

Issue Analysis Form (rev. July 2013)



Date: September 11, 2018
Item: Exit 45 Harrison VDOT support
Lead Department(s): County Administration
Contact Person(s): Jeffrey Stoke, Deputy County Administrator

Description and Current Status

Mr. Earnest W. Harrison has requested PG Board support during a VDOT Access Management Regulation review process at 12200 South Crater Road, South Prince George, VA, 23805, 430(0A)00-038-0. The subject property at Exit 45 was a former C-store with two access points off South Crater Road. Under the current VDOT process, only one access point would now be allowable for a future development. There is a provision for exceptions under VDOT 24VAC30-73-120(C)(3)(c). Mr. Harrison is asking the PG Board to pass a resolution of support for this VDOT exception process within the defined regulations.

Government Path

| | | |
|---|---|--|
| Does this require IDA action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does this require BZA action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does this require Planning Commission action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does this require Board of Supervisors action? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Does this require a public hearing? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

If so, before what date? (Item was tabled on July 10, 2018 at VDOT's request)

Even though the County cannot make the decision for VDOT, the County can support the property owner's request to avail himself of the VDOT Access Management Regulation exception process as defined. The County can support a VDOT review of this request for two entrances within 24VAC30-73-120(C)(3)(c).

Fiscal Impact Statement

The property owner believes that the lack of two entrances has hindered the future development of the site. If two entrances were allowed, the potential development would lead to increased County tax dollar generation and increased economic activity.

County Impact

By allowing two entrances, the Exit 45 corridor may continue to economically expand.

Notes

As a Dillon Rule state, Prince George County is a creature of the Commonwealth of Virginia. Municipal governments may adopt an ordinance only if the General Assembly has clearly granted authority for the local government to make decisions on that topic.

Board of Supervisors
County of Prince George, Virginia

Resolution

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this 11th day of September, 2018:

Present:

Vote:

Alan R. Carmichael, Jr., Chairman
Donald R. Hunter, Vice-Chairman
Floyd M. Brown, Jr.
Marlene J. Waymack
T. J. Webb

T-2

On motion of M. , seconded by M. , which carried unanimously, the following Resolution was adopted:

**A RESOLUTION CONCERNING
VDOT ACCESS MANAGEMENT ENTRANCE SPACING REQUIREMENTS
FOR 12200 SOUTH CRATER ROAD, SOUTH PRINCE GEORGE, VA**

WHEREAS, for over 60 years since the creation of the Interstate Highway System as authorized by an act of Congress of the United States on June 29, 1956, titled as Federal Aid Highway Act of 1956, a part of the Interstate Highway System has been located in and has served the County of Prince George, Virginia; and

WHEREAS, two sections of the Interstate Highway System, identified as Interstate 95 and Interstate 295, are located in and serve the residents and visitors to the County of Prince George, Virginia; and

WHEREAS, Prince George County, Virginia has within its border three (3) interchanges located on Interstate 95, identified as Exits 37 at Carson (intersecting U.S. Route 301 and Virginia State Routes 623 and 703), Exit 41 at Courtland (intersecting U.S. Route 301 and State Route 35) and Exit 45 at Crater Road (intersecting U.S. Route 35) to permit vehicular access to local roads; and

WHEREAS, Interstate 95 is the longest north-south section of the Interstate Highway System, extending some 1,920 miles from the Canadian border near Houlton, Maine to Miami, Florida; and

WHEREAS, Interstate 295 connects to Interstate 95 near the northern area of the County of Prince George, Virginia, serving as a circumferential bypass to the municipalities of the Tri-Cities comprised of Petersburg, Colonial Heights and Hopewell and the City of Richmond, Virginia; and

WHEREAS, field data prepared by the Traffic Engineering Department of the Virginia Department of Transportation confirms that Interstate 95 in Prince George County experiences an Average Annual Daily Trip rate of 44,000 vehicles, with approximately 50% of this total being local residents and the remaining 50% being motorists from outside of the local area; and

