



REZONING

1

Powhatan County, Virginia
Planning Department

1. Pre-Application Conference

The applicant must meet with representatives from the Planning Department to discuss the rezoning request and the review process.

2. Neighborhood Meeting

If the rezoning request will increase the intensity of uses on the property, a neighborhood meeting will be required. The applicant will invite adjoining property owners and the general public to learn more about their proposal. This step is required *BEFORE* applications will be accepted to ensure the applicant has a clear understanding of any objections to their proposal and may address these.

3. Application Submittal and Acceptance

A rezoning application may be submitted to the Planning and Zoning Department by the first Friday of . Applications are due the first Friday of each month. A **complete** rezoning application will include the following attachments:

- | | |
|--|--|
| ☒ Survey Plat of Subject Property | ☐ Consent of Owner(s) to Rezoning Request |
| ☒ Conceptual Development Plan | ☒ Statement of Validity of Information |
| ☒ Proffer Statement (Optional) | ☒ Summary of Neighborhood Meeting |
| ☒ List of Adjacent Property Owners | ☒ Traffic Study |
| ☒ Ownership Disclosure | |
| ☒ Required Rezoning Fees | |
| <ul style="list-style-type: none">• Rezoning to Agricultural-10 or Agricultural-20: \$600.00 per application• Rezoning to Historic Overlay (H): \$400.00 per application• Rezoning to All Other Zoning Districts: \$1,500.00 + \$50.00 per acre
(If rezoning from a Transition District, then minus 10% of "Rezoning to All Other Zoning Districts" fee)• Amendment to Proffered Conditions: \$1,500.00 per application | |

Incomplete applications will not be processed.

4. Staff Review

The application will be reviewed by the Planning Department and other local and state agencies.

5. Planning Commission: Public Hearing and Review

The Planning Commission will hold a public hearing and review the request. After discussion, the Planning Commission may recommend approval, denial, or deferral. This recommendation is forwarded to the Board of Supervisors.

6. Board of Supervisors: Public Hearing and Decision

The Board of Supervisors will hold a public hearing and review the request. After discussion, the Board of Supervisors may approve, deny, or defer the request.



REZONING

For Office Use Only

Case Number

706-2024

Applicant Information

Name of Applicant	CoonWill LLC
Mailing Address	5370 Martin Road Kents Store, VA 23084
Phone Number	804-514-3662 [Phillip Coon] / 804-350-8278 [Mike Williford]
Email Address	pcoon@cfmortgagecorp.com / iampumz21@gmail.com

Owner Information

(Complete this section if the applicant is not the current property owner)

Name of Owner	
Mailing Address	
Phone Number	
Email Address	

If the applicant is not the owner, the applicant must provide written documentation that the current property owner consents to the application (see form entitled *Consent of Owner(s) to Request Rezoning*).

If there are multiple owners, all owners must sign the application or provide other documentation consenting to the application (see form entitled *Ownership Disclosure*).

Applicant Representative

(Complete this section if correspondence should be directed to someone other than the applicant)

Name of Representative	Anne Miller, Balzer & Associates
Mailing Address	15871 City View Drive, Suite 200 Midlothian, VA 23113
Phone Number	(804) 794-0571
Email Address	amiller@balzer.cc

Parcel Information	
Tax Map Number	039-78
Physical Address	N/A
General Description of Property Location	Northeast corner of Route 60 and Branch Forest Way
Election District	3 - Bethesda/Lees Landing
Total Acreage	36.84
Current Zoning	CC-Commerce Center
Requested Zoning	VC-PD
Acreage to Be Rezoned	36.84
Countywide Future Land Use: Land Use Designation	Gateway Business, Natural Conservation, Rural Areas

Proposed Use	
Describe Proposed Use	A mixed-use development to accommodate a mix of retail, office and service commercial uses, with moderate-density residential development.
Amount of Dedicated Open Space (Acreage + % of Site)	9.5 acres (25% of site)
If this request is approved, will new lots be created?	Yes
If this request is approved, will new structures be constructed?	Yes
Are there existing structures on the subject property?	No
Will the proposed use connect to public water and/or sewer?	Yes

A conceptual plan that shows the general configuration of the proposed development, including land uses, general building types, density/intensity, resource protection areas, pedestrian and vehicular circulation, open space, public facilities, and phasing, should be submitted with the application.

