



Clarke County Planning Commission

AGENDA – Comprehensive Plan Committee Meeting

Thursday, May 12, 2022 (2:30PM)

Berryville/Clarke County Government Center – Main Meeting Room

1. **Approval of Agenda**
2. **Approval of Minutes – April 7, 2022 Meeting**
3. **Continued Discussion – Double Tollgate Area Plan Review**
4. **Scheduling of Next Meeting**
5. **Adjourn**



Clarke County Planning Commission

DRAFT MINUTES – Comprehensive Plan Committee Meeting

Thursday, April 7, 2022 – 2:30PM

Berryville/Clarke County Government Center – Main Meeting Room

ATTENDANCE:			
Matthew Bass (Board of Supervisors)	X	Bob Glover (Millwood)	✓
Anne Caldwell (Millwood)	✓	Randy Buckley (White Post)	✓
George L. Ohrstrom, II (Ex Officio)	✓ E		

E – Denotes Electronic Participation

NOTE – Chair Ohrstrom participated electronically due to health issues related to the current pandemic and served as the alternate voting member for this meeting.

STAFF PRESENT: Brandon Stidham (Director of Planning), Jeremy Camp (Senior Planner/Zoning Administrator)

CALL TO ORDER: By Mr. Stidham at 2:50PM.

1. Approval of Agenda

Members approved the agenda by consensus as presented by Staff.

2. Approval of Minutes – March 10, 2022 Meeting

Members voted unanimously to approve the March 10, 2022 meeting minutes as presented by Staff.

Motion to approve March 10, 2022 meeting minutes as presented by Staff:			
Bass	ABSENT	Glover	AYE
Caldwell	AYE (moved)	Buckley	AYE
Ohrstrom (Alternate)	AYE (seconded)		

Mr. Stidham said that the primary objective for the meeting is to see if the Committee has any additional changes to the final draft Comprehensive Plan document and whether members are comfortable forwarding the draft to the full Commission for review in May. He said that if there is time left at the end of the meeting, he will introduce the Double Tollgate Area Plan review project. He added that he will review the current plan area and properties to which the County is working to extend public water and public sewer from Frederick County. He said that we also need to schedule the next meeting date for some time in mid-May.

3. Comprehensive Plan Update – Review of Final Draft

Mr. Stidham suggested reviewing the final draft by section to see if members have any edits or questions and noted that Chair Ohrstrom provided comments in advance of the meeting. He

noted that one of Chair Ohrstrom's comments is to list the Comprehensive Plan Committee members under "Acknowledgments" on the back of the front cover page.

Regarding the fifth bullet point in the "Foreword" section, Chair Ohrstrom said that he did not think that "distinctive attributes" was the correct wording and suggested using "different ecosystems" instead. Commissioner Caldwell said that this was a good point. Chair Ohrstrom said that "different regions" might be a better alternative as well. Mr. Stidham replied that "attributes" is a general term and "ecosystems" is more specific, but "regions" would be too general. Members agreed to use "different ecosystems."

Regarding the third line in the second paragraph of the "Introduction" section, Mr. Stidham suggested adding "natural resource protection" after "preservation" per Chair Ohrstrom's comment. Chair Ohrstrom noted that we talk about natural resource protection a lot and he thought it should be included in this list. Members agreed with this change. Regarding the last line of the "Historic Resources Plan" description, Chair Ohrstrom had noted that he did not like the wording "in furtherance of historic preservation." Mr. Stidham suggested "to further the County's historic preservation goals" and members agreed with the change.

Regarding the third bullet in the "Summary Statement of Purpose" section, Commissioner Glover said that he is concerned that the wording about broadband internet means that the County is going to make broadband work in the rural areas. He is concerned that this might be viewed as a promise that we will not be able to keep. Mr. Stidham replied that this language means that, with the exception of broadband internet, residents should not expect that the County will expand public infrastructure into the rural areas. Chair Ohrstrom suggested "with the exception of attempting to expand broadband," and Commissioner Caldwell suggested "with the planned expansion of broadband." Commissioner Glover noted that in order to plan expansion of broadband, you have to have it in the rural areas in the first place. Mr. Stidham suggested, "With the exception of efforts to expand broadband internet service." Commissioner Glover said that this addresses his concerns.

