



**TOWN OF BOWLING GREEN
PLANNING COMMISSION ORGANIZATIONAL MEETING**

AGENDA

January 31, 2022

7:00 PM

Town Hall

117 Butler Street

ROLL CALL AND DETERMINATION OF A QUORUM

PLEDGE OF ALLEGIANCE

I. PLANNING COMMISSION ORGANIZATIONAL MATTERS

A. Schedule Worksession and Meeting Dates for 2022

II. PUBLIC COMMENT

III. PUBLIC HEARING

A. Rezoning - #RZS-2021-025 Northview

IV. APPROVAL OF THE MINUTES

A. Review of Meeting Minutes Format

V. NEW BUSINESS

VI. UNFINISHED BUSINESS

VII. INFORMATIONAL ITEMS

VIII. COMMISSION COMMENTS AND REPORT

ADJOURNMENT



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

AGENDA ITEM: Rezoning – #RZS-2021-025 - Northview

ITEM TYPE: Public Hearing - Duly Advertised

PURPOSE OF ITEM: Decision - By Motion

PRESENTER: Allyson Finchum, 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
Ordinances

REQUESTED ACTION:

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



**STAFF REPORT
REZONING #RZS-2021-025**

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

Location: AP Hill Boulevard

Tax Map: #43-A-42C; 43-22-1, 2, & 3

Owner: Northview Properties, LLC

Applicant: Northview LLC

Proposed Density: 3.1 du/ac

Site Size: 42.18 Total; 34.54 acres +/-
(combined for R-3), 6.15 acres (B-2)

Existing Land Use: Vacant

Existing Zoning: B-1, Business

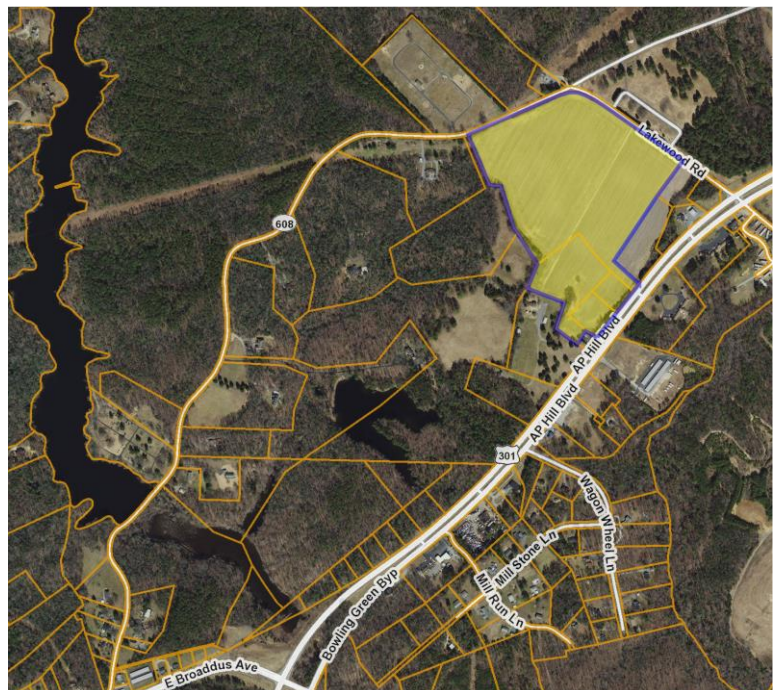
Proposed Use: Residential & Business

Surrounding Land Uses and Zoning:

Northeast: County Boundary and Fort AP Hill; Southeast: Bowling Green Motel, Relax Inn, Village Self-Storage, zoned B-2; Southwest: vacant land & dwellings zoned A-1; Northwest: vacant wooded land and cemetery

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 four parcels totaling 34.54 acres from B-1, Business to R-3, Residential to develop a residential subdivision with 72 single-family houses and 35 townhouse dwellings with a resulting density of 3.1 units per acre. The application for rezoning was submitted for review on November 4, 2021.

