to generally show the Town's commitment to its appearance and attractiveness. The proposed Fairmont GDP shows the rear of the townhouses facing to within 100' of AP Hill Boulevard. The Comprehensive Plan identifies berms as a possible solution in providing a visual buffer, though no visual buffers have been proffered. Alternatively, the GDP could be redesigned to address this aspect of the Comprehensive Plan.
- The Comprehensive Plan recommends to "minimize the impact of development on major roads by limiting access points and providing side street access and common entrances." It also suggests to "prohibit individual single family and duplex units within a development from having direct access to arterial and collector roads wherever possible, and locate residential development along internal roads within the development to improve traffic flow and enhance safety."

The GDP indicates a single access to Route 301, limited to right in/right out entrance. The subject property does not have frontage on any other public road, to which access can be relocated.

- The Town currently has water and sewer availability to support this project. However, about 94.2% of the currently permitted withdrawal will be utilized at full build out of this project. The Town may need to consider beginning the process of identifying additional water supply sources (wells) and permits in the near future.

- The Comprehensive Plan recommends to “protect environmentally sensitive areas such as steep slopes, historic and archaeological resources, wetlands, water supply, wildlife habitats, and other sensitive areas by locating conflicting land uses away from such areas.

The property abuts various water features, including ponds, streams, and wetlands. The Chesapeake Bay Resource Protection Area is identified on the GDP. The Chesapeake Bay Preservation Regulations addresses protection of those areas.

- The subdivision ordinance requires all lots to abut public streets. Amending the GDP to reflect the public street requirement for townhouse lots would be appropriate. Alternatively, a text amendment might be considered to allow private streets/access for townhouse lots prior to subdivision plat submission.
- Townhouse developments must contain 6,000 square feet of lot area and usable open space per unit. Usable open space is landscaped areas that provide a park, playground or swimming pool. The open space layout on the GDP includes most of the designated RPA, which may not allow the above referenced uses. A pedestrian path connecting the townhouses with the RPA and features may be able to be designed to meet the R3 usable open space requirements. The BMP area should be excluded from the calculations. A more detailed site plan containing calculations will need to be provided to determine the exact amount of usable open space.

Proffers

The following proffers are submitted by the applicant as part of the zoning application. An applicant may voluntarily submit proffers in an effort to address issues or concerns identified by the Town, to help make the proposed application consistent with the Comprehensive Plan or address other identified development issues. Should this application be approved and proffers accepted, the proffer statement will be recorded at the Circuit Court and govern the use and development of the property.

1. General Requirements.

(a) The following proffers are being made pursuant to Sections 15.2-2298 and 15.2-2303, and 15.2-2303.4, et al. of the Code of Virginia (1950), as amended, and Section 3-175, et al. of the Zoning Ordinance of the Town of Bowling Green (2010, as amended). The proffers provided herein are the only proffered conditions offered in this rezoning application and being provided in accordance with Section 15.2-2303.4, et al., of the Code of Virginia 1950, as amended (the “Proffers”). If the Proffers are approved, any prior proffers in which the Property (as generally defined above and shown on the GDP) may be

subject to or previously offered with this application or otherwise previously proffered are hereby superseded by these proffers, and said prior proffers will be of no further legal force and effect (collectively “Prior Proffers”). In addition and notwithstanding the foregoing, the Proffers are conditioned upon and become effective only in the event the Applicant’s rezoning application No. _____ is approved (including through applicable appeal periods) by the Town of Bowling Green’s Town Council (the “Town”).

(b) Except as otherwise provided herein, the Property will be generally developed in accordance with that certain generalized development plan entitled “Fairmont”, dated July 1, 2021 and last revised on August 17, 2021, prepared by W W Webb and Associates, attached hereto and marked as Exhibit A (the “GDP”) and will include no more than 88 single family or townhouse residential units.

Staff comment: The term “generally developed” is vague and provides a lot of discretion and flexibility. A more definitive commitment would be “substantially developed”, provided the Planning Commission/Town Council determine that the GDP is consistent with the Comprehensive Plan.

(c) For purposes of the final site plan (which will supersede the GDP after Town approval), proposed parcel lines, parcel sizes, building envelopes and footprints, access points, building sizes, building locations, public road locations, dumpster locations and waste facilities, parking areas, recreational areas, private driveways, road and travel way locations, inter-parcel connectors, RPAs and wetland areas, utility locations, storm water management facilities, and dimensions of undeveloped areas generally shown on the GDP may be relocated and/or amended from time-to-time by the Applicant to address final development, engineering, and design requirements and/or compliance with federal or state agency regulations including, but not limited to, VDOT, DEQ, Army Corps of Engineers, etc., and compliance with the requirements of the Town’s development regulations.

Staff comment: The wording of this statement is broad, allowing the developer discretion in redesigning the development following approval of the rezoning, essentially negating GDP proffer 1b.

2. Transportation

The Applicant agrees to provide a 200 foot right turn lane and a 200 foot right turn lane taper from A.P. Hill Boulevard, as generally shown on Sheet 5 of the GDP.

Staff comment: Prior to approval the Town Attorney will review the Proffers to determine if they are legally sufficient and of acceptable legal form.

Comprehensive Plan Recommendations

The Comprehensive Plan Map shows the future land use for this area as *Mixed Use (R1, R2, R3, B1, B2, & PUD)*. This designation includes a variety of densities, as well as various types of residential and business uses along the corridor.

The Comprehensive Plan identifies the Route 301 North Corridor Area on the northeast side of Bowling Green as one of “three commercial areas within the town boundary which will benefit greatly with detailed planning to ensure proper development, redevelopment, growth, and viability.”

Natural and Cultural Resources Impacts

The site is located in the Maracossic Creek (Mattaponi) watershed. The property borders the Maracossic Creek, ponds, and wetlands. The 100' Resource Protection Area (RPA) is found along the entire western edge of the site.

The Chesapeake Bay and storm water regulations provide the framework to protect environmentally sensitive water features.

Traffic Impacts

AP Hill Boulevard is a four-lane divided Principal Arterial Highway. The applicant has provided a general traffic impact statement. The proposed zoning creates and estimated 610.7 vehicle trips per day (vpd). The statement indicates a substantial decrease from 5,709.8 vpd estimate if the site is developed with the currently allowable business uses.

Public Utility Impacts

Water

Water lines must be extended throughout this subdivision with an individual tap to each parcel. There is an existing Town water main along AP Hill Boulevard to serve the proposed development.

The Town's current groundwater withdrawal permit allows for 69,520,000 gallons per year which is 190,465 gallons per day (gpd) on average. The current average daily production is 153,000 gpd.

This total includes unaccounted for water usage from water leaks, flushing of hydrants, use from Caroline County Fire and Rescue (training, filling trucks, etc.). Current daily reserve is 37,465 which allows for an additional 124 connections at 300 gpd. Approval of any development that exceeds 190,465 gpd is contingent upon the Virginia Department of Environmental Quality's (VDEQ) approval of a modified withdrawal permit.

The 124 unit capacity figure must take into consideration existing platted vacant lots in town. It may be appropriate for the applicant to consider providing a well site or other assistance towards a future well when required.

Sewer

The Town's current sewer capacity permitted is 250,000 (gallons per day), with 98,000 gpd (39.2%) currently used. There is an existing Town sanitary sewer gravity main along AP Hill Boulevard. Sanitary sewer mains must be extended throughout the subdivision, with an individual lateral to each parcel.

There is ample sewer supply available with less than 40% of the capacity utilized.

Storm water Impacts

The development of 88 residential lots and the corresponding streets/parking areas, with increase in impervious cover and require storm water facilities. The GDP does not show the general location of any potential facilities. Thus, the storm water requirements may affect the final lot layout/ project design.

School Impacts:

School impacts are included in the application on page 3 of the narrative.

Student Generation

Elementary - 25.4 additional students

Middle – 11.4 additional students

High – 14 additional students

Total—50.8 students

The school system is funded through the Caroline County Board of Supervisors. Taxpayers (Town and County) provide financial resources for the school system, through real estate and other taxes, together with available state and federal funding. Information is included in the Comprehensive Plan about the schools. The estimated student generation figures provided in the

application are small, compared to overall number of residentially zoned lots throughout the County.

Tax Revenue

Included in the packet is the applicant's economic analysis of the project. The applicant stated, B-2 development (i.e. gas station, fast food, retail) will generate \$7,930.00 of tax revenue as opposed to R-3 residential development which will generate \$32,890.00 of revenue.

Zoning and Subdivision Ordinance Considerations

R-3 Residential

Townhouses and apartment buildings minimum lot requirement of 10,000 square feet shall be waived for the individual lots occupied by each Townhouse dwelling unit. However, in consonance with the concept of open area planning, the total lot area and usable open space per dwelling unit, Townhouse or apartment shall be not less than 6,000 square feet. Such *usable* open space shall be exclusive of areas devoted to streets, alleys and parking area and shall be adequately landscaped with shade trees and grass to provide a park, playground area or swimming pool for the development.

Subdivision

3-221(c) Each lot shall abut on a street dedicated by the subdivision plat or on an existing publicly dedicated street.

(2) Streets. [a] All streets shall be constructed in compliance with the state Subdivision Street Design Guide (24 VAC 30-91-160) requirements of the Virginia Department of Highways and Transportation and the Town of Bowling Green, Virginia.

Section 3-205. Definitions and word usage.

"Street" means the publicly owned, principal means of access to any lot in a subdivision. The term "street" shall include road, lane, drive, place, avenue, highway, boulevard or any other thoroughfare used for a similar purpose.

Ultimately, the development must meet subdivision/zoning ordinance requirements at the time of site plan/subdivision submission. The GDP provided may conflict with one or more of the regulations identified above.

Public Outreach Information:

As required by State Code, this item was advertised in the Free-Lance Star on August 24, 2021 and August 31, 2021.

The Staff report, as well as all reports for this Planning Commission meeting, were posted on the Town website www.townofbowlinggreen.com on September 17, 2021.

Next Steps:

After holding the public hearing on this matter, the Planning Commission has 100 days in which to forward a recommendation to Town Council from the date of this meeting. The Commission can either recommend approval, denial or defer action on this request following the public hearing and discussion tonight.

RZS

RZS-2021-020

****This permit shall be posted in a conspicuous place****

PREVIOUS EDITIONS OF THE
FORM ARE OBSOLETE

FORM REVISED:
28 April 2008



Town of Bowling Green Single Use Rezoning Application

Application and petition are hereby made to the Town Council, Town of Bowling Green, to amend the Zoning Map of the Town of Bowling Green and issue a Certificate of Zoning Compliance, in accordance with the description and for the purpose hereinafter set forth. This application is made subject to all local and state laws and ordinances, which are hereby agreed to by the undersigned, and which shall be deemed a condition entering into the exercise of this application.

Owner

Daniel I. Hanen

Name

Daytime Telephone Number

8 Devonshire Drive, Fredericksburg, VA 22401

Mailing Address

Property Information

43-A-34; 43E-1-4R, 5, 6, 7, 8

Vacant/B-2

Tax Map/Parcel Number

Existing Use/Zoning

A.P. Hill BLVD

Address/Location (use street names)

None

Existing Structures (number and type)

Rezoning of Property Requested

From Zoning Designation B-2

To Zoning Designation R-3

Water and Sewer

What is your water supply source?

What is your sewage disposal source?

Municipal

Private Well

Municipal

Septic Tank

As part of the submission, the following questions must be answered with a detailed response in narrative form. Answers of “Yes” or “No” are NOT ACCEPTABLE and the application is not complete until this narrative is submitted.

