



**SPOTSYLVANIA COUNTY PLANNING COMMISSION MEETING
AGENDA
January 6, 2021 - 7:00 PM**

Call to Order

Pledge of Allegiance

Determination of a Quorum

Announcements

- Planning Update

Review and Approval of Minutes

- Review and approval of minutes from November 4, 2020

Unfinished Business

Public Hearings

- R18-0010 Chancellor Ridge/ Old Plank Partners LLC (Chancellor District)

Worksessions

- Release of the Draft Comprehensive Plan Geohub website for public review and comment

Public Comment

New Business

- Resolution to Move Meeting

Adjournment

By Order of the Spotsylvania County Planning Commission: The Planning Commission reserves the right to amend this agenda on the day of the meeting. The Commission encourages the participation of all county citizens. For those with special needs, please notify the Planning Department Office of any accommodation required five days prior to the meeting you wish to attend.

Spotsylvania County
Planning Commission
Executive Summary

 **Print**

Meeting Date: January 6, 2021

Title: Planning Update

Type: No Action (Information Only)

Agenda Title: Planning Update

Recommendation:

Summary:

Committee/Commission Summary:

Review Date: Status:

Financial Impact:

Staff Contacts: B. Leon Hughes, AICP, Director of Planning

Legal Counsel:

Additional Background/Other

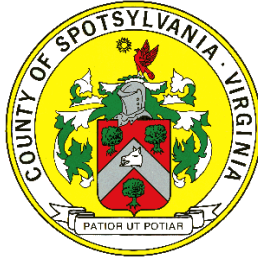
Considerations:

Consequence of Denial/Inaction:

ATTACHMENTS:

Name:	Description:	Type:
 PC_Report_January_6.doc	Planning Update	Backup Material

Board of Supervisors
DEBORAH H. FRAZIER
BARRY K. JETT
KEVIN W. MARSHALL
TIMOTHY J. MCLAUGHLIN
DAVID ROSS
GARY F. SKINNER
CHRIS YAKABOUSKI



Department of Planning & Zoning

B. LEON HUGHES, AICP
Director

9019 OLD BATTLEFIELD BLVD., STE 320
SPOTSYLVANIA, VA 22553
(540) 507-7434

PLANNING UPDATE

December 28, 2020

UPCOMING PLANNING COMMISSION MEETINGS:

Wednesday January 20, 2021 Regular Planning Commission Meeting 7:00 pm in the Marshall Center Auditorium

- R17-0005 Crucible
- SUP17-0003 Crucible

Wednesday, January 20, 2021 Work Session at 5:00 pm in the Merchants Square Building 3rd Floor

- Presentation by GIS Staff

COMMUNITY MEETINGS:

We have asked applicants to engage citizens using alternative methods. Several applicants are sending notices and setting up web pages that allow citizens to submit comments in response to the notices.

NEW PUBLIC HEARING CASES APPLICATIONS:

None

NEW PRELIMINARY PLAT APPLICATIONS:

None

OTHER UPDATES:**S-Power**

The Phase 5 site plan was approved on 12/16/2020.

TECHNICAL REVIEW COMMITTEE MEETING JANUARY 7, 2021 VIA WEBEX:

9:15 AM	PRE20-0048	The Dry Dock at Pleasants Landing TM# 70-A-81	Livingston District
9:45 AM	PRE20-0049	Massaponax Church Road PDH-3 TM# 50-A-118A	Berkeley District
10:15 AM	PRE20-0050	Spotsylvania Courthouse Village TM# 47-A-1, 2, 3, 3A, 4, 6A, 59, 59A, 47-8-1, 48-A-2 & 3	Berkeley District

Spotsylvania County
Planning Commission
Executive Summary

 **Print**

Meeting Date: January 6, 2021
Title: Review and approval of minutes from November 4, 2020

Type: Action
Agenda Title: Review and approval of minutes from November 4, 2020
Recommendation: Approval
Summary:
Committee/Commission Summary:
Review Date: Status:
Financial Impact:
Staff Contacts: Paulette Mann, Commission Secretary
Legal Counsel:
Additional Background/Other
Considerations:
Consequence of Denial/Inaction:

ATTACHMENTS:

Name:	Description:	Type:
 pcmin20_1104.docx	Draft Minutes from November 4, 2020	Minutes

Spotsylvania County Planning Commission

DRAFT

Holbert Building Board Room, 9104 Courthouse Road, Spotsylvania VA 22553

MINUTES: November 4, 2020

Call to Order: Mr. Newhouse called the meeting to order at 7:00 p.m.

Members Present:

Mary Lee Carter	Lee Hill
Jennifer Maddox	Berkeley
Richard Thompson	Courtland
Dr. Raymond Bell	Salem
Jacob Lane	Livingston
C. Travis Bullock	Battlefield
Gregg Newhouse	Chancellor

Staff Present:

Paulette Mann, Planning Commission Secretary
B. Leon Hughes, AICP, Director of Planning & Zoning
Alexandra Spaulding, Senior Assistant County Attorney
Shannon Fennell, Planner III
Paul Agnello, AICP, Traffic Engineer
Jacob Pastwik, AICP, Planner III
Brad Robinson, CZA, Planner II

Announcements:

Mr. Hughes announced that staff has received several new cases. He informed the Commission of the upcoming WebEx Technical Review Committee Meeting. Finally, he introduced new Planner, Brad Robinson. He stated that Mr. Robinson formerly worked for Fluvanna County.

The Commissioners welcomed Mr. Robinson to the County.

Review & Approval of Minutes from September 16, 2020

Motion and vote: On a motion by Mr. Newhouse, seconded by Ms. Carter to approve the minutes of September 16, 2020.

VOTE:

Ayes: 7 Dr. Bell, Ms. Carter, Mr. Lane, Mr. Bullock, Ms. Maddox, Mr. Thompson, and Mr. Newhouse

Nays: 0

Absent: 0

Abstain: 0

Review and approval of Preliminary Plat:

P20-0002 Foxcroft

The Foxcroft R-8 rezoning was approved with proffers by the Board of Supervisors on July 28, 2020 enabling the development of a 68 single-family attached community. The project is located located at approximately 315 feet east of Holland Meadows Court (Route 2081), and approximately 95 feet west of Lee Hill Park Road (Route 758). The development consists of 68 single-family attached lots with an average lot area of 2,305 square feet. Primary access to the site will be provided via Lee School Drive, with a secondary access (for emergency access only) to the adjoining Holland Meadows Subdivision. Private streets and public water and sewer will serve the proposed lots and over 5 acres reserved as open space for the development. The site is within the Primary Development Boundary, within the Lee Hill Voting District, and is identified as tax parcels 36-A-87, 36-A-88, 36-A-89A, 36F-58-13.

The preliminary plat was reviewed by the Technical Review Committee and meets the Ordinance requirements for approval. Staff recommends approval of P20-0002 by adoption of the attached resolution.

VOTE:

At a meeting of the Spotsylvania County Planning Commission held November 4, 2020 on a motion by Mr. Newhouse, seconded by Ms. Carter and passed 7-0, the Commission approved the following resolution:

RESOLUTION**Approve Foxcroft Preliminary Plat**

WHEREAS, the applicant requests approval of the Preliminary Plat for 11.86 acres of R-8 zoned land in order to construct sixty-eight (68) single-family attached dwellings. Tax map numbers 36-A-87, 36-A-88, 36-A-89A, and 36F-58-13. Lee Hill voting district; and
WHEREAS, staff has reviewed the Preliminary Plat and recommends approval of the plat dated; August 24, 2020, and last revised September 24, 2020; and

WHEREAS, general welfare and good subdivision practice are served by approval of the Plat; and

NOW, THEREFORE, BE IT ORDAINED that the Spotsylvania County Planning Commission does hereby approve P20-0002 the Foxcroft Preliminary Plat.

BE IT FINALLY ORDAINED that the Spotsylvania Planning Commission's approval does not relieve the applicant and/or subsequent owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

VOTE:

Ayes: 7 Dr. Bell, Ms. Carter, Mr. Lane, Mr. Bullock, Ms. Maddox, Mr. Thompson, and Mr. Newhouse

Nays: 0

Absent: 0

Abstain: 0

Unfinished Business: None

Public Hearing(s):

Mr. Newhouse opened the public hearing.

R19-0011 Monument Development Fifteen, LLC (Acorn Capital Company, L.C.): Requests the rezoning of approximately 14.2732 acres from Industrial 2 (I-2) to Mixed Use 5 (MU-5) with proffers for residential and commercial development. The proposal for a mixed use development currently consists of not more than five hundred twenty-five (525) multi-family dwelling units, along with a minimum of 14,000 square feet of commercial use. The parcels are addressed as 11900, 11812, 11744, 11800 Main Street, 11711 Russo Drive, 11723 Russo Drive and are a minimum of approximately 1032 feet north of the intersection with Joseph Mills Drive (RT. 756). The parcels are located in the Primary Development Boundary. The properties are in an area identified as Employment Center on the Future Land Use Map of the Comprehensive Plan. Tax parcels 25-7-B, 25-7-C, 25-7-E, 25-7-F, 25-7-G and 25-7-P. Lee Hill Voting District.

Mr. Hughes presented the case. The Applicant proposes rezoning the Property from the Industrial 2 District (“I-2”) to the Mixed- Use High District (“MU-5”). Section 23-6.28.1 of the Spotsylvania County (“County”) Zoning Ordinance states that the purpose of the MU zoning district is to create “a flexible approach to development, to include infill and redevelopment, by allowing a variety of interrelated and compatible commercial, office, residential, civic, recreational, and entertainment uses in a pedestrian-oriented neighborhood setting.

