

## **Chapter 4**

# **PUBLIC FACILITIES PLAN**



## INTRODUCTION

The projected population growth of Spotsylvania County will require additional public facilities. A larger population translates to more school students as well as more health services, social services, recreation facilities, utilities and solid waste, general government services and increased demands on emergency services and law enforcement. The purpose of the Public Facilities Plan is to assess the current and future public service and facility needs and provide a plan for addressing these needs in an efficient and cost-effective manner. The County's public facilities must be carefully coordinated with land use and transportation plans to integrate the provision of services with anticipated population and economic growth, revenues, and available funding.

Current and future needs should be addressed through existing facilities whenever possible. Where this is not possible, new facilities may be warranted. By identifying criteria for the development of public schools, water or sewer lines, fire and rescue stations, and other facilities, the County can encourage development in appropriate areas and discourage development in inappropriate areas. Appropriate here is meant to be consistent with adopted policies in the Comprehensive Plan. It must be recognized that areas of the County are different and levels of service within these areas will vary. Coordination of County land use, transportation and public facilities development is the key to providing equitable, efficient, and cost-effective government services for current and future County residents and to support the business community.

The Public Facilities Plan recommends the general timing and location of future County facilities based on desired service levels. It is designed to function as a needs assessment supporting the establishment of specific project priorities through the annual Capital Improvement Program (CIP). A comprehensive approach integrates facility needs, siting criteria, and design issues with adopted land use plans and other planning concerns. The Plan will guide the acquisition of public facility sites through the rezoning process and advance purchase or optioning. The Public Facilities Plan does not address funding availability, debt capacity, or other financial concerns; nor does it address facility components, equipment, building design, and numerous other factors best left to the expertise of the operating departments. In addition, the location recommendations are general and should not be interpreted as site specific.

This plan is one element of the Spotsylvania County Comprehensive Plan. As with all components of the Comprehensive Plan, it is intended to function as guide for decision-makers; flexibility is required when fundamental conditions change, or analysis based on new data reaches differing conclusions. The Comprehensive Plan and each of its components should be reviewed and, if necessary, updated periodically based on new data and analysis.



## Relationship to the Comprehensive Plan and County Growth Management Strategy

The adoption of the Public Facilities Plan as part of the County's Comprehensive Plan provides an important implementation tool for the County's overall growth management strategy. Articulated through the recommendations of the Comprehensive Plan, this strategy encourages sustainable and orderly growth in designated areas of the County while supporting the overall desires and aspirations of the community.

A key aspect of the growth management strategy involves the appropriate timing and location of future land development.

## Relationship to the Capital Improvements Plan

The County's annual Capital Improvement Plan (CIP) addresses short-term facility planning. The CIP proposes a specific schedule for acquisition, development, enhancement or replacement of public facilities over a five (5) year period. It shows the arrangement of selected projects in priority order and establishes cost estimates and anticipated funding sources. Capital Projects identified within the CIP must have support within the Comprehensive Plan. Considerate of the Code of Virginia § 15.2-2232 that links Capital projects additions to the Comprehensive Plan. From § 15.2-2232:

*...unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than a railroad facility or an underground natural gas or underground electric distribution facility of a public utility as defined in subdivision (b) of § 56-265.1 within its certificated service territory, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof.*

At least annually with the budget and CIP adoption process, any new public facility not shown in the Comprehensive Plan shall be reviewed by the Planning Commission to determine whether the facility is substantially in accord with the Plan. In general, a public facility, public utility facility, or public service corporation facility, use or area may be determined to be a current feature of the Comprehensive Plan when it is either specifically identified on the Comprehensive Plan map or described in and supported by the Plan text. Exceptions include:

- Railroad facilities;
- Paving, repair, reconstruction, improvement, drainage, or similar work to an existing public street or public area unless such work involves a change in location or extent of a street or public area;
- Normal service extension of public utilities or public service corporations;



- Any public area, facility, or use which is identified within, but not the entire subject of, a subdivision or site plan provided, that the governing body has by ordinance or resolution defined standards governing the construction, establishment, or authorization of such public area, facility, or use; and
- Facilities approved through acceptance of a proffer made as part of a rezoning.

The following will be considered shown in the Comprehensive Plan:

- Additions to existing public buildings that increase the floor area by less than fifty (5) percent;
- Water and sewer facilities shown in the Water and Sewer Master Plan;
- Water and sewer line extensions and pump stations within the Primary Development Boundary; and
- Water and sewer extensions and pump stations outside of the Primary Development Boundary that serve public facilities shown in the Comprehensive Plan or deemed substantially in accord with the Comprehensive Plan.
- Emergency extensions of public water and sewer to serve users with failing well or septic systems with no alternatives as determined by the County Utilities
- Water and sewer line extensions to serve public facilities otherwise identified and supported in the Comprehensive Plan or Water and Sewer Master Plan.