see next pages for proposed standards

Planned Development Districts: Proposed Standards (Complete this section only if requesting rezoning to one of the Village Growth Area: Planned Development Districts, which include VR-PD, VC-PD, and CC-PD. All of this information should also be included within the PD master plan and/or textual statement.)		
Proposed Density		
Amount of Dedicated Open Space (Acreage + % of Site)		
Dimensional Standards		
Floor Area Ratio (FAR): Max.		
Lot Area: Min. (Sq. Ft.)		
Lot Width: Min. (Ft.)		
Impervious Surfaces: Max. (% of District Area)		
Individual Building Size: Max. (Sq. Ft.)		
Building Height: Max. (Ft.)		
Yard Depths or Setbacks: Min. (Ft.)	Front	
	Side	
	Rear	
Setback from Abutting Single-Family Residential Uses: Min. (Ft.)		
Permitted Uses	Provide a list of all permitted uses with the PD District.	
Master Plan	A master plan that shows the general configuration of the proposed development, including land uses, general building types, density/intensity, resource protection areas, pedestrian and vehicular circulation, open space, public facilities, and phasing, should be submitted with the application.	

July 8, 2024

Planned Development Districts: Proposed Standards

Rezone from CC-Commerce Center to VC-PD Village Center Planned Development for the uses listed in the proffer statement and to permit the following proposed standards, as described herein, and as provided in the accompanying proffers.

1. The project is divided into two (2) tracts as shown in Exhibit A. To accommodate the orderly development of the Property, the Tracts shall be located as generally depicted on the Master Plan, but their location and size, including further divisions into Sub-Tracts, may be modified so long as the Tracts generally maintain their relationship with each other. Sub-Tract (a designated portion of a Tract) divisions may be created at time of subdivision or site plan review and shall not require a separate review as a Tract adjustment provided there is no adjustment in the overall Tract boundary unless the Tract boundary has been approved for adjustment as stated herein.
2. Development of Tract 1 (Commercial) shall conform to the following Dimensional Standards:

Lot Area, minimum (sf)*	10,000 sf per pad site
Lot Width, minimum (sf)	50' per pad site along a public road
Impervious Surfaces, maximum*	70% of the Tract
Individual Building Size, maximum (sf)	8,000 square feet within the Tract
Building Height, maximum (feet)	35'

*Excludes public right-of-way in Tract.

Yard Depths, minimum (feet)

Front yard	Along Major Arterial (Route 60)	75' for building 50' for parking / accessory
	Along minor arterials	50' for building 35' for parking / accessory
	Along rural collector roads	35' for building 20' for parking / accessory
	Lots abutting internal/local roads	10' for building, parking & accessory
Side yard		0' for building, parking & accessory
Rear yard		10' for building
		3' for parking / accessory
Corner lot yard		10' for building
		3' for parking / accessory

*From Tract and/or Boundary Lines unless otherwise specified.

3. Development of Tract 2 (Residential) shall conform to the following Dimensional Standards:

Dwelling, Townhouse

Lot Area, minimum (sf)	1,800 sf per individual lot
Lot Width, minimum (sf)	18' width per individual lot
Number of Attached Units, maximum	5 units in each group/building
Lot coverage, maximum (%)	65% per lot
Building Height, maximum (feet)	35'

Yard Depths, minimum (feet), for individual lots

Front yard	20'
Side yard	10' (for end units)
Rear yard	20'
Corner lot yard	10'

Dwelling, Single Family Detached

Lot Area, minimum (sf)	4,200 sf per individual lot
Lot Width, minimum (sf)	45' width per individual lot
Road Frontage (feet)	40' for lots along radius of a loop road
Lot coverage, maximum (%)	45% per lot
Building Height, maximum (feet)	35'

Yard Depths, minimum (feet), for individual lots

Front yard	20'
Side yard	5'
Rear yard	25'
Corner lot yard	15'