The purpose of the proposed rezoning is to allow a mixed use development consisting of no more than five hundred twenty-five (525) multi-family dwelling units (“MF Units”), plus a minimum of 14,000 square feet of commercial uses as authorized under the MU-5 district, and as generally shown on the Generalized Development Plan (GDP). The permitted uses in the MU-5 District includes apartments on all floors of mixed-use buildings as permitted uses, along with retail, office, restaurant and other commercial uses on the lower floor. In accordance with Sections 23-6.28.4(a)(4)(6) & (m); 23-6.28.7(a)(c) & (d) the applicant is proposing Alternative Mixed-Use Design Standards as the existing streets and buildings cannot conform to the standard regulations as adopted. The Alternative Designs requested are to allow commercial use to be less than the majority use on the first floor with residential uses on the first floor to also allow parking on a portion of the ground floor of a residential building and to allow alternative parking space designs to allow the existing streets to be classified as streets. Staff is supportive of these alternative standards as it is not unusual for an adaptive reuse project with an existing street network and buildings not to conform with the standard design regulations of the ordinance.

The GDP reflects a minimum of 16% open space (2.41 acres), which exceeds the 10% open space minimum for the multi-family and commercial required for the MU-5 district. Open space will be used for active and passive recreation and buffering.

Mr. Hughes discussed the following findings:

In Favor:

- The project is an adaptive reuse of buildings that are underutilized as industrially zoned buildings.
- The project may serve as catalyst that encourages additional investment in the existing building inventory to this area of the County.
- The proposed use complements a consumer and tourism-oriented subset of existing or future industrial users in the area.
- The project will have a positive annual fiscal benefit.
- The project introduces a unique housing option.
- Project is a positive complement to historic resource preservation goals, “breathing new life” and investment into underutilized historic industrial buildings.
- Applicant efforts to seek National Register of Historic Places designation may benefit the larger historic district created (beyond the project limits) through tax incentives.
- Transportation mitigation proposed (via proffer) to benefit the Tidewater Trail area in proximity to the site.
- Project complements the intent of the Primary Development Boundary.
- Project has exhibited support from numerous owners/operators within the existing industrial park.

Against:

- The lack of a fully operational second point of access.
- The lack of clarity of how the street network will may accommodate future traffic and bicycle and pedestrian accommodation if a direct access into the Bowman Center to Tidewater Trail is extended via Lansdowne Road.
- No proffer towards mitigating impacts on schools absent of proffer language that restricts school children.
- The project proposal is inconsistent with the employment center land use designation as designated in the land use element of the Comprehensive Plan.
- The loss of industrially zoned acreage and potential displacement of existing business within the project footprint to locations outside of the County.
- The lack of clarity concerning of the ultimate look and character (aside from basic building materials commitments) of unbuilt Building 4 in relation to a now designated National Register designated district.

Staff believes this project can serve as a catalyst to bring new activity and investment to this area of the County as a creative reuse of a designated historic resource of significance. The Bowman Center is as unique asset in Spotsylvania, the adaptive reuses of former industrial buildings are not a new concept and is successful in many places. The introduction of residential uses to places that offer a unique living environment often invites the type of consumer services and entertainment

options that appeal to the new residents and the larger community. This project has the potential to serve as a catalyst to bring new activity and investment to this area of the County that will be a benefit to the County. The character of the immediate area in the Bowman Center will change and opportunities for additional private and public investment in and around the Bowman Center will be brought to the forefront.

Applicant, Charlie Payne: He thanked the Commission for their time and wished them a happy holiday season. He stated that his grandfather worked there many years ago. He presented a formal presentation laying out the details of the proposal. He stated that this development will not of school aged children. He stated that the apartments will be mostly single people and empty nesters. He discussed similar developments in Richmond, like Scotts Addition. He asked for the Commission's favorable recommendation.

Mr. Newhouse inquired if there will be underground parking within this development.

Mr. Payne stated yes, there will be 89 underground parking spaces.

Ms. Carter inquired about whether the National Register designation had already been obtained.

Mr. Payne stated yes.

Dr. Bell inquired about the history of success related to like developments.

Applicant, Chris Johnson stated that this will use \$500 million in tax credits and they are usually running about 98% occupied. Rooftops are necessary for the commercial. These type of developments are very successful.

Speaking if favor or opposition:

Alex Lictenfuz, Sylvania Heights: He stated that in 2016, he lived in Scotts Addition and saw the before and after of that development and it was incredibly busy, had cool architecture, was a really good, practical use of the space.

Ms. Mann read two letters into the record in support of the development.

Mr. Newhouse closed the public hearing.

There was discussion regarding Lansdowne Road.

Mr. Agnello discussed the transportation projects associated with Smart Scale.

Ms. Carter stated that she is very excited about this project but has concerns about Lansdowne. She suggested the applicant meet with Emergency Services regarding the freight trains and a large hill.

Mr. Lane discussed the proffer for the second access cost.

Mr. Agnello stated the cost is \$2.2 million.

Ms. Carter stated that she is very excited about this and hopes she lives long enough to see it completed.

Motion and vote: On a motion by Ms. Carter, seconded by Mr. Thompson, he made a recommendation of approval of the rezoning request with proffers.

VOTE:

Ayes: 7 Dr. Bell, Ms. Carter, Mr. Lane, Mr. Bullock, Ms. Maddox, Mr. Newhouse, and Mr. Thompson
Nays: 0
Absent: 0
Abstain: 0

Mr. Newhouse stated that he feels this to be a terrific project and it fits nicely and complimented the applicant.

Mr. Thompson agreed.

Public Comment: None

New Business:

Motion and vote: On a motion by Mr. Newhouse, seconded by Mr. Thompson, he made a recommendation to the Board to appoint Mr. Jacob Lane to replace himself on the Transportation Committee

VOTE:

Ayes: 7 Dr. Bell, Ms. Carter, Mr. Lane, Mr. Bullock, Ms. Maddox, Mr. Newhouse, and Mr. Thompson
Nays: 0
Absent: 0
Abstain: 0

Adjournment:

Motion and vote: On a motion by Mr. Thompson, seconded by Ms. Carter, the Commission voted to adjourn.

VOTE:

Ayes: 7 Dr. Bell, Ms. Carter, Mr. Lane, Mr. Thompson, Mr. Bullock, Ms. Maddox, and Mr. Newhouse

Nays: 0

Absent: 0

Abstain: 0

The meeting adjourned at 7:55 p.m.

Spotsylvania County
Planning Commission
Executive Summary

 [Print](#)

Meeting Date: January 6, 2021

Title: R18-0010 Chancellor Ridge/Old Plank Partners LLC
(Chancellor District)

Type: Action, Public Hearing, Power Point Presentation

Agenda Title: R18-0010 Chancellor Ridge/ Old Plank Partners
LLC (Chancellor District)

Recommendation: Staff recommends approval with proffers.

Summary: This is a request for a rezoning of approximately 27.16 acres from Rural (RU) to Planned Development Housing 4 (PDH-4) with proffers to allow for 64 single family detached homes with a density of 2.3 units per acre and 30 percent open space which meets the ordinance requirements for open space. The project is adjacent to Ashley Park and represents a continuing of single-family detached homes along the north line of Old Plank between Andora Drive and Chancellor Road. This project is consistent with the existing development patterns of single-family detached subdivisions north and south of Old Plank Road and on Chancellor Road. The proposed density is similar to the density of Ashley Park and neighboring subdivisions.

Committee/Commission Summary:

Review Date: Status:

Financial Impact: Staff completed a fiscal impact analysis utilizing the County's model and based on the assessed value the County's model projects Chancellor Ridge will generate \$16,290 annually, a positive

Staff Contacts: B. Leon Hughes, AICP, Director of Planning and Zoning

Legal Counsel: Alexandra Spaulding, Senior Assistant County Attorney

Additional Background/Other Considerations:

Consequence of Denial/Inaction: The property may be developed as permitted under the Rural (RU) zoning district.

ATTACHMENTS:

Name:	Description:	Type:
 Chancellor Ridge PC Staff Report Final Post 1 6 2021.pdf	Staff Report	Staff Report
 Revised 11-19-2020 - Executed Proffer Statement.pdf	Applicant's Proffers	Agreement
 Application.PDF	Application	Backup Material
 Exhibit A - GDP - Chancellor Ridge 2020-08-27.pdf	Applicant's Generalized Development Plan	GDP
 Proffer Analysis (9-24-19).PDF	Applicant's Proffer Analysis	Backup Material
 Project Summary R18-0010.pdf	Project Summary	Backup Material



County of Spotsylvania

Department of Planning

Staff Report

Rezoning # R18-0010
(Chancellor Voting District)

Planning Commission

January 6, 2021

Staff Recommendation:	Approval
Project:	R18-0010 “Chancellor Ridge”
Owner/Applicant:	Tracy Family Trust/ Old Plank Partners, LLC
Request:	Request a rezoning of approximately 27.16 acres from Rural (RU) to Planned Development Housing 4 (PDH-4) with proffers to allow for 64 single family detached homes.
Tax Map Parcel(s):	21-10-1pt and 21-10-2pt.
Location:	The properties are located at 7611 and 7613 Old Plank Road on the north side of Old Plank Road (Route 610) approximately 329 feet east of the intersection with Chancellor Road (Route 674).
Zoning Overlay:	Reservoir Protection Overlay District
Future Land Use Designation:	Low Density Residential
Historic Resources:	DHR ID 088-0278 Chalmers House has been identified as potentially eligible for NRHP Designation. The historic house was demolished in June, 2014.
Date Application Deemed Complete:	November 5, 2018
Community Meeting:	A community meeting was held in 2018. Approximately 30 individuals were in attendance. Concerns raised at the meeting were primarily related to traffic on Old Plank Road.