WHEREAS, the County of Prince George desires to promote industrial, commercial and other economic development opportunities in the area of Interstate 95 and 295 to increase the availability, convenience and the benefits of additional consumer services to the residents of and visitors to the county; and

WHEREAS, the creation of new and the maintenance of existing industrial and commercial development provides a continued and increasing revenue stream of tax revenue to the County of Prince George; and

WHEREAS, much of tax revenue generated along this section of Interstate 95 as it passes through the County of Prince George, Virginia, which benefits both the County of Prince George and the Commonwealth of Virginia, is created by patrons of businesses and users of the provided services who reside outside the County; and

WHEREAS, the County of Prince George, Virginia has identified Interstate 95 Exit-45 at South Crater Road (U.S. Route 301) as a Gateway Entrance to the county by investing public funds to construct enhanced signage, landscaping and lighting at this Interstate Interchange; and

WHEREAS, many existing and longstanding businesses have been located and are operating at the Interstate Interchanges in the County of Prince George, Virginia for many years with existing vehicular entrances; and

WHEREAS, the Virginia Commonwealth of Virginia has promulgated regulations, enumerated in Section 24VAC30-73 (December 5, 2013), Access Management Regulations, as codified in the Code of Virginia of 1950, as amended, specifying a minimum distance of separation between vehicular entrances; and

WHEREAS, the strict enforcement of the Access Management Regulations, currently enforced by VDOT, will or may prevent the location of new and the continued use of existing vehicular entrances on older, established business corridors which, as a result, may preclude the construction of proposed and renovated entrances, or their continued operation serving existing entrances to businesses; and

WHEREAS, the Access Management Regulations, in Section 24VAC30-73-120(C)(3)(c) of the Code of Virginia of 1950, as amended, stipulates: On older, established business corridors along a highway in a locality where existing entrances and intersections did not meet the spacing standards prior to July 1, 2008 for principal arterials or October 14, 2009 for minor arterials, collectors, or local streets, spacing for new entrances and intersections may be allowed by the district administrator's designee that is consistent with the established spacing along the highway, provided that the permit applicant submits a request according to 24VAC30-73-120D for an exception to the spacing standards that includes evidence that reasonable efforts were made to comply with the other access management requirements of this section including restricting entrances within the functional areas of intersections, sharing entrances with and providing vehicular and pedestrian connections between adjoining properties, and physically restricting entrances to right-in or right-out or both movements.

WHEREAS, the County of Prince George, Virginia encourages the owners of contiguous properties along a vehicular corridor designated as a Principal Arterial, as is physically or legally possible to do so, to cooperate in the creation of inter-parcel vehicular access plans for points of access to minimize the number of commercial entrances; and