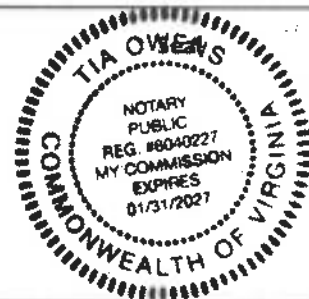
List of Adjacent Property Owners

Tax Map No.	Owner Name	Mailing Address
027-22E	DANIEL ANTHONY L SR & LAURA P	2240 BRANCH FOREST WAY POWHATAN VA 23139
027-22	HARDY CLIFFORD E & MARGARET R TRS	P.O. BOX 156 POWHATAN VA 23139
027-24	RIVENBARK JAMES & MICHELE	3340 ANDERSON HWY POWHATAN VA 23139
039-78A	RED CLAY REALTY LLC C/O CATHY BROWN	13332 MIDLOTHIAN TURNPIKE MIDLOTHIAN VA 23113
039-76	EASTER HOLDINGS LLC	11103 TRADE RD NORTH CHESTERFIELD VA 23236
039-75	WORSHAM EVELYN HANCOCK	1801 HANCOCK RD POWHATAN VA 23139
039-74	TILLEY PERRY C & BETH H	2011 SWAMP FOX ROAD MIDLOTHIAN VA 23112
039-73	ROBINSON DURWOOD G DIANE R MATTES EXE	9105 COLD WATER CIRCLE CHESTERFIELD VA 23832
039-72A	ANDERSON LAND TRUST EAST COAST MARKETING INC	6933 COMMONS PLAZA #801 CHESTERFIELD VA 23832
027-23A	WHITNEY JOSEPH PAUL & MARY ELIZABETH WHITNEY TRS	15 KNOTS BEND DR HAMPSTEAD NC 28443
027-23B	REYNOLDS EDMOND B JR & HELEN S TRS	2241 BRANCH FOREST WAY POWHATAN VA 23139

Note: Adjacent properties include those across roadways, waterways, railroads, and municipal boundaries.

see next pages for the proffer statement

Proffer Statement	
In accordance with § 15.2-2303 and Article II of the Powhatan County Zoning Ordinance, I do hereby voluntarily proffer, as the owner of record of the property or the applicant of this rezoning request, the conditions listed below. I hereby acknowledge that the rezoning of the subject property gives rise to the need for these conditions. (Note: If text for all proffered conditions does not fit on this page, additional proffered conditions may be attached to the application as separate pages.)	
Proffer #1	
Proffer #2	
Proffer #3	
Proffer #4	
Signature of Applicant	<i>Phillip Coon</i>
Name of Applicant (Printed)	Phillip Coon
Commonwealth of Virginia County of <u>Chesterfield</u>, to wit: Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by <u>Phillip Coon</u>, whose name is signed to the above, on this <u>9th</u> day of <u>July</u> 20<u>24</u>.	
Notary Public	<i>Tia Owens</i>
Commission Expires	01/31/27
Notary Number	8040227



July 8, 2024

Proffer Statement

In accordance with § 15.2-2303 and Article II of the Powhatan County Zoning Ordinance, I do hereby voluntarily proffer, as the owner of record of the property or the applicant of this rezoning request, the conditions listed below. I hereby acknowledge that the rezoning of the subject property gives rise to the need for these conditions.

1. Conceptual Plan. Development of the Property shall generally conform to the Conceptual Plan, titled "Spring Branch Mixed Use Concept Plan" prepared by Balzer and Associates, last revised June 27, 2024, with respect to the general layout of roads, lots, and open space. The layout is conceptual in nature and may vary based on final engineering and environmental studies or as otherwise approved by the Planning Director, or assignee, at the time of plans review.
2. Density. The maximum density shall not exceed a total of 150 dwelling units.
3. Open Space. The minimum amount of dedicated open space provided shall be 9.5 acres (25% of the total gross acreage of the entire site).
4. Uses. The uses listed as allowable as principal uses in the VC-PD district in the Zoning Ordinance shall be permitted and subject to compliance with any referenced use-specific standards and all other applicable regulations of that chapter, except for the following uses shall be prohibited:
 - a. Sec. 83-301. Permitted Uses
 - (1) Forestry and logging
 - (4) Dwelling, multi-family
 - (6) Dwelling, three-or-four-family
 - (8) Dwelling, upper story
 - (12) Rooming or boarding house
 - (13) Telecommunications facility, collocated
 - (24) Courthouse facility
 - (42) Surface transportation passenger station/terminal
 - (45) Kennel, commercial
 - (49) Bar or lounge
 - (53) Nightclub
 - (59) Motion picture theater
 - (78) Tattoo or body piercing establishment
 - (79) Taxidermy shop
 - (81) Automotive painting or body shop
 - (82) Automotive repair and servicing
 - (85) Parking lot or parking structure (as principal use)
 - (89) Recycling drop off center
 - b. Sec. 83-302. Accessory Uses
 - (11) Fuel oil or bottled gas distribution or storage, limited
 - (22) Small wind energy system
 - (23) Solar energy collection system