Figure 1: Zoning Map

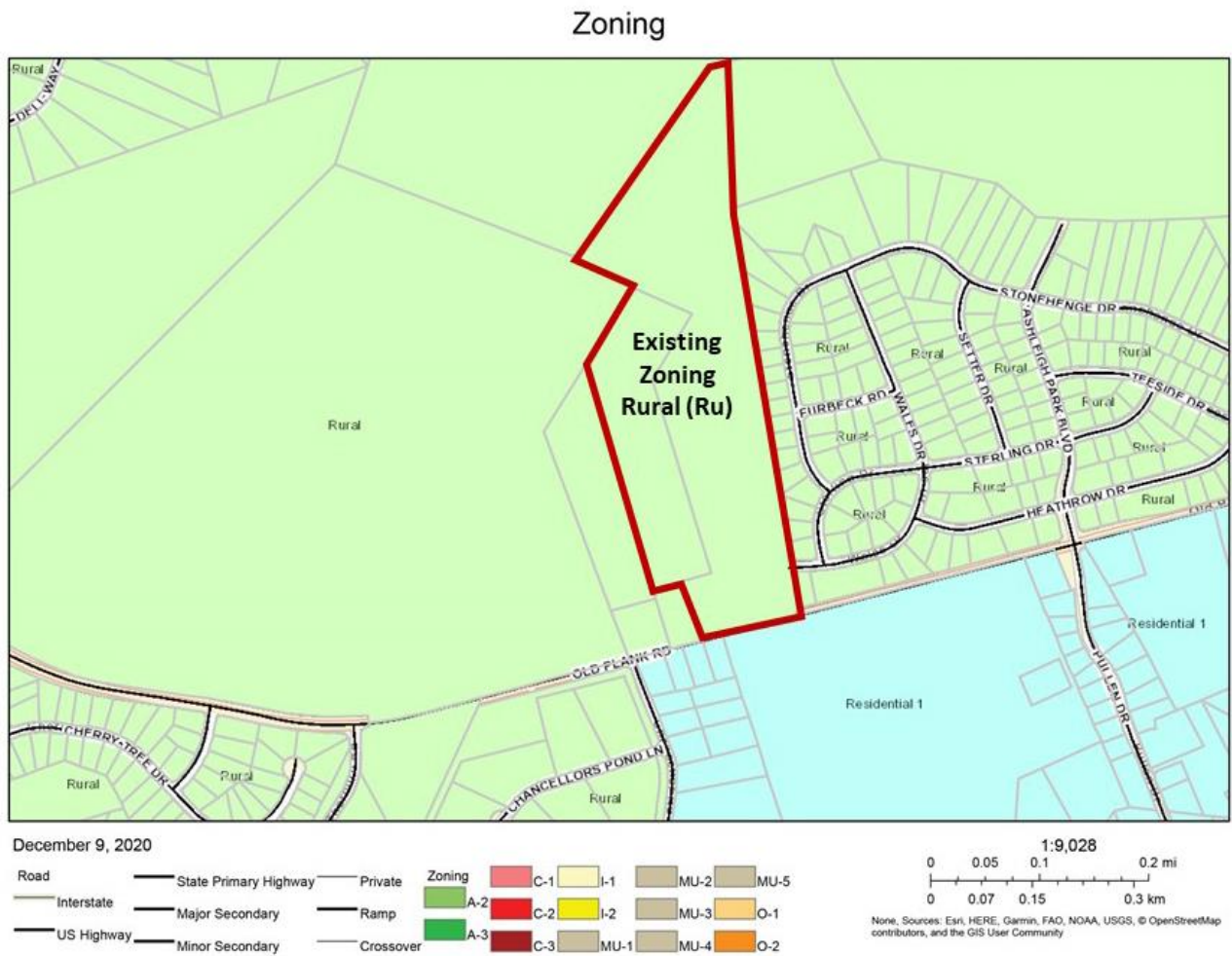


Figure 2: Aerial Map (2017)



I. The Site

The Project site is located on the north side of Old Plank Road approximately 350 east of the intersection of Old Plank Road and Chancellor Road adjacent to the Ashley Park Subdivision and approximately one mile west of the intersection of Old Plank Road and Andora Drive. The adjacent properties immediately to the west are vacant and zoned Rural RU, the property to the south is occupied with a business and zoned Residential 1 (R-1). The subject parcels are currently zoned Rural (RU) and are adjacent to the Ashleigh Park subdivision that has access onto Old Plank Road. Under existing RU Zoning, the project has a by-right potential of 8 single family detached lots. Ashleigh Park was approved in the mid-1990s with the allowance for 255 homes. It currently has 243 homes with the average lot size of 15,000 square feet and the smallest lot size of 10,000 square feet. As developed, the Ashleigh Park subdivision would not be possible today to develop under its current Rural (Ru) Zoning. The subdivision is considered legally non-conforming, established prior to the County downzoning. Ashleigh Park South is on the south side of Old Plank adjacent to Ashleigh Park east of the subject parcels has 79 lots with a density of 2.2 units per acre with an average lot size of 21,000 square feet. The Grantwood subdivision is 85 lots with a density of 2.7 units per acre with an average lot size of 16,000 square feet with a single entrance approximately 450 east of the intersection of Andora and Old Plank approximately one mile east of the subject parcels. Falcon Ridge adjacent on the south side of Old Plank and adjacent to Grantwood is 191 lots with a density of 2.3 units per acre and an average lot size of 14,000 square feet. This area is designated on the Future Land Use Map in the Comprehensive Plan as Low Density Residential (supportive of up to 4 units/acre) and is within the Reservoir Protection Overlay District.

II. Project Proposal

This is a request for a rezoning of approximately 27.16 acres from Rural (RU) to Planned Development Housing 4 (PDH-4) with proffers to allow for 64 single family detached homes with a density of 2.3 units per acre and thirty percent open space which meets the ordinance requirements for open space. The project is adjacent to Ashley Park and represents a continuing of single-family detached homes along the north line of Old Plank between Andora Drive and Chancellor Road. This project is consistent with the existing development patterns of single-family detached subdivisions north and south of Old Plank Road and on Chancellor Road. The proposed density is similar to the density of Ashley Park and neighboring subdivisions.

Generalized Development Plan (GDP- The GDP shows 64 lots, open space and transportation improvements. The lot sizes will range from a minimum approximately 5,000 square feet and the largest is approximately 17,000 square feet with an average lot size in the project of approximately 9,000 square feet. The project will be served with public water and sewer. The project will have a main access on Old Plank Road with the opportunity for interparcel connection to Ashleigh Park at Wales Drive to the east and continuing to the west to allow access for any future development that may occur to the west the subject parcel. This connectivity may extend onward to the Comprehensive Plan Thoroughfare planned

Chancellor Road Extension between Old Plank Road and Rt 3 (Plank Rd), intended to relieve traffic burden along Old Plank Road. The GDP also shows the installation of a 200-foot right turn taper for east bound traffic entering the site and a 200 foot left turn taper with 100 feet of storage for west bound traffic on Old Plank Road and right of way dedication along Old Plank Road. The project will have pedestrian accommodations on the internal streets and along the frontage of Old Plank Road as required by the County code. Staff recommends that the GDP be revised to make clear the required pedestrian path along Old Plank Road.

Fiscal Impact Analysis –

A. The applicant has provided a Fiscal Impact Analysis (FIA) which asserts the tax revenues generated by the project and the costs to the County resulting from the project, it is anticipated that this project will generate annually a net revenue surplus (onsite and offsite) after full build-out of \$124,200.00 in current dollars.

Staff completed a separate fiscal impact analysis utilizing the County's model and based on the assessed value the County's model projects Chancellor Ridge will generate \$16,290 annually, a positive annual benefit in tax revenues.

B. Proffer Statement Summary – The applicant has provided a proffer statement dated November 10, 2020 for the Planning Commission and Board of Supervisors' consideration. The applicant agreed to be under the 2019 proffer law; therefore, staff evaluated the proffers according to the parameters established in VA Code Section 15.2-2303.4, consistency with Comprehensive Plan Levels of Service and identified projects within the County's FY2021 Capital Improvements Plan (CIP). With adequate existing capacity within the schools to serve this project (elementary, middle, high school), the project proffer statement notes that no school related proffer is proposed.

Below is an itemized list of the submitted proffers including a summary and staff analysis in italics.

- 1. General Development-** The applicant commits to develop the subject properties in conformance with the Generalized Development Plan (GDP), as last revised. Minor modifications may be made in order to address requirements to fulfill Federal, State, and local requirements.

Staff is supportive as the GDP complies with all county requirements and exceeds open space requirements for the PDH-4 District.

- 2. Use-** The applicant commits that the property will be developed for no more than 64 single family detached units and shall not be developed for any other uses allowed under the PDH-4 district, except for any allowable accessory and home occupation uses authorized under the PDH-4 district.

