



**TOWN OF BOWLING GREEN
PLANNING COMMISSION MEETING**

A G E N D A

**Monday, November 15, 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 October 18, 2021 Meeting Minutes

NEW BUSINESS:

3. Exception to Site Plan Regulations for Gibson's Ice Cream (parcel #43A2-A-25)

REPORT OF THE ZONING ADMINISTRATOR:

UNFINISHED BUSINESS:

4. Comprehensive Plan Final Formatting and Grammatical Editing

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, 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

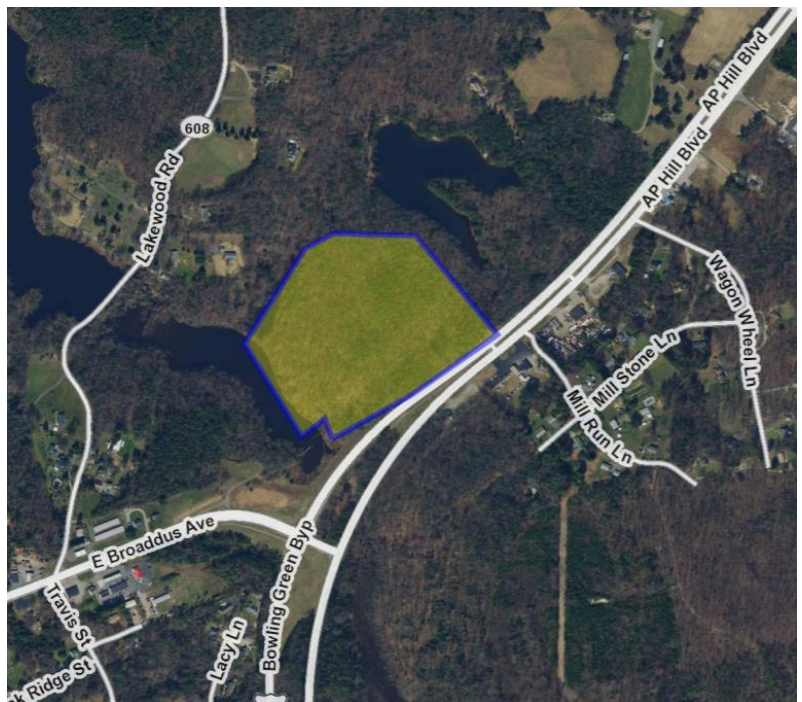
Surrounding Land Uses and Zoning:

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.

Update:

The Planning Commission held a public hearing on October 18, 2021.

Several issues were raised by the Planning Commission and citizens including:

Route 301/Traffic/Internal Roads

- concern with the traffic pattern due to the location of the entrance to the development which is not aligned with a cross-over to northbound Route 301
- concern with private versus public road serving townhouses
- concern with high number of vehicle trips per day
- concern with safety on Route 301
- concern with traffic on Route 301

Impacts to Services

- concern with number of school-aged children generated from development
- concern with adequate water for growth
- concern with the water source and well
- concern with impacts to Sheriff, Fire and Rescue, Schools, Water and Sewer

Land Use and Density

- concern with number of requested houses and appropriate density of development
- support for certain land uses including grocery store, restaurants, mixed use projects with commercial along Route 301 corridor and residential behind
- preference for commercial

Revenue/Taxes

- comparing revenue and costs generated by residential versus commercial development
- the purpose of annexation of this property was annexed to help financially support the Town
- concern with price of homes

Environmental

- concern with whether stormwater pond will be built and the liability
- two existing nearby ponds have quality waterflow and shouldn't be interrupted
- concern with swamp land
- concern with environmentally sensitive land
- concern with impacts on Chesapeake Bay Act

Other

- request for HOA documents
- concern with lack of usable open space and amenities
- concern with type of vegetative buffer
- concern with effect on property values
- desire for developer to finish their current project (Maury Heights) before starting another development
- concern with proximity of houses to adjacent property
- lack of information on the finished floor elevation and information on the stormwater ponds
- concern with increase in property assessment and paying additional taxes
- concern with effect on owners of nearby ponds
- request for the Town to carefully consider all applications
- concern with protection of children from natural hazards on adjacent property

The Planning Commission voted unanimously to continue the public hearing to November 15, 2021 to perform due diligence and review the information submitted by the applicant at the meeting.

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.

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: _____	_____

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 a 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 perfect for this moderate/high density 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 patrons 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	<u>Student Generation Factors</u>			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.

VOLUNTARY PROFFER STATEMENT

Applicant: Fairmont Land, LLC (“Applicant”)
11903 Bowman Drive, Suite 106, Fredericksburg, VA 22408

Owner: Daniel I. Hansen
8 Devonshire Drive, Fredericksburg, VA 22401 (“Owner”)

**** (Applicant & Owner are hereafter known as the “Applicant”) ****

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: September 7, 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

File No.: _____

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.

(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, interparcel 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.

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.

[AUTHORIZED SIGNATURES TO FOLLOW]

The Applicant/Owner makes these Proffers voluntarily, in support of their rezoning application and by our signatures deem them reasonable and appropriate as set out in Virginia Code Section 15.2-2303.4 A.D.1.

WITNESS the following signatures:

OWNER:

Daniel I. Hansen

By: _____

Date: _____

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____

The foregoing was subscribed, sworn to and acknowledged before me this ___ day of _____, 2021, by Daniel I. Hansen.