1. Describe in detail, why the current zoning designation of the property is inappropriate.
2. Describe in detail, the proposed use(s) of the property.
3. Describe in detail, why the proposed rezoning is necessary.
4. Describe in detail, why the proposed rezoning will not be detrimental to surrounding properties. Please relate your response to the existing zoning of the area, existing land uses in the Town Code, adjacent neighborhoods, and the Town of Bowling Green Comprehensive Plan.
5. Describe the proposed water and wastewater utility infrastructure including sources, discharges, permits, construction, ownership, and maintenance responsibilities.
6. Describe the environmental impact of the proposed use or development and the efforts to be undertaken to abate air, water, noise, storm water, and other environmental impacts during and after construction or after establishing the use.
7. Describe what techniques will be used to control traffic flow and what impacts the proposed use will have on existing roadways and provide a professionally prepared traffic impact analysis for any development expected to generate 250 vehicle trips per day or more.
8. Describe the impact of the proposed use on Caroline County’s Schools.
9. Describe the impact of the proposed use on Town of Bowling Green public services (i.e., water service, wastewater disposal, solid waste disposal, and police protection).
10. Describe the impact the proposed use(s) will have on any historic sites or structures on the property or in the vicinity.
11. Describe the impact the proposed use(s) will have on any rare, endangered, or irreplaceable species or natural areas.
12. Describe the impact the proposed use(s) will have on the scenic or natural beauty of the Town of Bowling Green.

NOTE: The applicant is encouraged to consult with the Caroline County Building Official if the requested rezoning includes property containing an existing structure.

Complete and accurate information is required by the Town Staff, Planning Commission, and/or the Town Council in order for the application to be fully and appropriately reviewed. The Town Manager/Zoning Administrator may, at any time during the application acceptance process, find essential information is lacking, deem the application as incomplete, and defer further review or action until such time the required and/or requested information is provided.

A copy of a Vicinity Map is attached.	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
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CERTIFICATE OF ZONING COMPLIANCE

The building, its proposed use, or the use of the land, as described in the above application and permit complies with the provisions of Chapter 126 (Zoning) of the Code of the Town of Bowling Green and any applicable conditions.

Zoning Administrator Signature

Date

Certification by Owner/Applicant

I certify that I have the authority to make the foregoing application, that the information given is correct, including any attached plans or drawings, and that all construction will conform with all applicable state, county, and town laws, ordinances, and regulations with regard to zoning, health and building. Failure to do so will automatically render this permit invalid. I understand that two copies of a plot plan (or a plan for signs) must be submitted with this application, that construction requires a building permit Issued by the Caroline County Building Official, that a separate application must be made for water & sewer connections, and that all contractors must register with the Town prior to commencing work. I agree to repair any damages to sidewalks, streets, and utilities caused during this construction. I agree to pay an inspection deposit and notify the Zoning Administrator within ten (10) days of completion of the work for an inspection and issuance of Certificate of Zoning Compliance. Failure to do so may result in the forfeiture of the inspection deposit which in no way relieves me of any obligation to comply with all Town requirements. Land may be used or occupied, and buildings structurally altered or erected may be used or changed in use, only after the Certificate of Zoning Compliance is issued.

Applicant: *[Signature]* Daniel C. Webb, Managing Member, Fairmont Land, LLC

Owner: *[Signature]*

7/12/21

Date

Owner/Applicant Signature

** FOR TOWN USE ONLY **

Recommendation of Planning Commission

Date Received _____

Recommend Approval

Recommend Disapproval Date _____

Action by Town Council

Date Received _____

Approved

Disapproved Date _____

Recommendation of Director of Public Works

Date Received _____

Recommend Approval

Recommend Disapproval Date _____

Zoning Administrator

Recommend Approval

Recommend Disapproval

Recommend Approval with Conditions (See Attached)

Fee Paid \$ _____

Zoning Administrator Signature

Date

REMINDER!!

Approval of this application does not mean work can begin. Permits must be obtained from the Caroline County Building Official and possibly (depending on the scope of the work) Virginia Department of Transportation (VDOT) and the Health Department or Department of Environmental Quality (DEQ). It is the responsibility of the owner/applicant to check with these agencies to ensure all permits are obtained before beginning work.

ADJACENT PROPERTY OWNERS

The following are all of the individuals, firms, or corporations owning property adjacent to both sides and rear, and the property in front of (across the street from) the property for which a Single Use Rezoning is requested. **All adjacent property owner information is required to be accurate and complete before the application can be accepted.**

NAME

STREET ADDRESS

1) Peter B. Swain Life Estate 0 A.P. Hill BLVD, Bowling Green, VA 22427
Mailing Address: 17450 Mill Stone Lane, Bowling Green, VA 22427

2) Mahon Family Partnership LLP 0 Lakewood Road Bowling Green, VA 22427
Mailing Address: 116 Vance Drive, Fredericksburg, VA 22408

3) Charles F. & Theresa J. Rosemond 17256 Lakewood Road, Bowling Green, VA 22427
Mailing Address: PO Box 452, Bowling Green, VA 22427

4) Michael N. & Carol H. Manns 0 A.P. Hill BLVD, Bowling Green, VA 22427
Mailing Address: PO Box 117, Bowling Green, VA 22427

5) _____
Mailing Address: _____

6) _____
Mailing Address: _____

7) _____
Mailing Address: _____

8) _____
Mailing Address: _____

9) _____
Mailing Address: _____

10) _____
Mailing Address: _____

11) _____
Mailing Address: _____

12) _____
Mailing Address: _____

13) _____
Mailing Address: _____

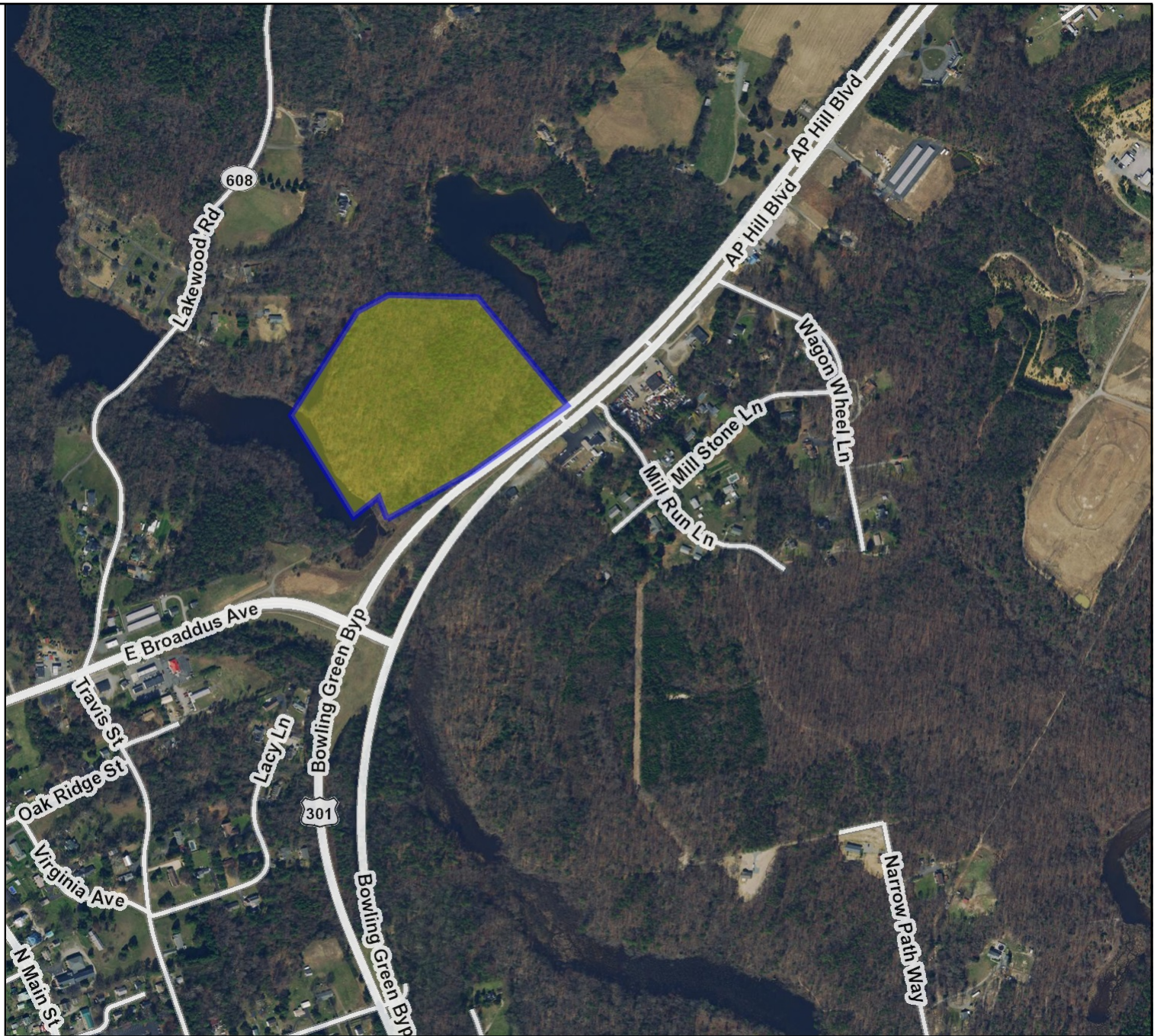
14) _____
Mailing Address: _____

15) _____
Mailing Address: _____

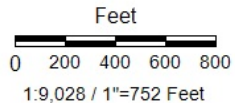
Caroline County, Virginia

Legend

- County Boundary
- Roads (12,000)
- Interstate
- US Highway Primary
- State Highway Primary
- Secondary
- Secondary - 0
- Null
- Roads - Back (12,000)
- Interstate
- US Highway Primary
- State Highway Primary
- Secondary
- Secondary - 0
- Null
- Road Labels



Map printed from Caroline
<https://parcelviewer.geodecisions.com/Caroline/>



Title: Vicinity Map Rezoning RZS-2021-020

Date: 9/16/2021

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Caroline County is not responsible for its accuracy or how current it may be.