Staff supports this proffer as it limits the number of new units which allows the project to have a positive annual benefit at build out.

- 3. Transportation** – The applicant has committed to dedicate 0.3964 acres of right of way along Old Plank Rd to include a phasing commitment, construct a 200 foot right turn taper westbound and a left turn lane with 100-foot taper and 100 feet of storage eastbound along Old Plank Road. The applicant has also proffered a cash contribution valued at \$70,000 towards the construction of the roundabout at the intersection of Andora and Old Plank.

Staff is supportive of this proffer, because it is above what is required. And will assist with any future plans for expansion of Old Plank Road and contributes to a planned improvement at the Andora and Old Plank intersection.

- 4. Cash Proffers and Escalation/De-Escalation Clause** – The applicant has committed to pay a total cash and in-kind contribution of \$456,215.68 (\$7,128.37 per unit) in order to mitigate the project's impacts on Public Safety, Transportation and Parks and Recreation. Additionally, the cash proffer will be adjusted annually to reflect any increase or decrease for the preceding year in Consumer Price Index.

A cash contribution is an "offsite proffer" which is a proffer addressing an impact outside the boundaries of the property to be developed. The applicant may mitigate the development's impacts on public on public facilities via a cash contribution if the facility meets the definition of "public facility" as defined in the Virginia Code and if the development impacts capacity and levels of service and if the development will receive a material benefit from the proffer made.

Chancellor Ridge will generate additional demands on Public Safety however they will not result in demands in excess of capacity. There is excess capacity at F&R Station 5 to accommodate the projected calls associated with this development. The call volume benchmark per the Comprehensive Plan Public Facilities Chapter is 2,500 per year for all Fire Stations, including Fire Station #5 that would serve this project. Looking at recent call volume numbers for Fire Station #5 for 2018 and 2019, the actual call volumes were 2,446 and 2,465 respectively. By third quarter 2020, Fire Station #5's volume was 2,230 indicating adequate capacity to serve the development proposal. The applicant submitted a proffer analysis dated September 24, 2019 that referenced the prior full year (2018) data to estimate call volume increase that would result from the Chancellor Ridge project. At the time, call volume was estimated to increase by 23.78. In order to determine the impact of Chancellor Ridge on Public Safety that is specifically attributable to the new residential development, staff calculated the County's population inclusive of the projected project population in order to determine the per capita costs associated with this public facility. The applicant proffered to contribute \$85.23 per unit for public safety which is reasonable and legally acceptable based on staff's analysis. This value was tied to a CIP allocation for a Fire Training and Logistics Center to serve all County fire stations.

Additionally, Chancellor Ridge will have an impact on Parks and Recreation facilities for which capacity needs exist as identified by Level of Service Standards in the Public

Facilities Element of the Comprehensive Plan and for which there are capital projects identified in the CIP. These facilities include the public park improvements. In order to determine the impact of Chancellor Ridge on Parks and Recreation that is specifically attributable to the new residential development, staff calculated the County's population inclusive of the projected Chancellor Ridge population in order to determine the per capita costs associated with this public facility. Staff calculated the project's expected impact based on current capacity of the Parks and Recreation facilities and the Level of Service Standards identified in the County's Comprehensive Plan. The applicant has proffered to contribute \$190.53 per unit for Parks and Recreation which is reasonable and legally acceptable based on staff's analysis. This number was arrived at based on two parks and recreation projects that were included within the CIP at the time including Belmont park improvements and the addition of an aquatics center.

However, for both fire and parks and recreation the applicant calculations were based on a September, 2019 proffer analysis that was not updated to reflect changes to the County CIP. Recognizing the project will continue to have impacts on public safety and parks and recreation facilities, any proposed mitigations would appear as additional proffers as opposed to calculated as part of the cash proffer table. Considering the proffer law, staff does not recommend accepting the proffers as proposed.

Additional Proffers- The applicant has proffered a historical marker or signage on Parcel to commemorating the Chalmers House. The Chalmers House was a documented historic structure whose report is housed with the Virginia Department of Historic Resources (DHR ID 088-0278). The Chalmers House and its unique history was identified as potentially eligible for NRHP Designation. The historic house was demolished in June, 2014.

II. Staff Analysis

- A. Transportation Analysis** – Old Plank Road is classified as a Virginia Secondary Road with Urban Minor Arterial Functional Classification. Transportation staff has verified the number of vehicle trips generated from an application of this type and size will not significantly impact the existing level-of-service. The County and VDOT recognize transportation related issues in the area and efforts are underway to improve the traffic situation at the Old Plank Road and Andora Drive intersection. Design work is also underway for intersection improvements at Old Plank and Chancellor Road. The plans for the proposed roundabout are under review by the VDOT.
- B. Comprehensive Plan** – Please find below a summary of the Chancellor Ridge project's conformance with each component of the Comprehensive Plan. A complete Comprehensive Plan Analysis can be found in Appendix A.

1. Land Use – On balance the proposal is consistent with nearby surrounding development patterns that meet the intent of the low-density land use pattern as established in the land use map. Development transition is appropriate considering the proposed density, types of land use and character of development established density land use designation complementary to project proposed.

2. Transportation – Old Plank Road is classified as a Virginia Secondary Road with Urban Minor Arterial Functional Classification. Transportation staff has verified the number of vehicle trips generated from an application of this type and size will not significantly impact the existing level-of-service. The County and VDOT recognize transportation related issues in the area and efforts are underway to improve the traffic situation at the Old Plank Road and Andora Drive intersection. Design work is also underway for intersection improvements at Old Plank and Chancellor Road.

3. Public Facilities

a) Public Schools – Using the latest student generation rates (elementary-0.2577 per SFD, middle-0.1307 per SFD, high school-0.1832 per SFD) the Chancellor Ridge development is estimated to generate a total of approximately 38 students (17 (16.5) elementary, 9(8.4) middle, and 12(11.7) high school students). This development is districted for Wilderness Elementary, Chancellor Middle and Riverbend High Schools. Based on student enrollment as of October 1, 2020, the schools have excess capacity. The current proffer statement does not offer any mitigation for schools impact.

b) Fire, Rescue, and Emergency Services (FREM) – The Chancellor Ridge development will be served by Fire and Rescue Station #5, located less than two miles from the proposed project site. Chancellor Ridge will generate additional demands on Public Safety however they will not result in demands in excess of capacity. There is excess capacity at F&R Station 5 to accommodate the projected calls associated with this development. The call volume benchmark per the Comprehensive Plan Public Facilities Chapter is 2,500 per year for all Fire Stations, including Fire Station #5 that would serve this project. Looking at recent call volume numbers for Fire Station #5 for 2018 and 2019, the actual call volumes were 2,446 and 2,465 respectively. By third quarter 2020, Fire Station #5's volume was 2,230 indicating adequate capacity to serve the development proposal. The applicant submitted a proffer analysis dated September 24, 2019 that referenced the prior full year (2018) data to estimate call volume increase that would result from the Chancellor Ridge project. At the time, call volume was estimated to increase by 23.78. In order to determine the impact of Chancellor Ridge on Public Safety that is specifically attributable to the new residential development, staff calculated the County's population inclusive of the projected project population in order to determine the per capita costs associated with this public facility. The applicant proffered to contribute \$85.23 per unit for public safety which is

reasonable and legally acceptable based on staff's analysis. This value was tied to a CIP allocation for a Fire Training and Logistics Center to serve all County fire stations.

- c) **Sheriff** – For purposes of the Public Facilities Plan, the Level of Service indicator is to maintain a 1: 1,500 ratio of Deputies per capita. The County's current ratio is 1:1,138 of Deputies per capita which exceeds the Level of Service standard. Consistent with the Code of Virginia, Sec. 15.2-2303.4, the applicant has not offered any proffer to offset the impact of their development on the Sheriff's office nor is a facility planned.
- d) **Solid Waste Collection & Disposal** –The Public Facilities Plan indicates a convenience site's population should be within five (5) miles of the site. The Chancellor site is approximately 3 miles away from Chancellor Ridge (as the crow flies). The Livingston Landfill has capacity to remain open until approximately 2083-2085 and is projected to accommodate additional residential development based on population projections. Consistent with the Code of Virginia, Sec. 15.2-2303.4, the applicant has not offered any proffer to offset the impact of their development on Solid Waste Collection.
- e) **Water and Sewer Facilities** – The Chancellor Ridge development is located within the Primary Development Boundary and will be served by public water and sewer.
- f) **Library Facilities** – For purposes of the Public Facilities Plan, the Level of Service standard for library facilities is 0.3 square foot per capita which equates to a total of 39,603 square feet. The County's total gross square footage of library facility floor space is 41,800 square feet which exceeds the Level of Service standard. Library facilities should be within a 10-minute to 15-minute drive within the Primary Development Boundary. The Chancellor Ridge development is an approximate (4.7 miles by road) from the Salem Church Branch Library which falls within the acceptable range. Consistent with the Code of Virginia, Sec. 15.2-2303.4, the applicant has not offered any proffer to offset the impact of their development of Libraries. Library facilities do not meet the definition of "public facility" as defined in the Virginia Code and would therefore be deemed "unreasonable" for the applicant to provide any mitigation.
- g) **Parks and Recreation Facilities** – The Public Facilities Plan sets out a Level of Service standard for parks, open space and recreation facilities per capita. Currently, the County is not meeting the identified ratio standards for 11 out of 13 recreation services including multi-purpose fields, tennis courts, playgrounds horseshoes, community centers, swimming pools indoor recreation centers, trails, passive recreation space, golf and public meeting space. The projected population for the Chancellor Ridge development will have an impact

on these facilities. Consistent with the Code of Virginia, Sec. 15.2-2303.4, the applicant has proffered a cash contribution to offset the impact of their development on Parks and Recreation Facilities. However, the applicant calculations were based on a September, 2019 proffer analysis that was not updated to reflect changes to the County CIP. Recognizing the project will continue to have impacts on parks and recreation facilities, any proposed mitigations would appear as additional proffers as opposed to calculated as part of the cash proffer table. Considering the proffer law, staff does not recommend accepting the proffers as proposed. Please refer to Section II.C.4 for the complete summary and analysis of the cash contribution.