Notary Public

Print Name: _____

My Commission Expires: _____

Registration No. _____

[SEAL]

EXHIBIT A

Generalized Development Plan

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**

CURRENT ZONING								
USE	Use Code	TRIP GENERATION/ 1000 SF					Peak Hour	
		Daily	AM	PM	Area (sf)	VPD	AM	PM
Shopping Center	820	37.75	3	4.21	40,000	1,510.0	120.0	168.4
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

PROPOSED ZONING								
USE	Use Code	TRIP GENERATION/ UNIT					Peak Hour	
		Daily	AM	PM	# UNITS	VPD	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%

FAIRMONT

TOWN OF BOWLING GREEN, VIRGINIA



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

FAIRMONT

GENERALIZED DEVELOPMENT PLAN

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

EXISTING ZONING - B-2
 PROPOSED ZONING - R-3

APPLICANT:
 FAIRMONT TOWN LLC
 11903 BOWMAN DRIVE, SUITE 106
 FREDERICKSBURG, VA 22408
 540-371-1209
 DAN.WEBBER@ASSOCIATES.NET

OWNER:

DANIEL J. HANSEN
 11903 BOWMAN DRIVE
 FREDERICKSBURG, VA 22408

SITE STATISTICS:

- 1.) TAX MAP: TM 43-A-34; 43E-1-4R, 5, 6, 7, 8
- 2.) PARCEL ACREAGE: 18,4177 ACRES
- 3.) EXISTING ZONING: BUSINESS DISTRICT B-2
- 4.) PROPOSED ZONING: RESIDENTIAL DISTRICT R-3
- 5.) PROPOSED USE: RESIDENTIAL

- 6.) SITE REQUIREMENTS: SINGLE-FAMILY DETACHED HOUSING (SFD)
 MINIMUM LOT AREA: 12,000 SF
 MINIMUM LOT WIDTH: 30 FT
 MINIMUM FRONT YARD SETBACK: 30 FT
 MINIMUM SIDE YARD SETBACK: 5 FT
 MINIMUM REAR YARD SETBACK: 5 FT
 MAX. BUILDING HEIGHT: 30 FT
- 7.) TRIP GENERATIONS: (IE SINGLE-FAMILY DETACHED HOUSING (SFD))
 33 LOTS * 9.64 = 317.92
 TOTAL = 318
- 8.) WATER/SEWER USAGE: 80 LOTS * 250 GPD = 22,000 GPD
 TOTAL = 811 WPD
- 9.) CLUSTER WALKWAYS PROVIDED FOR ENTIRE SITE
- 10.) NO EVIDENCE OF ANY PLACES OF BURIAL ON SITE
- 11.) PROPERTY WITHIN ZONE X FOR FLOOD INSURANCE RATE MAP
- 12.) THIS PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER



- INDEX TO DRAWINGS**
- 1.) COVER SHEET
 - 2.) EXISTING CONDITIONS
 - 3.) GENERALIZED DEVELOPMENT PLAN
 - 4.) TRAIL PLAN
 - 5.) TURN LANE ANALYSIS

W W WEBB AND ASSOCIATES
 ENGINEERING - SURVEYING - LAND PLANNING
 11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA. 22408
 (540)371-1209 FAX (540)371-4650

COVER SHEET

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

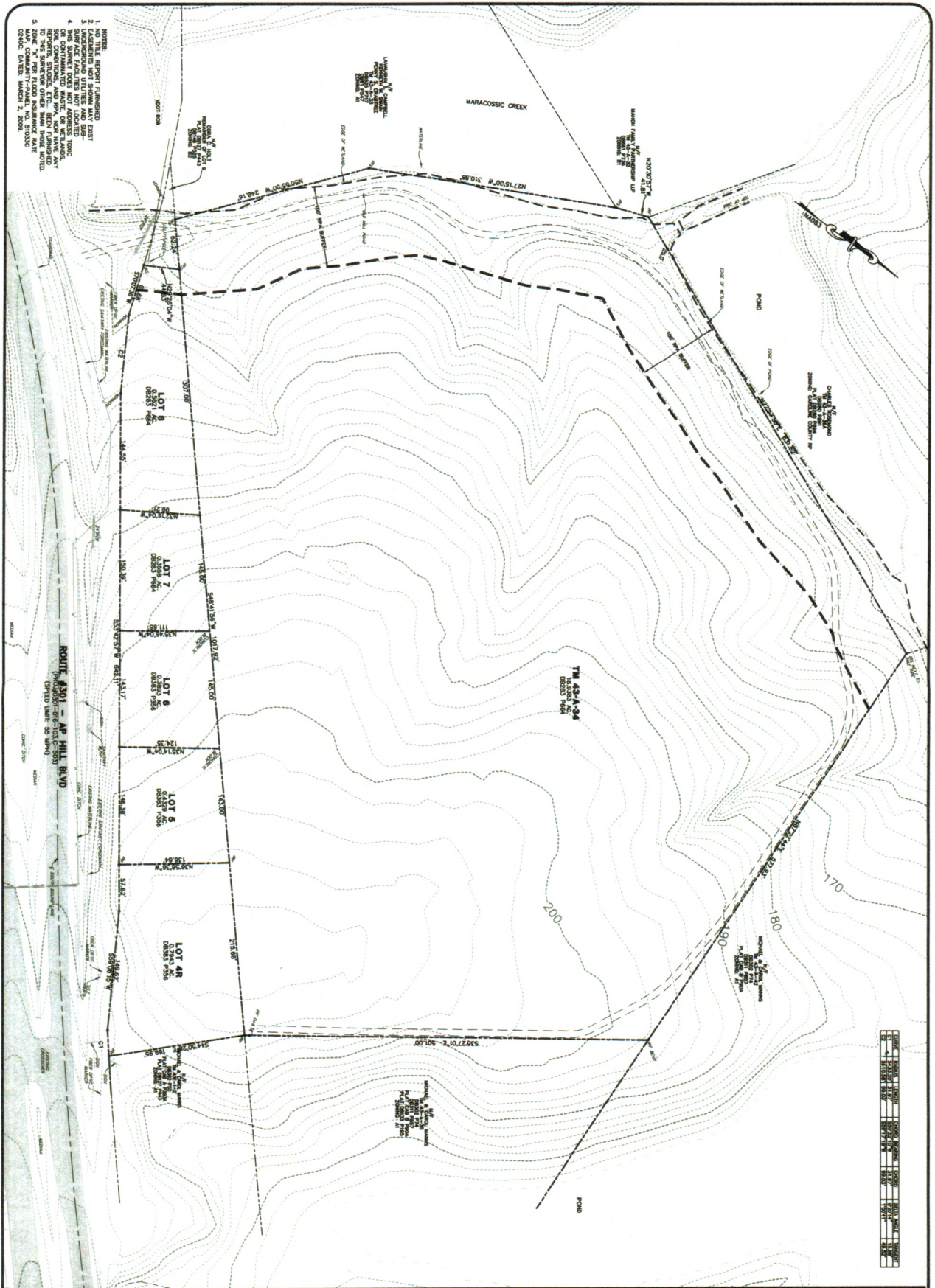
W W WEBB & ASSOCIATES, PLLC
 ENGINEERING SURVEYING LAND PLANNING