5. Buffers.

- a. A fifty (50) foot buffer shall be provided along the western property line adjacent to Branch Forest Way, except where existing riparian buffers are located.
 - b. A sixty (60) foot buffer shall be provided along the common property lines with Parcels 027-24 and 027-22, except where existing riparian buffers are located. The buffer shall be planted with 2 canopy trees per 100 linear feet plus 4 understory trees per 100 linear feet plus 8 evergreen shrubs per 100 linear feet. The buffer shall utilize existing vegetation and a mixture of broadleaf and conifer evergreen shrubs.
 - c. A stream protection buffer along the drainage swale located in the southwest portion of the property shall be provided.
 - d. The exact location, design and specifications for these buffer areas shall be reviewed and approved with the site plan.
6. Natural Conservation. In addition to the riparian buffer areas on the Property, the residual land north of the northern-most riparian buffer area shall also be considered Natural Conservation and remain undisturbed.
7. Transportation Studies. In conjunction with each site plan submittal, a trip generation analysis shall be reviewed and approved by the Virginia Department of Transportation (VDOT). In the event VDOT agrees that a Signal Warrant Analysis (SWA) is required after review of a trip generation analysis, then a SWA shall be submitted by the owner/developer of the Property. If VDOT agrees that a signal is warranted based on the findings in the SWA, a Signal Justification Report (SJR) shall be submitted and approved by VDOT to determine the appropriate signalized intersection phasing and control method.
8. Transportation Improvements. The following road improvements shall be completed. The Virginia Department of Transportation (VDOT) shall approve the exact design, length, and/or other modifications to the road improvements.
- a. Extension of the existing left turn lane serving Waterspring Drive from eastbound Route 60 to provide 200 feet of stacking and 200 feet of taper.
 - b. Construction of additional pavement along Route 60 to provide a separate right turn lane for a right in/right out entrance.
9. Phasing Plan. Prior to any site plan approval, a phasing plan for the road improvements identified in Proffered Conditions 7 and 8 above shall be submitted to and approved by the Virginia Department of Transportation (VDOT).
10. Erosion Control. Enhanced erosion control measures in the form of a 25% increase to storage capacities for sediment basins and sediment traps shall be provided. The exact design shall be reviewed and approved in conjunction with any site plan submitted for the Property.
11. Streetscape. Street trees and VDOT standard sidewalks shall be provided on both sides of internal public streets in public right-of-way, provided however, sidewalks shall only be on one side of the

main entrances between Route 60 and the first east/west road internal to the project, unless otherwise approved by the Planning Department. The exact design, location and materials shall be reviewed and approved during plans review.

12. Cash Proffer. The applicant, sub-divider, or assignee(s) shall pay \$1,880.00 per dwelling unit to Powhatan County for infrastructure improvements within the County of Powhatan. Each payment shall be made prior to the issuance of a certificate of occupancy for a dwelling unit unless state law modifies the timing of the payment. Should Powhatan County impose impact fees at any time during the life of the development that are applicable to the property, the amount paid in cash proffers shall be in lieu of or credited toward, but not in addition to, any impact fees, in a manner determined by the county.

13. Architecture.

- a. Development of the residential dwellings shall generally be consistent (incorporating similar, but not necessarily identical design elements, style, and materials) with the conceptual elevations in Exhibit B, unless otherwise approved by the Director of Planning during plans review. The residential dwellings shall be consistent with the color palette as shown in the Countywide Design Guidebook (October 2018).
- b. Development of the commercial buildings, including the color palette, shall generally be consistent Classical Revival, Craftsman, Folk Victorian and/or Piedmont Vernacular styles as depicted and described in the Countywide Design Guidebook (October 2018), unless otherwise approved by the Director of Planning during plans review.
- c. Any determination as to whether a particular building complies with this proffered condition shall be made by the Planning Director and/or Zoning Administrator at their sole discretion.