4. Historic Resources – The Virginia Department of Historic Resources Cultural Resource Information Service (VCRIS) and Department of Conservation and Recreation’s Natural Heritage Data Explorer Cultural Resource Preservation Index systems were consulted to determine likelihood of significant historic/cultural resources onsite. The site and surroundings are located within DHR identified lands associated with the Chancellorsville Battlefield (DHR ID 088-5180). Additionally, DHR ID 088-0278 Chalmers House has been identified as potentially eligible for NRHP Designation. The historic house was demolished in June, 2014 per the narrative. Considerate of the history of the property and the home that once stood there, the applicant has proffered to install a historic marker on Parcel D.

5. Natural Resources – This rezoning request to the Planned Development Housing (PDH-4) zoning district requires a minimum 30% open space of gross area. The project proposal exceeds this slightly with 30.7% open space identified as per the GDP. The majority of these open space areas are outside of sensitive areas of steep slopes, Resource Protection Areas, Wetlands, consistent with the intent of the open space requirement and as calculated as “non-impacted” areas per GDP Sheet 6. A landscape street buffer will appear along the Old Plank Road frontage consistent with Design Standards Manual requirements.

III. Findings

In Favor:

- A. The proposed project is appropriately located in the Primary Development Boundary of the County and is consistent with the Future Land Use goals identified in the Comprehensive Plan.
- B. The applicant has proffered cash contributions of \$7,128.37 per unit to mitigate impacts on capital facilities.
- C. The proposed project is consistent with the existing development pattern and density of single-family homes of the surrounding neighborhoods.

- D. The applicant has proffered the dedication of right of way and a cash contribution towards future transportation improvements.
- E. The additional traffic will have minimal impact on the transportation network.
- F. At build out the project will have a positive annual fiscal benefit.
- G. The applicant has proffered to recognize the historical site of the Chalmers House.

Against:

- A. The applicant's GDP has several items that need clarification, the limits of clearing and to clearly identify the sidewalk improvements along Old Plank Road.
- B. Proposed proffers for public facilities mitigations are based on a September, 2019 proffer analysis and no longer reflect current conditions.

IV. Conclusions & Recommendations

The proposal is consistent with the existing development patterns in the area. The proposal is consistent with County's Land Use and Comprehensive Plan goals and policies and the project design exceeds minimum requirements for the preservation of open space. The residential project is appropriately sited within the Primary Development Boundary and the applicant has proffered cash contributions in accordance with the Code of VA to help mitigate impacts on public facilities that are reasonable and acceptable. The applicant is offering right of way dedication and a cash contribution towards the intersection improvements at Andora and Old Plank Road. Based on the proposal's consistency with the Comprehensive Plan and the findings in favor, staff recommends approval of R18-0010 with proffers updated to reflect current CIP.

Spotsylvania County Government

Appendix A

Comprehensive Plan Analysis

R18-0010: Chancellor Ridge Comp Plan Analysis

The Spotsylvania County Comprehensive Plan presents a long range land use vision for the County. The Comprehensive Plan sets forth principles, goals, policies, and implementation techniques that will guide the development activity within the County and promote, preserve, and protect the health, safety, and general welfare of its citizens. Specifically, the Plan provides data and analysis on land use, transportation, housing, natural and historic resources, and public facilities and utilities. The purpose of this document is not to regulate, but rather guide land use, transportation, and infrastructure decisions. This guidance seeks to ensure continued economic and community vitality while ensuring necessary policies and infrastructure are in place to provide for the continuation of quality services to Spotsylvania's residents and businesses.

The proposal is located within the Primary Development Boundary; area within which public water and sewer utilities will be provided. Lands within the limits of the Primary Development Boundary are intended to develop with higher residential densities and more intensive non-residential uses than outside of the boundary. By maintaining a Primary Development Boundary, the County encourages the most efficient use of the land while preserving the rural character and agricultural viability of those portions of the County outside the boundary.

The proposal envisioned to be located at Tax Map # 21-10-1; 21-10-2 has a Low-Density Residential land use designation. As per the Comprehensive Plan the Low Density Residential designation is reserved for single family attached and detached residences typical in a suburban area. The overall density can be as high as four units per acre, but lower densities are also appropriate.

It is good to acknowledge that the proposed zoning designation of Planned Development Housing 4 (PDH-4) with a proposed density of 2.35 units per acre (as noted in GDP, Narrative) is well suited to the Low-Density Residential land use designation. As per Spotsylvania County Code Sec. 23-6.12.1. Purpose and Intent, The Planned Development Housing district (PDH) is established to encourage innovative and creative design in the development of land for residential and other selected secondary uses. The district regulations are designed to ensure ample provision and efficient use of open space, to promote high standards in the layout, design and construction of residential development, to promote balanced developments in mixed housing types. The PDH-4 zoning district is more consistent with the intent of the low-density residential land use category than the existing Rural (Ru) zoning currently designated on the property (density of 1 unit per 3 acres). Rural Zoning tends to be found outside of the Primary Development Boundary in areas identified as Rural Residential on the Future Land Use Map.

The Chancellor Ridge proposal is consistent with the intent of the Primary Development Boundary. The Chancellor Ridge proposal considering use and density is consistent with the Low-Density Residential land use designation envisioned for the area.

After conducting an analysis of applicable Comprehensive Plan Goals, staff has identified application strengths, deficiencies, and policy concerns worthy of consideration as outlined in the Comprehensive Plan policy analysis below:

Introduction and Vision:

Guiding Principles and Policies A. Spotsylvania County is a “business friendly” community and local job creation is a priority. Proposal is business friendly, helping support tradesmen and suppliers throughout the construction phase. Following construction once occupancy occurs, additional residents in the area inevitably will help support commerce demand for goods and services, supporting business and employment.

Guiding Principles and Policies B.2. Development projects seeking increased residential density and/or non-residential intensity should address impacts that are specifically attributable to the proposed development. On balance the proposal is consistent with nearby surrounding development patterns that meet the intent of the low-density land use pattern as established in the land use map. Development transition is appropriate considering the proposed density, types of land use and character of development established nearby, low density land use designation complementary to project proposed. Transportation system impacts have been considered and necessary improvements identified to offset impacts of the project upon the transportation system. Additionally, the project provides an interparcel connector stub that may not only serve future development, but also to provide an additional point of access and traffic distribution via a Comprehensive Plan Thoroughfare Plan supported future Chancellor Road extension to Route 3.

B.3. Development projects seeking increased residential density and/or non-residential intensity should address its impacts on the infrastructure of the County. The proposal considers and mitigates impacts upon public facility demands and public infrastructure specifically attributable to the proposed development within the parameters established in VA Code Sec. 15.2-2303.4. However, calculations and proposed mitigations are based on a September, 2019 proffer analysis and no longer reflective of updated conditions including the updated CIP.

Guiding Principles and Policies B.3.a. The County should support alternative onsite transportation alternatives and recreational options such as transit, pedestrian and bicycle facilities that are able to, or will, connect to neighboring properties. Sidewalks are required for this project. As depicted on the Generalized Development Plan typical road section, sidewalk infrastructure will be developed along internal roads (within the 52’ of ROW). Sidewalks are also a required frontage improvement along Old Plank Road consistent with sidewalk requirements existing within the Design Standards Manual. Sidewalks are depicted as part of the projects Route 610 (Old Plank Rd) Street Buffer cross section detail. Staff notes these sidewalk improvements are not clearly identified or depicted within the project layout sheets of the GDP.

Guiding Principles and Policies B.4. Preserve significant natural, historic, and cultural resources of the County to ensure the continued allure of the County as a tourism destination. Respecting this site appears *has been previously cleared and tilled over many years* (as noted in the project narrative), the site and surroundings are located within DHR identified lands associated with the Chancellorsville Battlefield (DHR ID 088-5180). Additionally, DHR ID 088-0278 Chalmers House has been identified as potentially eligible for NRHP Designation. The historic house was demolished in June, 2014 per the narrative.

R18-0010: Chancellor Ridge Comp Plan Analysis

Considerate of the history of the property and the home that once stood there, the applicant has proffered to install a historic marker on Parcel D. The acknowledgement of historic resource through historic/ interpretive signage is beneficial to historic and cultural resource goals. A picture of the Chalmers House as it appeared in 1986 is below:

Chalmers House
Circa 1986



Guiding Principles and Policies C.1. The County should support a diverse housing inventory, providing a mix of units that can accommodate housing needs for all stages of life. This would involve a range of housing from affordable units for young families just entering the housing market in the form of condominiums, townhouses, and small single family homes to larger homes, and active adult and assisted care facilities. The proposal is consistent with countywide housing diversification goals and the type of single family detached residential density envisioned by the low density residential land use.