Regarding the "County Profile" section in Chapter I, Chair Ohrstrom noted in the second paragraph that language should be included to explain how much of the County land area changed since the 2013 Comprehensive Plan. Mr. Stidham replied that language will be included to address this concern. Chair Ohrstrom also noted that Route 50 is mentioned in the fourth paragraph but should be moved to the third paragraph where all of the other major County roads are discussed.

Under the "History and Historic Resources" section, Chair Ohrstrom suggests adding language to explain why the County is named after George Rogers Clark but the County name is spelled with an "e." Vice-Chair Buckley noted he read somewhere that the discrepancy was a mistake in the clerk's office in Richmond when they named the County. Chair Ohrstrom said this would be an interesting fact to include. Mr. Stidham said that Staff will develop language and add it to the third paragraph on Page I-11. Chair Ohrstrom noted on Page I-12 that a total area of land in historic districts should be included at the end of the bulleted list. Mr. Stidham replied that this can be added.

On Page I-27, Chair Ohrstrom noted an apparent error in that the last paragraph states that the density of Clarke is less than half the density of Warren County, but Table 5 shows Clarke at 5.3% and Warren at 8.4%. Mr. Camp replied that Table 5 does not show density, it shows growth rate. Chair Ohrstrom also asked about Table 8B depicting 2,182 people commuting to Clarke County to work. Mr. Stidham replied that the table on the right depicts the County's non-resident workforce and where they reside. Chair Ohrstrom said that this sounds like a lot of workers. Mr. Stidham replied that most may come to work for Berryville Graphics or the Schools.

Members had no additional comments on Chapter I. Mr. Stidham noted that the titles of the maps need to be edited and those changes will appear in the draft that is sent to the full Commission.

Regarding Chapter II, Chair Ohrstrom commented that Goal #7 should read "...to determine their consistency not only with the Comprehensive Plan and implementing component plans, but also with the County Zoning and Subdivision Ordinances and with our land use philosophy," or "with the County's land use philosophy." He added that he thought as written it is a run-on sentence. Mr. Stidham suggested cutting out "County Zoning and Subdivision Ordinances." Chair Ohrstrom replied that this works. Mr. Stidham asked whether "our" or "the County's" should be used and Commissioner Caldwell replied the latter.

Members had no additional comments or edits on Chapters II or III. Regarding the Appendix, Mr. Stidham noted that Commissioner Caldwell said that Figure 1 is confusing because it does not have a key. He added that since this was taken from another document, Figure 1 could be taken out if the members also think it is confusing. Commissioner Glover said that he did not think that it is needed. Commissioner Caldwell said that it would be interesting if the different areas were labeled but that it makes no sense otherwise. Mr. Stidham read the paragraph at the top of Page A-4 where Figure I is cited, noting that it mentions how the layers of rock have been folded and fractured as depicted. He then asked if it is necessary to keep the picture. Commissioner Caldwell said no and Commissioner Glover said that we should not add a legend to another person's map. Commissioner Caldwell said the verbiage describes it perfectly. Commissioner Glover asked if Map 12 is going to be removed as well and Mr. Stidham replied that only Figure 1 would be removed.

With no additional questions or comments, members voted 4-0-1 to forward the final draft as edited to the full Commission for review in May.

Motion to forward final draft Comprehensive Plan as edited to the full Planning Commission for review in May:			
Bass	ABSENT	Glover	AYE
Caldwell	AYE (seconded)	Buckley	AYE
Ohrstrom (Alternate)	AYE (moved)		

4. Discussion – Double Tollgate Area Plan Review

Mr. Stidham stated that a copy of the five-year review resolution for the Area Plan is included in the packet. He noted the two key issues in the resolution are to address the impact of serving the plan area with public water and public sewer, and whether to change the plan area's current "deferred growth" status. He said the second of the two issues may fold into how we determine what the revised plan area map will be for properties to be served by public water and sewer.