FAIRMONT

TOWN OF BOWLING GREEN, VIRGINIA

POND

MICHAEL & CAROL MANN'S
TM 43-A-42

MICHAEL & CAROL MANN'S
TM 43-A-35

MICHAEL & CAROL MANN'S
TM 43E-12

CHARLES ROSEMOND
TM 43-A-36A

POND

MAHON FAMILY PARTNERSHIP LLP
TM 43-A-32

LAVAGHIN S. CAMPBELL
KENNETH W. SWAIN
PENNY S. CRAFTREE
TM 43-A-33

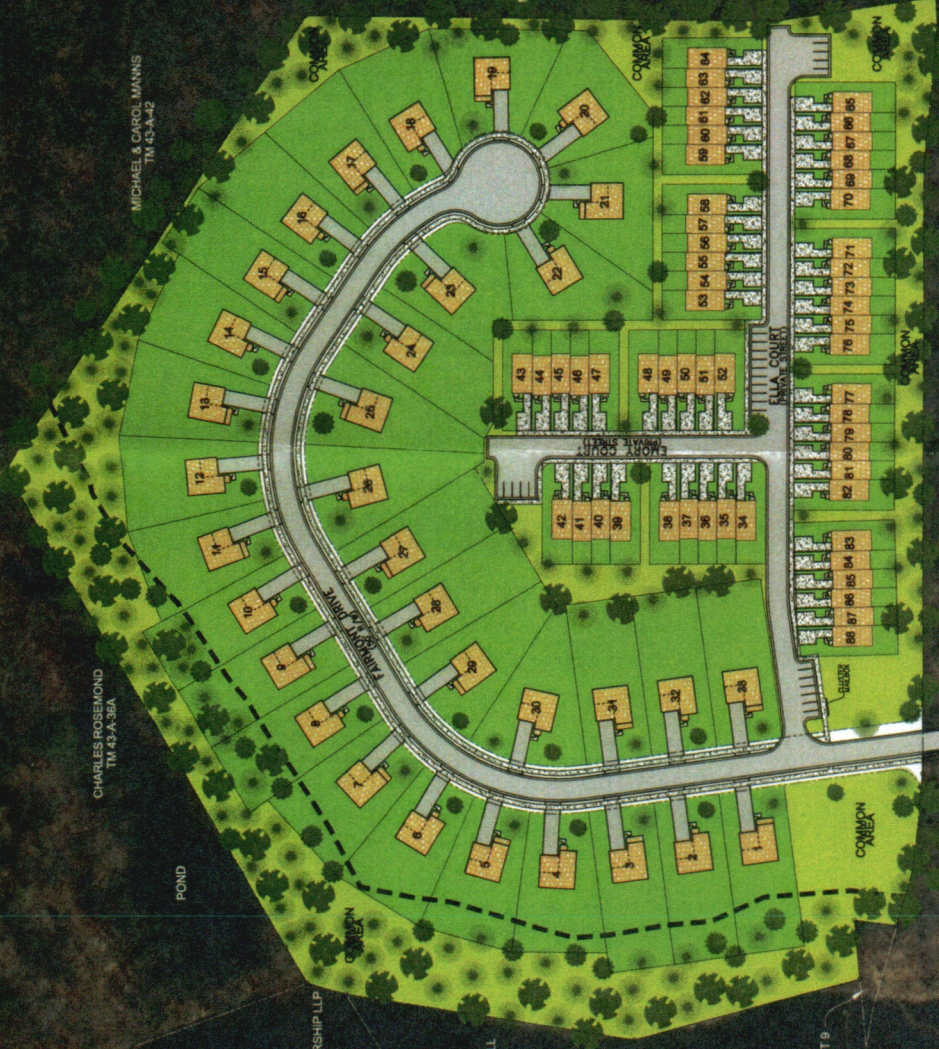
MARACOSSIC CREEK

NF
CORA C. HOLT
REMAINDER OF LOT 9

ELMA COURT

ROUTE 6311 - AP HILL BLVD

PREPARED BY:
WEBB & ASSOCIATES
FREDERICKSBURG, VA
(540) 371-1209



FAIRMONT
REZONING NARRATIVE

Applicant: Fairmont Land, LLC
11903 Bowman Drive, Suite 106
Fredericksburg, VA 22408

Owner: Daniel I. Hansen
8 Devonshire Drive
Fredericksburg, VA 22401

Engineer: Daniel Webb, P.E., W W Webb & Associates, PLLC
11903 Bowman Dr., Suite 106, Fredericksburg, Va. 22408
Office: (540)371-1209, Fax: (540)371-4650
email: dan.webb@webbassociates.net

Project Name: Fairmont

Property: Town of Bowling Green Tax Parcels 43-A-34; 43E-1-4R, 5 6, 7, 8
consisting of 19.4727 located on the south bound lane of Route #301, A.P.
Hill Boulevard (the "Property").

Date: July 1, 2021

GDP: Generalized Development Plan, entitled "Fairmont", prepared by W W
Webb & Associates, PLLC, dated July 1, 2021, attached hereto as Exhibit
A (the "GDP")¹

Rezoning Request: From B-2 to R-3

I. Project Overview

The Applicant proposes rezoning of properties listed as Tax Maps 43-A-34; 43E-1-4R, 5 6, 7, 8 from B-2 to R-3. The total project acreage is 19.4727 acres. Currently, the subject parcels front on Route #301 (A.P. Hill Blvd), a four lane divided highway. To the south is wide waterbody called Maracossic Creek and zoned A-1. To the west is a pond located in Caroline County and zoned RP. To the North is an undeveloped wooded area bound by another Pond zoned A1.

This project proposes residential subdivision to accommodate single family dwellings and townhouses

II. Comprehensive Plan

Future Land Use Map

The subject Property lies within the Town's "Mixed Use" land use designation area. The "Mixed Use" land use designation area allow for multiple residential and business uses.

Fiscal Impacts

For decades the subject property has been zoned business B-2 but has not developed due to lack of demand for business on the 301 corridor. There is currently a market for residential in Bowling Green and this location is a perfect for this moderate/high dense development. This development will generate additional real estate, personal, Route 301 tax district, and vehicle license tax. In addition to those taxes the additional rooftops will provide additional rooftops that will continue to fuel the revitalization of our Main Street business district.

Real Estate Tax Income:

- Town of Bowling Green Real Estate Tax Rate: \$0.13/\$100
 - Current Real Estate Assessment: \$325,300
 - Current Real Estate Tax generated by the site : $(\$325,300/100)*\$0.13 = \$422.89$
 - Proposed Single Family Home Price: \$350,000
 - Proposed Single Family Tax generated: $(\$350,000/100)*\$0.13*33 \text{ Houses} = \$15,015$
 - Proposed Townhouse Price: \$250,000
 - Proposed Townhouse Tax generated: $(\$250,000/100)*\$0.13*55 \text{ Townhouses} = \$17,875$
- Existing Real Estate Tax: \$422.89
Proposed Real Estate Tax: $\$15,015 + \$17,875 = \$32,890$

Real Estate Tax Increase of \$32,467.11/Year

III. Land Use

As noted above, the Applicant proposes rezoning the Property from B-2 to R-3. The proposed Residential R-3 zoning uses will be less impactful to all adjacent properties than the possible Business B-2 zoning uses as currently zoned. The adjacent properties located in the town are all designated as “Mixed Use” in the future land use map. This property is unique in the fact this it is bound on all sides by bodies of water with the exception of its 986’ of frontage along A.P. Hill Boulevard. There will be a buffer maintained along the frontage on A.P. Hill Boulevard to maintain scenic beauty of the Town.

IV. Cultural Resources

Based on review of the Comp Plan and information from the Virginia Department of Historic Resources and the United States Department of the Interior, the Property does not have any cultural resources.

V. Fire, Rescue, Police

We believe the proposal will have minimal impacts on the County’s fire and rescue facilities. The Property is served by the Bowling Green Volunteer Fire Department, which is located approximately 1 mile southwest of this site and the Bowling Green Volunteer Rescue Squad, which is located approximately 1 mile southwest of this site.

The proposal will have minimal impact on the Bowling Green’s Police Department and the Caroline County Sheriff’s Office. The Property is served by the Bowling Green Police Department and the Caroline County Sherriff’s office. Both are approximately 1 mile southwest of this site.

VI. Schools

Unit Type	Student Generation Factors			Total
	Elementary School	Middle School	High School	
Single Family Dwelling (SFD)	0.2577	0.1307	0.1832	0.5716
Townhouse(TH)	0.3072	0.1286	0.1453	0.5811

**Source: Spotsylvania County Planning Department*

School Type	Units	Unit Type	Generation Factor	Total Students
Elementary	33	SFD	0.2577	8.5
Middle	33	SFD	0.1307	4.3
High	33	SFD	0.1832	6.0
Total Single Family Dwelling			0.5716	18.8

School Type	Units	Unit Type	Generation Factor	Total Students
Elementary	55	TH	0.3072	16.9
Middle	55	TH	0.1286	7.1
High	55	TH	0.1453	8.0
Total Townhouse			0.5811	32
Total Projected Students				50.8

VII. Solid Waste

The property will be serviced by the Town’s trash collection service.

VIII. Water and Sewer

The property will be serviced by the Town’s public existing water and sewer system. Both public water and sewer run along the frontage of the property. The public sewer line is a force main line and will require the construction of a public pump station in order to tie into the system. All water and sewer lines will be constructed to meet the Town of Bowling Green’s standards and will be maintained by the Town of Bowling Green. Below is a summary of water and sewer fees generated by the site:

- Water Availability Fee: \$6,000/Lot
- Sewer Availability Fee: \$6,000/Lot
- Water Connection Fee: \$750/Lot
- Sewer Connection Fee: \$750/Lot
- Total # of Lots: 88

Total Water and Sewer Fees: \$13,500/Lot = \$1,188,000

- Minimum By-Monthly Water Usage Fee: \$40.12/Lot
- Minimum By-Monthly Sewer Usage Fee: \$86.53/Lot
- Total # of Lots: 88

Total Minimum Annual Water and Sewer Usage Fee = \$66,871.20

IX. Environment

The project’s design will minimize the impact to the natural topography and vegetation located on the Property and Applicant’s design will be in compliance with County and State requirements for stormwater management for the development of the site. There are wetlands on the site and disturbance of them will be kept to a minimum.

X. Transportation

The Property abuts A.P. Hill Drive (Route #301), which is a four (4) lane public road classified as a principal arterial road. Access to the Property will be provided on Fairmont Drive by a right in-right out on A.P. Hill Boulevard.

If the property were developed as business it could generate 5,710 VPD of overall trips on a daily basis, including 432 VPD during A.M. peak hours and 520 VPD during P.M. peak hours. (Land Use – 815, 820, 853, 934)

The project will generate 611 VPD of overall trips on a daily basis, including 43 VPD during A.M. peak hours and 56 VPD during P.M. peak hours. (Land Use – 210 & 221)

See attached Traffic Generation Impact Analysis Exhibit B.

EXHIBIT A

Generalized Development Plan

See attached “General Development Plan, Fairmont – Tax Maps 43-A-34; 43E-1-4R, 5 6, 7, 8”
dated July 1, 2021 prepared by W.W. Webb & Associates, PLLC.

EXHIBIT B

Traffic Generation Impact Analysis

See attached “Traffic Generation Impact Analysis, Fairmont – dated July 1, 2021 prepared by W.W. Webb & Associates, PLLC.

WEBB AND ASSOCIATES, PLLC

ENGINEERING - SURVEYING - LAND PLANNING

11903 Bowman Drive, Suite 106, FREDERICKSBURG, VA. 22408

540-371-1209 FAX 540-371-4650

**FAIRMONT
TOWN OF BOWLING GREEN, VA
TRAFFIC GENERATION IMPACT ANALYSIS
July 1, 2021**

USE	TRIP GENERATION/ 1000 SF						Peak Hour	
	Use Code	Daily	AM	PM	Area (sf)	VPD	AM	PM
	Shopping Center	820	37.75	3	4.21	40,000	1,510.0	120.0
Convenience Market w/ Gas Pumps	853	624.2	42.19	49.59	5,500	3,433.1	232.0	272.7
Fast Food Resturant w/ Drive Through Window	934	470.95	50.97	51.36	500	235.5	25.5	25.7
Free Standing Discount Store	815	53.12	5.43	5.33	10,000	531.2	54.3	53.3
					Total =	5,709.8	431.8	520.1

USE	Use Code	TRIP GENERATION/ UNIT				VPD	Peak Hour	
		Daily	AM	PM	# UNITS		AM	PM
Multi-Family Housing - Mid Rise	221	5.44	0.32	0.41	55	299.2	17.6	22.6
Single Family	210	9.44	0.76	1	33	311.5	25.1	33.0
					Total =	610.7	42.7	55.6

