

**PLANNING & COMMUNITY DEVELOPMENT STAFF REPORT**

<b>PROJECT NAME:</b> Clark's Cut II	<b>Planning Commission Meeting Date:</b> July 16, 2008
<b>Case Number:</b> SPEX-03-2008	<b>Applicant:</b> Clark's Cut II LLC
<b>Project Status:</b> <input type="checkbox"/> Preliminary Sketch Application <input type="checkbox"/> Rezoning <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Waiver <input type="checkbox"/> Preliminary Final Plat <input type="checkbox"/> Concept Plans <input type="checkbox"/> Final Plat <input checked="" type="checkbox"/> Special Exception	<b>Owner:</b> Emmett C. Snead, III 18294 Tidewater Trail Fredericksburg, VA 22408
	<b>Location:</b> N. side of Rt. 17 approx. 1/2 mile east of Rt. 610
	<b>Voting District:</b> Port Royal
	<b>Parcel Number:</b> 4-1-3 & 4-1-4
	<b>Total Site Area:</b> 60.82
	<b>Site Area Developed:</b> 27.57 (see metes & bounds)
	<b>Frontage:</b> +/-900 ft
<b>Existing Structures:</b> None	<b>CBPA:</b> On site but nothing within area of project
<b>Flood Hazard:</b> NA	<b>Additional Site Data:</b>
<b>Current Zoning:</b> RP	
<b>Action Request:</b> Sand & Gravel Extraction	<b>Staff:</b> Gary Mitchell, AICP <b>Date:</b> July 1, 2008

Review Agency/Department Comments

Neighborhood Characteristics

<b>Department of Economic Development : Approved – see comments</b>	<b>North: Rural Preservation (RP)</b>
<b>Department of Fire &amp; Rescue:</b>	<b>South: Rural Preservation (RP)</b>
<b>Department of Parks &amp; Recreation: Approved – no comments</b>	<b>East: Rural Preservation (RP)</b>
<b>Department of Public Works: Approved – no comments</b>	<b>West: Rural Preservation (RP)</b>
<b>Department of Utilities: Approved – no comments</b>	<b>Water &amp; Sewer Services</b>
<b>Rappahannock Electric Cooperative:</b>	
<b>School Administration: Approved – no comments</b>	<b>Water: Private well (if needed)</b>
<b>Virginia Department of Health: No comment</b>	<b>Sewer: Private septic (if needed)</b>
<b>Virginia Department of Transportation: Approved</b>	<b>Comprehensive Plan</b>
	<b>Complies Yes - (see staff report)</b>
<b>Fort A.P. Hill: Approved – no comments</b>	<b>By-Right No – requires special exception</b>
<b>Sheriff's Office: Concerns of traffic (ingress/egress)</b>	
<b>Planning: Approved – (see staff report)</b>	
<b>Zoning: Approved</b>	<b>Other Data</b>
<b>Environmental: Approved</b>	
<b>Building Official: Approved – no issues</b>	

Prior Actions / Case History

<b>Rezoning:</b> NA
<b>Special Exceptions:</b> NA
<b>Variances:</b> NA
<b>Subdivisions:</b> NA
<b>Other Data:</b> NA

**REQUEST:**

Clark's Cut II, LLC, (the applicant) requests a special exception permit to operate a sand and gravel operation on tax map parcels 4-1-3 and 4. These parcels are currently open fields surrounded by a forest buffer. The excavation activity for the sand and gravel shall occur only where the present fields are located. The existing forested areas shall remain as buffers.

**COMPREHENSIVE PLAN ANALYSIS:**

The 2006-2026 Caroline County Comprehensive Plan designates this area as Agricultural Preservation and within the Resource Sensitive Overlay District along the Rappahannock River Valley. The recommended density is 1 (one) dwelling unit per 25-acres of land.

*Land Use*

The Comprehensive Plan states that the agricultural preservation designation is intended to provide areas to encourage economic development and to preserve agriculture and for the viability of the County's agricultural sector. In designating these areas it is recognized that certain agricultural uses and non-agricultural uses are suitable for agricultural areas. Staff considers this request as one (1) of those non-agricultural uses. Additionally, as outlined in the applicant's narrative the nature of the soil on this site is too sandy and crop yields are very low due to the presence of the sand/gravel. The applicant plans on reclaiming the land and converting it to a vineyard and/or berry (blueberry, strawberry, raspberry, etc.) farming after the sand is removed. The presence of the sand makes the property "too dry" to effectively raise agricultural crops at this time.

