

C500 Membership Meeting

9/22/08

Minutes

In attendance were: Chris Folger, Brenda Hagan, Pete Kolaskowski, Diane Kuechler, John LeFebre, Cristine Lynch, Horace McCaskill, Jr., Fred Messing, Stephen Thibault. F. Messing presided.

Minutes: 8/2/08 Board Meeting minutes were approved.

Treasurer's Report: S. Thibault: *Waiting for the 7/08 Statement. *A reminder was sent regarding dues plus an invitation to "Friends" to join C500. *An expenditure approval process has been put in place: up to \$100 with the approval of the Treasurer; \$100 to \$250 at the added consent of the Chair or Vice Chair; over \$250 requires the Board's approval.

Membership Update: C. Folger: Urged personal canvassing as a follow-up of the e-mail invitations to join C500.

Updates: Design Standards: C. Lynch: At the 9/9/08 BOS meeting, the BOS discussed acceptance of the plan with some modifications. There was a meeting 9/17/08 of the Planning Department and Principals to discuss the C500 plan (see attached). Concern now focuses on the proposed Industrial exemptions. The Planning Department is also reviewing which areas to include in the HCODs. **11/11/08** is the BOS Public Hearing to review the DS and HCODs; working sessions are scheduled 10/14/08 and 10/28/08.

Comprehensive Plan: C. Folger: The CP was discussed at the 9/9/08 BOS meeting and tabled for modification. The next Public Hearing before the BOS is scheduled for **11/11/08** with a work session 10/14/08. The "3 acre Lot" issue has again been raised and will be on a future agenda. C. Folger also advised members of the newly forming Trails/Greenways initiative.

VRE: P. Kolaskowski and J. LeFebre: The BOS directed staff to advise re: the current requirements for joining VRE. The "Pannera Group" will meet again to define an action plan.

Additional Discussions: Summit Crossing: C. Folger and F. Messing are to attend a meeting to evaluate the current status of the proposed development. S. Thibault will be included in this.

County Budget: Citizen input has been solicited for the 9/23/08 BOS meeting. It was agreed the C500 needs to make a statement and have a presence. F. Messing will do same.

Civil War Preservation Trust requested C500's involvement in voter canvassing. P. Kolaskowski and H. McCaskill will contact Jim Campi for more information.

New Board Members: C. Folger and D. Kuechler will contact recommended members.

Send any Liason Contacts Lists to B. Hagan.

The meeting was adjourned. The next meeting is scheduled for 10/27/08 at 6:30pm.

C500 White Paper
Alternate Enhanced Design Standards and HCOD's
Sept. 9th Board of Supervisors Public Hearings

BACKGROUND/ACTIONS

1. The Committee of 500 (C500) has achieved consensus with large and small developers in the community to extend the work of the Planning Department and develop an alternate draft enhanced design standards document that is clear, unambiguous, and easily implemented. Our purpose is to be certain that, through these efforts, the quality of life in Spotsylvania County is improved, our economic development opportunities are expanded, and there are no disincentives for businesses to upgrade/renovate.
2. If the BOS finds this consensus document of merit, we request:
 - a. The public hearings be held on Sept 9th to hear the views of all citizens on design standards and HCOD's;
 - b. The Design Standards be tabled for 30 days and the new version advertised for a new public hearing on October 14th.
 - c. The vote on the HCOD's be scheduled to occur as quickly as possible.

C500 REVISIONS/ENHANCEMENTS

1. Alternate Enhanced Design Standards

- **Language Clean-up:** To promote understanding of expectations, the alternate plan clarifies the remaining ambiguous and redundant language. For example, when screening is required between commercial and residential uses, the wording has been changed from "nearby residential" to "adjacent residential."
- **Matrix Elimination:** To assure a smooth, objective approval process for new development that meets community expectations for design, the alternate plan eliminates the matrix (slashing the document in half) and moves many elements from the matrix into mandatory requirements. For example, items made mandatory include that crosswalks must be accented using paving materials such as brick or stamped concrete. Items eliminated from the matrix include the stipulation that 50% of parking be located to the side or rear of the building.
- **Industrial Elimination:** The alternate plan eliminates industrial development from its purview. This plan was written with Commercial in mind and is not a fit for Industrial.
- **Addition of Exceptions:** The alternate plan provides that exceptions to the design standards can be made if approved by the head of the Planning Department and the County Administrator, to assure that innovation and creativity continue to be fostered in the County.
- **Elimination of Renovations:** The alternate plan removes renovations from the design standards, so as not to discourage small property owners from improving the appearance of their buildings.
- **Inclusion of Rezoning:** The alternate plan continues to include rezonings. An analysis of the current zoning map indicates that most future commercial development in Spotsylvania County will require a rezoning. Therefore, if this BOS wishes to assure that its desires for minimum design standards are followed by future Boards, the only way to do this is to include rezonings in the standards. Otherwise, it is possible to have proffers that are less than the design standards; something this Board has made sure doesn't happen. This will not take away from the flexibility of developers to be creative and to offer more or the County to negotiate more; it will simply provide a baseline or floor for the decision process when a rezoning is requested.