- The 42.18-acre site is located at the intersection of Route 301 (AP Hill Boulevard) to the west and Lakewood Road to the north. It is currently undeveloped land.
- The general development plan depicts common area on the perimeter of the development. The total acreage of common area for the residential is 27.7%.
- No recreational features are shown.
- Area for stormwater features is on the southeastern corner of the development adjacent to AP Hill Boulevard.
- 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 is the second residential rezoning proposed in the annexed area (Fairmont) along Route 301 north. Land use in the area is predominantly vacant or commercial. This application, if approved, continues the transition to residential development along the corridor.
- The future land use map identifies this area as *Mixed-Use*. The applicant has provided both a mixture of residential uses (single-family and multi-family) and a mixture of various use districts - Residential(R) and Business(B).
- The application is for rezoning to 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. 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 adequately addresses 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 is indicative of the Town's commitment to its appearance and attractiveness. The proposed Northview GDP shows a mixture of housing with mostly townhouses as the type most apparent from the road until the commercially zoned parcel between the dwellings and Route 301 is developed. 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 identifies three access points; two along Lakewood Road, a secondary road, and one to Route 301, a principal arterial highway. The Route 301 access point is aligned with the cross-over for both northbound and southbound access.

- Based on existing usage, the Town currently has water and sewer availability to support this project if existing undeveloped or underdeveloped lots are not considered. However, about 97% of the currently permitted withdrawal will be utilized at full build out of this project. The Town should 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 site is relatively flat and appears to be approximately 1000' from a water feature.

- 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 BMP area is 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

No proffers have been submitted.

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.”

Excerpts from the Comprehensive Plan are included in the packet.

Natural and Cultural Resources Impacts

The site is located in the Maracossic Creek (Mattaponi) watershed.

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 an estimated 629 vehicle trips per day (vpd).

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.

If this is the only subdivision approved, it would use approximately 97% of the remaining capacity at total build out. This does not consider development of any undeveloped or underdeveloped land within the Town limits.

The 124-unit capacity figure must take into consideration existing platted vacant lots in town and should consider those platted lots that have additional by right subdivision rights. Undeveloped and underdeveloped lots.

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 identifies the general location of the proposed stormwater facilities. The storm water requirements may affect the final lot layout/ project design.

School Impacts:

School impacts are not included in the application.

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.

Tax Revenue

Included in the narrative is the applicant's fiscal impact statement of the project. The applicant stated R-3 residential development will generate a total annual real estate tax of \$47,840.00 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. The minimum lot size for single-family detached dwellings is 10,000 sf. Over sixty percent of the lots do not meet the minimum lot size requirements.

Subdivision

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.

Update

The Planning Commission held a public hearing on December 20, 2021. Concerns and questions that arose in the meeting included:

- Both opposition and support expressed for the project
- Access for all units from the alleyways

- Parking in the alleyways
- Trash collection in the alleyway to allow for the desired effect of front facing aesthetics
- Impervious surface of townhouse lots
- Landscaping of townhouses
- Width of roadway and effect on parking
- Concern with the number of proposed entrances to the development, one on AP Hill and two on Lakewood
- Need for a turn lane located on AP Hill Boulevard and concern due to the speed limit and amount of traffic in that area
- Turn lane requirement for commercial development
- Location of trash collection for single-family dwellings
- Number of businesses able to locate on 6.1 acres of commercial space
- Lack and need for a supermarket
- Phasing of commercial development during the residential development
- possibility to develop shell sites to attract businesses
- Clarification on two corner parcels, 44-A-1B1, and 44-A-1A which are included separately on the GDP and are not included in the rezoning request
- Type of vegetation as a buffer on Lakewood and AP Hill Boulevard
- Access for the 6.1 acres of zoned commercial area
- Concern for the TH units 70-93 abutting the commercial property, acting as a buffer.
- Concern with volume of traffic and on-street parking
- Existing speeding issues on Lakewood Road and safety concern in regard to increased traffic
- Traffic on Lakewood Road
- Adequate water and sewer
- Protection of marsh lands
- Fort AP Hill concerns or questions
- No assurance of development
- What are the benefits added for the Town
- What will the development contribute to the special district tax
- Noted security issues giving address at meetings (not related to proposal)
- Too many unanswered questions
- Who is the proposed developer
- Possible tax increase for existing citizens
- Traffic, VDOT issues
- Water and sewer
- Prefer a grocery store or all commercial development
- Want mom and pop restaurants
- Concern with adequate infrastructure

- Concern with adequate emergency services: Fire, EMS, Police, Education and Schools

Public Outreach Information:

As required by State Code, this item was advertised in the Free-Lance Star on December 6, 2021 and December 13, 2021.