11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA. 22408
 OFFICE (540)371-1209 FAX (540)371-4650

OFFICE OF
HEALTH OF VIRGINIA
 DANIEL C. WEBB
 LICENSE NO. 036528
 20/2/2021

REVISION		BLOCK	
DATE	DESCRIPTION	DATE	DESCRIPTION
8/17/21	PER VOOT COMMENTS		
10/18/21	PER TOWN COMMENTS		

DATE: JULY 1, 2021
 SCALE: AS SHOWN
 DRAWN BY: LCB
 CHECKED BY: DCR
 LEAD FILE: 180000207
 DRAWING NO.: 210000207
 SHEET NO.: 1
 OF 5 SHEETS



- NOTES:
1. NO TITLE REPORT FURNISHED
 2. UNDERGROUND UTILITIES AND S&B
 3. THIS SURVEY DOES NOT ADDRESS TOIC
 4. ON CONTAMINATED WASTE OR W/UNLAWFUL
 5. REPORTS STUDIES, ETC., BEEN FURNISHED
 6. MAP, COMMUNITY-PLAN NO. 21000200
 7. ZONE "X" PER FLOOD INSURANCE RATE
 8. MAP, COMMUNITY-PLAN NO. 21000200
 9. ZONE "X" PER FLOOD INSURANCE RATE
 10. DATE: 03/28/23

DATE	JULY 1, 2023
SCALE	1"=50'
DRAWN BY	DCH
CHECKED BY	DCH
APP'D BY	21000200
DATE	2/10/2023
REVISION	2
OF 5 SHEETS	

EXISTING CONDITIONS

FAIRMONT
GENERALIZED DEVELOPMENT 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)371-4650



REVISION	BLOCK
6/17/21	PER VOOT COMMENTS
10/18/21	PER TOWN COMMENTS
DATE	DESCRIPTION

EROSION AND SEDIMENT CONTROL NOTE

EROSION AND SEDIMENT CONTROL MUST BE DESIGNED AND MAINTAINED PER THE APPROVED EROSION AND SEDIMENT CONTROL MANAGEMENT PLAN (ESMP) AND BEST MANAGEMENT PRACTICES (BMPs).