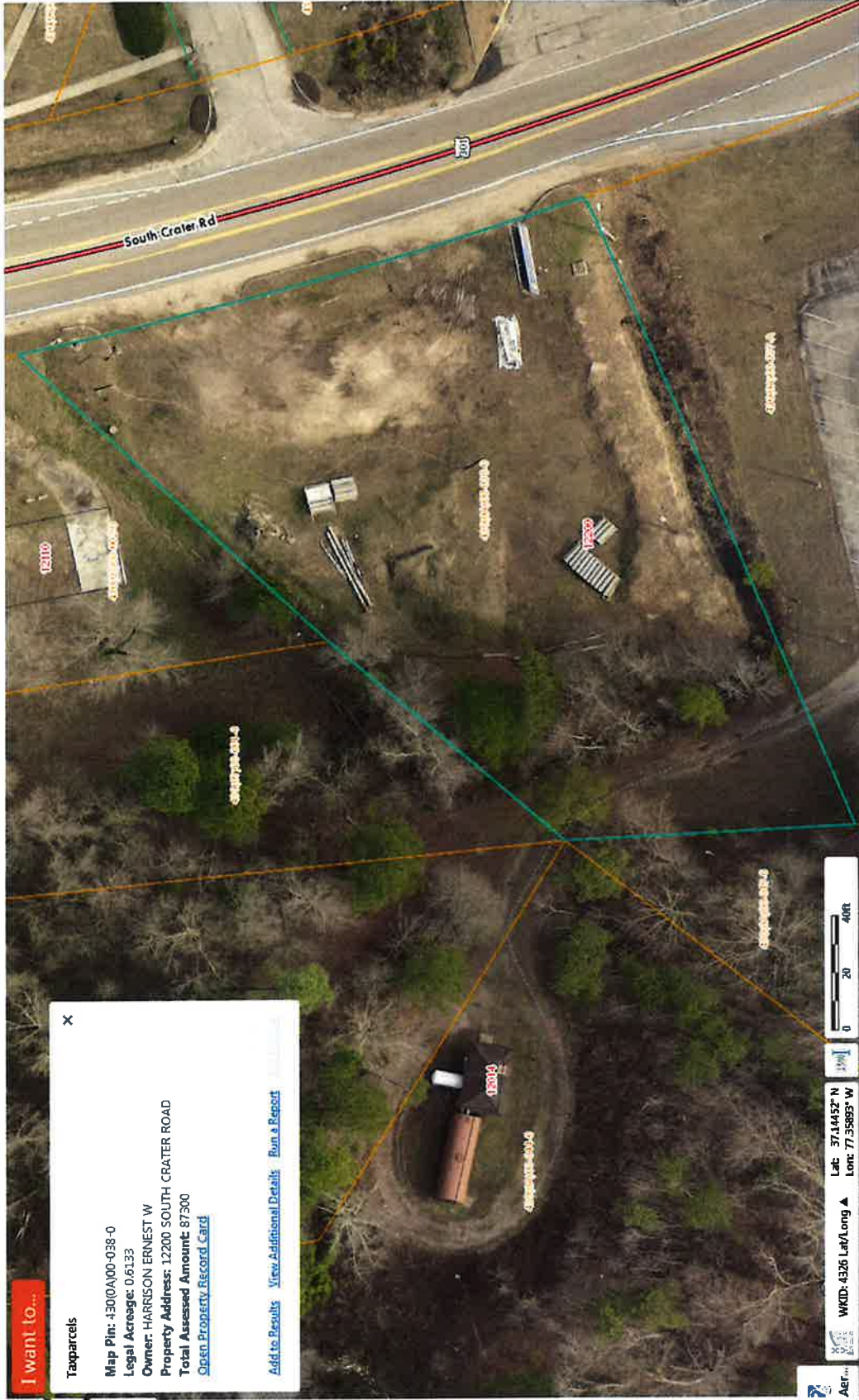
WHEREAS, Mr. Ernest W. Harrison has requested from the Prince George County Board of Supervisors that his subject property at 12200 South Crater Road, South Prince George, VA 23805, Tax Map Number 430(0A)00-038-0 be considered for a VDOT exception under the Access Management Regulations; and

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Board of Supervisors of the County of Prince George, Virginia supports consideration of a VDOT district administrator's exception under Access Management Regulation 24VAC30-73-120(C)(3)(c) to allow two entrances at 12200 South Crater Road, South Prince George, VA 23805, Tax Map Number 430(0A)00-038-0 for future site development in an older, established business corridor.

Adopted by the Board of Supervisors of the County of Prince George, Virginia, on the 11th day of September, 2018.

A Copy Teste:

Percy C. Ashcraft
County Administrator



I want to...

Taxparcels
Map Pin: 430(0A)00-038-0
Legal Acreage: 0.6133
Owner: HARRISON ERNEST W
Property Address: 12200 SOUTH CRATER ROAD
Total Assessed Amount: 87300
[Open Property Record Card](#)
[Add to Results](#) [View Additional Details](#) [Run a Report](#)

WKID: 4326 Lat/Long ▲ Lat: 37.14452° N Long: 77.35893° W
Scale: 0 20 40ft

Ernest W. Harrison, 12200 South Crater Road, South Prince George, VA 23805
430(0A)00-038-0

Original two entrances are still visible on 2018 map.