Mr. Stidham said he wanted the members to be comfortable with the properties in question and reviewed a map depicting the current plan area and a map identifying the State-owned properties. He noted the current Area Plan does not recommend expanding the plan area until full build-out is achieved. He said the challenge is the change in ownership of the State-owned properties. He also reviewed which agencies currently own each of these properties and their development status. He noted that the 65-acre parcel located along U.S. 340 was assigned by the General Assembly to the Virginia Port Authority for economic development purposes. He added that this is the most likely parcel to treat differently from the rest of the State-owned properties. He noted that the L-shaped parcel is owned by the Department of Military Affairs, adding that they approached the County about obtaining water and sewer to serve a future regional training center on that property. He said the remaining two properties are owned by the Virginia Department of Transportation (VDOT) and Department of Corrections, and it is not known whether those ownerships will change in the near future. He added that the VDOT parcel contains their maintenance shop and that the Department of Corrections parcel contains the older of the two prison buildings and the current package sewage treatment facility which has a valid permit from the Department of Environmental Quality (DEQ). He noted that there is also an existing waterline to this property that was extended many years ago from Frederick County to serve the former prison facility.

Mr. Stidham suggested that given the different agency ownerships and future potential uses, the State-owned properties may need to be treated in two different ways on a revised plan area map. He said while the 65 acres is slated for economic development purposes and the most-likely candidate for Highway Commercial zoning, the remaining properties would house State uses to be served by public water and sewer with no change in zoning.

Chair Ohrstrom asked how you would keep other nearby AOC-zoned property owners from wanting to be included in the plan area and have access to the public water and sewer. Mr. Stidham replied that the utilities are being extended to serve the current plan area and the State-owned properties. He added that you can also continue the concept of not adding new privately-owned parcels to the plan area until build-out of the existing plan area is achieved. Commissioner Glover asked if the 7-11 store has public water and sewer. Mr. Stidham replied no and added that they are really interested in getting it. Commissioner Glover asked where the current water line in Frederick that would be extended into Clarke is located. Mr. Stidham replied that no decisions have been made on the locations of the water or sewer lines. He added that any new sewer line would ultimately run north to Frederick County's Parkins Mill treatment plant. He said he did not believe that either water or sewer would be connected to the Lake Frederick system.

Mr. Stidham said that before the Board of Supervisors can authorize Frederick County to serve areas in Clarke County, our land use plan has to match that objective. He said that since we review the Area Plan once every five years, changes in growth and utility allocation can also be considered during that review. Commissioner Glover asked about the residences across U.S. 340 who may want to replace their septic systems with public sewer and whether they were part of the discussion at the Board level. Mr. Stidham replied no, adding that only the State-owned properties have been discussed at this point. Chair Ohrstrom said that he would leave it this way for now. Mr. Stidham noted that public water and sewer will bring additional development pressures and you may see a lot of those houses get purchased for redevelopment. Vice-Chair Buckley said that some of those houses and lots are vacant. He also noted that the triangle property between Double Tollgate Road and U.S. 340 is currently for sale but may not be feasible for development. Mr. Stidham said that you could see a developer attempt to purchase all of these properties to redevelop as a block and potentially ask the County to abandon Double Tollgate Road. Commissioner Glover asked for confirmation that the goal is to bring utilities to the State-owned properties. Mr. Stidham replied yes as well as to the properties in the existing plan area. Commissioner Glover asked if the flea market is in Frederick and Clarke. Mr. Stidham replied that it is located mostly in Frederick.

Mr. Camp asked if the State-owned properties would be added to the proposed water and sewer service district but not designated for commercial growth in the Area Plan. Mr. Stidham replied that the 65 acres would be designated for economic development uses and the remaining parcels would be for State government uses. He added that your plan area may have three different sub-areas, each with their own descriptions of what can and cannot be developed there.

Chair Ohrstrom left the meeting.

Mr. Stidham proposed to identify potential edits to the current plan and to create a new area plan map with different planning areas containing descriptions of what uses can or cannot take place in each. Vice-Chair Buckley asked if the reason for the water and sewer extension is because the State agencies have requested it. Mr. Stidham replied yes as well as property owners within the current plan area that have asked for it for years. He also noted that for many years, Frederick County would not consider serving Clarke but that their recent water supply planning efforts has made this a possibility.

5. Scheduling of Next Meeting

Members agreed to schedule the next meeting for Thursday, May 12 at 2:30PM.

ADJOURN: Meeting was adjourned by consensus at 3:39PM.