Guiding Principles and Policies E.1. Protect environmental quality by promoting a comprehensive approach to air and water quality management. Examples of approaches to accomplish this could include: green space and tree preservation, stream restoration, and low impact development (LID). The Planned Development Housing (PDH-4) zoning district requires a minimum 30% open space of gross area. The project proposal exceeds this slightly with 30.7% open space identified as per the GDP. The majority of these open space areas are outside of sensitive areas of steep slopes, Resource Protection Areas, Wetlands, consistent with the intent of the open space requirement and as calculated as “non-impacted” areas per GDP Sheet 6. A landscape street buffer will appear along the Old Plank Road frontage consistent with Design Standards Manual requirements. Limits of clearing and areas where tree preservation is proposed are not certain across the project as they are not depicted in the GDP. However, staff notes dedicated open space includes environmentally sensitive areas with existing tree cover. Threatened and endangered species have also been considered with areas of potential presence protected as open space.

Land Use:

Future Land Use Map Designation: This project is consistent with the intent of the Primary Development Boundary and the Low Density Residential land use designation.

Land Use Policies Applicable to All Land Uses #1. Rezoning proposals should address impacts that are specifically attributable to the development. The proposal considers and mitigates impacts upon public facility demands and public infrastructure specifically attributable to the proposed development within the parameters established in VA Code Sec. 15.2-2303.4. However, calculations and proposed mitigations are based on a September, 2019 proffer analysis and no longer reflective of updated conditions including the updated CIP.

Land Use Policies Applicable to All Land Uses #3. Wherever possible, existing trees and tree buffers should be preserved rather than replacing mature vegetation with new plantings. Limits of clearing and areas where tree preservation is proposed are not certain across the project as they are not depicted in the GDP. However, staff notes dedicated open space includes environmentally sensitive areas with existing tree cover.

Land Use Policies Applicable to All Land Uses #8. Redevelopment and investment in existing developed areas should be encouraged provided that the development does not adversely impact adjoining properties. Residential Land Use Policies #3. Residential infill development should maintain the neighborhood character established by the existing subdivisions nearby, low. On balance the proposal is consistent with nearby surrounding development patterns that meet the intent of the low-density land use pattern as established in the land use map. Development transition is appropriate considering the proposed density, types of land use and character of development established density land use designation complementary to project proposed. Transportation system impacts have been considered and necessary improvements identified to offset impacts of the project upon the transportation system. Additionally, the project provides an interparcel connector stub that may not only serve future development, but also to provide an additional point of access and traffic distribution via a Comprehensive Plan Thoroughfare Plan supported future Chancellor Road extension to Route 3.

Residential Land Use Policies #1. Residential subdivisions should provide interparcel connections to adjoining undeveloped properties and connect to developments at existing interparcel access points, where possible, to help improve the connectivity of the transportation network. The project provides an interparcel connector stub that may not only serve future development, but also to provide an additional point of access and traffic distribution via a Comprehensive Plan Thoroughfare Plan supported future Chancellor Road extension to Route 3.

Residential Land Use Policies #2. Residential uses within the Primary Development Boundary should provide inter-and intra-development pedestrian paths to link adjoining subdivisions and form a cohesive residential area and alternative transportation and recreational opportunities. Sidewalks are required for this project. As depicted on the Generalized Development Plan typical road section, sidewalk infrastructure will be developed along internal roads (within the 52' of ROW). Sidewalks are also a required frontage improvement along Old Plank Road consistent with sidewalk requirements existing within the Design Standards Manual. Sidewalks are depicted as part of the projects Route 610 (Old Plank Rd) Street Buffer cross section detail. Staff notes these sidewalk improvements are not clearly identified or depicted within the project layout sheets of the GDP.

Residential Land Use Policies #8. Promote the provision of a diverse housing mix by encouraging a range of housing sizes and types that meet the needs of citizens at all income levels throughout all stages of life. The proposal is consistent with countywide housing diversification goals and the type of single family detached residential density envisioned by the low density residential land use.

Transportation:

Transportation Policy #1.1., Achieve no less than a “D” Peak Hour Level of Service on 90% of County secondary roads within the Primary Development Boundary as shown in the Thoroughfare Plan. In the Primary Settlement District, levels of service are lower to encourage development and redevelopment to densities and intensities that maximize use of the existing infrastructure. Transportation Policy #2. Ensure that new development does not degrade Levels of Service and mitigates its impact on the transportation network. Old Plank Road is classified as a Virginia Secondary Road with Urban Minor Arterial Functional Classification. Transportation staff has verified the number of vehicle trips generated from an application of this type and size will not significantly impact the existing level-of-service. The County and VDOT recognize transportation related issues in the area and efforts are underway to improve the traffic situation at the Old Plank Road and Andora Drive intersection. Design work is also underway for intersection improvements at Old Plank and Chancellor Road. The nearby roundabout there is a positive as well for transportation in the area and will help take traffic away from the entrance when Chancellor Rd is extended and the interparcel connection from Wales Drive can be made to it. The Comprehensive Plan ultimately plans to improve Old Plank Road to a four-lane divided section between Gordon and Catharpin Road to help alleviate traffic volume impacts on levels of service. Proposed right-of-way dedication along both Old Plank Road as depicted on the generalized development plan will help ease implementation of road improvements in the future to the benefit of the larger travelling public. Per Transportation staff the application includes has good turn lanes improvements (WB Right in and EB Left in included in proffers) which is a positive.

The applicant has mitigated transportation impacts as warranted for their specific project impacts, gaining VDOT approval through project review.

Transportation Policy #2.5. The County should support alternative onsite transportation alternatives and recreational options such as transit, pedestrian and bicycle facilities that are able to, or will, connect to neighboring properties. Transportation Policy #3. Promote alternative modes of transportation and multi-modal facilities to more effectively address demands on the transportation network. Sidewalks are required for this project. As depicted on the Generalized Development Plan typical road section, sidewalk infrastructure will be developed along internal roads (within the 52’ of ROW). Sidewalks are also a required frontage improvement along Old Plank Road consistent with sidewalk requirements existing within the Design Standards Manual. Sidewalks are depicted as part of the projects Route 610 (Old Plank Rd) Street Buffer cross section detail. Staff notes these sidewalk improvements are not clearly identified or depicted within the project layout sheets of the GDP.

Historic Resources:

Historic Resources Policy #1. Encourage and promote the voluntary protection and preservation of scenic, historic, cultural, architectural, and archaeological resources. Historic Resources Policy #1.2. Support the preservation of resources with local, state, or national significance. Historic Resources Policy #2. The County should support projects that consider and mitigate the impact of development projects on historic and cultural resources during the rezoning, special use, and capital project planning process. Historic Resources Policy #2.1. Development applications and staff reports should identify historic and cultural resources in proximity to proposed rezoning, special use, or capital project, and evaluate the impacts of the project on the resources in question. Historic Resources Policy #2.3. The County should support the preservation of scenic and historic lands as a component of the rezoning actions through placing these resources in easements or dedicated open space. Respecting this site appears *has been previously cleared and tilled over many years* (as noted in the project narrative), the site and surroundings are located within DHR identified lands associated with the Chancellorsville Battlefield (DHR ID 088-5180). Additionally, DHR ID 088-0278 Chalmers House has been identified as potentially eligible for NRHP Designation. The historic house was demolished in June, 2014 per the narrative. Considerate of the history of the property and the home that once stood there, the applicant has proffered to install a historic marker on Parcel D. The acknowledgement of historic resource through historic/ interpretive signage is beneficial to historic and cultural resource goals.

Natural Resources:

Natural Resources Policy #1. Balance the protection of environmental resources and natural wildlife habitats with development. Policy #1.1. The County should support the mitigation of impacts upon unique and/or endangered resources including rare species and their habitats as part of the development review process. Natural Resources Policy #1.3. Encourage land development practices, which minimize impervious cover to promote groundwater recharge, and/or tree preservation. The Planned Development Housing (PDH-4) zoning district requires a minimum 30% open space of gross area. The project proposal exceeds this slightly with 30.7% open space identified as per the GDP. The majority of these open space areas are outside of sensitive areas of steep slopes, Resource Protection Areas, Wetlands, consistent with the intent of the open space requirement and as calculated as “non-impacted” areas per GDP Sheet 6. A landscape street buffer will appear along the Old Plank Road frontage consistent with Design Standards Manual requirements. Limits of clearing and areas where tree preservation is proposed are not certain across the project as they are not depicted in the GDP. However, staff notes dedicated open space includes environmentally sensitive areas with existing tree cover. Threatened and endangered species have also been considered with areas of potential presence protected as open space.