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

Adjacent property notices were mailed first class on January 21, 2022.

Next Steps:

Following the public hearing, the Planning Commission may either recommend approval, denial or provide no recommendation to the Town Council on this matter.

RZM

ZP-2021-025

****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 Mixed 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

Northview, LLC

(804) 512-9393

Name

Daytime Telephone Number

PO Box 117, Bowling Green, Virginia 22427

Mailing Address

Property Information

43-A-42C, 43-22-1, 43-22-2, 43-22-3 B-2

Tax Map/Parcel Number

Existing Use/Zoning

0 AP Hill Blvd, Bowling Green, VA 22427

Address/Location (use street names)

None

Existing Structures (number and type)

Rezoning of Property Requested

From Zoning Designation B-2

To Zoning Designations (Check all that apply)

R-1 Number of parcels _____

B-1 Number of parcels _____

R-2 Number of parcels _____

B-2 Number of parcels _____

R-3 Number of parcels 114

M-1 Number of parcels _____

A-1 Number of parcels _____

(Reserved) Number of parcels _____

Going to R-3

*34.54 total acres
3.1 dwelling units
per acre*

Water and Sewer

What is your water supply source?

Municipal Private Well

What is your sewage disposal source?

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.

Yes No

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.

Nov. 4, 2021
Date

[Signature]
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

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

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 Mixed 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) Fort AP Hill _____
Mailing Address: 13 AP Hill Drive, Fort AP Hill, VA 22427 _____

2) Greenlawn Cemetery _____ 0 Lakewood Road, Bowling Green, VA 22427
Mailing Address: _____

3) Greenlawn Cemetery & Chapel _____ 17623 Lakewood Road, Bowling Green, VA 22427
Mailing Address: _____

4) Edward L Webb _____ 0 Lakewood Road, Bowling Green, VA 22427
Mailing Address: PO Box 266, Bowling Green, VA 22427 _____

5) Michael N & Carol H Manns _____ 0 AP Hill Blvd, Bowling Green, VA 22427
Mailing Address: PO Box 117, Bowling Green, VA 22427 _____

6) Trustees of Bowling Green Christian Fellowship _____ 17573 AP Hill Blvd, Bowling Green, VA 22427
Mailing Address: PO Box 1351, Bowling Green, VA 22427 _____

7) Town of Bowling Green _____ 0 AP Hill Blvd, Bowling Green, VA 22427
Mailing Address: PO Box 468, Bowling Green, VA 22427 _____

8) Capital Investment Ent LLC _____ 18131 AP Hill Blvd, Bowling Green, VA 22427
Mailing Address: 15692 Piedmond Place, Dale City, VA 22193 _____

9) MMJ Real Estate LLC _____ 17600 AP Hill Blvd, Bowling Green, VA 22427
Mailing Address: 305 Rose Glen Lane, Kennett Square, PA 19348 _____

10) Bhagat Moreshwarkumar M & Dipti M _____ 18080 AP Hill Blvd, Bowling Green, VA 22427
Mailing Address: 3002 Mall Court, Fredericksburg, VA 22401 _____

11) Bhagat Moreshwarkumar M & Dipti M _____ 18138 AP Hill Blvd, Bowling Green, VA 22427
Mailing Address: 3002 Mall Court, Fredericksburg, VA 22401 _____

12) Chase Street Hops LLC _____ 18167 AP Hill Blvd, Bowling Green, VA 22427
Mailing Address: PO Box 1395, Bowling Green, VA 22427 _____

13) Chase Street Hops LLC _____ 18164 AP Hill Blvd, Bowling Green, VA 22427
Mailing Address: PO Box 1395, Bowling Green, VA 22427 _____

14) Rappahannock Electric Cooperative _____
Mailing Address: PO Box 7388, Fredericksburg, VA 23404 _____

15) _____
Mailing Address: _____

GENERALIZED DEVELOPMENT PLAN - NARRATIVE

Owner/Applicant: Northview Properties, LLC
PO Box 117, Bowling Green, VA 22427

Project Name: “Northview”

Property: Caroline County Tax Parcels 43-A-43C, 43-22-1, 43-22-2, 43-22-3, 44-A-1A, 44-A-1B1, consisting of an approximate total of 42.18 acres, 36.03 acres of which are subject to this rezoning (collectively, the “Property”).