Brandon Stidham, Clerk



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TO: Planning Commission Comprehensive Plan Committee members

FROM: Brandon Stidham, Planning Director

RE: May 5 2022

DATE: May 12, 2022 Meeting

Enclosed you will find an agenda and materials for the next Comprehensive Plan Committee meeting to be held on **Thursday, May 12 at 2:30PM** in the Government Center Main Meeting Room. For this meeting, we will be continuing our initial discussion of revisions to the Double Tollgate Area Plan. Enclosed you will find two documents for review and discussion:

1. Current and Proposed Goals, Objectives, and Strategies

This document is Staff's first attempt at identifying issues and corresponding edits that will need to be made to the Area Plan's Goals, Objectives, and Strategies. For this discussion, please review the analysis and initial recommended changes in the document, then review the following guidance sections of the revised Comprehensive Plan draft:

- Chapter II, Objective 9 (Designated Growth Areas for Development), Policies 5 and 6
- Chapter III, Section 5 (Double Tollgate Area Plan)

If there is anything that you feel is missing from the draft document or should be refined based on the revised Comprehensive Plan guidance, please feel free to raise it as a discussion item at the meeting. As this is the initial draft, edits and additions are encouraged.

2. Sub-Area Descriptions and Development Policies

This document takes an approach from the Berryville Area Plan by attempting to divide a potential expanded Plan Area into three Sub-Areas based on the different projected land uses. An initial list of development policies for each Sub-Area is also included. The Sub-Areas and policies were created by Staff to conform to the projected water and sewer capacities that were developed to request water and sewer services from Frederick County. The overall goal is to ensure that each Sub-Area develops at an intensity and with uses that the County anticipates can be served with public water and sewer at this time. A secondary goal is to provide policy direction in the event that development does not occur as planned or if public water and public sewer is not extended to the Plan Area in the near future. Language is included to recommend

re-evaluating these policies at each five-year review milestone. A revised map of the expanded Plan Area and Sub-Areas is included at the end of the packet for your review.

We will also need to schedule our next meeting – here are some potential dates:

- Thursday, June 2
- Tuesday, June 7
- Wednesday, June 8

Please let me know if you have questions or will not be able to attend the meeting.

CURRENT AND PROPOSED GOALS, OBJECTIVES, AND STRATEGIES

2016 Double Tollgate Area Plan Goals

- 1. Designate Double Tollgate as a deferred growth area and develop policies to identify when the County should take proactive steps to facilitate economic growth.***

Issues:

The current “deferred growth area” status recommends against County investment in economic development initiatives and public infrastructure expansion until such time as circumstances warrant such investments. Since the 2016 Area Plan adoption, the following changes have occurred that warrant replacement of the “deferred growth area” status recommendation including:

- Frederick County’s willingness to serve the Double Tollgate area with water and sewer. A water and sewer service area would need to be established by the Board of Supervisors in order to allow Frederick County to extend infrastructure into and serve Clarke County properties. Such action would be inconsistent with the Area Plan if the “deferred growth area” designation remains in place.
- Change in ownership and potential use of the former State-owned “Camp 7” property to the southeast of the plan area including:
 - Assignment of 65 acres by General Assembly action (2019 session) to the Virginia Port Authority with the directive to “collaborate with representatives of Clarke County to promote the use of the land for economic development purposes.”
 - Interest from State agencies to have public water and sewer service for future State uses on other portions of the former “Camp 7” property.

- 2. Maintain the current boundaries of the Plan Area, its current form and scale, and its current capacity for development while remaining open to expansion when build-out is substantially complete.***

Issues:

The current Plan Area does not include the State-owned properties to the southeast however the 2016 Plan does contemplate re-evaluating recommendations in the event of future development or re-development of these properties. The change in ownership and potential use of the former “Camp 7” property and designation of 65 acres for economic development purposes require a new goal and corresponding objectives/strategies to incorporate these properties into the Plan Area. This is particularly important if the State-owned properties are to be served by public water and public sewer.

3. *Facilitate the availability of broadband wired and wireless internet access and telecommunications for businesses and nearby residents.*

Issues:

This Goal remains relevant and is consistent with the revised draft Comprehensive Plan’s guidance to provide business-class broadband internet service to the County’s business intersection areas.