*Resource Sensitive Areas*

The resource sensitive overlay district is so designated due to the presence of significant wetlands located along the Route 17 corridor. Additionally, this area is the watershed to the Rappahannock River, a significant tributary to the Chesapeake Bay. This corridor contains some of the best agricultural soils in the Commonwealth. The County does not want to see a significant amount of large lot development within this area. Large lot development does not protect agricultural uses or the rural character of the corridor. The comprehensive plan identifies several policies as it relates to this corridor. However, the plan also states,

*These policies shall not be applied to, otherwise limit or interfere with, any use, such as agriculture, silviculture, or horticulture operations, permitted by-right or other {uses} permitted by special exception within the zoning district in the Corridor (page 8-14).*

The first policy applicable to this request is that any development should mitigate its impact to archeological, wetland, river frontage, and drainage and water quality, required county infrastructure, botanical and wildlife, agricultural, silviculture and scenic resources. The general development plan demonstrates that these resources are protected. Specifically there is a buffer of at least 100-feet between the extraction area and Route 17. There is approximately a 300-foot buffer between the extraction area and sensitive environmental resources on the site. The extraction area is approximately 500-feet from the Rappahannock River. It is staff's opinion that this project complies with this policy. Additionally, the

applicant has offered, via a separate agreement, to donate a sum of \$0.10 per ton of extracted material (annually) to the County for transportation or other initiatives by the County to protect the resources within the Corridor.

Policies 2, 3, 4, and 6 are not applicable to this request. The remaining policy applicable to this request encourages that developments implement mitigation measures and commit to the parameters of such mitigation measures. As stated earlier, there are extensive buffers surrounding the site and an offer to provide the County an annual payment for other initiatives the County wishes to undertake to protect the resources of the Corridor. Staff believes that the applicant complies with this policy.

#### *Transportation*

This application has been reviewed by Virginia Department of Transportation (VDOT). The applicant is providing additional right-of-way dedication across the entire frontage, a commercial entrance, and a turn/taper lane as shown on the general development plan (GDP). With these improvements and the site access worksheet it appears that this proposal meets all the requirements of VDOT. The current average annual daily traffic (AADT) volume on this segment of U.S. Route 17 is approximately 5,000 trips per day. U.S. Route 17 is an arterial road within the county and has a capacity of approximately 15,000 vehicle trips per day. Using the *ITE Trip Generation*, 5<sup>th</sup> Edition, the traffic multiplier for this type of use is 0.92 trips per acre. The acreage of the extraction site is approximately 25 acres, which results in AADT of 23. This represents less than 1% of the current traffic on U.S. Route 17. The road improvements illustrated on the GDP mitigate the impact of this minimal traffic increase and the level of service C is maintained. Therefore, the application complies with the transportation policies of the Comprehensive Plan.

#### *Conclusion of Comprehensive Plan Analysis*

This request is consistent with the land use, resource sensitive, and transportation policies in the 2006-2026 Comprehensive Plan. Staff believes that this application is consistent with the goals and policies of the County Comprehensive Plan.

**ZONING ANALYSIS:**

All use permits shall satisfy the following general standards as outlined in the ordinance.

<b>Zoning Standards</b>	<b>Application</b>
1. The use shall not adversely affect the character and established pattern of development of the area in which it wishes to locate.	The application is consistent with the development pattern and land uses in the area. There area contains agricultural, extremely low-density residential and other mining activities/uses.
2. The use shall be in harmony with the uses permitted by right under a zoning permit in the zoning districts and shall not affect adversely the use of neighboring properties.	The extensive use of buffers and required road improvements will ensure that this use is consistent with the uses permitted within this zoning district.
3. The location and height of buildings, the location, nature and height of walls and fences, and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and buildings or impair the value thereof.	The buffers and proposed landscaping will screen this operation and not hinder the development/use of adjacent properties.
4. The use shall not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use.	The use is governed by the County Zoning Ordinance and conditions associated with this use permit as well as the Department of Mines, Minerals and Energy (DMME) of the Commonwealth of Virginia. After zoning has been approved, DMME issues a permit and shall administer the operation of the mining activity.
5. The use shall not be detrimental to the public health, safety or welfare or injurious to property or improvements in the neighborhood.	The request will not be detrimental to public health, safety or welfare or injurious to property or improvements in the neighborhood. No blasting will be conducted in this operation.
6. The use shall be in accordance with the purposes of the zoning regulations contained in this Ordinance and the Comprehensive Plan of Caroline County.	The request is consistent with the zoning ordinance and the Comprehensive Plan of Caroline County.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided.	These issues are addressed on the GDP and are consistent with County policies.
8. The use shall be such that air quality, surface and groundwater quality and quantity, are not degraded or depleted to an extent that would hinder or discourage the appropriate development and/or use of adjacent or nearby land and/or buildings or impair the value thereof.	The environmental impacts of this application are governed by DMME and as shown on the GDP and/or within the recommended conditions. Staff anticipates no negative impacts from this application.
9. The use shall be such that pedestrian and vehicular traffic generated will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood and on roads serving the site.	Road improvements are illustrated on the GDP and should not pose any hazard to existing traffic on U.S. Rt. 17.

This application is consistent with the requirements of the zoning ordinance and goals of the comprehensive plan. The application meets the applicable general standards for use permits.

**CONDITIONS:**

The Board of Supervisors may specify conditions in granting use permits as it deems necessary in the public interest to assure compliance with the general and specific standards and that it will continue to do so. Conditions may include, but are not limited to the following:

1. The hours of operations.
2. Provisions for adequate parking, ingress, and egress to public streets and roads.
3. The protection of surface and groundwater.
4. Limitations on site lighting including intensity and shielding, so as not to adversely affect adjacent or nearby property owners.
5. The provision of adequate sewer and water facilities.
6. Noise abatement measures.
7. The location, size, height, design of buildings, walls, fences, landscaping and buffers.
8. Underground utilities.
9. Abatement measures for smoke, dust, odor, noise or other elements.
10. Performance bonding to ensure standards are met and plans are implemented.
11. Setbacks and yard requirements necessary for orderly expansion and to prevent traffic congestion.