UTILITY NOTE

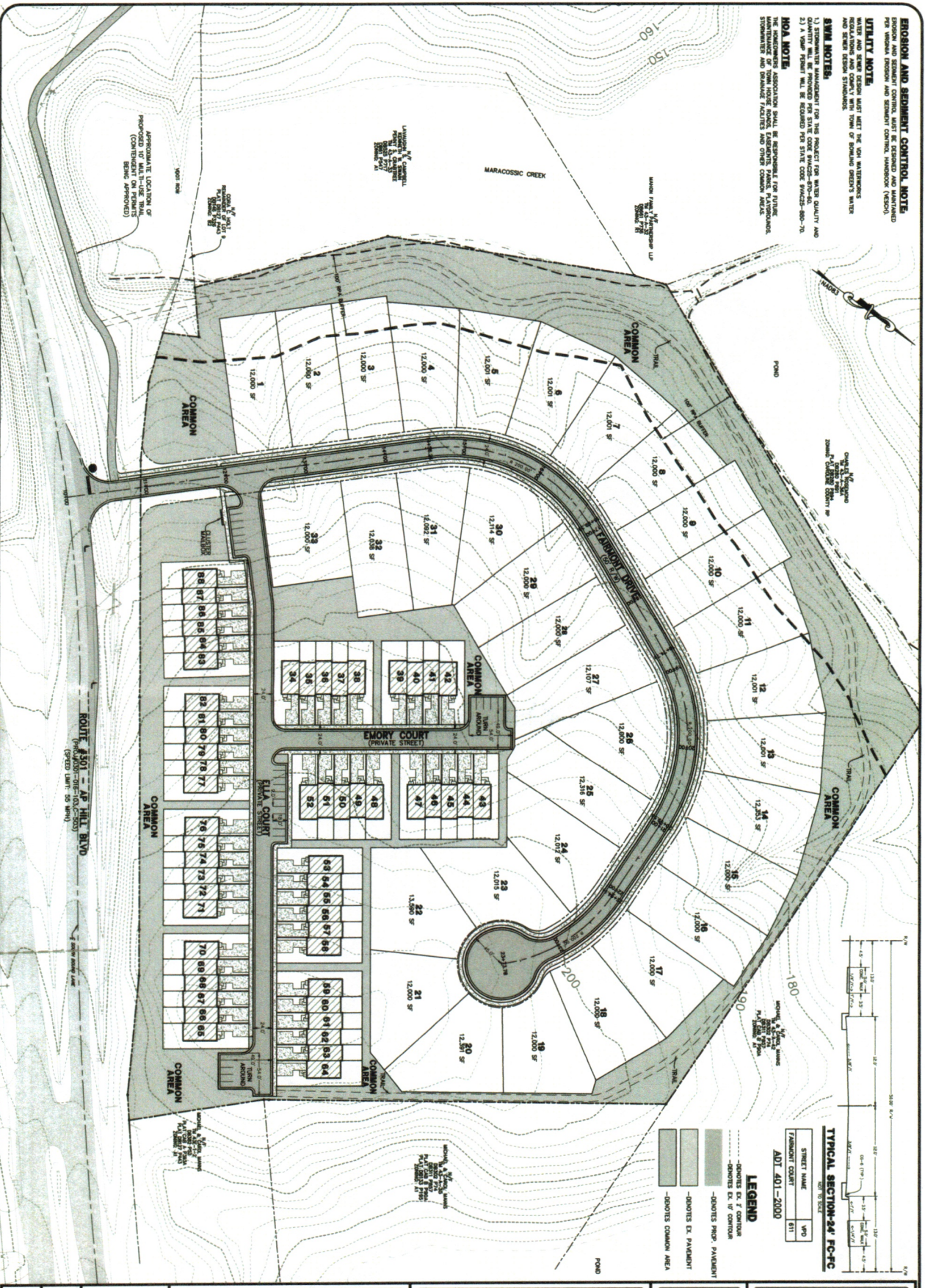
WATER AND SEWER LINES MUST BE LOCATED AND MAINTAINED PER THE APPROVED UTILITY PLAN AND BEST MANAGEMENT PRACTICES (BMPs).

ASPH PAVEMENT

1) STORMWATER MANAGEMENT FOR THIS PROJECT FOR WATER QUALITY AND QUANTITY WILL BE PROVIDED PER STATE CODE SVACS-50-40-40-21 AND 2) A VARIATION FROM THE STATE CODE SVACS-50-40-40-21.

HOA NOTE

THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR FUTURE STORMWATER AND DRAINAGE FACILITIES AND OTHER COMMON AREAS.



TYPICAL SECTION-24'-FC-FC



LEGEND

- NOTES EX. F. CONTOUR
- NOTES EX. V. CONTOUR
- NOTES PROP. PAVEMENT
- NOTES EX. PAVEMENT
- NOTES COMMON AREA

STREET NAME	24"
PAVEMENT COUNT	12"
ADT 401-2000	6"