Date: October 18, 2021

GDP: Generalized Development Plan, entitled “Northview”, prepared by Sullivan, Donahoe & Ingalls, dated October 18, 2021.

Rezoning Request: From B-2 to R-3

Rezoning File No.:

Project Overview

The Property identified above consists of 42.18 acres of land which is currently zoned B-2. The Applicant proposes rezoning a 34.54-acre portion of the Property from the Business District (“B-2”) to the Residential District (“R-3”) with the remaining 1.49 acres to be provided in Right-of-Way dedication along the Lakewood Rode (Route 608) frontage. Division 7, Section 3-123 of the Town of Bowling Green (“Town”) Zoning Ordinance states that the purpose of the R-3 district is “composed of certain moderate to medium concentrations of residential uses plus certain open areas where similar development appears likely to occur.”

The objective of the proposed rezoning is to create a multi-use development consisting of seventy-two (72) single family detached dwelling units, thirty-five (35) townhouse units, and one (1) 6.15-acre commercial parcel (which will retain the existing B-2 zoning classification). The R-3 district includes single-family dwellings and townhouses as permitted uses. The GDP reflects approximately 9.98 acres of open space, which accounts for 27.7% of the residential portion of the Property. The open space will be used for natural areas, passive recreation, and stormwater management facilities.

The R-3 district requires a minimum lot size of 12,000 square feet for single family detached dwellings and 6,000 square feet for townhouses. This GDP combines smaller lot sizes with explicitly associated open space parcels to maintain the minimum lot sizes. The 72 single family detached dwelling lots total 16.52 acres and are explicitly associated with open space parcels that total 4.80 acres. This total area of 21.32 acres equals an average area of 12,900 square feet per lot, which is greater than the required minimum. The 35 townhouse lots total 2.18 acres and are

explicitly associated with open space parcels that total 2.92 acres. This total area of 5.10 acres equals an average area of 6,347 square feet per lot, which is more than the required minimum.

Existing water and sanitary sewer are available by connections through either direct connection or through existing easements to the southern and southeastern of the project. All water and sewer lines will be constructed to meet the standards of the Town of Bowling Green and will be maintained by the Town of Bowling Green.

Project Location

The Project will be developed by combining six (6) parcels of land, totaling approximately 42.18 acres, 34.54 of which are subject to this rezoning (6.15 acres of the property will remain B-2). The Project is situated in the Bowling Green voting district. The Project is primarily located along A.P. Hill Blvd, with potential secondary connections being made to Lakewood Road. The existing adjacent property along the AP Hill Blvd frontage is an existing and operating gas station and is also zoned B-2. Two of the southern adjacent properties are zoned A-1; one is developed as a residential dwelling and the other is vacant. The remaining southern property is developed as a pump station and zoned B-2.

The Applicant's proposal is compatible with existing uses in the area, is a good transition between existing uses and will enhance the area's housing stock while maintaining the area's character. Additionally, the Applicant's proposal is in line with the R-3 district which is to provide low-medium density detached, single family dwelling units at a density of approximately 3 units per acre.

Transportation

The proposed 107 houses will have direct access to A.P. Hill Blvd, a four-lane principal arterial road, and Lakewood Road, a local street. Access will be provided by three entrances: one on A.P. Hill Blvd, and two on Lakewood Road. The entrance at A.P. Hill Blvd will be located at an existing median crossing, which is depicted in its current location on the GDP. The proposed lots will generate 729 vehicle trips per day, including 65 during AM Peak Hour and 83 during PM Peak Hour. An estimated 479 vehicles per day will utilize Lakewood Road and an estimated 250 vehicles per day will utilize A.P. Hill Blvd. No additional turn lanes or tapers are warranted as part of this Project.