**STAFF RECOMMENDATION:**

Based upon the forgoing analysis of this request staff believes that this use is consistent with the goals and policies of the Comprehensive Plan and the Zoning Ordinance of Caroline County. The request is one which is permitted within the zoning district via a use permit; it is consistent with the surrounding uses of the Community and will ultimately result in a more productive agricultural product being cultivated on this tract of land. Therefore, staff recommends that the Planning Commission forward this application to the Board of Supervisors with a favorable recommendation with the following recommended conditions:

**RECOMMENDED CONDITIONS:**

1. The site shall be developed in substantial conformance with the Zoning Application including, but not limited to the General Development Plan (the "rezoning plat") prepared by SDI, (Thomas Welsh P.E.) and dated March 6, 2008, as amended.
2. The applicant will record the approved conditions of this Special Exception with the Caroline County Clerk's Office within 30-days of receiving the To-Witt from the

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Department of Planning and Community Development (DPCD) and provide a copy of the recorded document to the DPCD.

3. No mining operations shall be permitted until a site plan has been approved by the Caroline County Planning Department. The applicant shall submit a site plan within 12-months of the date of approval or this Special Exception shall be null and void.
4. The hours of operation shall occur between 8:00 AM to 6:00 PM Monday through Friday, and from 8:00 AM to 12 Noon on Saturday and from 12 Noon to 5:00 PM on Sunday. In cases where the Governor of Virginia has declared a natural disaster and/or State of Emergency in which such mineral resources are necessary, the mining activities may continue past these designated times to supply mineral resources in response to the emergency.
5. Dust control management strategies shall be implemented in accordance with industry standards (i.e. sprinkler systems) to minimize dust during mining operations.
6. To offset the impact of the extraction of the mined material to the environment, the applicant shall enter into an agreement with the County to annually contribute \$0.10/ton of mined materials to the County to use for transportation or other initiatives to preserve and protect the resources within the U.S. Rt. 17 corridor.
7. All conditions and restrictions associated with a permit from the Commonwealth of Virginia, Department of Mines, Minerals and Energy (DMME) shall be incorporated as conditions of this use permit.
8. The applicant shall reclaim the property in accordance with the standards as established as established by the DMME of the Commonwealth of Virginia.
9. The applicant shall apply for a DMME permit within 12 months of the approval of this use permit or this permit becomes null and void.
10. This Special Exception Permit is issued exclusively to Clarks Cut II, LLC and cannot be reassigned to another entity without a review/approval by the Board of Supervisors of Caroline County.
11. This Special Exception permit is subject to a review by the Board of Supervisors within five (5) years of site plan approval for the mining on the property.
12. The applicant shall install road improvements as shown on the General Development Plan (GDP) and a s required/recommended by the Virginia Department of Transportation (VDOT).
13. There shall be no blasting associated with the mining activity.
14. Should any of the aforementioned conditions or part of the conditions be found to be invalid or held unconstitutional, such decision shall not affect the provisions of this Special Exception as a whole, and the sand and gravel operation may proceed subject to the remaining conditions.

**PLANNING & DEVELOPMENT APPLICATION**

REVISED 3-1-2007



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT  
 233 WEST BROADDUS AVENUE  
 PO BOX 424  
 BOWLING GREEN, VA 22427  
 (804) 633-4303  
 (804) 633-1766  
[WWW.VISITCAROLINE.COM](http://WWW.VISITCAROLINE.COM)

OFFICIALLY SUBMITTED

DATE: 4-8-08 INITIALS: GD

CASE # SPEX - 03-2008

- REZONING FROM: \_\_\_\_\_ TO: \_\_\_\_\_  
 PROFFER AMENDMENT
- USE PERMIT (SEE CUP, SUP) FOR: Sand & Gravel Extractio
- ZONING TEXT AMENDMENT  
 COMPREHENSIVE PLAN AMENDMENT  
 SITE PLAN  
 MAJOR  MINOR