Spotsylvania County Government

Appendix B

Future Development Analysis

VOLUNTARY PROFFER STATEMENT

Applicant: Old Plank Partners LLC (“Applicant”)
1105 Roan Lane, Alexandria, VA 22302

Owner: Arthur L. Tracy and Patricia B. Tracy, Trustees of The Tracy Family Trust
dated September 26, 2006 (“Owner”)

Representative: Charles W. Payne, Jr., Hirschler Fleischer
725 Jackson Street, Ste. 200, Fredericksburg, VA 22401
Phone: (540) 604-2108; Fax (540) 604-2101
Email: cpayne@hirschlerlaw.com

Project Name: “Chancellor Ridge” (the “Project”)

Property: Spotsylvania County Tax Parcels 21-10-1 (5.03 acres) & 21-10-2 (22.13
acres), consisting of approximately 39.0003 acres, known as 7613 and
7611 Old Plank Road, 27.16 acres of which are subject to this rezoning
(the “Property”)

Date: November 10, 2020

GDP: Zoning Map Amendment Generalized Development Plan, entitled
“Chancellor Ridge,” prepared by Sullivan, Donahoe & Ingalls, dated
October 8, 2018, as last revised August 27, 2020, attached hereto as
Exhibit A (“GDP”)

Rezoning Request: From RU to PDH-4

Rezoning File No.: R18-0010

I. General Information

The Applicant and Owner, their respective successors and assigns, hereby agree that the development of the Property, subsequent to approval of the rezoning application to which these proffers are attached, will be in conformance with the GDP and the following proffered conditions (“Proffers”) pursuant to Sections 15.2-2303 and 15.2-2303.4, et al. of the Code of Virginia (1950, as amended), and Section 23-4.6.3, et al. of the Zoning Ordinance of Spotsylvania County (1995, as amended). The Proffers are the only conditions offered in this rezoning application, and any prior proffers affecting the Property, are hereby superseded by these Proffers. The Proffers will be effective upon Spotsylvania County’s (“County”) full and final approval of rezoning application R18-0010 to reclassify the Property from R-U to PDH-4 to allow for the development of no more than sixty-four (64) single-family detached units. Any prior proffers affecting the Property, whether of record or not, are hereby superseded by these Proffers, and thus are void and of no further force and effect upon said approval.

II. Land Use

- A. **General Development.** The Property will be developed in conformance with the GDP. Notwithstanding the foregoing, all parcel lines, parcel and lot sizes, building envelopes, building or home sizes, public road locations, private driveway and travelway locations, utility locations, storm water management facilities, and dimensions of undeveloped areas shown on the GDP may be reasonably adjusted for purposes of the final site or subdivision plans to allow full compliance with state and federal agency regulations including, but not limited to, DHR, VDOT, DEQ, DCR, Army Corps., etc., and with the County's Zoning Ordinance, Subdivision Ordinance, and Design Standards Manual. Notwithstanding the foregoing, any material adjustments to the GDP shall be subject to the approval of the County's Zoning Administrator, and in no event shall approved adjustments to the GDP relieve the Applicant and Owner from providing any of the Proffers.
- B. **Use.** The Property shall be developed solely for no more than sixty-four (64) residential single-family detached dwelling units (each individually, a "Unit," and collectively, the "Units") as shown on the GDP, and the Property shall not be developed for any other secondary uses allowed under the PDH-4 district, except for any accessory or home occupation use authorized under said district.

III. Transportation

The following transportation Proffers will be provided:

- A. Dedication of 0.3964 acres of right-of-way area along Old Plank Road as generally shown on the GDP;
- B. Construct the following improvements at Old Plank Road and entrance of the Project, all as generally shown on the GDP:
1. full-movement drive aisle with one ingress lane and one egress lane;
 2. eastbound left-turn lane on Old Plank Road with at least a 100-foot taper and 100 feet of storage; and
 3. 200 foot westbound right-turn taper on Old Plank Road.
- C. All right-of-way dedications along Old Plank Road as shown on the GDP and described herein shall be conveyed to the County prior to or upon the first subdivision plan approval.
- D. Prior to the County's issuance of the initial subdivision plan approval for the Project, the Applicant and Owner will pay the County a cash transportation proffer of \$70,000 towards the roundabout improvements at Old Plank Road and Andora Drive.

IV. Open Space

As shown on the GDP, the following areas will be retained as open space: Parcel A 0.3273 ac.; Parcel B 0.7622 ac.; Parcel C 0.1819 ac.; Parcel D 0.1657 ac.; Parcel E 0.6571 ac.; and Parcel F 6.2469 ac.; for a total of approximately 8.3411 acres of open space. The open space area shown on the GDP will be owned and maintained by the homeowners' association, which will be created prior to the first subdivision plan approval.

V. Cash Proffers

- A. The following cash proffers will be provided to mitigate the Project's impacts. For the purpose of calculating these cash proffers, the number of Units has been reduced from 64 to 56 to reflect the 8 by-right Units that could be developed under the existing RU zoning. Cash proffers are applicable to all Units and will be paid on a per Unit basis of \$7,128.37 (\$456,215.68 divided by 64 Units = \$7,128.37 per Unit) ("Cash Contributions") upon the County's approval of any (temporary or final) certificate of occupancy for each Unit.

CASH AND IN-KIND PROFFERS					
	SF Detached	SF Attached	Multi-Family	Age-Restricted	TOTAL
Per Unit Cash Proffer	\$7,128.37 x 64	\$0 x 0	\$0 x 0	\$0 x 0	
TOTAL	\$456,215.68	\$0	\$0	\$0	\$456,215.68
LUMP SUM AND IN-KIND CONTRIBUTIONS					
PUBLIC FACILITY CATEGORY					TOTAL VALUE
Schools	\$0.00 cash per Unit to Schools				\$0.00
Public Safety	\$85.23 cash per Unit to Public Safety				\$5,454.72
Transportation	\$6,852.61 cash per Unit to Transportation				\$438,567.04
Parks & Rec.	\$190.53 cash per Unit to Parks & Rec.				\$12,193.92
TOTAL CASH & IN KIND PROFFER VALUE					\$456,215.68

PROFFERED PHASING AND TIMING	
Phase or Contribution/Dedication	Timing

<i>Cash Contributions to Public Safety</i>	Upon the County's approval of any (temporary or final) certificate of occupancy for each Unit
<i>Cash Contributions to Transportation</i>	Upon the County's approval of any (temporary or final) certificate of occupancy for each Unit
<i>Cash Contributions to Parks & Rec.</i>	Upon the County's approval of any (temporary or final) certificate of occupancy for each Unit

- B. Escalation Clause. Commencing five (5) years after the approval of this rezoning application, the cash proffer for each Unit shall be adjusted annually on January 1st to reflect any increase for the preceding year in the Consumer Price Index, U.S. City Average, All Urban Consumers (the "CPI-U") prepared and reported monthly by the U.S. Bureau of Labor Statistics of the United States Department of Labor. The adjustment shall be made by multiplying the Cash Contributions for the preceding year by the CPI-U as of December 1st in the preceding year. If the CPI-U is discontinued by the United States Department of Labor, the Marshall and Swift Building Cost Index formula shall be used as defined by Section 15.2.2303.3b of the Code of Virginia.

VI. Additional Proffers

- A. A historic marker or interpretive signage will be provided for the Chalmers House on Parcel D.

[AUTHORIZED SIGNATURES TO FOLLOW]

The Applicant and Owner make these Proffers voluntarily, in support of their rezoning application.

WITNESS the following signatures:

APPLICANT:

OLD PLANK PARTNERS LLC, a
Virginia limited liability company

By: _____

_____, Manager

Date: _____

11-19-20

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Fairfax

The foregoing was subscribed, sworn to and acknowledged before me this 19th day of November, 2020, by David P. Tracy, Manager of Old Plank Partners LLC, a Virginia limited liability company, on behalf of said company.

Notary Public

Print Name: Sheryl Ann Bryant

My Commission Expires: 9/30/2024

Registration No. 131744

[SEAL]



OWNER:

The Tracy Family Trust dated September 26, 2006

By: Arthur L. Tracy
Arthur L. Tracy, Trustee

By: Patricia B. Tracy
Patricia B. Tracy, Trustee

Date: 11-19-2020

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Fairfax

The foregoing was subscribed, sworn to and acknowledged before me this 19th day of November, 2020, by Arthur L. Tracy, Trustee of The Tracy Family Trust dated September 26, 2006.

Print Name: Sheryl Ann Bryant
My Commission Expires: 9/30/2024
Registration No. 131744
[SEAL]

Notary Public



COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Fairfax

The foregoing was subscribed, sworn to and acknowledged before me this 19th day of November, 2020, by Patricia B. Tracy, Trustee of The Tracy Family Trust dated September 26, 2006.

Print Name: Sheryl Ann Bryant
My Commission Expires: 9/30/2024
Registration No. 131744
[SEAL]

Notary Public



EXHIBIT A

Generalized Development Plan

REZONING APPLICATION



Spotsylvania County Planning Department

**Merchants Square Office Building
9019 Old Battlefield Boulevard, Suite 320
Spotsylvania, Virginia 22553**

**Phone (540) 507-7434
www.spotsylvania.va.us**

UPDATED: 7/1/2018

REZONING APPLICATION PACKET

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OVERVIEW OF THE REZONING PROCESS

The Rezoning Process involves analysis of the layout of the site and adjoining sites to assess the compatibility of the intended use with the adjacent and nearby land uses and whether the Rezoning is consistent with the Comprehensive Plan. The process includes review of the Rezoning Application by planning staff along with appropriate County departments, State and Federal agencies. Planning staff will report their findings and make recommendations to the Planning Commission and the Board of Supervisors at public hearings. In accordance with Section 23-4.2.1 of the Zoning Ordinance, planning staff arranges for public hearing notices to appear in the local newspaper twice prior to each public hearing and sends notices to each adjacent landowner. The Board of Supervisors votes on the rezoning request. The Rezoning Process typically takes between four (4) and twelve (12) months, depending on the type of request and issues involved.