Statement of Validity of Information

Every applicant shall sign the following document to substantiate the validity of submitted information.

I, being duly sworn, depose and say that I am the Lessee/Owner of the property involved in the application. If I am not the Lessee/Owner, I will provide written certification from the owner granting me the right to submit this application.

I declare that I have familiarized myself with the rules and regulations pertaining to preparing and filing this application.

I further declare that the foregoing statements and answers provided throughout the various sections of this application are in all respects true and correct to the best of my knowledge and belief.

Signature of Applicant

Phillip Coon

Name of Applicant (Printed)

Phillip Coon

Commonwealth of Virginia

County of Chesterfield, to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Phillip Coon, whose name is signed to the above, on this 9th day of July, 2024.

Notary Public

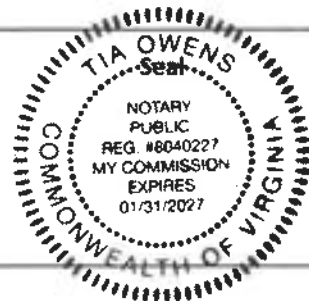
Tia Owens

Commission Expires

01/31/24

Notary Number

8040227



Ownership Disclosure

List below the names and addresses of all owners or parties in interest of the land subject to this request.

If this request is in the name of a corporation, artificial person, joint venture, trust, or other form of ownership, all officers, directors, and any stock holders owning ten percent or more of such stock must be listed.

Name	Address
Phillip Coon [CoonWill LLC]	5370 Martin Road Kents Store, VA 23084
Mike Williford [CoonWill LLC]	13561 Butlers Road Amelia, VA 23002
Jason & Jessica Winall [Grey Ridge Properties, LLC]	2940 Huguenot Trail Powhatan, VA 23139

I, Phillip Coon, do hereby swear and affirm to the best of my knowledge and belief, the above information is true and that I am the applicant requesting rezoning for Tax Map 039-78.

If the information listed above changes at any time while this request is being considered, I will provide Powhatan County with an updated list of owners.

Signature of Applicant

Pl Coon

Name of Applicant (Printed)

Phillip Coon

Commonwealth of Virginia

County of Cheslerfield to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Phillip Coon, whose name is signed to the above, on this 9th day of July 20 24.

Notary Public

Tia Owens

Commission Expires

01/31/27

Notary Number

8040227



Consent of Owner(s) to Rezoning Request

If the applicant is not the owner, the applicant must provide written documentation that the current property owner consents to the rezoning application and that the applicant may submit proffered conditions on the property owner's

I, _____, am the owner of the property subject to this rezoning request and consent to the request submitted by _____ (Applicant) to rezone Tax Map _____ from _____ (Current Zoning District) to _____ (Requested Zoning District).

Signature of Owner	
Name of Owner (Printed)	

Commonwealth of Virginia

County of _____, to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by _____, whose name is signed to the above, on this _____ day of _____ 20_____.

Notary Public		Seal
Commission Expires		
Notary Number		

Applicant's Permission for Inspection of Property

I, CoonWill, LLC, hereby grant access to the Director of Community Development, Zoning Administrator, or assigns thereof, to enter my property during reasonable hours without prior notice to make inspections as deemed necessary for the evaluation of my application.

Signature of Applicant

Ph Coon

Name of Applicant (Printed)

Phillip Coon

Commonwealth of Virginia

County of Chesterfield, to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Phillip Coon, whose name is signed to the above, on this 9th day of July, 2024.

Notary Public

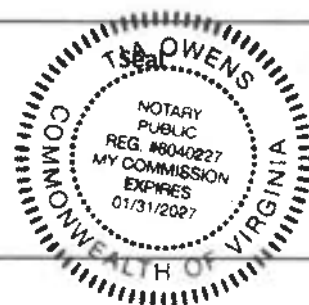
Tia Owens

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Summary of Neighborhood Meeting

The applicants hosted a community meeting the evening of May 22, 2024, at the Village Building in Powhatan County. Approximately 65 to 70 people showed up to hear the presentation and share their thoughts on the case. The Director of Planning, Ligon Webb, was also in attendance.

The applicants' representatives from Balzer and Associates gave a presentation about the proposal and opened it up for discussion. Below are bullet points outlining the main comments and concerns raised during the meeting.