<p><b>I. APPLICANT:</b>                  Name: <u>Clark's Cut II, LLC</u>                  Address: <u>P O Box 60</u>                  City: <u>Corbin</u>                  State: <u>VA</u> Zip: <u>22446</u>                  Phone: <u>540-373-7824</u> Fax: <u>540-373-0864</u>                  E-mail: <u>marengo@infionline.net</u></p>	<p><b>II. PRIMARY CONTACT INFORMATION:</b>                  Contact Name: <u>Thomas Y. Welsh, P.E.</u>                  Company: <u>Sullivan, Donahoe &amp; Ingalls</u>                  Address: <u>P O Box 614</u>                  City: <u>Fredericksburg</u>                  State: <u>VA</u> Zip: <u>22404</u>                  Phone: <u>540-898-5878</u> Fax: <u>540-898-3390</u>                  E-mail: <u>twelsh@sdi-pc.com</u></p>
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<p><b>III. CURRENT OWNER</b> (provide attachment if multiple owners):                  Name: <u>Emmett C. Snead III</u>                  Address: <u>18294 Tidewater Trail</u>                  City: <u>Fredericksburg</u>                  State: <u>VA</u> Zip: <u>22408</u>                  Phone: <u>540-371-9328</u> Fax: <u>N/A</u>                  E-mail: <u>None</u></p>	<p><b>IV. ENGINEER/SURVEYOR:</b>                  Company/Name: <u>Sullivan, Donahoe &amp; Ingalls</u>                  Address: <u>P O Box 614</u>                  City: <u>Fredericksburg</u> State: <u>VA</u> Zip: <u>22404</u>                  Phone: <u>540-898-5878</u> Fax: <u>540-898-3390</u>                  Print Name: <u>Thomas Y. Welsh</u>                  E-Mail: <u>twelsh@sdi-pc.com</u></p>
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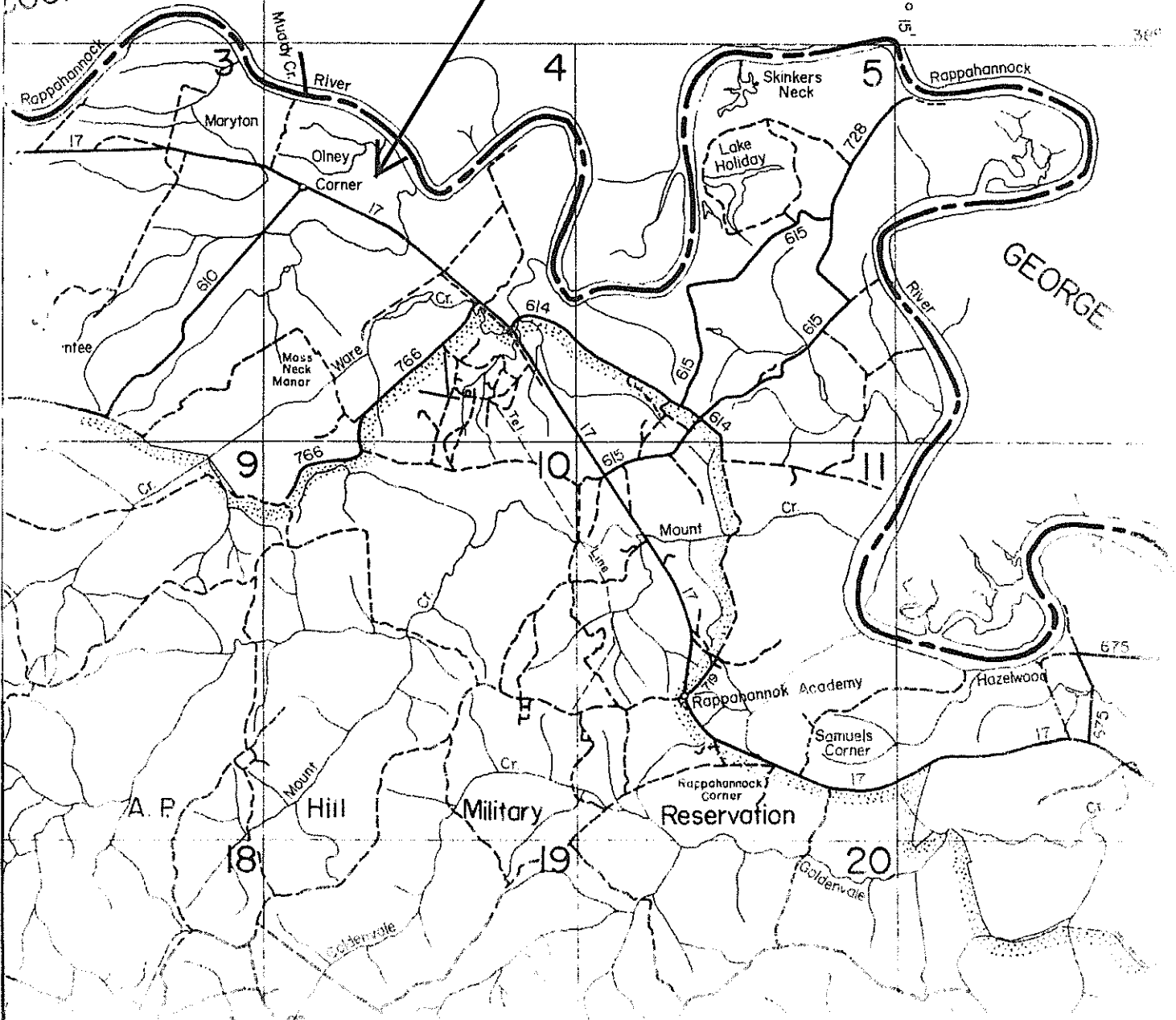
<b>V. PROPERTY INFORMATION:</b>							
Tax Map/Parcel No.	<u>TM4((1))3&amp;4</u>	Project Name	<u>N/A</u>				
Total Acreage	<u>60.82</u>	Existing Zoning	<u>RP</u>				
Acreage of Request	<u>60.82</u> <sup>30.41</sup> <sub>ea</sub>	Road Frontage	<u>900'</u>				
Physical Address/Location	<u>Tidewater Trail</u>						
Existing Land Use(s)	<u>Crops &amp; Timber</u>	Voting District	<u>Port Royal</u>				
Existing Structure(s)	<u>None</u>	Proposed Utilities	<u>No water/Sewer Electric/telephone N</u>				
Subdivision Name:	<u>None</u>	Block	<u>N/A</u>	Section	<u>N/A</u>	Lot	<u>N/A</u>