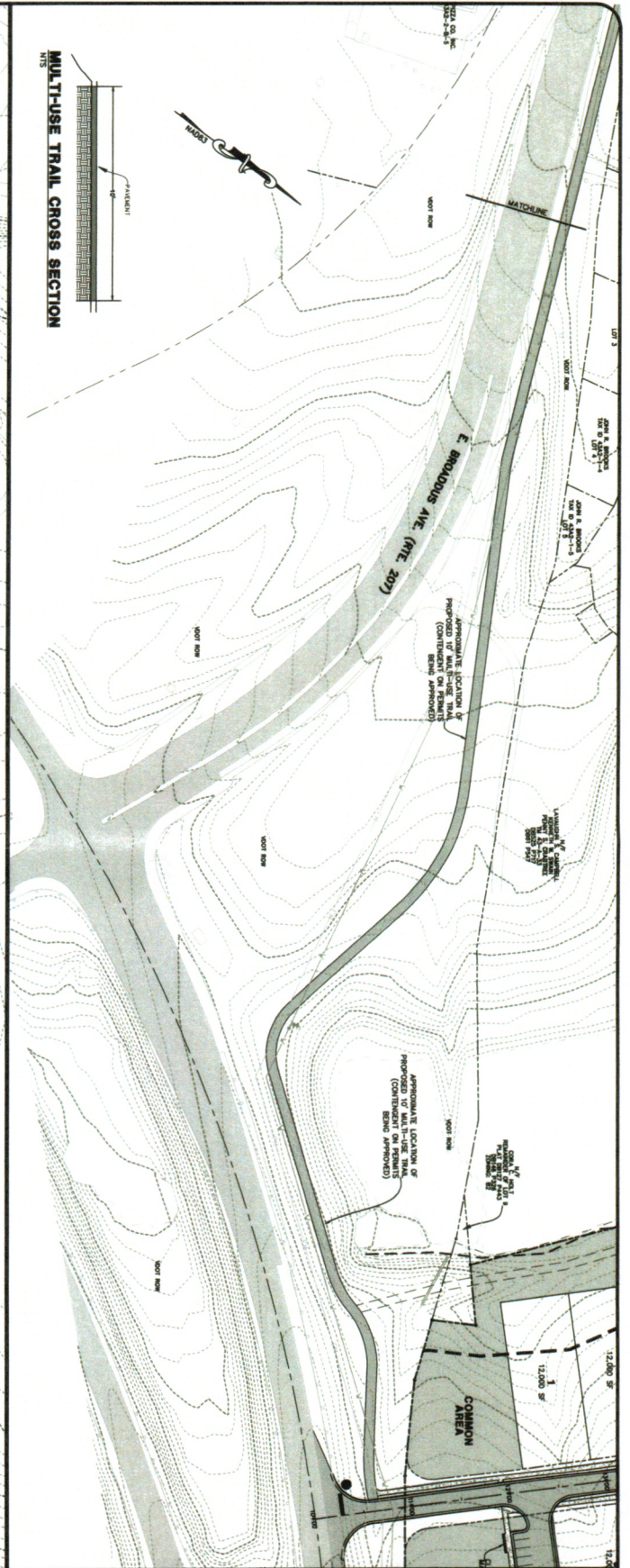
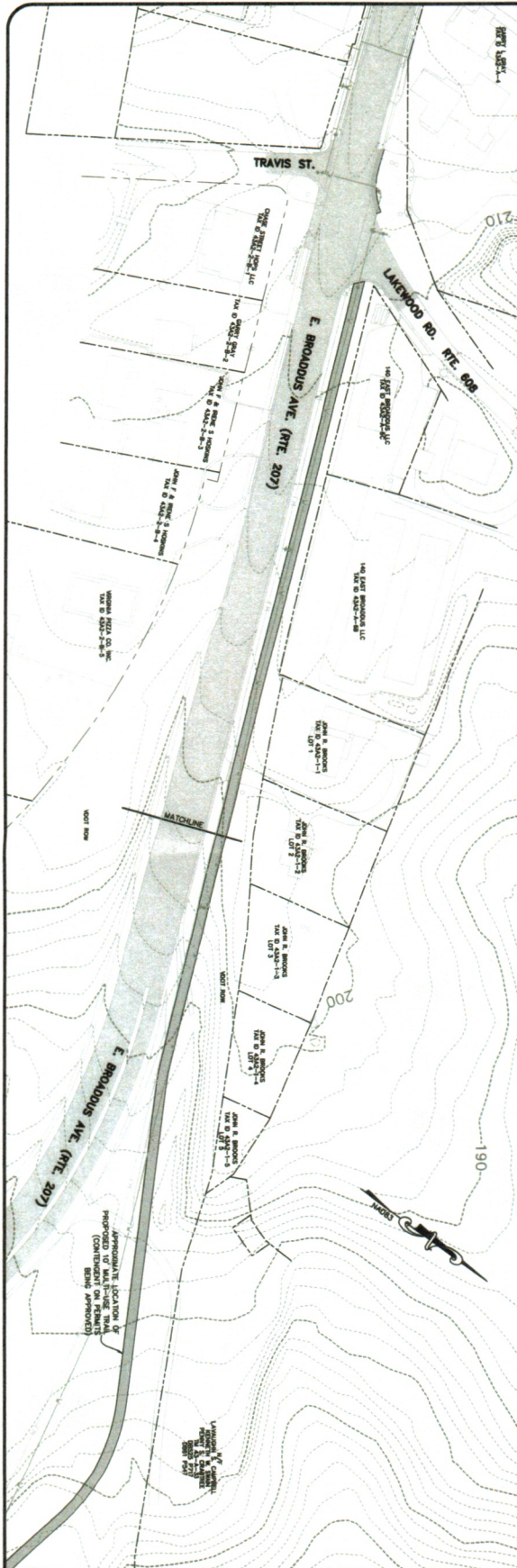
GENERALIZED DEVELOPMENT PLAN
FAIRMONT
 GENERALIZED DEVELOPMENT PLAN
 TAX MAPS 43-A-54; 43E-1-4R,5,6,7,8
 TOWN OF BOWLING GREEN, VIRGINIA

W W WEBB & ASSOCIATES, PLLC
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 11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA. 22408
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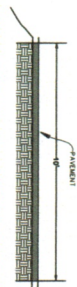
THE STATE OF VIRGINIA
 DANIEL C. WEBB
 LICENSE NO. 036528
 10/08/22

REVISION	DATE	DESCRIPTION
1	6/7/21	PER VOY COMMENTS
2	10/16/21	PER TOYR COMMENTS
3		
4		
5		

DATE	APR 1, 2021
SCALE	1"=60'
DESIGNED BY	DOB
CHECKED BY	DOB
DATE PLOTTED	2/10/2022
PLANNER NO.	210000000
PROJECT NO.	3
SHEET NO.	5



MULTI-USE TRAIL CROSS SECTION



DATE	JULY 1, 2001
SCALE	1"=50'
DESIGNED BY	CSW
DRAWN BY	LSB
CHECKED BY	CSW
APP. TIME	7/10/2001
REVISION NO.	3/10/2002
SHEET NO.	4
OF 5 SHEETS	

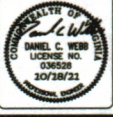
TRAIL PLAN

FAIRMONT
GENERALIZED DEVELOPMENT 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)371-4650