Proposed New Goals (INITIAL DRAFT)

1. *The Double Tollgate Plan Area is a key location for the development of regionally-serving commercial and State government uses. To support current uses and future growth, the Plan Area should be served with the following public infrastructure developed through partnerships with government agencies, landowners, and the development community in a fiscally-responsible manner as described in Objective 9 (Designated Growth Areas for Development), Policy #5 of the Comprehensive Plan:*
 - *Public water and public sewer*
 - *A safe and efficient public road network*
 - *Business-class broadband internet service*
2. *The Plan Area shall be divided into three “Sub-Areas” to plan for the potential development patterns that may occur based on property ownership. Development within each Sub-Area shall be consistent with the recommendations enumerated in the “Double Tollgate Plan Area – Sub-Area Descriptions and Development Policies” section below.*
3. *The current Plan Area shall not be expanded until properties within the Plan Area with Highway Commercial (CH) zoning (Sub-Area A) or that are designated for economic development (Sub-Area B) achieve substantial build-out.*
4. *The Area Plan shall be reviewed on a five-year schedule as recommended in Objective 9 (Designated Growth Areas for Development), Policy #6 of the Comprehensive Plan to ensure that the Area Plan’s recommendations are relevant and address current needs and impacts associated with the Plan Area.*

2016 Double Tollgate Area Plan Objectives and Strategies

CURRENT OBJECTIVE 1

Objective 1. Identify development triggers to indicate when Double Tollgate should no longer be considered a deferred growth area and when the County should take proactive steps and investments to facilitate economic growth.

Strategy (a). Continue to evaluate the quantity and long-term stability of growth in areas surrounding Double Tollgate. Activities to evaluate include, but are not limited to:

- (1) Expansion of public water and sewer service areas by Frederick or Warren Counties.***
- (2) Changes in land use plan designations and zoning map amendments by Frederick or Warren Counties.***
- (3) Impact of future development/re-development of the Department of Corrections facility to the south of the Plan Area.***

Strategy (b). Develop metrics such as level of service criteria or adequate public facilities measures to quantify the need for future public infrastructure investments, such as transportation or public water and sewer.

Strategy (c). Establish policies in conjunction with the Economic Development Strategic Plan to determine when the County should invest in economic development projects or tools for new and existing businesses within the Plan Area.

Issues:

Objective 1 provides more detailed recommendations on when the Plan Area should no longer be designated as a “deferred growth area.” Arguably, bullet points (1) and (3) under Strategy (a) have been met which would make the majority of Objective 1 obsolete and in need of replacement.

The coordination of Strategy (c) with the Economic Development Strategic Plan may not be as significant with the elimination of the Strategic Plan as a component plan. However, it is important to include a strategy to direct economic development resources and programs to facilitate future growth and re-development in the Plan Area.

REVISED OBJECTIVE 1 (INITIAL DRAFT)

***Objective 1.
Invest County resources in a fiscally-responsible manner to support development and re-development of businesses in the Plan Area.***

~~Identify development triggers to indicate when Double Tollgate should no longer be considered a deferred growth area and when the County should take proactive steps and investments to facilitate economic growth.~~

Strategy A.

~~*Continue working with Frederick County to extend public water and public sewer to Clarke County to serve the Plan Area.*~~

~~Strategy (a). Continue to evaluate the quantity and long-term stability of growth in areas surrounding Double Tollgate. Activities to evaluate include, but are not limited to:~~

- ~~(1) Expansion of public water and sewer service areas by Frederick or Warren Counties.~~
- ~~(2) Changes in land use plan designations and zoning map amendments by Frederick or Warren Counties.~~
- ~~(3) Impact of future development/re-development of the Department of Corrections facility to the south of the Plan Area.~~

Strategy B.

~~Develop metrics such as level of service criteria or adequate public facilities measures to quantify *future needs for the need for future public infrastructure investments, such as transportation or public water and sewer infrastructure or improvements to the public road network.* Carefully monitor nearby development in adjacent localities to identify additional potential impacts to the Plan Area's road network or demand for development.~~

Strategy C.

~~*Provide economic development resources and programs to support and facilitate future growth and re-development within the Plan Area in a manner consistent with Objective 10 (Economic Development) of the Comprehensive Plan.*~~

~~Establish policies in conjunction with the Economic Development Strategic Plan to determine when the County should invest in economic development projects or tools for new and existing businesses within the Plan Area.~~

CURRENT OBJECTIVE 2

Objective 2. Pursue funding opportunities with Federal and State agencies, or through private sector partnerships, to expand wired and wireless broadband and telecommunications infrastructure in the Double Tollgate Plan Area.

Issues:

Objective 2 remains relevant as the County recently entered into a regional partnership to provide fiber broadband internet to all unserved residents and businesses. This Objective may be fully resolved within the next few years once the project is completed but it is important to retain the current language for the time being.