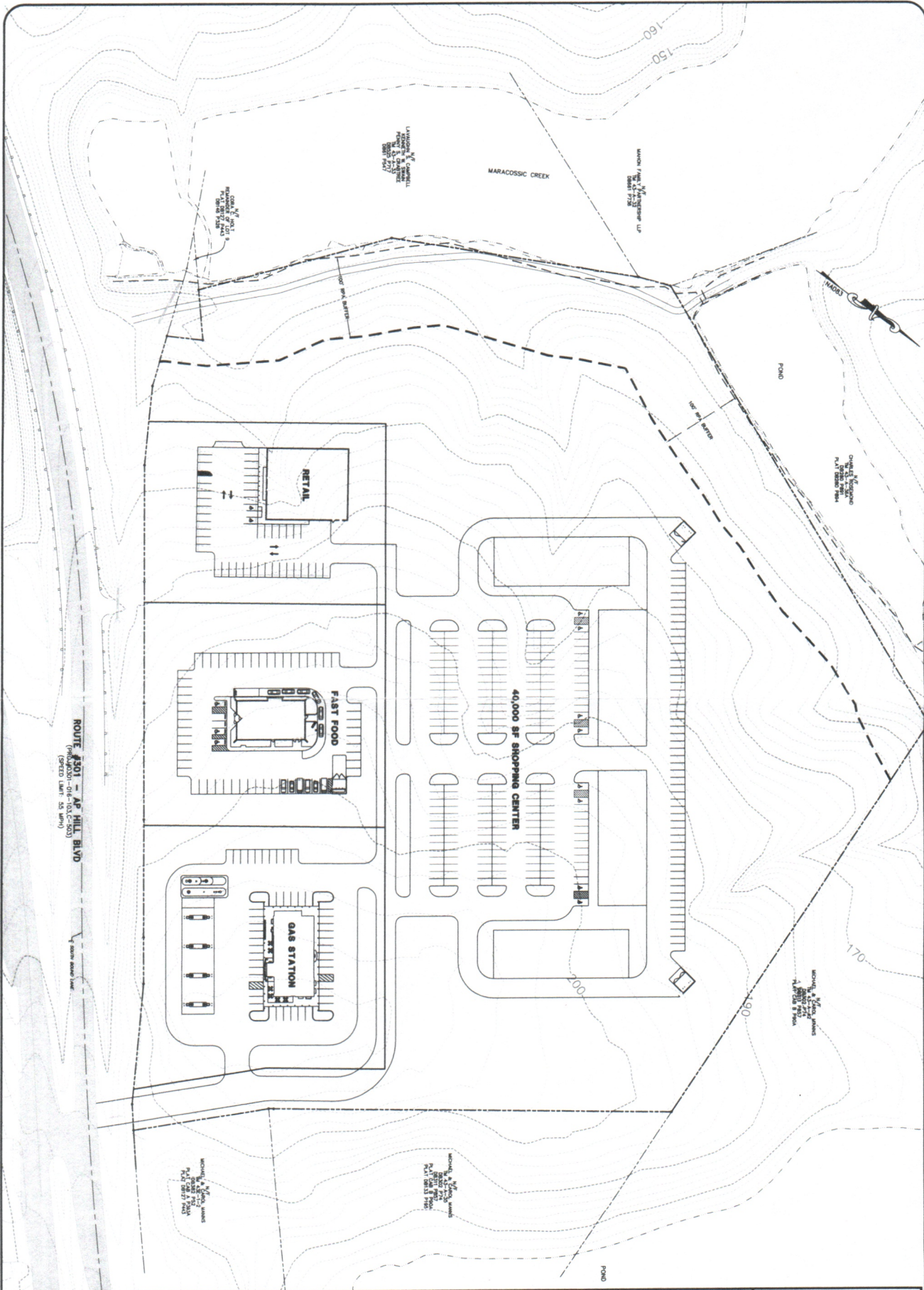
CURRENT VS PROPOSED USE						Peak Hour		
						VPD	AM	PM
Change in Traffic Volume						-5,099.06	-389.15	-464.58
Percent Change						-338%	-324%	-276%

Real Estate Tax

	Real Estate Assesment	Real Estate Tax Rate (Per \$100)	Real Estate Tax
Current Undeveloped	\$ 325,300.00	\$ 0.13	\$ 422.89
Developed B-2			
Gas Station Site	\$ 1,500,000.00		
Fast Food Site	\$ 1,100,000.00		
Retail Site	\$ 1,000,000.00		
40,000 SF Shopping Center	\$ 2,500,000.00		
Total =	\$ 6,100,000.00	\$ 0.13	\$ 7,930.00
Developed R-3			
Single Family Home (33*\$350000)	\$ 11,550,000.00		
Townhouse (55*\$250,000)	\$ 13,750,000.00		
	\$ 25,300,000.00	\$ 0.13	\$ 32,890.00

Utilities

	Water & Sewer Availability and Connection Fees	Number of Connections	Total
Current Undeveloped	\$ -	-	\$ -
Developed B-2			
Gas Station Site (1" Meter)	\$ 14,500.00	1	\$ 14,500.00
Fast Food Site (1" Meter)	\$ 14,500.00	1	\$ 14,500.00
Retail Site (1" Meter)	\$ 14,500.00	1	\$ 14,500.00
40,000 SF Shopping Center (1" Meter)	\$ 14,500.00	4	\$ 58,000.00
			\$ 101,500.00
Developed R-3			
Single Family Home (5/8" Meter)	\$ 13,500.00	\$ 33.00	\$ 445,500.00
Townhouse (5/8" Meter)	\$ 13,500.00	\$ 55.00	\$ 742,500.00
			\$ 1,188,000.00
	Water & Sewer Bi- Monthly Usage Fees	Number of Connections	Total Annual Fee
Current Undeveloped	\$ -	-	\$ -
Developed B-2			
Gas Station Site (1" Meter)	\$ 133.60	1	\$ 801.60
Fast Food Site (1" Meter)	\$ 133.60	1	\$ 801.60
Retail Site (1" Meter)	\$ 133.60	1	\$ 801.60
40,000 SF Shopping Center (1" Meter)	\$ 133.60	4	\$ 3,206.40
			\$ 5,611.20
Developed R-3			
Single Family Home (5/8" Meter)	\$ 126.65	\$ 33.00	\$ 25,076.70
Townhouse (5/8" Meter)	\$ 126.65	\$ 55.00	\$ 41,794.50
			\$ 66,871.20

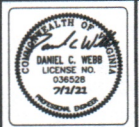


ROUTE 4301 - AS HILL BLVD
 (SPEED LIMIT - 55 MPH)

BY-RIGHT CONCEPTUAL PLAN

TAX MAPS 43-A-34
 43E-1-4R,5,6,7,8
 TOWN OF BOWLING GREEN, VIRGINIA

W W WEBB & ASSOCIATES, PLLC
 ENGINEERING - SURVEYING - LAND PLANNING
 11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA 22408
 OFFICE (540)371-1209 FAX (540)371-4850



REVISION	BLOCK

SHEET NO. 1
OF 1 SHEETS
DATE: JULY 1, 2021
SCALE: 1"=50'
DESIGNED BY: DCM
DRAWN BY: LCB
CHECKED BY: DCM
JOB TITLE: COMMERCIAL
DRAWING NO.: COMMERCIAL

BE IT ORDAINED by the Bowling Green Town Council, that the Code of the Town of Bowling Green, Chapter 3, "Land Use & Buildings," Division 5, "Residential District R-1," Section 3-117, "Specifications & Requirements", Division 6, "Residential District R-2," Section 3-117, "Specifications & Requirements, and Division 7, "Residential District R-3," Section 3-117, "Specifications & Requirements" shall be amended to read in its entirety as follows:

Chapter 3, "Land Use & Buildings," Division 5, "Residential District R-1," "Section 3-117. Specifications and Requirements.

(a) Area.

- (1) For residential lots containing or intended to contain only a single-family dwelling served by public water and sewage disposal, the minimum lot area shall be 12,000 square feet.
- (2) For residential lots containing or intended to contain only a single-family dwelling served by public water systems but having individual sewage disposal systems, the minimum lot area shall be 15,000 square feet. The Administrator may require a greater area if considered necessary by the Health Officer.
- (3) For residential lots containing or intended to contain a single-family dwelling served by public sewage disposal systems but having individual water systems, the minimum lot area shall be 15,000 square feet. The Administrator may require a greater area if considered necessary by the Health Officer.
- (4) For residential lots containing or intended to contain a single-family dwelling served by individual water and sewage systems, the minimum lot area shall be 20,000 square feet or more if considered necessary by the Health Officer.
- (5) For residential lots containing or intended to contain a two-family dwelling served by public water and sewage disposal systems, the minimum lot area shall be 18,000 square feet.
- (6) For residential lots containing or intended to contain a two-family dwelling served by public water systems but having individual sewage disposal systems, the minimum lot area shall be 22,000 square feet.
- (7) For residential lots containing or intended to contain a two-family dwelling served by public sewage disposal systems but having individual water systems, the minimum lot area shall be 22,000 square feet.
- (8) For residential lots containing or intended to contain a two-family dwelling served by individual water and sewage disposal systems, the minimum lot area shall be 26,000 square feet.
- (9) For permitted uses utilizing individual sewage disposal systems, the required area for such use shall be approved by the Health Officer. The Administrator shall require a greater area if considered necessary by the Health Officer.

(b) Setback.

- (1) Structures shall be located 35 feet or more from any street right-of-way which is 50 feet or greater in width or 60 feet or more from the center of any street right-of-way less than 50 feet in width. This shall be known as the "setback line."

(2) Permitted exceptions to Front Yard Requirements. When a residential structure is non-conforming due to encroachment into the required Front Yard Setback, such structure may be expanded or extended on either side or both sides provided that the following conditions are met:

[a] Such addition or extension shall not come any closer to the front property line or further encroach into the front yard to any greater extent than the front corner of the existing structure on the side proposed for the addition or extension; and

[b] All other requirements of the Zoning Ordinance for the zoning designation of the property, including the side and rear yard setback requirements shall be met.

(c) Frontage. The minimum lot width at the setback line shall be 100 feet or more.

(d) Yards.

(1) Side. The minimum side yard for each main structure shall be 15 feet.

(2) Rear.

[a] Each main structure shall have a rear yard of 35 feet or more.

[b] Certain architectural features, those being sills, belt courses, bay windows, cornices, eaves, roof overhangs, chimneys, entrance stairs and stoops, and similar architectural features of a building may project into required yards by not more than five (5) feet. These provisions shall be applied to all lots, conforming and non-conforming.

[c] Unenclosed additions on the rear of houses, those being un-walled, unenclosed additions designed specifically and particularly for outdoor activities and attached to the rear of a dwelling, may extend into a required rear yard area. Extension of such unenclosed addition into a required rear yard may encroach up to a maximum of fifteen (15) feet. In no case shall more than 25% of the required total area of a rear yard be covered by such encroachment. Such extensions may include, but are not limited to decks, porches, patio or deck covers. Screening is considered an enclosure and is therefore not permitted by this Section. In no case may any such addition extend into a required front or side yard, except as otherwise provided herein. These provisions shall be applied to all lots, conforming and non-conforming.

(e) Height. Buildings may be erected up to 35 feet in height, except that:

(1) The height limit for dwellings may be increased up to 45 feet and up to three stories, provided that each side yard is 30 feet plus one foot or more of side yard for each additional foot of building height over 35 feet.

(2) A public or semipublic building, such as a school, church or library, may be erected to a height of 60 feet from grade, provided that required front, side and rear yards shall be increased one foot for each foot in height over 35 feet.

(3) Church spires, belfries, cupolas, municipal water towers, chimneys, flues, flagpoles, television antennas and radio aeriels are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.

(4) No accessory building which is within 20 feet of any party side or rear lot line shall be more than one story in height. All accessory buildings shall be less than the main building in height.

(f) Corner lots.

(1) Of the sides of a corner lot, the front shall be deemed to be the shorter of the two sides fronting on streets.

(2) The side yard on the side facing the side street shall be 35 feet or more for both main and accessory buildings.

(3) For subdivisions platted after the enactment of this article, each corner lot shall have a minimum width at the setback line of 125 feet or more.

(4) To reduce traffic hazards, landscaping of corner lots shall be limited to planting, fences or other landscaping features of no more than three and a half feet in height within the space between the setback line and the property line on the street corner side of the lot.”

Chapter 3, “Land Use & Buildings,” Division 6, “Residential District R-2,”

Section 3-122. Specifications and Requirements.

(a) Area.

(1) For residential lots containing or intended to contain only a single-family dwelling served by public water and sewage disposal, the minimum lot area shall be 12,000 square feet.

(2) For residential lots containing or intended to contain only a single-family dwelling served by public water systems but having individual sewage disposal systems, the minimum lot area shall be 15,000 square feet. The Administrator may require a greater area if considered necessary by the Health Officer.

(3) For residential lots containing or intended to contain only a single-family dwelling served by public sewage disposal systems but having individual water systems, the minimum lot area shall be 15,000 square feet. The Administrator may require a greater area if considered necessary by the Health Officer.