Facilities of public utilities and public service corporations, such as wireless telecommunications and solar energy facility uses, are also subject to the 2232 Review Process pursuant to the State Code.

### **OVERVIEW OF THE PUBLIC FACILITIES PLAN**

The Public Facilities Plan is organized into eight (8) sections: 1) Public Schools; 2) Parks and Recreation; 3) Fire and Rescue Services; 4) Libraries; 5) Solid Waste Management; 6) Water and Sewer Facilities; 7) Sheriff’s Department; 8) General Government.

In preparing the Public Facilities Plan, each of the above categories has been addressed in terms of existing conditions, evaluation criteria, future expectations and future plans. In this way the Plan will provide a baseline for future planning, evaluating existing development policies and creating new policies where appropriate.

#### **General Evaluation Criteria**

An evaluation of existing public facilities and a determination of needs for future facilities involves several related criteria. These criteria cannot be static or absolute because particular needs and existing conditions vary greatly throughout the County.



## **Location**

Location must be considered in relation to various elements of the Comprehensive Plan, such as existing and future population distribution, zoning, major transportation arteries, topography, and utilities. A centralized location is appropriate for facilities that provide services to intermittent visitors where a time and distance factor is not critical or where the services are highly specialized. Decentralized locations are desirable for facilities that serve day-to-day needs of citizens and where a time and distance factor become more important.

## **Accessibility**

The site should be accessible to major transportation routes providing the best possible access to the greatest number of citizens expected to use the facility.

## **Proximity to Related and Supporting Facilities**

There are advantages to the grouping of related or complementary facilities within one complex or area. Convenience to the public is thereby enhanced, operational economics are achieved, and less land is required to provide shared facilities such as parking. Some facilities are also more effective when located adjacent to a business district or shopping center, thereby assuring the greatest convenience to the largest number of people.

## **Condition and Obsolescence Assessment**

In order to determine how to address a facility need, the present state of repair for the particular facility needs to be determined. Existing building space arrangements and special mechanical equipment requirements to meet the function needs of the facility must be considered. The operational efficiency of the facility and its possible adaptation to change or enlargement are factors that must be reviewed to determine the relative obsolescence of the building plan. Poor condition and high levels of obsolescence may indicate a need for replacement.

## **Site Adequacy**

The site for each building should be adequate to provide for: (a) the space needs of the building and any probable future additions, (b) parking space for vehicles of both visitors and employees, (c) convenient and safe accessibility, and (d) bicycle and pedestrian friendly improvements consistent with the County Design Standards Manual.

## **Supportive of Adopted Planning Policies**

The proposed project should support adopted County policies and plans. Without reference to an overall framework for development of the County, projects can be inconsistent and



counterproductive. If a project appears justified, even though it is not consistent with adopted policies, then a change in policy should be proposed and reviewed through the planning process.

### **Public Facilities Maps**

Public facilities which form an integral part of the County's land use pattern are shown on the Public Facilities Plan Maps located in this Chapter; these include public facilities specific maps for schools, parks and recreation facilities, fire and rescue, solid waste and various other buildings, structures and sites needed to provide public services. Only existing and identified future locations (general) are indicated on the map. The criteria established in this Plan shall form the basis for determining future needs and appropriate sites. The locations of existing and future water and sewer systems are identified within the Water and Sewer Master Plan.

### **KEY GOALS OF PUBLIC FACILITIES PLAN**

The principal goals of the Comprehensive Plan regarding the provision of public facilities and utilities are:

1. Provide community facilities/services to serve existing and new development in an efficient and cost-efficient manner;
2. Provide emergency services and law enforcement to protect citizens and allow them to enjoy a safe and secure environment;
3. Provide a system of high-quality educational opportunities that meet the future educational needs of all citizens;
4. Serve the recreational needs of the community through a comprehensive system of recreational facilities and programs;
5. Provide safe and adequate facilities and educational programs for the removal, disposal, and reduction of solid waste; and
6. Provide a sufficient supply of high-quality drinking water and a distribution system to serve the domestic, recreational, industrial, commercial, and fire protection needs of the community at the most economical price possible.

### **KEY POLICIES OF THE PUBLIC FACILITIES PLAN**

The Public Facilities Plan should serve as the foundation for future decisions concerning the location and expansion of public facilities. In making these decisions, the following policies should be considered:

1. Locate new facilities to provide convenient service to the greatest number of residents.
2. Construct or expand facilities in accord with established criteria and level of service standards.
3. Help guide future growth by coordinating the location of public facilities with recommendations in the Comprehensive Plan.