Project Environmental Items

The Project's design will minimize the impact to the natural topography and mature vegetation located on the Property. No wetlands or RPA features are identified on the County GIS map or on the NWI website. The Applicant will perform all applicable studies for endangered species as is typically necessary for state and federal permitting for the project prior to final site plan approval. There will be a buffer maintained along the frontages along A.P. Hill Blvd and Lakewood Road to maintain the scenic beauty of the Town.

Cultural and Historic Resources

The Property does not appear to have any cultural resources, including civil war era works or cemeteries. As the Property has been previously cleared and tilled over many years, no historic resources remain.

Planning and Zoning

The Project Property is currently zoned Business District (B-2). The surrounding parcels are zoned B-2 and A-1. The Property currently has access to water and sewer.

Comprehensive Plan

The Town's Comprehensive Plan's Future Land Use Map classifies the Property as part of the "Mixed Use" designation, which includes the R-3 and B-2 designations proposed on this land.

Fiscal Impacts

Real Estate Taxes

Once developed, this Project will generate additional real estate tax revenue.

- Real Estate Tax Rate for Town of Bowling Green: \$0.13/\$100
- Potential Single Family Home Price: \$375,000
- Potential Taxes from Single Family Homes: $375,000 * (\$0.13/\$100) * 72 = \$35,100$
- Potential Townhouse Price: \$280,000
- Potential Taxes from Townhouses: $280,000 * (\$0.13/\$100) * 35 = \$12,740$

Total Annual Real Estate Taxes: \$47,840

Water and Sewer Availability and Connection Fees

- Water Availability Fee: \$6,000/lot
- Sewer Availability Fee: \$6,000/lot
- Water Connection Fee: \$750/lot
- Sewer Connection Fee: \$750/lot
- Total No. of Lots: 107

Total Water and Sewer Availability and Connection Fees: \$1,444,500

Minimum Annual Water and Sewer Usage Fees

- Minimum Bi-Monthly Water Usage Fee: \$40.12/lot
- Minimum Bi-Monthly Sewer Usage Fee: \$86.53/lot
- Total No. of Lots: 107

Total Minimum Annual Water and Sewer Usage Fees: \$81,309.30

Construction

Applicant anticipates close collaboration with the Town during the permitting process to identify and manage environmental conditions and design criteria specific to the Project. Through the permitting process, Applicant will implement all required mitigation measures and Best Management Practices (BMPs) as determined by the Town and regulatory agencies.

Construction is anticipated to begin in 2022 and we believe all lots will be constructed within 2 to 3 years of any rezoning approval, subject to market conditions. Phasing of the Project is not anticipated at this time.

Site Preparation

The Property is currently undeveloped. Construction of the Project would begin with initial clearing and grading (if required). Access to the Project Site would be improved to appropriate construction standards. Road corridors would be surveyed, cleared, and graded to bring equipment, materials, and workers to the areas under construction. Buried electrical lines, and the locations of other facilities may be flagged and staked to guide construction activities. BMPs for stormwater and erosion control would be installed during the site preparation phase and prior to significant grading activities.

Housing

The Project will enhance the Town's stock of new, single family detached dwelling units and townhouse units in this area of the Town. This will provide a new diversity of housing stock to the immediate area. Further, the projected value for units should enhance surrounding property values. We believe that all 107 lots will be developed within 2 to 3 years of any rezoning approval (subject to market conditions).

Public Facilities

The proposed additional lot will have minimal impact on the Town's fire and rescue facilities. The Property is served by the Bowling Green Volunteer Fire Department and the Bowling Green Volunteer Rescue Squad, which are both located approximately 1.25 miles southwest of the Property.