**SITE LOCATION**

SPAFFORD COUNTY

KING

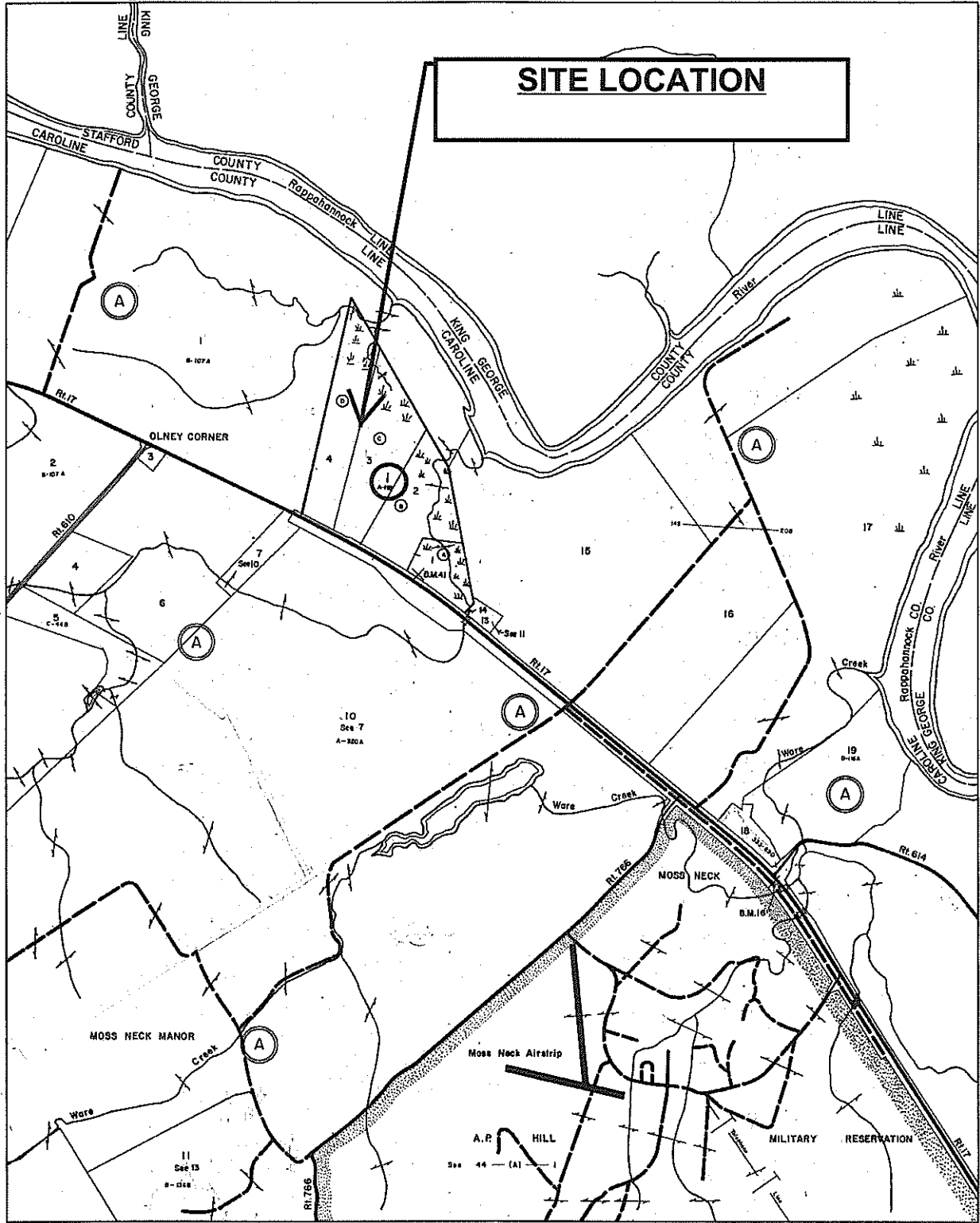
GEORGE





CAROLINE COUNTY  
NONE

**SITE LOCATION**

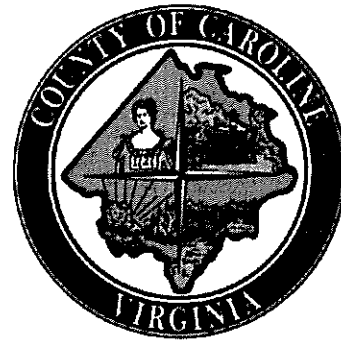


PORT ROYAL DISTRICT

SECTION 4  
INSERT

REVISED: 2004

**County of Caroline**  
Gary D. Mitchell, AICP  
Department of Planning  
& Community Development  
233 West Broadus Avenue  
P.O. Box 424  
Bowling Green, Virginia 22427  
(804) 633-4303 Main  
(804) 633-1766 Fax  
E-mail: [gsmithell@co.caroline.va.us](mailto:gsmithell@co.caroline.va.us)