2. HCOD's

- C500 has developed a table of the current proposed HCOD's and their characteristics. Based on this table, and assuming previous passage of the Design Standards, we support the implementation of 13 HCOD's. (See table below for detail.)

C500 Membership Meeting

9/22/08

Minutes

- We recommend elimination of I-95 from the list. This is a special corridor that requires its own separate analysis.
- We recommend elimination of Brock Rd., Leavells Road, and Mine Road from the list as they are residential corridors.
- We recommend the inclusion of the other 13 corridors, as they have extensive Commercial development today or, assuming passage of the updated Comprehensive Plan and the new FLUM, have the potential for extensive Commercial development in the future.

Committee of 500 HCOD Adoption Recommendations, 9/5/2008				
	Arterial Road proposed as an HCOD	Boundaries	C500 Position	Reason for Recommendation/Comments
1	Plank Road, Route 3, proposed	Fredericksburg City line to Orange County line (original portion was Chewning Dr. to the Orange County line)	Adoption	High traffic, high-visibility, gateway corridor, historic battlefields, portion already part of existing adopted HCOD
2	Courthouse Road, Route 208, proposed	Rte. 1 to northern boundary of CH Historic District (original portion was I-95 to Wild Turkey Dr.)	Adoption	A primary connector between Route 1 and the Courthouse Historic District, portion already part of existing adopted HCOD
3	Route 208 By Pass	Wild Turkey Dr. to Brock Rd.	Adoption	Proximity to Courthouse Historic District
4	U.S. Route 1	Fredericksburg City Line to Matta River	Adoption	Significant north-south regional corridor with significant existing commercial development and vehicular traffic, gateway corridor
5	U.S. Route 1 Business/Lafayette Blvd.	Rte. 1 to the Fredericksburg City line	Adoption	Existing commercial character, link between Route 1 and City of Fredericksburg
6	U.S. Route 2, US Route 17 Business, Tidewater Trail	Fredericksburg City line to Route 17 By Pass	Adoption	Existing commercial/industrial type uses
7	Brock Rd	Western boundary of the CH Historic District to the Rte. 208 By Pass	No adoption	Currently residential and no plans for change in this use.
8	U.S. Route 17, Mills Drive	Rte. 1 to Caroline County line	Adoption	Existing commercial and industrial parks, potential access to I-95 via possible new interchange, possible development resulting from new regional hospital

C500 Membership Meeting

9/22/08

Minutes

9	Route 608, Massaponax Church Road	I-95 to the Ni River	Adoption	Rural/agricultural character, draft FLUM calls for mixed-use and industrial/office development
10	Route 606, Morris Road/ Mudd Tavern Road	Caroline County line to Ham's Ford Rd.	Adoption	Existing commercial development from Route 1 to I-95, draft FLUM calls for mixed-use and industrial/office/commercial development
11	Route 636, Mine Road	Rte. 1 to Benchmark Rd.	No adoption	Currently residential (except from Route 1 to Falcon Drive) and no plans for change in this use.
12	Route 608, Benchmark Road	Rte. 17/Mills Dr. to Rte. 17 Business/Route 2	Adoption	Draft FLUM calls for industrial/office/commercial development
13	Route 638, Lansdowne Road	Mine Rd. to Fredericksburg City line	Adoption	Much of the eastern boundary of the roadway adjacent to the Fredericksburg Battlefield, draft FLUM calls for industrial/office/commercial development
14	Route 620, Harrison Road	Route 3 to Rte. 1 Business	Adoption	High traffic, high visibility, development potential stemming from Harrison Road Connector and resulting increased traffic.
15	Route 639, Leavells Road	Harrison Rd. to Rte. 208	No adoption	Currently residential and no plans for change in this use.
16	Route 639, Salem Church Road	Rte. 3 to Harrison Rd.	Adoption	Existing C-2 zoning extending south of Route 3 establishing commercial nodes from Route 3 to Harrison Road
17	Interstate 95, I-95		No adoption	Special corridor that requires separate analysis

3. Additional C500 (only) Recommendations

- C500 completely supports reasonable Industrial Design Standards. It is our strong recommendation that Industrial Design Standards be added to the Planning Department action list for consideration in 2009; this should be a more limited and straight-forward effort since a subset of what is in the Commercial Design Standards document is reusable.
- We strongly encourage the addition of solutions for I-95 to the Planning Department's action list for 2009.