Main Comments/Questions

- How will water and sewer be handled for the project? Is there enough pressure?
Applicants/developers will coordinate with Aqua VA for water along Route 60 and will coordinate with Powhatan County for sewer along Route 60.
- Are there apartments within the project? No, the mixed-use buildings show for sale condos.
- Asked about house sizes and architecture for the project.
- Expressed concern about fire protection, especially for 3 story buildings.
Applicants are not seeking an exception to the maximum height limitation of 35' for structures.
- Expressed the desire for this area to stay rural.
- Asked about the type of programming for the open space.
- How will this project impact school capacity?
Applicants have not received comments from public facilities because the application has not been filed yet. Staff is supposed to provide comments and information in the staff reports and applicants will respond accordingly as needed.
- How was the concept plan developed?
- Will the buffers stay the same as approved with the previous zoning case? Yes.
- Will the residential properties be for sale or for rent? For sale.
- What is the plan for the main entrance to the project? Will there be a signal?
Per initial conversations with VDOT, the existing infrastructure will remain with a few upgrades to the existing turn lanes, but no signal or R-CUT is planned.
- What is the estimated starting price of the homes? To be determined.
- Expressed concern about increased tax rates for existing residents.
- How many people involved in the ownership / representation live in Powhatan? Who is part of the applicant team?
- How many people would be living in the development? Not able to determine.
- Will there be a HOA with restrictions for the homes? Yes.
- Expressed concerns on how the new homes will impact existing home values.
- Expressed concerns on if the county has the infrastructure and/or public facilities (fire, police, schools, etc.) to support this project.
- How many bedrooms in the townhomes?
- How long would it take for this development to occur until fill build out? A few years.
- Will there be connection to Branch Forest Way? No connection shown on plan.
- To what extent does the plan address lighting and noise? Will have to comply with ordinance standards for both.
- Asked for the project to be moved to a different location in the county.

- Has an environmental impact assessment been completed?
- Expressed need for services in the area, such as healthcare.
- Expressed desire to see commercial on this property instead of residential.
- How will trash be handled for development? Most likely roll cans for single family and townhomes.
- If a water tank is needed for this project, would the cost be turned over to the HOA?
There are different scenarios and would have to be coordinated with the County/Aqua VA
- If this development needs more infrastructure, would there be a separate tax rate?
- Expressed building commercial will help lower taxes overall.



July 9, 2024

Mr. Ligon Webb
Director of Planning
Powhatan County
3834 Old Buckingham Road
Powhatan, Virginia 23139

Re: Spring Branch Property – Trip Generation Analysis
Powhatan County, Virginia

Mr. Webb,

This letter is in regards to the proposed Spring Branch development to be located on the northeast quadrant of the US 60 and Spring Branch Road intersection. The purpose of this submittal is to provide trip generation analysis results for the proposed site as detailed on current plans.

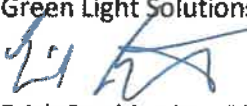
Based on discussions with the development team, the site is proposed as a mixed-use site and is expected to accommodate 55 single family units; 95 multi-family units (attached townhomes); 20,090sf of commercial uses (retail, restaurant, office uses). A trip generation analysis based on the Institute of Transportation Engineers Trip Generation Manual (11th Edition) indicates the site is expected to generate 4,176 vehicles per day (vpd) on a typical weekday.

The trip generation analysis is based on current plans that propose to develop single family residential units (ITE Code 210 / 55 units / 582vpd); attached townhomes (ITE Code 220 / 95 units / 684vpd); office (ITE Code 710 / 8,125sf / 130vpd); retail (ITE Code 822 / 8,125sf / 572vpd); high turnover restaurant (ITE Code 932 / 5,340sf / 572vpd); fast food with drive through (ITE Code 934 / 3,500sf / 1,636vpd) land uses.

Based on Chapter 527 regulations, a traffic impact analysis report is not required for the proposed site to be developed on the northeast quadrant of the US 60 and Spring Branch Road intersection.

Please feel free to call or email with any questions and/or additional information needs.

Sincerely,
Green Light Solutions, Inc.



Erich Strohhacker, PE
President

July 10, 2024

Traffic Study Information

An anticipated trip generation analysis letter and a turn lane warrant analysis are both enclosed for this rezoning application.