 DANIEL C. WEBB
 LICENSE NO. 036529
 2/17/2001

REVISION	DATE	DESCRIPTION	BLOCK
1	6/7/21	PER VISIT COMMENTS	LSB
2	10/18/21	PER TOWN COMMENTS	LSB

PROJECT NO. 1800000207
 SUBJECT: AP Hill Blvd
 Town of Bowling Green, VA

Year	Design	Design	Design	Design	Design	Design	Design	Design	Design
2021	2021	2021	2021	2021	2021	2021	2021	2021	2021
2022	2022	2022	2022	2022	2022	2022	2022	2022	2022
2023	2023	2023	2023	2023	2023	2023	2023	2023	2023
2024	2024	2024	2024	2024	2024	2024	2024	2024	2024
2025	2025	2025	2025	2025	2025	2025	2025	2025	2025

Direction	Design	Design	Design	Design	Design	Design	Design	Design	Design
Eastbound	2021	2021	2021	2021	2021	2021	2021	2021	2021
Westbound	2021	2021	2021	2021	2021	2021	2021	2021	2021

RIGHT TURN LANE ANALYSIS

Analysis	Proposed VPH	ADMT	ADMT	ADMT	ADMT	ADMT	ADMT	ADMT	ADMT
AP Hill Blvd, Eastbound	12,530	2021	2021	2021	2021	2021	2021	2021	2021
AP Hill Blvd, Westbound	12,530	2021	2021	2021	2021	2021	2021	2021	2021

Analysis	Proposed VPH	ADMT	ADMT	ADMT	ADMT	ADMT	ADMT	ADMT	ADMT
AP Hill Blvd, Eastbound	12,530	2021	2021	2021	2021	2021	2021	2021	2021
AP Hill Blvd, Westbound	12,530	2021	2021	2021	2021	2021	2021	2021	2021

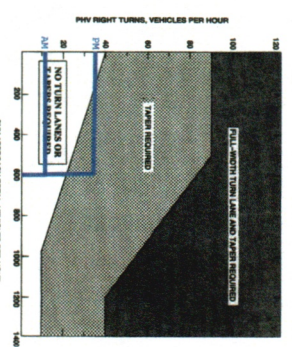
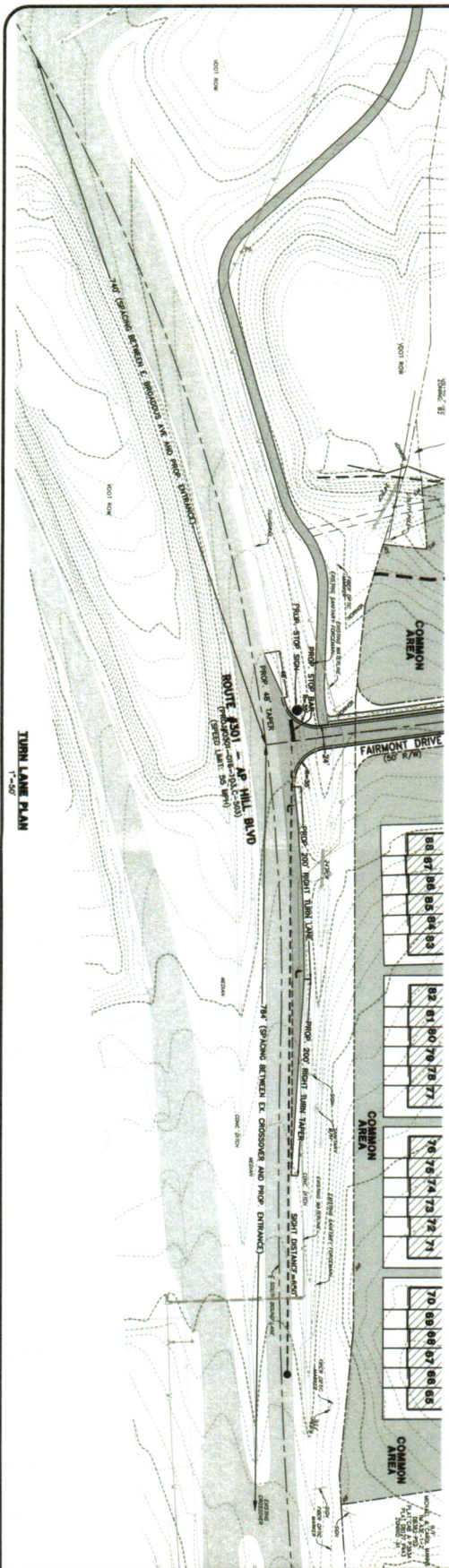
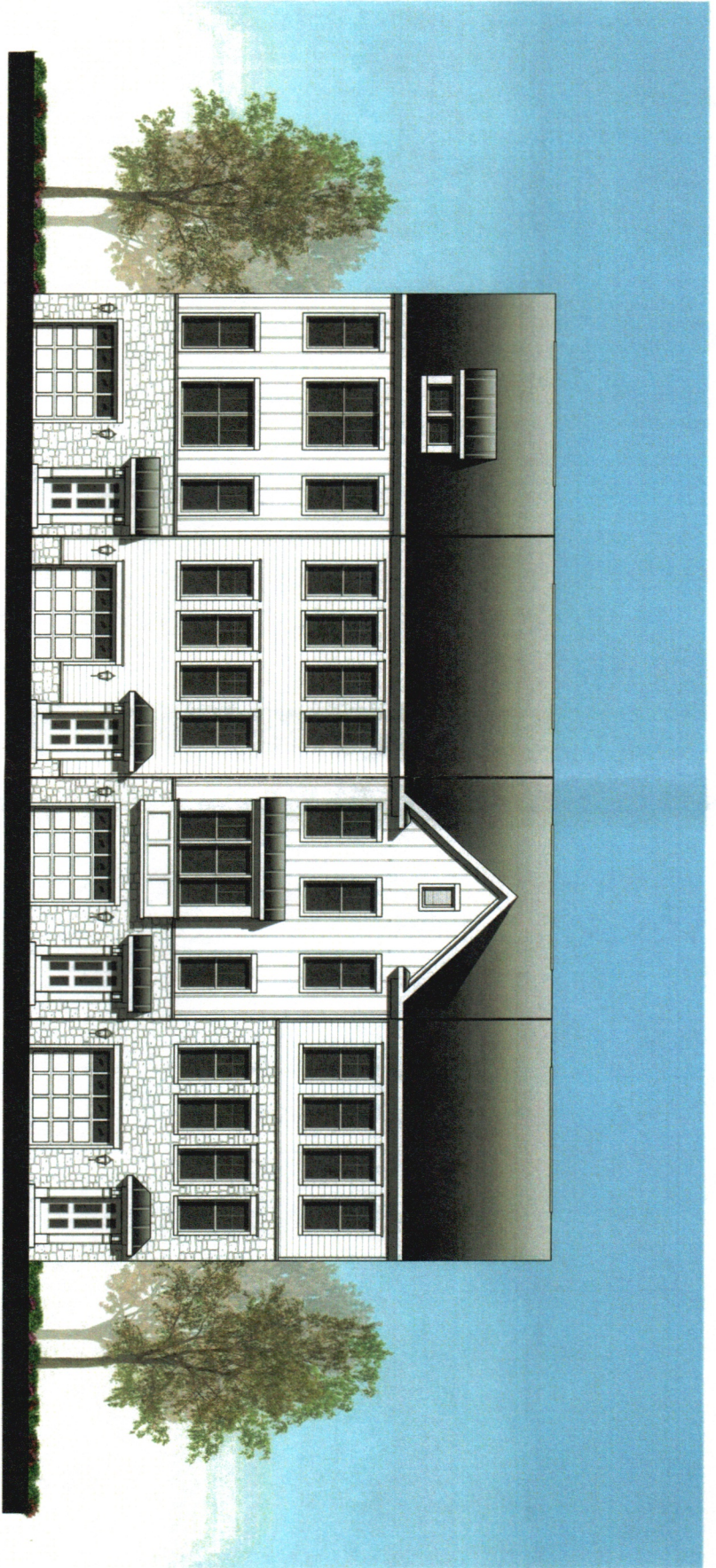