4. Use the plan as a general guide for the County's Capital Improvements Plan.
5. Ensure equitable distribution of public facilities between established and newly developing areas of Spotsylvania County. Consider existing facility maintenance or replacement needs in already developed areas of the county.
6. Mitigate the impact of public facilities on adjacent planned and existing land uses.
7. Acquire sites for future public facilities as soon as possible, ideally obtaining property for facilities many years before there is a need to build.
8. Use the recommendations of the plan, where feasible, to develop multiple use locations (i.e., joint park/school sites).
9. Use the recommendations of this plan to determine whether proposed public facilities are substantially in accord with the Comprehensive Plan, as required by state law.
10. Continue to monitor economic (industry and construction activity), demographic, socio-economic, and housing trends locally to assess service and facility needs.



# Spotsylvania County Government Facilities



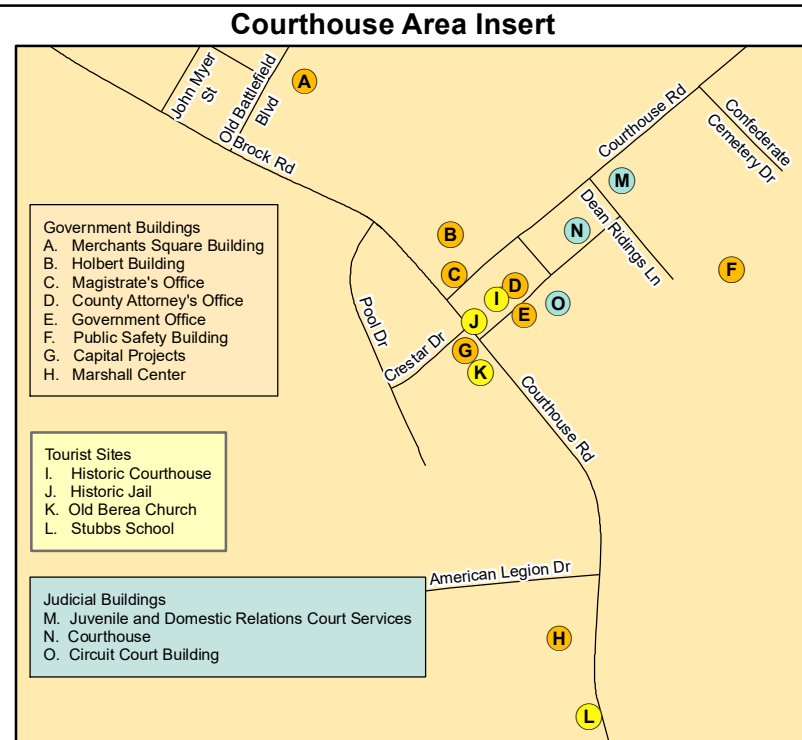
## Legend Public Facilities

- Community Center
- Government Office
- Judicial Building
- Tourist Site/Visitor Center
- Parks
- Convenience Sites
- Primary Development Boundary

- Visitor Centers**
- 10. Visitor Center at Massaponax
  - 11. Spotsylvania County Museum

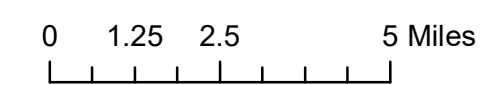
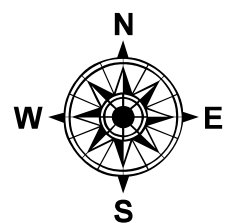
- Parks**
- 12. Hunting Run Park
  - 13. Virginia Central Trail
  - 14. Harrison Road Park
  - 15. Cosner Park
  - 16. Loriella Park
  - 17. Ni River Reservoir Park
  - 18. Lee Hill Park
  - 19. Mary Lee Carter Park
  - 20. Patriot Park
  - 21. Marshall Park
  - 22. Chewning Park
  - 23. Legion Fields/Marshall Center
  - 24. Arritt Park

- Convenience Sites**
- 25. Wilderness
  - 26. Chancellor Public Use Area
  - 27. Todd's Tavern
  - 28. Mine Road
  - 29. Lee Hill
  - 30. Chewning Park
  - 31. Marshall Park
  - 32. Post Oak
  - 33. Belmont
  - 34. Berkeley
  - 35. Livingston Landfill
  - 36. Cole Hill
  - 37. The Barn



- Community Centers**
- 1. Chancellor Community Center
  - 2. Lee Hill Community Center
  - 3. Todds Tavern Community Center
  - 4. Berkeley Community Center

- Government Offices**
- 5. Utilities Office
  - 6. Animal Control
  - 7. Parks & Recreation Office
  - 8. Joint Fleet Maintenance Facility
  - 9. Office of Elections/Registrar



Map Approved: December 14, 2021