The analyses include an anticipated trip generation of 4,176 vehicles per day (vpd), which is under the threshold for a traffic impact analysis report per Chapter 527, and notes that a standard commercial entrance will be utilized for the development's main entrance. Right-in/right-out access is also shown on the conceptual plan (Exhibit A) as the secondary access to the development.

Per these criteria, the analysis concludes that the following are required:

- left turn lane with 200' taper
- right turn lane with 200' taper

The existing infrastructure serving the site includes a full right turn lane and taper along Route 60 and a left turn lane serving Waterspring Drive from eastbound Route 60. The applicants are offering to extend the existing left turn lane to provide 200 feet of stacking and 200 feet of taper to meet the requirements of the turn lane warrant analysis.

Per VDOT criteria for access management on a major arterial (Route 60) posted 55 mph, a right turn lane with 200' taper will also be provided for the proposed right-in/right-out western entrance. The proposed development will provide the required right and left turn lanes per the turn lane warrant analysis and VDOT's requirements.

General Project Information

Enter a value for all input cells

Project Name: **SPRING BRANCH MIXED USE DEVELOPMENT**

County: **POWHATAN**

Reviewer: **CMS**

Date: **7/10/2024**

Adjacent Roadway Data

Adjacent Road Name: **ANDERSON HIGHWAY (US ROUTE 60)** Type: **4 Lane Divided w/ 18' Median**

Posted Speed: **55** mph * Classification: **Principal Rural Arterial**

AADT: **25133** VPD D: **0.66** k: **0.091** enter N/A if factors are unknown

*Use Design Speed if available

Trip Generation

Generated Trips: **4176** VPD % Trucks in Entrance: **3** %

Right In: **251** VPH Advancing Volume: **1510** VPH

Left In: **129** VPH 9% Opposing Volume: **778** VPH**

**Also used as Approaching Volume for Rt. Turns

Entrance Criteria

Entrance is a Standard Commercial Entrance

Entrance Type: **Full Access Entrance**

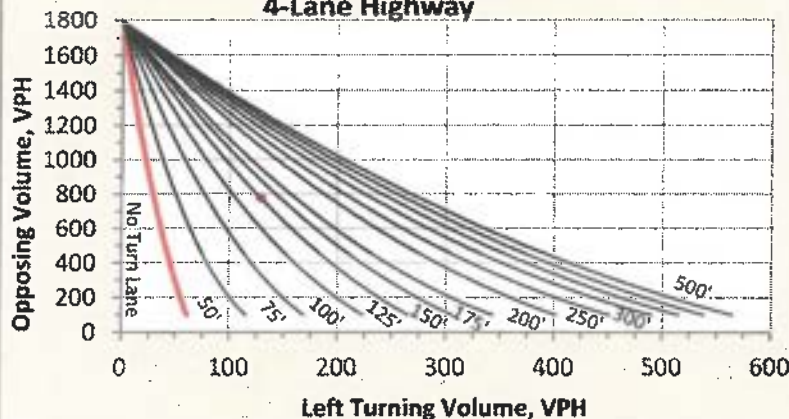
Minimum Spacing: **750** ft SDL: **650** ft SDR: **750** ft

Left Turn Lane Warrant: Left Turn in Volume $\geq$ **29** VPH Left Turn Lane Required w/200' Taper

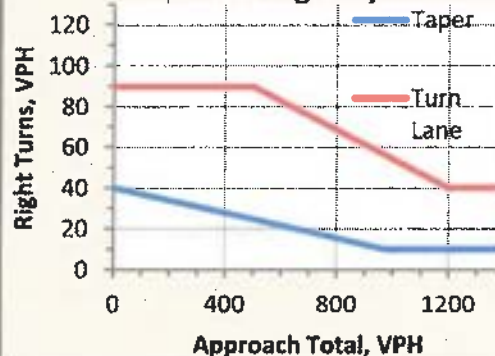
Right Turn Taper Warrant: Rt. Turn Volume $\geq$ **16** VPH **200' Right Turn Taper Required**

Right Turn Lane Warrant: Rt. Turn Volume $\geq$ **70** VPH **Full Right Turn/Taper Required**

**Warrant for Left-Turn Storage Lane
4-Lane Highway**



**Warrants for Right Turn
Treatments
4-Lane Highway**



1. The Minimum Warranted Left Turn Stacking Length 50' unless more required as plotted above.