Objective 2 should be expanded to include pursuit of funding opportunities for expansion of public water and sewer infrastructure from Frederick County and improvement of the existing transportation network in and around the Plan Area. New strategies should be recommended to provide more detailed recommendations as this Objective currently contains no strategies.

REVISED OBJECTIVE 2 (INITIAL DRAFT)

Objective 2

Pursue partnerships and *funding opportunities* with Federal and State agencies *and the private sector* ~~or through private sector partnerships to provide public water and public sewer service, business-class broadband internet access to expand wired and wireless broadband and telecommunications infrastructure, and necessary road improvements to the Plan Area.~~

Strategy A.

Explore various funding models and approaches to facilitate the extension of public water and public sewer to the Plan Area, ultimately ensuring that the cost of providing these services are paid predominately by the potential users of the system.

Strategy B.

Work to ensure that transportation impacts of new development projects are sufficiently mitigated by the developers of those projects. Where necessary, pursue Smart Scale or other transportation funding opportunities in partnership with government agencies and the private sector for improvements to benefit the entire Plan Area road network.

CURRENT OBJECTIVE 3

Objective 3. *Establish and maintain regulations to ensure quality and efficient site development standards and compatible uses.*

Strategy (a). Ensure that new development is limited to highway commercial uses and agricultural support businesses that are compatible with the scale and character of the Plan Area. Prohibit the development of new residential uses in the Plan Area with the exception of owner-occupied or caretaker-occupied residences that are accessory to a business use.

Strategy (b). Consider allowing agricultural support businesses and uses that are compatible or complementary to the Agricultural-Open Space-Conservation (AOC) District on parcels in close proximity to the Double Tollgate Plan Area with direct access to a primary highway.

Strategy (c). Evaluate site design standards that incorporate public safety elements for business owners, employees, and customers including but not limited to Crime Prevention through Environmental Design (CPTED) techniques.

Strategy (d). Work cooperatively with the Virginia Department of Transportation (VDOT) and private developers to fund transportation improvement projects that are consistent with the

County's Transportation Plan. Work with private developers specifically on voluntary provision of improvements to prevent degradation of the level of service of the Double Tollgate intersection and associated turn lanes.

Strategy (e). Maintain the high standards of existing site development regulations including but not limited to landscaping, outdoor lighting, screening/buffering, and parking. Ensure that new or amended regulations effectively balance the need to remain "business-friendly" with the County's desire for high quality development.

Issues:

Objective 3 and its five strategies remain mostly relevant as we want to continue to recommend that all development projects are compatible, contain high quality site design elements, and account for any adverse impacts on surrounding properties and to the overall Plan Area. Additional language should be included to emphasize that the Plan Area is the County's southwestern gateway and that the site layout and architectural quality should reflect this.

Strategy (b) actually provides a recommendation that would apply to AOC-zoned areas near to but not within the Plan Area. The Committee may want to consider removing this strategy.

REVISED OBJECTIVE 3 (INITIAL DRAFT)

Objective 3.

Recognizing the Plan Area's important location at the County's southwestern gateway, establish and maintain regulations to ensure quality and efficient site development standards and compatible uses.

Strategy A.

Ensure that new development is limited to highway commercial uses and agricultural support businesses that are compatible with the scale and character of the Plan Area. Prohibit the development of new residential uses in the Plan Area with the exception of owner-occupied or caretaker-occupied residences that are accessory to a business use.

~~Strategy (b). Consider allowing agricultural support businesses and uses that are compatible or complementary to the Agricultural Open Space Conservation (AOC) District on parcels in close proximity to the Double Tollgate Plan Area with direct access to a primary highway.~~

Strategy B.

Evaluate site design standards that incorporate public safety elements for business owners, employees, and customers including but not limited to Crime Prevention through Environmental Design (CPTED) techniques.

Strategy C.

Work cooperatively with the Virginia Department of Transportation (VDOT) and private developers to fund transportation improvement projects that are consistent with the County's Transportation Plan. Work with private developers specifically on voluntary provision of

improvements to prevent degradation of the level of service of the Double Tollgate intersection and associated turn lanes.

Strategy D.