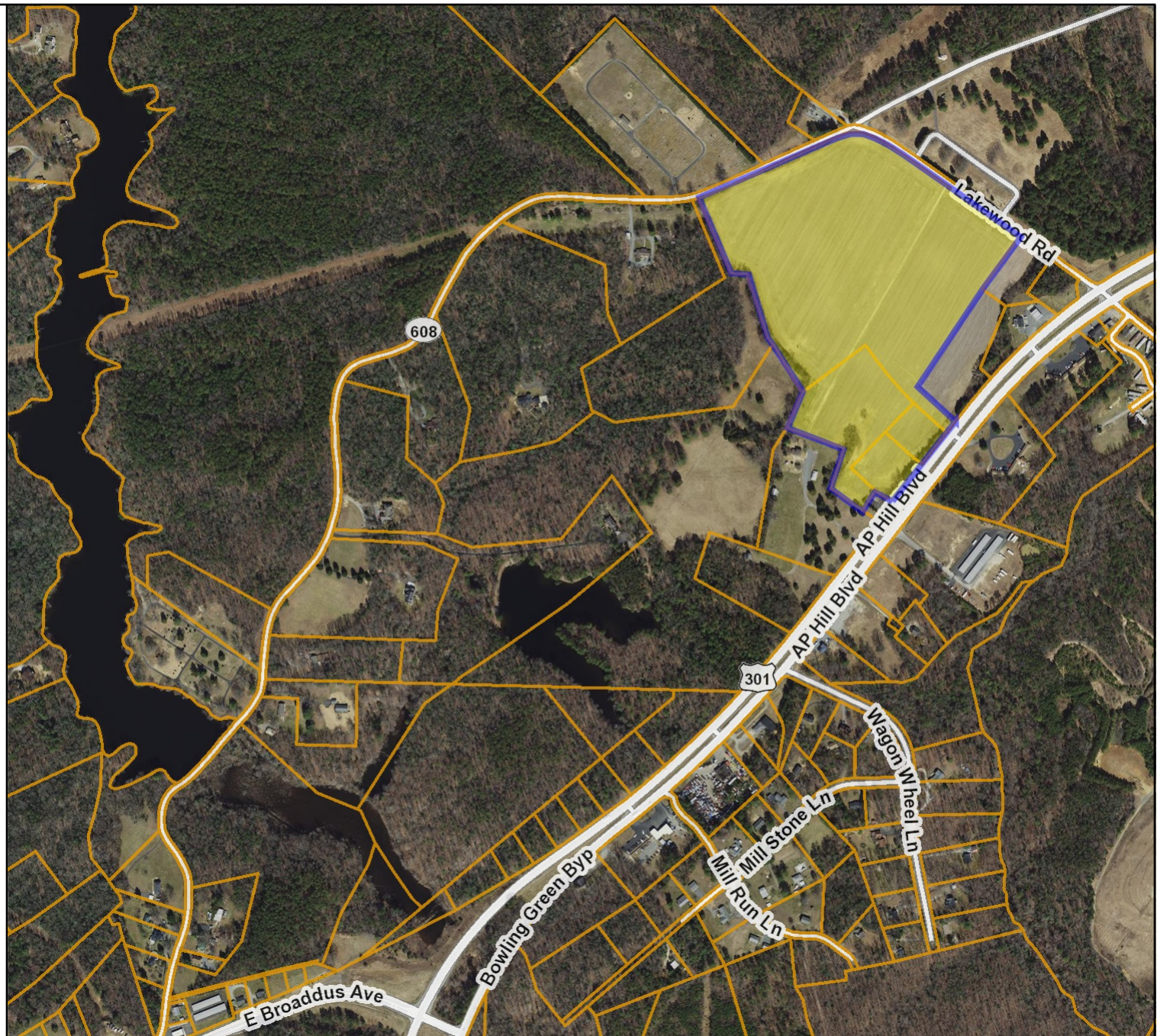
The proposal will have minimal impact on the Police and Sheriff's Office. The Property is served by Bowling Green Police Department and the Caroline County Sheriff's Office, which are both located approximately 1.25 miles southwest of the Property.

Based on a facilities study conducted by Moseley/McClintock in 1999 on behalf of Caroline County, the school children generation factor is 0.492 students per dwelling unit. The Project's 107 dwelling units will generate a net of approximately fifty-three (53) school-age children.

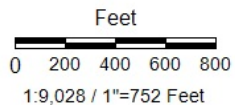
Caroline County, Virginia

Legend

- County Boundary
- Parcels
- 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: Northview 43-A-42C(portion), 43-22-1,2,&3

Date: 12/9/2021

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.

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% | |