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June 6, 2008

Via E-Mail & Regular U.S. Mail

SDI  
PO Box 614  
Fredericksburg, VA 22404  
Attention: Mr. Thomas Welsh, P.E.  
[jfristoe@sdi-pc.com](mailto:jfristoe@sdi-pc.com)

**Re: TRC Review – Clark's Cut GDP Review**

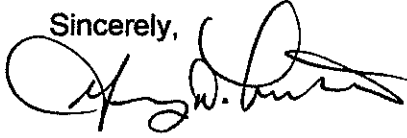
Dear Mr. Welsh;

As you are aware the TRC met on Wednesday, June 4 and reviewed your development proposal. The following issues were identified:

- **Planning:**
  - Landscaping across frontage consistent with adjoining sand and gravel operation. Landscaping along perimeter of the site adjacent to VDOT right-of-way needs to reflect a street tree standard using deciduous trees (except ornamental fruit trees) like Red Maples and similar. Trees should be placed on approximately 20-foot centers with 3.5-inch caliper.
  - Perpetual landscape agreement needs to be executed and recorded which states that the owner(s) shall maintain landscaping and replace if it fails to survive.
  - Applicant shall execute a separate agreement with the County to pay the County \$0.10 per ton of material removed per year for road improvements along the US Rt. 17 corridor.
- **Environmental:**
  - Land disturbance permit needed for all land disturbance not covered by DMME permit(s).
  - Army Corps confirmation letter for wetlands
- **VDOT:**
  - Dedication of right-of-way along US Route 17 – right-of-way needs to be consistent across frontage of both parcels approximately 30 more feet in addition to taper/turn lanes as shown.

These are the comments that were provided to the County from the members of the TRC. Your site plan needs to be revised to address these issues so proceed in the review process. Revisions need to be submitted no later than Monday July 7, 2008 in order to proceed to the July Planning Commission agenda. Please feel free to contact me at (804) 633-4303, if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary D. Mitchell". The signature is fluid and cursive, with a large initial "G" and "M".

Gary D. Mitchell, AICP

cc: **Michael A. Finchum, Director**  
**Angeline Marsh, Planner**

**A PROFESSIONAL CORPORATION**

10720 COLUMBIA DRIVE, POST OFFICE BOX 614  
 FREDERICKSBURG, VIRGINIA 22404  
 PHONE: (540) 898-5878  
 FAX: (540) 898-3390  
 E-mail: sdi@sdi-pc.com

**LETTER OF RESPONSE**

June 26, 2008

**TO:** Gary D. Mitchell, AICP  
**FROM:** Thomas Y. Welsh, P.E.  
 Sullivan, Donahoe and Ingalls  
**SUBJECT:** Clark's Cut GDP Review

<u>Reference</u>	<u>Comment</u>	<u>Response</u>
Planning		
1.	Landscaping across frontage consistent with adjoining sand and gravel operation. Landscaping along perimeter of the site adjacent to VDOT right-of-way needs to reflect a street tree standard using deciduous trees (except ornamental fruit trees) like Red Maples and similar. Trees should be placed on approximately 20-foot centers with 3.5-inch caliper.	See General Note No. 3, Sheet 1 & Landscape Detail , See Sheet 3.
2.	Perpetual landscape agreement needs to be executed and recorded which states that the owner(s) shall maintain landscaping and replace if it fails to survive.	See General Note No. 4 on Sheet 1.
3.	Applicant shall execute a separate agreement with the County to pay the County \$0.10 per ton of material removed per year for road improvements along the US Rt. 17 corridor.	See General Note No. 1, Sheet 1.

# SDI SULLIVAN DONAHOE & INGALLS

ENGINEERS, SURVEYORS & LAND PLANNERS

## A PROFESSIONAL CORPORATION

10720 COLUMBIA DRIVE, POST OFFICE BOX 614  
FREDERICKSBURG, VIRGINIA 22404  
PHONE: (540) 898-5878  
FAX: (540) 898-3390  
E-mail: sdi@sdi-pc.com

## LETTER OF RESPONSE Continued

<u>Reference</u>	<u>Comment</u>	<u>Response</u>
Environmental		
1.	Land disturbance permit needed for all land disturbance not covered by DMME permit(s).	See General Note No. 5, Sheet 1.
2.	Army Corps confirmation letter for wetlands.	See JD letter enclosed.
VDOT		
1.	Dedication of right-of-way along US Route 17 – right-of-way needs to be consistent across frontage of both parcels approximately 30 more feet in addition to taper/turn lanes as shown.	See Sheets 1 & 2 for dedicated ROW & General Note No. 2, Sheet 1.