(4) For residential lots containing or intended to contain a single-family dwelling served by individual water and sewage systems, the minimum lot area shall be 20,000 square feet or more if considered necessary by the Health Officer.

(5) For residential lots containing or intended to contain a two-family dwelling served by public water and sewage systems, the minimum lot area shall be 18,000 square feet.

(6) For residential lots containing or intended to contain a two-family dwelling served by public water systems but having individual sewage disposal systems, the minimum lot area shall be 22,000 square feet.

(7) For residential lots containing or intended to contain a two-family dwelling served by public sewage disposal systems but having individual water systems, the minimum lot area shall be 22,000 square feet.

(8) For residential lots containing or intended to contain a two-family dwelling served by individual water and sewage disposal systems, the minimum lot area shall be 26,000 square feet.

- (9) For permitted uses utilizing individual sewage disposal systems, the required area for any such use shall be approved by the Health Officer. The Administrator shall require a greater area if considered necessary by the Health Officer.
- (b) Setback.
- (1) Buildings shall be located 30 feet or more from any street right-of-way which is 50 feet or greater in width or 55 feet or more from the center line of any street right-of-way less than 50 feet in width. This shall be known as the "setback line."
- (2) Permitted exceptions to Front Yard Requirements. When a residential structure is non-conforming due to encroachment into the required Front Yard Setback, such structure may be expanded or extended on either side or both sides provided that the following conditions are met:
- [a] Such addition or extension shall not come any closer to the front property line or further encroach into the front yard to any greater extent than the front corner of the existing structure on the side proposed for the addition or extension; and
- [b] All other requirements of the Zoning Ordinance for the zoning designation of the property, including the side and rear yard setback requirements shall be met.
- (c) Frontage. For single-family dwellings, the minimum lot width at the setback line shall be 70 feet or more, and for each additional dwelling unit, there shall be at least 10 feet of additional lot width at the setback line.
- (d) Yards.
- (1) Side. The minimum side yard shall be 10 feet or more, and the total width of the two required side yards shall be 20 feet or more.
- (2) Rear. Each main building shall have a rear yard of 25 feet or more.
- (e) Height. Buildings may be erected up to 35 feet in height, except that:
- (1) The height limit for dwellings may be increased up to 45 feet and up to three stories, provided that there are two side yards, each of which is 10 feet or more, plus one foot or more of side yard for each additional foot of building height over 35 feet.
- (2) A public or semipublic building, such as a school, church, library or general hospital, may be erected to a height of 60 feet from grade, provided that required front, side and rear yards shall be increased one foot for each foot in height over 35 feet.
- (3) Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aeriels are exempt. Parapet walls may be up to four feet above the height of the building on which walls rest.
- (4) No accessory building which is within 10 feet of any part lot line shall be more than one story in height. All accessory buildings shall be less than the main building in height.
- (f) Corner lots.
- (1) Of the two sides of a corner lot, the front shall be deemed to be the shorter of the two sides fronting on streets.
- (2) The side yard on the side facing the side street shall be 20 feet or more for both the main and accessory building.
- (3) For subdivisions platted after the enactment of this article, each corner lot shall have a minimum width at the setback line of 100 feet or more.
- (4) To reduce traffic hazards, landscaping of corner lots shall be limited to planting, fences or other landscaping features of no more than three feet and a half in height within the space between the setback line and the property line on the street corner

side of the lot.

**Chapter 3, "Land Use & Buildings," Division 7, "Residential District R-3,"
Section 3-122. Specifications and Requirements.**

(a) Area.

- (1) For residential lots containing or intended to contain only a single-family dwelling served by public water and sewage disposal, the minimum lot area shall be 12,000 square feet.
- (2) For residential lots containing or intended to contain only a single-family dwelling served by public water systems but having individual sewage disposal systems, the minimum lot area shall be 15,000 square feet. The administrator may require a greater area if considered necessary by the Health Officer.
- (3) For residential lots containing or intended to contain only a single-family dwelling served by public sewage disposal systems but having individual water systems, the minimum lot area shall be 15,000 square feet. The Administrator may require a greater area if considered necessary by the Health Officer.
- (4) For residential lots containing or intended to contain a single-family dwelling served by individual water and sewage systems, the minimum lot area shall be 19,000 square feet or more if considered necessary by the Health Officer.
- (5) For residential lots containing or intended to contain a two-family dwelling served by public water and sewage disposal systems, the minimum lot area shall be 18,000 square feet.
- (6) For residential lots containing or intended to contain a two-family dwelling served by public water systems but having individual sewage disposal systems, the minimum lot area shall be 22,000 square feet.
- (7) For residential lots containing or intended to contain a two-family dwelling served by public sewage disposal systems but having individual water systems, the minimum lot area shall be 22,000 square feet.
- (8) For residential lots containing or intended to contain a two-family dwelling served by individual water and sewage disposal systems, the minimum lot area shall be 26,000 square feet.
- (9) For permitted uses utilizing individual sewage disposal systems, the required area for any such use shall be approved by the Health Officer. The Administrator shall require a greater area if considered necessary by the Health Officer.

(b) Setback.

- (1) Buildings shall be located 30 feet or more from any street right-of-way which is 50 feet or greater in width or 55 feet or more from the center line of any street right-of-way less than 50 feet in width. This shall be known as the "setback line."
- (2) Permitted exceptions to Front Yard Requirements. When a residential structure is non-conforming due to encroachment into the required Front Yard Setback, such structure may be expanded or extended on either side or both sides provided that the following conditions are met:
 - [a] Such addition or extension shall not come any closer to the front property line or further encroach into the front yard to any greater extent than the front corner of the existing structure on the side proposed for the addition or extension; and
 - [b] All other requirements of the Zoning Ordinance for the zoning designation of the property, including the side and rear yard setback requirements shall be met.

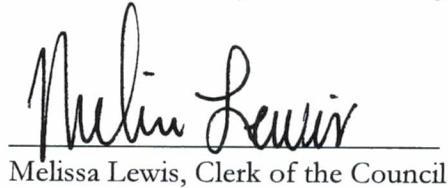
- (c) Frontage.
- (1) For single-family dwellings, the minimum lot width at the setback line shall be 70 feet or more.
 - (2) For two-family dwellings, the minimum lot width at the setback line shall be 80 feet or more.
- (d) Yards.
- (1) Side. The minimum side yard shall be 10 feet or more, and the total width of the two required side yards shall be 20 feet or more.
 - (2) Rear. Each main building shall have a rear yard of 25 feet or more.
- (e) Height. Buildings may be erected up to 35 feet in height except that:
- (1) The height limit for dwellings may be increased up to 45 feet and up to three stories, provided that there are two side yards, each of which is 10 feet or more, plus one foot or more of side yard for each additional foot of building height over 35 feet.
 - (2) A public or semipublic building, such as a school, church, library or general hospital, may be erected to a height of 60 feet from grade, provided that required front, side and rear yards shall be increased one foot for each foot in height over 35 feet.
 - (3) Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which walls rest.
 - (4) No accessory building which is within 10 feet of any part lot line shall be more than one story in height. All accessory buildings shall be less than the main building in height.
- (f) Corner lots.
- (1) Of the two sides of a corner lot, the front shall be deemed to be the shorter of the two sides fronting on streets.
 - (2) The side yard on the side facing the side street shall be 20 feet or more for both the main and accessory building.
 - (3) For subdivisions platted after the enactment of this article, each corner lot shall have a minimum width at the setback line of 100 feet or more.
 - (4) To reduce traffic hazards, landscaping of corner lots shall be limited to planting, fences or other landscaping features of no more than three feet and a half in height within the space between the setback line and the property line on the street corner side of the lot.
- (g) Townhouses and apartment buildings.
- (1) The minimum lot requirement of 10,000 square feet shall be waived for the individual lots occupied by each Townhouse dwelling unit. However, in consonance with the concept of open area planning, the total lot area and usable open space per dwelling unit, Townhouse or apartment shall be not less than 6,000 square feet. Such usable open space shall be exclusive of areas devoted to streets, alleys and parking area and shall be adequately landscaped with shade trees and grass to provide a park, playground area or swimming pool for the development.
 - (2) Any freestanding, continuously walled or continuously roofed structure shall contain not more than six Townhouses or six apartments.
 - (3) Freestanding structures shall not be closer than 30 feet to each other or 15 feet to any property line.
 - (4) Front and rear yard requirements shall conform to those of the R-3 District.

- (5) The developer shall provide fencing and landscaping of a permanent nature which will adequately screen any Townhouse or apartment development from abutting R-1 and R-2 District properties. The Town Planning Commission shall ensure that this provision is effectively met before the Zoning Administrator shall issue a certificate of zoning compliance.
- (6) Off-street parking shall be provided by the developer in the amount of two parking spaces per dwelling unit.
- (7) Townhouse and apartment developments shall be served by public water and sewage disposal systems.

Adopted this 3rd day of August, 2017
By the Town Council of Bowling Green, Virginia



Honorable Jason E. Satterwhite, Mayor



Melissa Lewis, Clerk of the Council

Swain, Peter B Life Estate
17450 Mill Stone Lane
Bowling Green, VA 22427

Mahon Family Partnership LLP
116 Vance Drive
Fredericksburg, VA 22408

Rosemond, Charles F & Theresa J
PO Box 452
Bowling Green, VA 22427

Manns, Michael N & Carol H
PO Box 117
Bowling Green, VA 22427

Cutlip, Donald
13248 Villeboro Road
Woodford, VA 22580

Infidels Motorcycle Club
17532 AP Hill Blvd
Bowling Green, VA 22427

VDOT
87 Deacon Road
Fredericksburg, Virginia 22405

Daniel Hansen
8 Devonshire Drive
Fredericksburg, VA 22401

Daniel Webb, PE WWW Webb &
Associates PLLC
11903 Bowman Dr., Suite 106
Fredericksburg, VA 22408

Excerpts from the 2021 Bowling Green Comprehensive Plan

(Various sections of the Comprehensive Plan are attached to assist review of residential development in the area. The Comprehensive Plan, in its entirety, should be used to evaluate the project.)

CHAPTER 1

The comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities.

Benefits of the Comprehensive Plan

The Comprehensive Plan is the Town's most important document to consult when making land use decisions. It is also used in the development of future resources for the Town.

The Comprehensive Plan is used to guide the Town staff, the Planning Commission, and the Town Council in the review of land use applications. The plan provides the Town with the most defensible basis for its decisions. By consistently following the recommendations of the Comprehensive Plan, the Town can assure that its land use decisions are consistent and not arbitrary.

A Vision for the Town of Bowling Green

The Vision:

Sustainable and Proper Growth.

- a. The right growth, in the right amount, at the right time.
- b. Address needs before they become requirements.
- c. Be proactive, not reactive.
- d. Keep the correct mix of development.
- e. Sensitivity to our Military Partners and Neighbors.
- f. Environmentally responsible.
- g. Sustainable growth rate.
- h. Continually adjust the plan to remain proactive.
- i. Synchronized with Caroline County.

CHAPTER 3 - ENVIRONMENT

One purpose of the inventory is to identify physical conditions that limit or prevent development. These physical constraints include flood-prone areas, steep slopes, poor soils, wetlands, and other environmentally sensitive features. The existence of these features shall be considered in the determination of site suitability or unsuitability for development. The location of development shall occur only on sites that are suitable for development.

Stream Bank Erosion

There are three areas of the Town of Bowling Green that have been identified as areas of potential stream bank erosion (**See Map Annex, Topography**). They are, generally, an area to the North of West Broaddus Avenue behind the Town's Sewage Treatment Plant which acts as the receiving stream for effluent from the plant and is an unnamed tributary of the Mattaponi River, an area on

both sides of Lakewood Road extending from Lakewood Road to Route 301 which is associated with the Maracossic Creek system, and an area near the Southeast corner of Bowling Green on the Bowling Green Farm property.