FIGURE 3-2 WARRANTS FOR RIGHT TURN TREATMENT (4-LANE HIGHWAY)
 Appropriate Radius included at all Intersections and Entrances (Commercial or Private)

PHV - Peak Hour Volume (also Design Hourly Volume equivalent)
 Adjustment for Right Turns
 If PHV is not known use formula: PHV = ADMT x K x D
 K = the percent of ADMT occurring in the peak hour
 D = the percent of the day in which the approach is flow
 Note: An average of 15% for K, D and another
 (When turn bays are warranted, see Table 3.1 for design criteria)
 Rev. 1/15



<p>TURN LANE ANALYSIS</p> <p>FAIRMONT GENERALIZED DEVELOPMENT PLAN</p> <p>TAX MAPS 43-A-34; 43E-1-4R,5,6,7,8</p> <p>TOWN OF BOWLING GREEN, VIRGINIA</p>		<p>W W WEBB & ASSOCIATES, PLLC</p> <p>ENGINEERING - SURVEYING - LAND PLANNING</p> <p>11903 BOWMAN DRIVE, SUITE 100, FREDERICKSBURG, VA, 22408</p> <p>OFFICE (540)371-1200 FAX (540)371-4850</p>		<p>PREVIOUS BLOCK</p> <p>DATE DESCRIPTION</p>	
<p>DATE: JULY 1, 2021</p> <p>SCALE: NONE</p> <p>DRAWN BY: LUD</p> <p>CHECKED BY: DCM</p> <p>APP. PROJ. 1800000207</p> <p>ISSUANCE NO. 2102020207</p>		<p>DATE: 8/17/21</p> <p>DATE: 10/16/21</p> <p>DATE: 12/16/21</p>		<p>DATE: 03/25/22</p> <p>DATE: 10/26/22</p>	



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 BUILDERS

ATLANTIC BUILDERS
 SPOTSVILANA, VA
 42000002.00

BOWLING GREEN
 JUNE 23, 2021

SCALE: 1/4" = 1'-0"