Maintain the high standards of existing site development regulations including but not limited to *architectural design*, landscaping, outdoor lighting, screening/buffering, and parking. Ensure that new or amended regulations effectively balance the need to remain “business-friendly” with the County’s desire for high quality development.

**DOUBLE TOLLGATE PLAN AREA (REVISED -- DRAFT)
SUB-AREA DESCRIPTIONS AND DEVELOPMENT POLICIES**

Sub-Area A – Primary Commercial Development Area

- Description – Current plan area as described in the 2016 Double Tollgate Area Plan. Properties or portions of properties in Sub-Area A include:

Northwestern Quadrant

<u>Map #</u>	<u>Owner of Record</u>	<u>Area</u>
27-A-5A	Montie W., Jr. & Pearl E. Gibson	0.78 acres
27A-A-9	Royston Eshelman Properties	5.13 acres
27A-A-11	Leslie John Lesage	0.57 acres
27A-A-12	SEJ Asset Management & Investment	3.26 acres

Northeastern Quadrant

<u>Map #</u>	<u>Owner of Record</u>	<u>Area</u>
27A-A-8	Kimberly Cameron	0.63 acres
27A-2-B	Josephine Marshall Et. Al.	0.45 acres
27A-2-A	Lorenzo & Anna Penic	0.87 acres
27A-2-C	Tyrone Marshall Et. Al.	0.96 acres
27A-A-17	Escalade LLC	1.08 acres
27A-A-16	Jomax LC	0.47 acres
27A-A-7	Martha Lucille Freeman	0.38 acres
27A-3-A	Mohsen Sadeghzadeh	0.77 acres
27A-3-B	Mohsen Sadeghzadeh	0.47 acres
27A-3-C	PSK Rentals, LLC	0.67 acres

Southeastern Quadrant

<u>Map #</u>	<u>Owner of Record</u>	<u>Area</u>
27-A-10B	Retail Re Capital Group	11.92 acres

Southwestern Quadrant

<u>Map #</u>	<u>Owner of Record</u>	<u>Area</u>
27-A-12A	Jomax LC	6.62 acres
27A-A-13	TNS&L Property Partnership	1.06 acres
27A-A-14	TNS&L Property Partnership	2.80 acres
27A-A-15	TNS&L Property Partnership	1.74 acres
27-A-12	Robert Gray Whitman, c/o Trustees	5.58 acres*

* Approximate area of the portion of this lot that is located in the Double Tollgate Plan Area

Sub-Area A Policies

- Properties in Sub-Area A are zoned Highway Commercial (CH). Properties should remain zoned CH and should not be rezoned to any other zoning district.
- Public water and sewer should be provided to this area.

Sub-Area B – State property designated for economic development

- Description – State-owned property designated for economic development. Contains one lot owned by the Virginia Port Authority (27-A-10C, 65 acres) that is currently zoned Agricultural-Open Space-Conservation (AOC).

Sub-Area B Policies

- In order for commercial development to occur in Sub-Area B, this area must be designated for public water and public sewer service. Until such time as public water and public sewer is made available, Sub-Area B should be limited to the uses that are allowed in the AOC District.
- A rezoning of land in Sub-Area B to Highway Commercial (CH) is generally acceptable provided that public water and public sewer is available and contingent upon a proposed development plan that depicts the following elements:
 - Site layout, landscaping and screening, and the architectural design of structures shall be of a high quality by virtue of location at the County’s southwestern gateway.
 - Road improvements shall be provided that prevent degradation of the safety, capacity, and functionality of the existing road network that could be caused by the development’s proposed traffic generation.
 - Interparcel access shall be provided to adjacent Plan Area properties in order to limit new highway access points.
 - Use of best management practices for stormwater management to protect ground and surface water quality.