Future Water Demand

The population of the Town of Bowling Green has been projected to increase by just over three hundred (300) people in the next twenty-five years. This would bring the Town's population to 1315 by the year 2030. Estimated total current water usage is approximately 150,000 gallons per day. This figure includes areas both inside the Town boundary and areas in adjacent Caroline County. Based on the output of the Town's newest well, the capacity of the system is estimated to be at 216,800 gallons per day. Although this output is felt to be an adequate capacity to meet the anticipated demand, the Town is currently in discussions with a developer concerning the development of another well that will be added to the Town's water system.

Chesapeake Bay Preservation Area Designation

The following section includes the designation of Chesapeake Bay Preservation Areas for Comprehensive Plan and Ordinance implementation and Chesapeake Bay Preservation Act enforcement purposes. Portions of the environmentally sensitive areas described above qualify for designation as a Chesapeake Bay Preservation Area. There are two levels of CBPAs: Resource Protection Areas (RPA) and Resource Management Areas (RMA). Resource Protection Areas are prevented from being developed except for water dependent uses, with some exceptions, as outlined in the Bowling Green Chesapeake Bay Preservation Ordinance. Resource Management Areas include land types that if not properly used or developed, have a potential to cause significant water quality degradation or diminish the functional value of the Resource Protection Areas.

In order to help protect the water quality of the Chesapeake Bay's tributaries, higher performance standards for land use in the Town's Chesapeake Bay Preservation Areas should be met. The performance standards include the implementation of erosion and sediment control, storm water management, minimizing impervious surfaces, preserving natural vegetation, periodic septic tank pump out, and other standards that are outlined in the Chesapeake Bay Preservation Ordinance of the Town.

Resource Protection Areas

RPAs include a 100-foot vegetated buffer area located adjacent to and landward along both sides of a perennial stream. These areas have intrinsic water quality value due to the ecological and biological processes they perform and are sensitive to impacts which may result in significant degradation of the water quality of State waters. In their natural condition, these lands provide for the removal, reduction, or assimilation of sediments, nutrients, and potentially harmful or toxic substances in runoff. Land development, except for water-dependent uses, redevelopment, public roads, utilities, and uses for which rights have been grandfathered, is prohibited in RPAs. In the case of water-dependent facilities, all non-water-dependent components of the project must be located in the RMA.

Suitability for Development

Wetlands, flood-prone areas, steep slopes, and poor soils are land characteristics that determine whether land is suitable or unsuitable for development. The wetland areas have been identified in the Town and are discussed above. The wetlands have been included in the CBPAs of the Town.

There are numerous legal constraints to development of wetlands. Pertinent laws are taken into consideration when developing an area with wetlands.

Very localized areas of steep slopes do exist within the Town. Most of the slopes of 15% or greater are designated as CBPAs. Steep slopes outside of the CBPAs have also been mapped. Slopes of 15 to 25 percent, while developable, should only be done so with proper erosion and sediment controls because of the rapid to very rapid runoff associated with these slopes. Slopes of 25% or greater should be kept under permanent vegetative cover. Those steep slopes associated with waterways have been included in the CBPAs of the Town.

Certain soil characteristics affect the suitability of land for septic drain field use. These include slope, susceptibility to severe wetness, flooding potential, permeability, percolation, and filtering characteristics. Sewage may not be sufficiently treated if these characteristics are present on the site which can result in degradation of water quality. Areas of the Town which are unsuitable for septic systems should be designated as unsuitable for development until public sewer lines are installed.

Chesapeake Bay Preservation Areas and Areas Unsuitable for Development

The following discussion provides information about current and future land use and physical characteristics in areas of Town that contain sensitive natural features. There are several areas which deserve consideration for protection under the Chesapeake Bay Preservation Act with a designation of Chesapeake Bay Preservation Area (CBPA) (**See Map Annex, Chesapeake Bay Preservation Areas**).

1. An area is located in the northern corner of Town between Routes 2 and 301. It is characterized by hardwood forest and rolling topography with flat ridges and steep slopes. The bottoms display non-tidal wetland areas possibly fed by groundwater and intermittent streams. However, neither intermittent streams nor wetlands appear in this area on the most recent U.S.G.S., 7.5' Topographic Map or the National Wetlands Inventory Maps. In an open area on Route 2 near the intersection of Routes 2 and 301, there is a private community recreation facility with a community building, swimming pool and tennis courts. This entire area is vegetated. Current zoning in the area is residential, with a small amount of commercial. As identified in the Comprehensive Plan, future land use for this area is designated as conservation areas, low density residential, and a small amount of commercial. This area is not considered to require designation as a Chesapeake Bay Preservation Area.

2. An area further out from the intersection of Routes 2 and 301 within the same section of Town, sensitive environmental areas have been identified and characterized by a pond, wetlands and a creek. These areas are associated with Maracossic Creek. Broaddus Pond extends from the Town boundary to Lakewood Road. Maracossic Creek and wetlands extend from the east side of Lakewood Road to the Town boundary on the southeast side of Route 301. This aquatic system drains to the Mattaponi, a tributary of the York River. The waters described above with an adjacent 100 foot buffer measured from mean high water are designated as RPA or a Resource Protection Area of the Chesapeake Bay. The

Resource Management Area (RMA) includes a buffer adjacent to the RPA of 100 feet. Land use designations include conservation areas and residential uses along Lakewood Road. Business development exists along the Route 301 corridor. Business and residential land uses are consistent with future land use plans for the area. The RPA cannot be developed because of

creeks, ponds, wetlands and steep slopes in some areas. Any development planned for the RMA must abide by the Town's Chesapeake Bay Preservation Ordinance.

Long-Range Planning for Environmental Protection

Land use planning in Bowling Green will help protect its water quality and natural features and provide for appropriate land use in the Town. In considering future development, the Town must consider protecting vital resources such as a clean water supply for the Town's current and future residents. Land use planning must consider the Town's connection to other areas through its waterways and the importance of those waterways to residents, wildlife, and vegetation in other localities.

Establishing Chesapeake Bay Preservation Areas (CBPAs) in the Town is important to protect the Chesapeake Bay system for the Commonwealth of Virginia and the transient wildlife that depend on those waters. The Town is located in the Chesapeake Bay Drainage Area and its streams and water system drain into the Mattaponi River which flows into the York River, a major tributary of the Chesapeake Bay. The Town's Chesapeake Bay Preservation Ordinance includes Town-wide measures to ensure water quality protection.

This chapter contains valuable information about the current condition of the Town's natural environment. It also outlined factors that may have a negative impact on the environment. The Town has a number of resources available to address environmental concerns. The Town's Comprehensive Plan and the Zoning and Subdivision Ordinances provide the Town staff with powerful tools to manage the way developments are proposed and constructed. Chapter 9 of the Comprehensive Plan which deals with land use should be used in conjunction with this chapter on the environment when planning for and reviewing development proposals. The land use chapter contains a map which outlines where certain types of development should be placed, along with Development Standards and Design Features that outline how developments should be built into the landscape.

CHAPTER 8 - HISTORIC RESOURCES, TOURISM, AND ECONOMIC DEVELOPMENT

Economic Development

- A. Preserve the charm and rural character of Bowling Green by encouraging responsible residential development through wise land use, appropriate scale and density, and sensitivity to the environment, topography, and wetlands making the Town attractive to the type of business compatible with a small town.

CHAPTER 9 - LAND USE

Introduction

Land use is one of the most complex issues in planning. All sections of the Comprehensive Plan must be considered together as they work together to provide the complete vision. A good future land use plan is critical to the economic vitality and quality of life of the community. This chapter will examine the existing land use and the Town's goals for future land use along with outlining Development Standards and Design Features that shall be used by the community and developers when proposing new land uses and development.

Table 9-1: Land Use – Existing and Future

Existing Land Use	Households	Percent	Acres	Percent	Future Land Use	Acres	Percent
Residential (R1)	343	80.1%	200.3	19.7%	Low Density Residential	523.4	51.5%
Residential (R2 & R3)	78	18.2%	13.3	1.3%	Moderate Density Residential	13.3	1.3%
Planned Unit Development	0	0%	0.0	0.0%	High Density/Mixed Use	0.0	0.0%
Commercial (B1 & B2)	2	.5%	60.4	5.7%	Commercial	165.3	16.1%
Industrial (M1)	0		0.0	0.0%	Limited (Light) Industry	6.6	0.6%
Agricultural (A1)	4	1.0%	190.9	18.8%	Agricultural	0.0	0.0%
Conservation/Historic (A-1)	1	.2%	126.8	12.5%	Conservation/Historic (A-1)	126.8	12.5%
Right of Way			155.7	15.4%	Right-of-Way	155.7	15.4%
Institutional/Public Lands			26.2	2.6%	Institutional/Public Lands	26.2	2.6%
Encroachment Potential Areas			0.0	0.0%	Encroachment Potential Areas	0.0	0.0%
Vacant/Undeveloped			243.7	24.0%	Not Applicable	-	-
Total	428	100.0%	1017.3	100.0%	Total	1017.3	100.0%

Future Vision

Growth will come to Bowling Green and it is important that the Future Land Use Plan provide the right balance of residential, commercial and industrial land use to meet the demands for growth without sacrificing Bowling Green's small town charm and quality of life. The Future Land Use map indicates what types of development are appropriate for a particular area. It should be noted that the Comprehensive Plan is not an ordinance. It is a plan to help guide Town officials in making land use decisions. Table 9-1 shows the amount and percentage of land which is proposed for various types of land use.

Area Plan

There are three commercial areas within the town boundary which will benefit greatly with detailed planning to ensure proper development, redevelopment, growth, and viability. These areas are the Broadus Avenue commercial corridor, the Downtown Commercial District, and the Route 301 North Corridor Area on the Northeast side of Bowling Green. Residential areas are located on the North and South ends of Main Street, including side streets, Bowling Green Meadows and Caroline Manor Apartments. Detailed plans should be established and reviewed on a regular basis to ensure that all activity is supportive of the established goals and objectives for each area. Although individual area plans are relevant for establishing goals and tracking progress toward those goals to achieve a desired result, the size of Bowling Green in both population and land area dictates the need for an overarching plan to unify the town across all development areas. This plan requires the input from residents, business owners, land owners, developers, builders, VDOT, Fort A.P Hill, and Caroline County in concert with the Planning Commission and Town Council to document a unified position on land use and development.

Future Land Use Descriptions:

These descriptions are to be used in conjunction with the Future Land Use Map of the Comprehensive Plan when evaluating development proposals. The Future Land Use Map and Comprehensive Plan are intended to be used as guidelines for development over the next five to ten years.

Low Density Residential

Low Density Residential areas are residential developments or land suitable for such development with overall densities of no more than 3 to 4 dwelling units per acre dependent upon the character of the surrounding area, physical attributes of the property, and consistency with the Comprehensive Plan. Low Density Residential areas are located where natural characteristics such as terrain and soils are suitable for residential development and where public services and utilities exist or are planned for the near future. This land use is consistent with the Town Code requirements for Zoning Designation R-1.

Moderate Density Residential

Moderate Density Residential areas are residential developments or land suitable for such developments with an overall density of no more than 4 to 8 dwelling units per acre, depending on the character and density of surrounding development, physical attributes of the property, and consistency with the Comprehensive Plan. Moderate Density Residential areas are located where natural characteristics such as terrain and soils are suitable for higher density residential development and where public services and utilities exist or are planned for the near future. This land use is consistent with the Town Code requirements for

Zoning Designations R-2.

High Density Residential

High Density Residential areas are residential developments or land suitable for such developments with an overall density of no more than 5 to 10 dwelling units per acre, depending on the character and density of surrounding development, physical attributes of the property, and consistency with the Comprehensive Plan. High Density Residential areas are located where natural characteristics such as terrain and soils are suitable for higher density residential development and where public services and utilities exist or are planned for the near future. This land use is consistent with the Town Code requirements for Zoning Designations R-3 and PUD.