Jeff Stoke

From: Paul F Hinson, P.E. <paul.hinson@vdot.virginia.gov>
Sent: Friday, August 03, 2018 9:40 AM
To: Jeff Stoke
Subject: FW: 12200 S. Crater Road

From: Dean Hawkins <dehawk4@comcast.net>
Sent: Tuesday, February 21, 2017 9:26 AM
To: Hinson, Paul (VDOT) <paul.hinson@vdot.virginia.gov>; ewharrison1@aol.com
Subject: 12200 S. Crater Road

Paul:

I have conveyed VDOT's opinion to Earnest Harrison regarding the acceptable access arrangement you and I spoke about this morning for this site. Please defer a formal response from your office to me until I hear further from Mr. Harrison.

Dean Hawkins

--



5741 Elmwood Road • Chester, Virginia 23831
Telephone (804) 748-6519 • Fax (804) 748-0234
E-mail: dehawk4@comcast.net

Jeff Stoke

From: Paul F Hinson, P.E. <paul.hinson@vdot.virginia.gov>
Sent: Friday, August 03, 2018 9:40 AM
To: Jeff Stoke
Subject: FW: 12220 S. Crater Road

From: Dean Hawkins <dehawk4@comcast.net>
Sent: Monday, February 27, 2017 2:44 PM
To: Hinson, Paul (VDOT) <paul.hinson@vdot.virginia.gov>; ewharrison1@aol.com
Subject: Re: 12220 S. Crater Road

Paul:

Thanks for the written explanation. Having it front of my feeble eyes is good.

Dean

On 2/27/2017 2:13 PM, Hinson, Paul (VDOT) wrote:

Dean,

There have been no decisions made concerning granting an AM exception for the proposed site as requested in your AM exception application. I did indicate in our telephone conversation that there was not support at VDOT for an exception allowing two full access entrances that do not meet the spacing standards. If you and your client would be willing to request one full access entrance and provide a plan that supports this request, there would be a much greater probability of obtaining an AM exception. VDOT would look favorably upon a request that would include providing a cross access easement to the adjacent property to the north as this site also would need an exception for a full access entrance.

Access Management

I hope this provides you with the direction you and your client need. Please contact me if you have any further questions.

Paul F. Hinson, P.E., LEED AP
VDOT Petersburg Residency
Southern Region Land Use Engineer
804-863-4012 (O)
804-874-9309 (M)

From: Dean Hawkins [mailto:dehawk4@comcast.net]
Sent: Monday, February 27, 2017 11:11 AM
To: Hinson, Paul (VDOT)
Subject: 12220 S. Crater Road

Paul:

Thank you for your telephone call last week about the Exception to Access Management Standards request I submitted to your office for the above referenced site. I plan to meet with my client, Earnest W. Harrison, this week to discuss in detail your department's response and I would appreciate it greatly if you would provide your reply to the request via this e-mail with the access option(s) you outlined on the call. I ask for this so that I may be sure that I am conveying your instructions made to me on to my client in an accurate and concise manner. After I have had my meeting with him, I will respond to your directive which will permit me to complete a site plan acceptable to VDOT.

Dean E. Hawkins

--



5741 Elmwood Road • Chester, Virginia 23831
Telephone (804) 748-6519 • Fax (804) 748-0254
E-mail: dehaw@comcast.net

--



5741 Elmwood Road • Chester, Virginia 23831
Telephone (804) 748-6519 • Fax (804) 748-0254
E-mail: dehaw@comcast.net

Teresa Knott

From: Jeff Stoke
Sent: Wednesday, September 05, 2018 10:26 AM
To: Teresa Knott
Cc: Percy Ashcraft
Subject: Fwd: VDOT Updates

Teresa,
Please add this email to Harrison Exit 45 item of BOS agenda for Sept 11.
Thanks

Jeffrey D. Stoke, C.Ec.D.
Deputy County Administrator
Prince George County, VA
6602 Courts Drive
Prince George, VA 23875
(804) 722-8612
jstoke@princegeorgecountyva.gov
www.princegeorgecountyva.gov

"A global community where families thrive and businesses prosper."