Sub-Area C – Other State properties

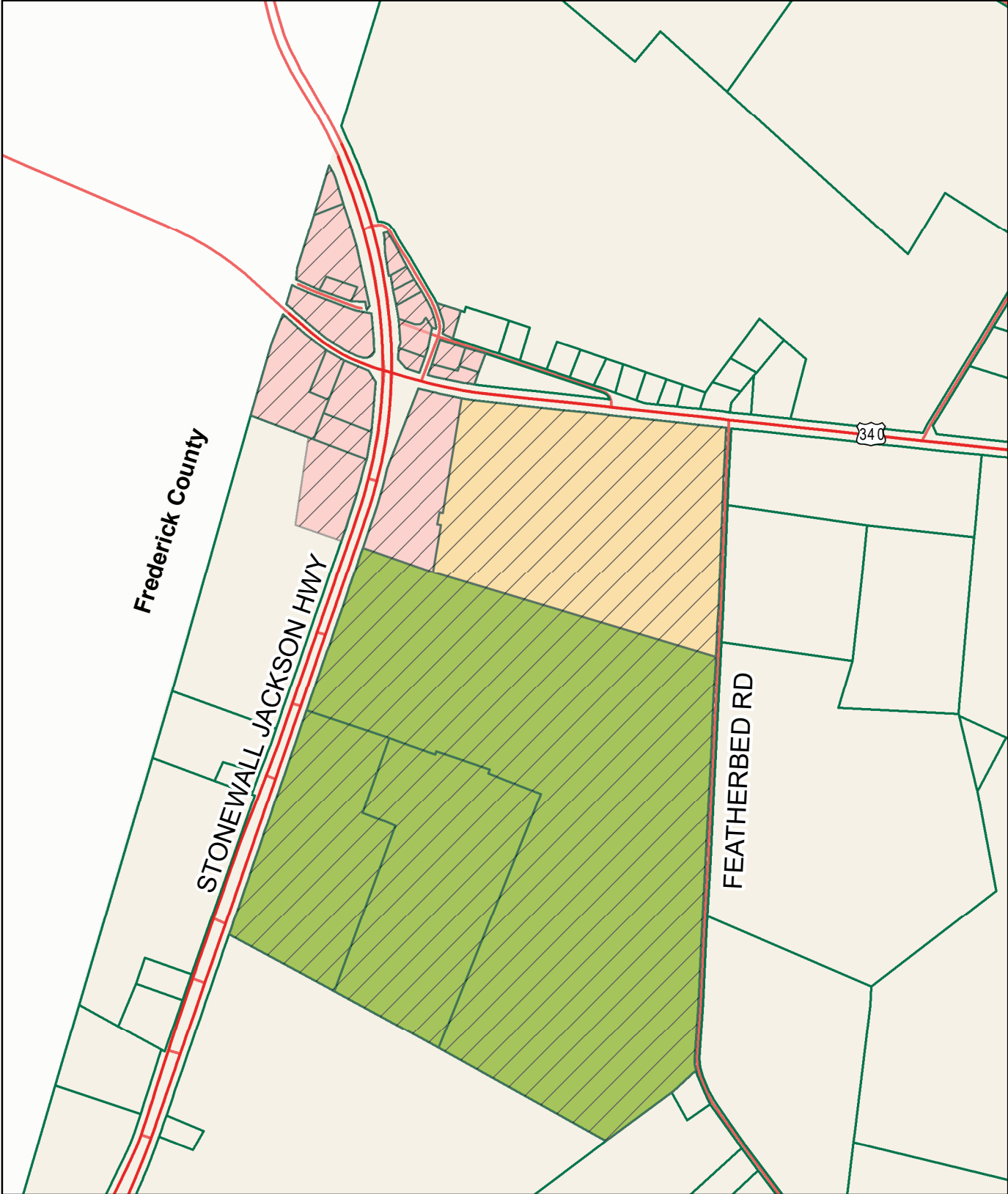
- Description – State properties in ownership by various State agencies. Contains three lots totaling 226.75 acres that are currently zoned Agricultural-Open Space-Conservation (AOC):

- Virginia Department of Military Affairs, 154.66 acres (Tax Map #27-A-10)
- Virginia Department of Corrections, 40.57 acres (Tax Map #27-A-10A)
- Virginia Department of Transportation, 31.52 acres (Tax Map #27-A-11)

Sub-Area C Policies

- Sub-Area C is reserved exclusively for State agency uses which may be served by public water and public sewer.
- Should properties in this Sub-Area be transferred to private ownership, such properties shall be limited to the uses that are allowed in the AOC District. Rezoning of Sub-Area properties to commercial zoning shall be prohibited.
- The ownership status and State agency plans for properties in Sub-Area C should be evaluated once every five years to determine whether properties desired for commercial development within the Sub-Area should be re-designated to Sub-Area B.

Double Tollgate Plan Area



0 0.125 0.25 Miles



- Sub Area A
- Sub Area B
- Sub Area C
- Parcels
- Roads