4-UNIT STICK

A.1



Architectural & Planning
800.426.5240
www.ktbv.com

Atlantic Builders
1975 Jefferson Davis Hwy
Fredericksburg, VA 22401



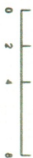
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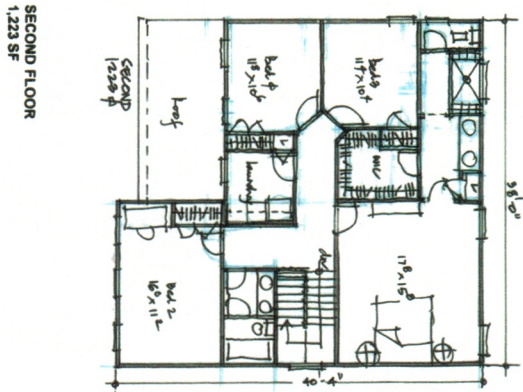
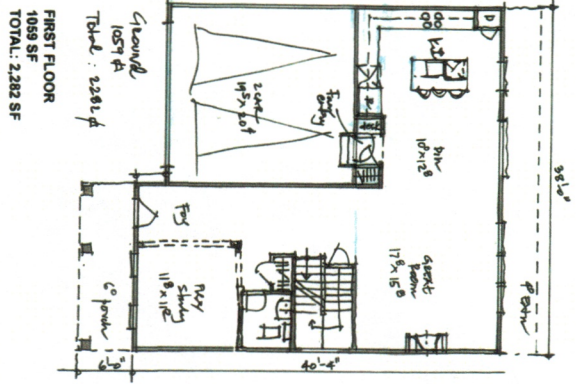
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Atlantic Builders
1975 Jefferson Davis HWY
Fredericksburg, VA 22401

2,300 SF 2-STORY HOUSE
VIRGINIA



A1.0







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

AGENDA ITEM: Approval of October 18, 2021 Meeting Minutes

ITEM TYPE: Action Item

PURPOSE OF ITEM: Decision - By Motion

PRESENTER: Allyson Finchum, Town Manager

PHONE: (804) 633-6212

BACKGROUND / SUMMARY:

Minutes from October 18, 2021 Planning Commission Meeting

ATTACHMENTS:

10/18/21 Meeting Minutes

REQUESTED ACTION:

Approve Minutes

**TOWN OF BOWLING GREEN
PLANNING COMMISSION MEETING**

MINUTES

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

ROLL CALL AND DETERMINATION OF A QUORUM:

Chair Gattie called the meeting to order at 7:00 p.m. and determined a quorum was present.

PRESENT:

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

PUBLIC COMMENT:

No public comment.

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)

The Town Manager presented the staff report.

Daniel Webb, the applicant, presented information on the project.

The Planning Commission questioned the traffic pattern due to the location of the entrance to the development not aligned with a cross-over to northbound Route 301; accuracy of the number of vehicle trips per day; number of school-aged children generated from development; request for HOA documents; private versus public road serving townhouses; number of requested houses and appropriate density of development; adequate water for growth; usable open space and amenities; comparing revenue and costs generated by residential versus commercial development.

Barbara Byrd, 17262 Lakewood Road, commented on the following:

Asked if AP Hill has been notified and provided comments. Questioned the water source and well, the buffer, effect on owners of ponds, environmental impacts, price of homes, effect on property values, whether the owner was an LLC, whether stormwater pond will be built and the liability.

Tommy Wright, 17339 Harding Drive, commented:

Two existing nearby ponds have quality waterflow and shouldn't be interrupted. Type of vegetative buffer, concerned about swamp land, environmentally sensitive land and Chesapeake Bay Act.

Rob Henderson, 17584 Jackson Drive, commented:

Not in support of gas stations. In support of places to eat. Wants developer to finish their current project (Maury Heights) before starting another development.

Mike Manns, 17350 Lakewood Road, commented:

Concern about proximity of houses to his adjacent property. Concern about the protection of children from natural hazards who may cross onto his property. The property was annexed to help financially support the Town. Requested the Town to carefully consider and be tough on all applications because the Town only gets to do this one time.

Bonnie Cannon, 123 South Main Street, commented:

Route 301 corridor is horrible for traffic, prefer commercial. Concerned with impacts to Sheriff, Fire and Rescue, Schools, Water and Sewer. Concern with increase in property assessment and paying additional taxes. In support of grocery store, restaurants.

Commissioner's comments:

Issues raised included: wanting food establishments and uses that are good for the Town into the future, mixed use projects with commercial along Route 301 corridor and residential behind, concerned with high number of vehicle trips per day, traffic, safety on Route 301.

Tina Gambill motioned to continue public hearing to November 15, 2021 to perform due diligence and review the information submitted by the applicant at the meeting.

Sandra Pelter seconded the motion.

Discussion followed: Scott Seigmund stated there is one opportunity to develop this area correctly and wants additional information and input from the community. Valarie Coyle expressed the same and the need to review the new information. The Planning Commission requested information on the finished floor elevation and if the dwellings will have basements, and information on the stormwater ponds.

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

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

APPROVAL OF THE MINUTES:

On motion by Scott Seigmund, seconded by Sandra Pelter, the September 20, 2021 Planning Commission Meeting Minutes were approved. No discussion.

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

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

NEW BUSINESS:

None

UNFINISHED BUSINESS:

None

INFORMATIONAL ITEMS

None.

COMMISSION COMMENTS AND REPORTS:

The Planning Commission agreed to review the definition of Mixed Use in the Comprehensive Plan.

Chair Gattie is in the process of formatting and grammatically correcting the new 2020 update to the Comprehensive Plan.

The Planning Commission requested the implementation of the Comprehensive Plan through the Town ordinances. Code enforcement of approved zoning permits for special uses and other issues.

Discussion also included text amendments for Flea Markets and Food Trucks and development of a Parking Plan

ADJOURNMENT:

Motion to adjourn made by Scott Seigmund, seconded by Sandra Pelter. Unanimous.
Meeting adjourned at 9:24 p.m.

Respectfully Prepared/Submitted by:

Allyson Finchum
Town Manager