Begin forwarded message:

From: "Smith, Crystal" <crystal.smith@vdot.virginia.gov>
Date: September 5, 2018 at 9:01:06 AM EDT
To: Alan Carmichael <acarmichael@princegeorgecountyva.gov>, TJ Webb <tjwebb@princegeorgecountyva.gov>, Donald Hunter <dhunter@princegeorgecountyva.gov>, Marlene Waymack <mwaymack@princegeorgecountyva.gov>, Floyd Brown <fbrown@princegeorgecountyva.gov>
Cc: Percy Ashcraft <pashcraft@princegeorgecountyva.gov>, Jeff Stoke <jstoke@princegeorgecountyva.gov>
Subject: Re: VDOT Updates

Per my request at the last BOS meeting, the resolution to support a waiver of the access management regulations for the Harrison property located off of Exit 45 had been tabled. At the September meeting, I will be requesting that the BOS eliminate the resolution from consideration for two reasons. The first is that there is no current project being proposed at this location to consider and any resolution of support would be premature. The second, and most important, is that Access Management is found in the Code of Virginia. These are not policies or procedures that can be eliminated by VDOT or a Locality. As you are aware, regulations in the Code of Virginia are considered Virginia Law and cannot be waived by a locality. The locality does have the legal authority to support ordinances or set local codes that are stricter than Virginia Code but cannot legally support or permit anything less than state law.

In addition, please be aware that there are methods for an applicant to request certain waivers through VDOT. VDOT will review the site plan and determine if the location qualifies but there must be a project proposal and a qualifying condition. At this time, our office has not heard from

Mr. Harrison in over a year regarding his development. I did speak with him after the July BOS meeting and discussed several options that might be available but he would need to submit his development plan for review first.

On Fri, Aug 24, 2018 at 4:34 PM, Smith, Crystal <crystal.smith@vdot.virginia.gov> wrote:
I want to apologize for being unavailable for the last board meeting. I am currently dealing with some personal issues that will require me to be in and out of the office fairly frequently.

At this time, I do plan to be at the September meeting and would like to provide some information to each of you in preparation for that meeting.

1. VDOT would like a resolution from the Board, requesting Templeton Rd from Route 35 to the Sussex County line (Route 602) be posted as a No Thru Truck restricted route. Additionally, we would like a resolution to post Lansing Rd as No Thru Truck, as well.

The length of this segment is 2.5
Roadway width is 19'
No Markings Edge line or Centerline
Minimal shoulders

We have received numerous request to restrict Templeton Road over the last couple years. The last review in June was performed on Templeton Road from Route 35 to Route 156.

2. We could not locate a video/audio comparison but there are a couple of locations if anyone wants to take a field trip.

Lynchburg District has installed Mumble Stripes on 460 just west of the Wards Road (Bus 29) interchange in the westbound lane on the left side of the roadway.

Lynchburg District has another mumble stripes installation project under construction on Route 151, Patrick Henry Highway (UPC 109593) in Amherst County.

3. We are currently performing a courtesy review, that would possibly extend the existing No Thru Truck restriction along E. Quaker. The existing restriction is from Route 156 to Hitchcock Rd. (Route 618). The review location would pick up the restriction from Hitchcock Rd. and extend it to Stech Drive (Route 719)

3. I understand there was some concern regarding the width of the pavement on Route 156 at Pole Run Rd. where the widening is being constructed. The final total pavement width will be 44' including the right turn lane.

4. The agreements for the Manning and Lawyers outfall ditch work are back at the County under review by the County Attorney. There were 2 changes. The first added the UPC account code and we corrected a mathematical error on the Appendix A. We hope to have the approvals and County Administrator's signature soon.

5. There are two guardrail studies underway. One is along Alden Rd. and the other is along Robin Rd.

If you have any questions or left out any updates you would like, please let me know.

Thanks