Commercial

General business activities having a moderate impact on nearby developments are designated Commercial. Location criteria for commercial uses require access to arterial roads, preferably at intersections with collector and arterial roads; moderate to large sized sites; public water and sewer; suitable environmental features such as soils and topography; and adequate buffering by physical features or adjacent uses to protect nearby residential development. This land use is consistent with the Town Code requirements for Zoning Designation B-1 and B-2.

Agricultural/Conservation/Historic Areas

Agricultural, Conservation, and Historic Areas are lands that are intended to be preserved. Wetlands, steep slopes, wildlife habitats, and streams banks are types of areas that meet the criteria under the Chesapeake Bay Protection Act as environmentally sensitive and require conservation. Historically significant sites and properties are important and should be preserved. Examples of preferred land use in these three areas include agriculture, horticulture, parks, wildlife habitats, open space, historic preservation, renovation back to original use, adaptive reuse, or any use that maintains the integrity of the site or property. Agricultural land use is consistent with the Town Code requirements for Zoning Designation A-1.

Development Standards:

Development standards are intended to provide a guide for accommodating land uses in a manner

harmonious with the environment. If any standard listed in the Comprehensive Plan conflicts with existing ordinances, the Town Code is the final authority.

General Land Use Standards

Permit new development where the impact of such development can be adequately addressed. Particular attention shall be given to impacts such as density, intensity, building height and scale, land uses, smoke, noise, dust, odor, vibration, light, traffic, and encroachment.

Permit new development or redevelopment only when required public services, utilities, and facilities or upgraded public services, utilities, and facilities can be provided.

Preserve the natural and wooded character of the Town. Particular attention shall be given to locating structures and uses outside of sensitive areas; maintaining existing topography, vegetation and trees to the maximum extent possible, especially along roads and between uses; encouraging enhanced landscaping of the developments located in open fields; locate new roads and minimize access points, such as driveways, in accordance with VDOT requirements; and utilize lighting where necessary to enhance safety.

Protect land designated as conservation areas by encouraging conservation easements.

Protect environmentally sensitive areas such as steep slopes, historic and archaeological resources, wetlands, water supply, wildlife habitats, and other sensitive areas by locating conflicting land uses away from such areas.

Minimize the impact of development on major roads by limiting access points and providing side street access and common entrances.

Encourage a transition to underground utilities for existing above ground utilities when major improvements are planned or when major work on collocated utilities supports the transition from above ground to underground.

Residential Land Use Standards

Ensure that overall housing densities are compatible with the capacity of public services, facilities, and utilities available or planned; and character of development in the surrounding area. Ensure that residential developments provide usable open space and protect the Town's natural wooded character.

Preserve sensitive areas as open space, retain trees and vegetation, and design residential developments to preserve the character of the Town's natural setting in support of a pleasant living environment.

Design with the best and most beneficial use of topography and other physical features in mind.

Encourage builders and developers to design diversity and character into their development to avoid excessive repetitiveness in larger developments.

Prohibit individual single family and duplex units within a development from having direct access

to arterial and collector roads wherever possible. Locate residential development along internal roads within the development improve traffic flow and enhance safety.

Aesthetics and Design:

The Town's appearance and design are important as a quality of life issue for its residents and as an economic development tool. The following are design features and resources that should be used to propose and develop land uses.

Aesthetics:

Entrance Corridors

These corridors are important for historical, aesthetic, and practical reasons. Entrance corridors serve to visually mark the boundary of the municipality, establish the first impression of the Town for visitors, and generally, show the Town's commitment to its appearance and attractiveness. There are five major entrance corridors in the Town: Route 301 at Fort A.P. Hill, Route 2 starting at Paige Road, Route 207 adjacent to the Bowling Green Shopping Center, Route 301/Route 207/Route 2 at the outer bypass interchange, and Route 301 bypass at the eastern entrance to the Town. Design features such as signs, appropriate placement of parking areas near the corridors, and landscaping should be encouraged.

External Factors Affecting Development:

Encroachment on Military Installations

Bowling Green must be constantly aware of its proximity to Fort A.P. Hill especially in its North Route 301 area where future development is highly possible. Encroachment can be prevented by working closely with Department of Defense officials at Fort A. P. Hill.

Chapter 10 – Goals and Implementation Plans

The goals below are organized into general areas of consideration. The category is followed by a primary goal, supported by multiple implementation directives with explanation.

Environment:

Goal

Achieve a pattern of land use that balances water quality and environmental protection with social and economic needs.

Implementation

Focus growth in areas most suitable for development to protect environmentally sensitive areas:

1. Determine soil suitability by referencing County information before development plan reviews. Do not allow development where soil conditions do not support the proposed plans.
2. Limit development in areas of the Chesapeake Bay Preservation Act with slopes of 15% or greater.

Conserve the Town's natural and fiscal resources by supporting infill and concentrated development and redevelopment in existing and defined growth areas.

1. Adhere to the Comprehensive Plan when reviewing potential development plans,

- recommending projects that follow those guidelines as a rule.
- 2. Encourage infill growth in the downtown area and commercial district to reduce the need of expansion into undeveloped areas.
- 3. Prioritize shared access, parking, and pedestrian walkway improvements to achieve a well-designed and concentrated commercial downtown area. Continue this method as growth occurs in the secondary commercial areas.
- 4. Review Subdivision and Zoning Ordinances every two years, as a minimum, to ensure alignment between environmental and development goals. This may involve updates to those ordinances, to the Comprehensive Plan, or both as needs change.

Protect the groundwater and surface water resources from an increase in pollution while managing the potable water supply

- 1. Support and maintain communication with the Public Works Director. Encourage consistent reporting to be made aware of issues as early as possible to address them.
- 2. Ensure that the job description of the Public Works Director is updated according to the needs of the town.
- 3. Prevent increases in storm water runoff by maintaining Best Management Practices (BMP) at runoff sites, including vegetative buffers and the maintenance thereof.

Enlist County, Regional or State Assistance where needed to ensure water quality protection.

- 1. Maintain a cooperative partnership with Caroline County for the enforcement of the Town's Chesapeake Bay Preservation Act Program and to address any erosion problems.
- 2. Encourage the use of shared or regional retention basins for existing and future development.
- 3. Enlist State and County assistance as needed in order to identify possible sources of point and non-point pollution in the town such as illegal landfills, underground storage tanks, abandoned wells, failing septic systems, inadequate treatment of organic effluent, and industrial discharges
- 4. Educate the Town citizenry on ways to conserve water and to minimize impacts on water quality.

Protect the natural wooded character of the town.

- 1. When reviewing site plans, ensure that trees are retained to the highest extent possible.
- 2. will attempt to provide funding for trees to be planted on Town properties and in selected areas throughout Town.

Housing

Goal

Encourage adequate housing in a variety of attractive styles and costs to meet the needs of present and future Town residents.

Implementation

Assure a scale and density of residential development compatible with adjacent and surrounding land uses, environmental conditions, and supporting infrastructure.

- 1. Review the Zoning and Subdivision Ordinances to ensure they allow residential development in areas with surrounding compatible land uses and adequate provision for public utilities.
- 2. Review the Zoning and Subdivision Ordinances and Comprehensive Plan to ensure they allow densities that maximize the use of land for new housing while protecting the environment and surrounding character.

3. Encourage the rehabilitation of existing substandard housing. Coordinate with Caroline County to ensure the Building Code allows for rehabilitation at a reasonable cost.
4. Review the Zoning and Subdivision Ordinances to ensure they require adequate buffers between residential, commercial and industrial uses to protect development from encroachment.

Transportation

Goal

Provide for the safe, efficient and economical movement of people and goods.

Implementation

1. Plan and coordinate land use development and transportation improvements in such a manner as to establish and maintain a viable Town roadway system.
 2. Prioritize road transportation improvement projects and pursue funding through multiple avenues
 3. Private land developers will be required to provide adequate transportation improvements necessary to serve their developments. They must minimize the impact of development on the roadway network by limiting access points, providing joint entrances, and interconnecting adjoining developments.
 4. Ensure regional and local transportation networks complement each other by cooperating collaborating with the County and VDOT on applicable projects.
-
1. Ensure that the transportation network is designed to be compatible with the environment.
 2. Review the environmental impact of all proposed road projects to ensure that they meet the goals of the Comprehensive Plan.
 3. Improve the environmental setting of the road network by providing for roadway beautification projects, Adopt-a-Highway programs, and corporate sponsored projects.
 4. Promote the use and development of sidewalks throughout Town.
 5. Review the Town's sidewalk system annually and make recommendations for improvement of the system.
 6. Provide funding for new sidewalks if possible using Town funds or request funds from Caroline County and VDOT for new sidewalks. In addition the Town Manager will search for grant opportunities.

5. Community Facilities and Services

Goal

Provide a variety of community facilities and services to meet the needs of the citizens of Bowling Green.

Implementation

1. Develop a Master Community Facilities and Services Plan to assess the Town's current and future public service needs.
2. Ensure that resources are available to meet the needs of the community.
3. Develop a plan that reviews Town, County, and State facilities and services so that the town does not duplicate items that are already being provided.
4. Review existing facilities regularly to assess their conditions and need of upkeep or renovation to extend their life.
5. Pursue grant funding for public facilities and services when available to ease the economic burden of the Town.

Land Use

Goal

Provide a balanced pattern of land use that promotes harmony among existing development, future development, and the natural environment while meeting the Town's future growth needs.

Implementation

1. Ensure that land exists for the controlled growth of residential, commercial, industrial, and institutional uses. Review land use annually and recommend updates if land for a particular use becomes limited.
2. Ensure that land uses are compatible with their surroundings.
3. Encourage the compatibility of land uses between the Town's Comprehensive Plan and Caroline County's Comprehensive Plan. When reviewing the Town's Plan seek ways to consolidate resources and support the needs of both jurisdictions.
4. Review all land use applications and the associated impacts to ensure that they are compatible with the Town's environmental protection goals.
5. Promote infilling of downtown commercial district whenever possible. Limit intensive commercial development of vacant land outside of the 301 Growth District.
6. Require development proposals to include analysis assessments regarding traffic impact, environmental impact, and other considerations such as noise, odor, smoke, light, building height and scale. Private developers will be required to provide funds to address impact in and adjacent to development.
7. Maintain the character of the town by easing land use transition. Adequate buffers will be required for new development adjacent to existing residential areas when such new development represents a change in land use. These buffers will differ based on the intensity of the change.
8. Review the Zoning and Subdivision Ordinances to ensure adequate setbacks, buffers, and restrictions exist between development areas in the Residential Character Preservation Plan in the Comprehensive Plan.
9. Ensure that vices to promote those land uses are consistent with the Town's ability to provide.
10. Conduct an annual review of the [CIP] to ensure funds are provided to support the future land use plans and infrastructure needs of new developments.
11. Review all development proposals so that the Town's ability to provide public services is not jeopardized or exceeds mandated limits.
12. Define and implement a process to seek private investment and/or State or Federal grants that will provide funds to support facilities and future land uses.

Utility Resource Management Plan

Goal -

To responsibly and efficiently provide a means to oversee incoming growth of the Town of Bowling Green. To establish a method of control over the Town's resource usage and establish a method of phasing in scaled development to address potential resource capacity concerns.

Implementation:

Staff maintains an accurate and accessible current projection of public utility capacity and usage. A corresponding engineering study to verify capacity should also be enacted.

This report will establish a baseline usage of current public utility from which to generate the following Plans. The report should also include an estimated impact of expected by-right usage awaiting connection but not yet online.

The Planning Commission shall give a recommendation and Council approve an appropriate threshold limiting large development upon reaching a defined percentage of utility capacity. This is beyond the scope of the existing DEQ limit and is intended as a hard stop against large scale projects that would over-encumber the Town's ability to provide service to its existing residents.