Special Exception Request  
Review Form

Date: April 17, 2008 Special Exception Request Case # SPEX-03-2008

Project Name: Clark's Cut II, LLC

Applicant Name: Clark's Cut II, LLC

Owner Name: Snead, Emmett C., III

Tax Map # 4-1-3; 4-1-4 Location: This property is located on the north side of Route 17 (Tidewater Trail) approx. 1/2 mile east of Route 610 (Pepmeier Hill Road)

Proposed Use: Sand and Gravel Extraction

# of Acres in Parcel: 60.82 (30.41 each) # of Acres Requested: 60.82

Please Return Comments to the Planning Department by: May 30, 2008

Approved       Approved with comments/conditions       Disapproved

Comments/Conditions:

*No Public Works INVOLVEMENT*

*[Signature]*  
Signature

*Public Works*  
Department

*4-22-08*  
Date

Special Exception Request  
Review Form

Date: April 17, 2008 Special Exception Request Case # SPEX-03-2008

Project Name: Clark's Cut II, LLC

Applicant Name: Clark's Cut II, LLC

Owner Name: Snead, Emmett C., III

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Please Return Comments to the Planning Department by: May 30, 2008

Approved       Approved with comments/conditions       Disapproved

Comments/Conditions:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_  
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 \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_

Stacy [Signature]      Schools      4/22/08  
 Signature      Department      Date

Special Exception Request  
Review Form

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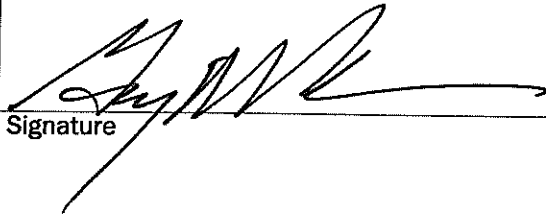
Approved

Approved with comments/conditions

Disapproved

Comments/Conditions:

*Will create more revenue for County while providing much needed building material locally thus keeping costs down.*

  
Signature

*Ed. Dav.*  
Department

*4-21-08*  
Date



Special Exception Request  
Review Form

Date: April 17, 2008 Special Exception Request Case # SPEX-03-2008

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Applicant Name: Clark's Cut II, LLC

Owner Name: Snead, Emmett C., III

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Please Return Comments to the Planning Department by: May 30, 2008

Approved  Approved with comments/conditions  Disapproved

Comments/Conditions:

[Signature] Recreation 4/28/08  
Signature Department Date

Special Exception Request  
Review Form

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Please Return Comments to the Planning Department by: May 30, 2008

Approved       Approved with comments/conditions       Disapproved

Comments/Conditions:

*No issues.*

*[Handwritten Signature]*  
Signature

*Building Official*  
Department

*05/23/08*  
Date

Special Exception Request  
Review Form

Date: April 17, 2008 Special Exception Request Case # SPEX-03-2008

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Owner Name: Snead, Emmett C., III

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Please Return Comments to the Planning Department by: May 30, 2008

Approved  Approved with comments/conditions  Disapproved

Comments/Conditions:

*- NO Comment -*

*There is not water or septic services.*

*[Signature]*  
Signature

*VDH*  
Department

*5/8/08*  
Date

Special Exception Request  
Review Form

Date: April 17, 2008 Special Exception Request Case # SPEX-03-2008

Project Name: Clark's Cut II, LLC

Applicant Name: Clark's Cut II, LLC

Owner Name: Snead, Emmett C., III

Tax Map # 4-1-3; 4-1-4 Location: This property is located on the north side of Route 17 (Tidewater Trail) approx. 1/2 mile east of Route 610 (Pepmeier Hill Road)

Proposed Use: Sand and Gravel Extraction

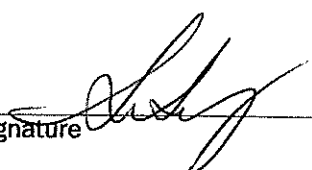
# of Acres in Parcel: 60.82 (30.41 each) # of Acres Requested: 60.82

Please Return Comments to the Planning Department by: May 30, 2008

Approved       Approved with comments/conditions       Disapproved

Comments/Conditions:

Signature



Department

FOUR APH in

Date

5/29/08

Special Exception Request  
Review Form

Date: April 17, 2008 Special Exception Request Case # SPEX-03-2008

Project Name: Clark's Cut II, LLC

Applicant Name: Clark's Cut II, LLC

Owner Name: Snead, Emmett C., III

Tax Map # 4-1-3; 4-1-4

Location: This property is located on the north side of Route 17 (Tidewater Trail) approx. 1/2 mile east of Route 610 (Pepmeier Hill Road)

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# of Acres in Parcel: 60.82 (30.41 each) # of Acres Requested: 60.82

Please Return Comments to the Planning Department by: May 30, 2008

Approved  Approved with comments/conditions  Disapproved

Comments/Conditions:

*Concern of traffic ingress & egress*

*Sheffler, J. J.*  
Signature

*CC50*  
Department

*4/25/08*  
Date

Special Exception Request  
Review Form

Date: April 17, 2008 Special Exception Request Case # SPEX-03-2008

Project Name: Clark's Cut II, LLC

Applicant Name: Clark's Cut II, LLC

Owner Name: Snead, Emmett C., III

Tax Map # 4-1-3; 4-1-4

Location: This property is located on the north side of Route 17 (Tidewater Trail) approx. 1/2 mile east of Route 610 ( Pepmeier Hill Road)

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# of Acres in Parcel: 60.82 (30.41 each) # of Acres Requested: 60.82

Please Return Comments to the Planning Department by: May 30, 2008

Approved

Approved with comments/conditions

Disapproved

Comments/Conditions:

Signature

Utilities  
Department

5/1/08  
Date

Special Exception Request  
Review Form

Date: April 17, 2008 Special Exception Request Case # SPEX-03-2008

Project Name: Clark's Cut II, LLC

Applicant Name: Clark's Cut II, LLC

Owner Name: Snead, Emmett C., III

Tax Map # 4-1-3; 4-1-4 Location: This property is located on the north side of Route 17 (Tidewater Trail) approx. 1/2 mile east of Route 610 (Pepmeier Hill Road)

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# of Acres in Parcel: 60.82 (30.41 each) # of Acres Requested: 60.82

Please Return Comments to the Planning Department by: May 30, 2008

Approved  Approved with comments/conditions  Disapproved

Comments/Conditions:

*Site Plan Review Process*

*Std CE-7 Landuse Permit*

*Left & Right Turn Lanes?*

*SENT PLANS TO DISTRICT LAND DEVELOPMENT FOR REVIEW ON 4-18-08*

*Edward Colapere* *VDOT* *4.17.08*  
Signature Department Date

**COMMONWEALTH of VIRGINIA****DEPARTMENT OF TRANSPORTATION**

87 Deacon Road  
Fredericksburg, VA 22405

DAVID S. EKERN P.E.  
COMMISSIONER

July 2, 2008

Re: Clarks Cut II, LLC  
Generalized Development Plan  
Route 17  
Caroline County

Bowling Green Residency  
13257 Fredericksburg Turnpike  
Bowling Green, VA  
Attn: David Cooper

Dear Mr. Cooper:

Per your request, the Department of Transportation has reviewed the generalized development plan for Clarks Cut II, LLC commercial development and will offer the following comments:

1. The preliminary plan is approved contingent to the owner/engineer submits a detailed site plan for the entrance. Once the detailed plan has been approved the owner must obtain a VDOT Land Use permit for the construction of the entrance to serve Clarks Cut II, LLC.

A comment response letter is required with your resubmission. If further information is desired, please call our office at (540) 899-4202

Sincerely,

A handwritten signature in cursive script that reads "Clyde Hamrick".

Clyde Hamrick  
Fredericksburg District  
Land Development Manager

cc: Sullivan, Donahoe & Ingalls  
Clarks Cut II, LLC  
Caroline County, Attn: Gary Mitchell



# SDI SULLIVAN DONAHOE & INGALLS

ENGINEERS, LAND PLANNERS & SURVEYORS

EDISON L. SULLIVAN, L.S.  
ERNEST N. DONAHOE, JR., P.E.  
LARRY W. INGALLS, P.E.  
THOMAS Y. WELSH, P.E.

ERIC V. SULLIVAN, L.S.  
NOLAND C. DONAHOE  
MICHAEL E. MOORE, P.E.  
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P.O. Box 614  
FREDERICKSBURG, VIRGINIA 22404  
10720 COLUMBIA DRIVE  
FREDERICKSBURG, VIRGINIA 22408  
TELEPHONE: (540) 898-5878  
FAX: (540) 898-3390

July 2, 2008

Mr. Gary D. Mitchell, AICP  
Planning & Zoning Administrator  
233 West Broaddus Avenue  
Bowling Green, Virginia 22427

RE: Clark's Cut II

Dear Mr. Mitchell:

Per our conversation the following is a brief narrative which will hopefully clarify the reclamation plans and reuse of the proposed sand extraction area.

The property shown on the proposed extraction area is extremely sandy and has a very thin topsoil layer. The field is subject to the slightest summer drought and Mr. Snead has experienced several crop failures in recent years. His hopes are to extract sand from the field, lower the elevation and create an irrigation pond in the center of the field. Topsoil as it becomes available (a by-product of commercial development at I-95 & U S Route 17 & U S 1 area) will be back hauled to the extraction area and mixed with the sandy overburden (topsoil) along with Mr. Snead's personal blend of compost. This topsoil blend will then be spread back over the disturbed areas in the reclamation process and produce a productive farm field. It is Mr. Snead's intent to produce vegetable crops in this area, including grapes, blackberries and raspberries.

Enclosed herewith is copy of a reclamation sketch envisioned for the property.

If you would like to take a tour of Mr. Snead's operation or need any additional information, please feel free to contact us.

Sincerely,



Thomas Y. Welsh, P.E.  
Sullivan, Donahoe & Ingalls, PC

TYW/jgf

PHOTOS OF THE SITE



Looking to the south (Port Royal)



Looking to the north (Spotsylvania)



Looking into the site



Looking into the site





Looking across the Rt. 17



Looking across Rt. 17