The Planning Commission shall give a recommendation and Council approve a defined projection of land use to direct growth while approaching this limit. This should establish a policy of prioritizing specific land uses incrementally so that uses grow together rather than a single large development absorbing all remaining supply. These brackets may be tiered and tied to related overall caps to serve as a multi-phased growth plan as the Town looks to expand its resource capacities.

Benchmarks and ratios will be assigned to land use types based off of remaining utility access. If the Town chooses to establish multiple growth tiers then large developments will be on hold until the corresponding benchmarks of those tiers are met.

These metrics are to be reassessed annually at a minimum.

The Town will establish and continue on an overall utility conservation, maintenance, and expansion plan that will serve future growth without causing undue economic or environmental harm to the community.

The Town will reach out and work with both inside and outside agencies to complete these goals. The Town will be transparent with the public. Efforts will be made to search for grant opportunities and other potential ways to improve utility performance, access, and growth.

This Plan will be adopted into the Bowling Green Comprehensive Plan as a defined policy in dealing with all site plan and development projects.

Sewer

Totals do not include County reserve and usage

Current Usage		Amount (gallons per day)	% of capacit yused	Actions Triggered
Max Capacity Permitted		250,000		None
Total Average Usage by Town		98,000	39.2 %	
▪ Residential		51,156	20.4 %	
▪ Commercial		29,890	12.0 %	
▪ Inflow and Infiltration		16,954	6.8 %	
Caroline County Reserve		45,000	18.0%	
Unused Capacity		107,000	42.8 %	
Tier 1 Growth Cap	New Growth GPD	Total GPD	Capacit yused	
Total Max Usage	25,000	123,000	60.0 %	<ul style="list-style-type: none"> ▪ Engineering Study ▪ Project Approval ▪ Financing Secured
▪ Residential	9,944	61,100	29.8 %	
▪ Commercial	4,760	34,650	16.9 %	
▪ Inflow and Infiltration	46	17,000	8.3 %	
▪ Reserve	10,250	10,250	5.0 %	
Unused Capacity		82,000	40.0%	
Tier 2 Growth Cap	New Growth GPD	Total GPD	Capacit yused	
Total Max Usage	20,500	143,500	70.0 %	<ul style="list-style-type: none"> ▪ Break Ground on Project ▪ Secure Amended Permit
▪ Residential	9,225	70,325	34.3 %	
▪ Commercial	6,150	40,800	19.9 %	
▪ Inflow and Infiltration	0	17,000	8.3 %	
▪ Reserve	5,125	15,375	7.5 %	
Unused Capacity		61,500	30.0%	



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Stephen C. Brich, P.E.
COMMISSIONER

87 Deacon Road
Fredericksburg, Virginia 22405

August 10, 2021

Town of Bowling Green
P.O. Box 468
Bowling Green, VA 22427
Attn: Allison Finchum

Re: Fairmont Rezoning GDP- Review 1
Town of Bowling Green

Dear Ms. Finchum:

As requested, this office has reviewed the above-mentioned Rezoning Generalized Development Plan and offer the following comments:

Land Development

1. The single family portion of the development doesn't meet SSAR requirements for the multiple connections in multiple direction standard. Please see 24VAC30-92-60 Connectivity requirements.
2. Entrance shown on Route 301 will need to meet VDOT Standards in accordance with RDM, Appendix F, Section 4.
3. Will Fairmont Drive be public? Public streets will need to meet the requirements shown in Appendix B (1) Subdivision Street Design Guide, Table 1 for centerline radius.
4. Show spacing from the existing entrance to East Broaddus Ave and the median crossover on Route 301. Entrance locations must comply with the minimum spacing standards in RDM, Appendix F, Table 2-2.
5. Will an entrance culvert be required? Drainage will need to be addressed at the site planning stage.

Traffic

1. Has an alternative been explored to eliminate direct access to Route 301? If no alternative exist, then provide a full right turn/deceleration lane in accordance with AASHTO design standards.

A VDOT Permit is required to perform any work within the right-of-way. The owner/ developer may contact the Permits Section at (540) 899-4525 for assistance with this process.

Once the above comments have been addressed by the engineer, the revised plan, with appropriate responses from all concerned parties, must be re-submitted to this office for further review.

August 10, 2021

Fairmont Rezoning GDP- Review 1

Page Two

You may contact Jim Rice at (540) 907-2068 if additional assistance is required.

Sincerely,

A handwritten signature in black ink, appearing to read "Kyle S. Bates". The signature is fluid and cursive, with the first name "Kyle" being more prominent than the last name "Bates".

Kyle S. Bates, P.E.
Resident Engineer - Fredericksburg Residency

Cc: Webb and Associates



August 17, 2021

Kyle S. Bates, P.E.
Resident Engineer
VDOT Fredericksburg Residency

Re: **Fairmont Rezoning GDP
Comment Response Letter**

Dear Mr. Bates:

The following responses correspond to the comments in your letter dated August 10, 2021.

VDOT Land Development

1. The single-family portion of the development doesn't meet SSAR requirements for the multiple connections in multiple directions standard. Please see 24VAC30-92-60 Connectivity Requirements.

RESPONSE: The project is bound by Maracossic Creek (a large marsh area that is an RPA feature) to the South; by a Pond to the East (RPA feature); and wetlands, pond, and grades greater than 15% whose total elevations change is greater than 5 feet to the North. There is no reasonable connection possible to any adjoining property due to factors outside of our control. We plan to request a waiver to the "multiple connections" requirement once we go through the site plan process. If a waiver is not approved we will work with VDOT to locate a connection in the most appropriate location. Attached is a sketch to help illustrate the site conditions I have just described.

2. Entrance shown on Route 301 will need to meet VDOT Standards in accordance with RDM, Appendix F, Section 4.

RESPONSE: The entrance will be designed to meet VDOT Standard in accordance with RDM, Appendix F, Section 4. Dimensions have been added entrance on sheet 5 to help illustrate that the standards will be met at the site plan phase.

3. Will Fairmont Drive be public? Public streets will need to meet the requirements shown in Appendix B (1) Subdivision Street Design Guide, Table 1 for centerline radius.

RESPONSE: Fairmont Drive will be a public street and does meet the requirements in in Appendix B (1) Subdivision Street Design Guide, Table 1 for centerline radius. Centerline radius has been labeled along the road centerline on sheet 3.

4. Show spacing from the existing entrance to East Broadus Ave and the median crossover on Route 301. Entrance locations must comply with the minimum spacing standards in RDM, Appendix F, Table 2-2.



W W WEBB
& ASSOCIATES, PLLC
ENGINEERING - SURVEYING - LAND PLANNING

RESPONSE: The entrance does comply with the minimum spacing standards in RDM, Appendix F, Table 2-2. Entrance spacing has been shown on sheet 5.

5. Will an entrance culvert be required? Drainage will need to be addressed at the site planning stage.
RESPONSE: An entrance culvert will be required. A detailed design will be provided at the site plan phase.

VDOT Traffic

1. Has an alternative been explored to eliminate direct access to Route 301? If no alternative exists, than provide a full right turn/deceleration lane in accordance with AASHTO design standards.

RESPONSE: We have explored all options to eliminate direct access to Route 301. There is not a reasonable alternative design to eliminate an entrance onto Route 301. The turn lane analysis provided on sheet 5 shows that only a right turn taper is required, but we will be providing a full right turn land and taper as shown on sheet 5.

The plans have been revised in accordance with the above VDOT comments. We look forward to the approval of the site plan as soon as possible by your staff.

Sincerely,

Daniel C. Webb, PE



**TOWN OF BOWLING GREEN
PLANNING COMMISSION MEETING
AGENDA ITEM REPORT**

AGENDA ITEM: Approval of September 20, 2021 Meeting Minutes

ITEM TYPE: Action Item

PURPOSE OF ITEM: Decision - By Motion

PRESENTER: Allyson Finchum, Interim Town Manager

PHONE: (804) 633-6212

BACKGROUND / SUMMARY:

Minutes from September 20, 2021 Planning Commission Meeting

ATTACHMENTS:

9/20/21 Meeting Minutes

REQUESTED ACTION:

Approve Minutes

**TOWN OF BOWLING GREEN
PLANNING COMMISSION MEETING**

MINUTES

**Monday, September 20, 2021
7:00 PM**

ROLL CALL AND DETERMINATION OF A QUORUM:

Chair Gattie called the meeting to order and determined a quorum was present.

PRESENT:

Chair Lisa Gattie
Commissioner Valarie Coyle
Commissioner Tina Gambill
Commissioner Sandra Pelter
Vice-Chair Charles Scott Seigmund

ABSENT:

Ex-officio officer Jeff Voit

PUBLIC:

None

PUBLIC HEARING:

ZP-2021-020: Hansen, Daniel, Owner / Fairmont Land LLC, Applicant: Request a Rezoning from B2, Business (no specified density) to R-3, Residential (with a gross density of no more than 7.26 dwelling units per acre)

Not heard due to legal issue with proper notification.

PUBLIC COMMENT:

No public comment.

APPROVAL OF THE MINUTES:

August 16, 2021 Meeting Minutes

On motion by Tina Gambill, seconded by Sandra Pelter, the Minutes were approved with corrections including: 1) removal of Ex-Officio Jeff Voit from role and 2) live streaming of the Planning Commission meeting was requested by one member and is not unanimously supported by the Planning Commission.

Voting Aye: Lisa Gattie, Valarie Coyle, Tina Gambill, Sandra Pelter, Charles Scott Seigmund.

Opposed: None. Absent: None. Motion passed unanimously.

NEW BUSINESS:

None

REPORT OF THE ZONING ADMINISTRATOR:

None

UNFINISHED BUSINESS:

The Town Manager/Zoning Administrator provided information on the status of the site plan. Village Self Storage, located at 17600 AP Hill Boulevard, tax map parcel #43-A-45, containing 8.2052 acres submitted a site plan to add two additional buildings totaling 13,500 square feet, to the existing site which presently contains two buildings. The plan has been under review by the Town of Bowling Green for zoning compliance, Caroline County Community Development for erosion and sediment and building construction, Virginia Department of Health, and Virginia Department of Transportation. Stormwater Management is being performed by a 3rd party, Sullivan, Donahoe and Ingalls, P.C. (SDI).

Since the last Planning Commission meeting on August 16th, the Caroline County Building Official, Caroline County Erosion and Sediment Administrator and the Virginia Department of Health (VDH) have found the plans to be approvable. VDH conditioned their approval on submittal of a perpetual easement for the well that now exists on an adjacent property recently subdivided from the subject property. Also subdivided from the subject property and located on the adjacent property is the stormwater retention pond that is being used by this development for stormwater management. The Town has requested an easement agreement, maintenance agreement, and documentation of understanding between the property owners of both parcels that the BMP is being utilized by the subject property and future development on either parcel would require additional improvements to the BMP at that time. Sullivan, Donahoe, and Ingalls, P.C. have found the stormwater plans for the proposed development to be approvable. Permitting from DEQ for stormwater compliance must be received prior to final site plan approval by the Town. The Virginia Department of Transportation has not completed their review to date.

The Planning Commission will make a decision on the project once assurance is provided that all code requirements are met.

A motion was made by Sandra Pelter to approve the site plan contingent on resolution of the remaining issues as stated by staff, seconded by Scott Seigmund, Voting Aye: Lisa Gattie, Valarie Coyle, Tina Gambill, Sandra Pelter, Charles Scott Seigmund. Opposed: None. Absent: None. Motion passed unanimously.

INFORMATIONAL ITEMS

None.

COMMISSION COMMENTS AND REPORTS:

Comments by the Planning Commission on formatting the Comprehensive Plan by Planning Commission members have been submitted to the Town. Chair Gattie offered to format the newly revised Comprehensive Plan.

The Planning Commission discussed pros and cons to live-stream the meetings.

ADJOURNMENT:

Motion to adjourn made by Tina Gambill, seconded by Sandra Pelter. Unanimous.
Meeting adjourned at 7:47 p.m.

Respectfully Prepared/Submitted by:

Allyson Finchum
Interim Town Manager