THE REZONING PROCESS

STEP 1: PRE-APPLICATION MEETING

A Pre-application Meeting is required prior to the submission of a Rezoning Application. Contact the Planning Department to schedule a Pre-application Meeting. The purpose of the meeting is to help identify early in the process those issues that should be addressed by the Application. Staff will determine the level of detail required for review of the Application in accordance with the minimum submission standards included in this packet. Please provide the following information with the request:

- ... parcel identification number or address of the property;
- ... size of the parcel(s);
- ... existing zoning; and
- ... proposed zoning.

During the meeting, you will be asked to provide a brief overview of the proposal; then staff will assist you in identifying those components of the Comprehensive Plan that are relevant to the Application. Staff will also determine which submission requirements are necessary to evaluate your request and staff may also suggest additional items.

The Pre-application Meeting is an opportunity for the Applicant/Engineer to seek assistance from planning staff and other review agencies on matters related to the Application. Review the contents of the Application packet prior to the meeting, and if necessary, prepare a list of questions for staff. Contact the Planning Department (540) 507-7434 to schedule a Pre-application Meeting prior to submitting a Rezoning Application.

Please bring informational items to the conference, but this is not required. Such information may include a Generalized Development Plan (GDP), topographic maps, architectural renderings, or any of the items described in the minimum submission requirement section of this packet.

STEP 1A: COMMUNITY MEETING

The County encourages that applicants host a community meeting prior to submission. See "Spotsylvania County Community Meeting Recommended Guidelines" on the County's Planning webpage: www.spotsylvania.va.us.

STEP 2: INITIAL APPLICATION SUBMISSION

Complete all required items listed in the Basic Submission Requirements. Submit these items along with the appropriate fees to the Community Development Intake Counter at: **9019 Old Battlefield Boulevard, Spotsylvania, VA 22553.**

Basic Submission Requirements

The term "Basic Submission" is used to describe the minimum graphic and Narrative information necessary to review an Application for Rezoning. Additional submission information is preliminarily identified at the Pre-Application Conference and confirmed after the submittal. However, the Planning Department or other review agencies may seek additional information after the submittal. The omission of any of the Basic Submission materials or any of the additional information may result in the case being determined incomplete. **Each application shall (i) identify the expected impacts of a rezoning or proffer amendment , (ii) propose mitigation strategies addressing the impacts, and (iii) demonstrate how the proposed mitigation is consistent with state law.**

The following items must be submitted as part of the Application:

- **Standard Application Form** (signed, 1 copy)
- **Special Power of Attorney Affidavit** (if needed, 1 copy)
- **If Applicant is not the Owner, attach documentation of notarized Owner's consent**
- **Adjacent Property List** (1 copy)
At the Pre-application meeting, a planner will assist you in compiling a list of all property adjoining, abutting or across the street from the property.
- **Fees** (See pg. 21 or the current Unified Fee Schedule)
- **General Warranty Deed** (1 copy)
- **Accurate Plat** (may be combined with the GDP, 1 copy)
- **Generalized Development Plan-Narrative** (1 copy & digital format)
- **Generalized Development Plan-Graphic** (5 folded copies & digital format)
- **Fiscal Impact Analysis** (1 copy & digital format) (if needed)
- **Draft Proffer Statement** or statement of intent to submit (1 copy & digital format)
- **Architectural Renderings** (if needed)
- **Traffic Impact Study** (5 copies & digital format & appropriate fee)
- **Conceptual Stormwater Management Plan**

A. Submission Requirements:

1. Applications shall be submitted for electronic review with the submission of a paper application, a CD that contains a full application and all of the supporting application materials in PDF format along with 5 full size GDP sets (24x36) and a 11x17 paper plan set.
2. Place an approval block in the same place on each page of the GDP.

STEP 3: QUALITY CONTROL

A case planner will be assigned to the case. The case planner will be the contact with the County throughout the Rezoning Process and the case planner will review the submission package for completeness within ten (10) working days of submission of an Application. Omissions in the submission package, including items identified in the Pre-application Conference, may result in the Application being determined incomplete. A letter identifying all incomplete items and revisions will be sent to the Applicant. Further processing of the Application will cease pending submission of the requested items. Once the case planner has determined the Application complete, the Application will be sent for staff review.

STEP 4: STAFF REVIEW AND COMMENT

After the Application is determined complete, staff will transmit the Application to the relevant review agencies. During this time, the review agencies will perform a substantive analysis of the Application and will provide comments on issues identified during their review. The Applicant/Engineer will have a chance to address issues raised during the review process in a technical review meeting.

STEP 5: PROFFERS, SCHEDULING AND POSTING

Proffers:

If an applicant desires to proffer conditions, then either the proffers or a statement of intent to submit proffers shall accompany the Rezoning Application. All proposed proffers shall be submitted in writing in a format acceptable to the Planning Director. Proffers shall be clear and succinct and shall be separated into independently enumerated paragraphs, each of which addresses no more than one (1) aspect of the development and use of the property. Any proffered generalized development plans, architectural elevations, and other graphic representations or sample materials shall accompany the proffer statement and shall be clearly identified and incorporated by reference in the text of the proffers.

Any modified or revised proposed proffers shall be accompanied by comparative drafts highlighting the changes made in such modification or revision.

Any proffers shall be approved as to form by the County Attorney. Proffered conditions presented to the Planning Commission or Board of Supervisors must be signed by the record owner of the subject property, or an agent with power of attorney authorized to sign the proffered conditions, and notarized. The Planning Commission hearing on a rezoning application shall not be scheduled without these signatures on the proffer statement.

Additional amendments to the proffered conditions shall be submitted not less than fourteen (14) days prior to the scheduled Planning Commission public hearing unless the public hearing is postponed.

Scheduling:

Rezoning cases will not be scheduled for a public hearing before the Planning Commission until the proffers have been approved as to form by the County Attorney. Planning staff will schedule the case for the next available Planning Commission public hearing, arrange for public notices in the local newspaper in accordance with the Code of VA., and will send notification of the hearing to property owners within 3,000 feet of the proposal.

Posting:

Fifteen (15) days prior to the public hearing date, the Applicant must post notices on the property indicating an upcoming public hearing and identifying the appropriate case number for the pending Application. The Planning Department will provide the public notice signs. General posting instructions are included in this packet (See Posting of Public Notice Signs). Parcel specific instructions for posting the property will be handled by the case planner. Once the signs are posted, a notarized Sign Posting Affidavit must be submitted to the Planning Department. The signs are to be returned to the Planning Department within ten (10) days of the Board of Supervisors decision.

STEP 6: PLANNING DEPARTMENT REPORT AND RECOMMENDATION

The case planner will prepare the staff report and recommendation. The staff report and recommendations will be forwarded to the Applicant when the Planning Commission packets are delivered to the members of the Commission.

STEP 7: PLANNING COMMISSION PUBLIC HEARING

At the public hearing, the case planner will provide an overview of the Application and present the staff report and recommendation. The Applicant will then be given ten (10) minutes to speak on behalf of the Application and to answer questions from the Planning Commission. Following the Applicant's presentation, the public hearing will be opened and citizens desiring to comment on the proposal are invited to speak. The Planning Commission may make their recommendation to the Board of Supervisors at the initial public hearing meeting or defer action on the proposal in accordance with Zoning Ordinance Section 23-4.6.7. If the applicant wishes to amend proffered conditions once the public hearing has begun the Planning Commission shall continue consideration of the rezoning to a future meeting and the amended proffers, shall be submitted not less than fourteen (14) days prior to that meeting date.

STEP 8: SUBMISSION OF THE GDP FOR THE BOARD OF SUPERVISORS HEARING

Once the Planning Commission has acted on the Application, the Applicant must submit the GDP and color renderings on a disk in PDF format. After the public hearing before the Planning Commission, the Applicant may submit any additional proffers or modifications to the submitted proffers to address issues identified in the staff report considered or discussed by the Planning Commission at the public hearing.

The Board of Supervisors public hearing shall be scheduled once the proffered conditions are approved to form by the County Attorney. Additional amendments to the proffered conditions shall be submitted not less than fourteen (14) days prior to the scheduled Board of Supervisors public hearing unless the public hearing is postponed. If the applicant wishes to amend proffered conditions once the public hearing has begun, the Board of Supervisors shall continue consideration of the rezoning to a future meeting and the amended proffers shall be submitted not less than fourteen (14) days prior to that meeting date. All proffers shall be approved as to form by the County Attorney. All modified or revised proffers shall be accompanied by comparative drafts highlighting the changes made in such modification or revision.

STEP 9: BOARD OF SUPERVISORS PUBLIC HEARING

The Applicant will be responsible for ensuring that the signs are posted at the property at least fifteen (15) days prior to the public hearing and that a notarized Sign Posting Affidavit is submitted to the Planning Department. The Board hearing presentations are conducted in the same manner as the Planning Commission. Board actions may occur in accordance with Section 23.4.6.8 of the Zoning Ordinance.

GENERALIZED DEVELOPMENT PLAN (GDP) NARRATIVE

The Zoning Ordinance requires both graphic and written information which addresses part of the basic submission Narrative to include a written description of the relationship of the proposal to the relevant components of the Comprehensive Plan or other materially relevant issues to be reviewed for its consistency in each Application. **Each application shall (i) identify the expected impacts of a rezoning or proffer amendment, (ii) propose mitigation strategies addressing the impacts, and (iii) demonstrate how the proposed mitigation is consistent with the Code of Virginia.**

GENERALIZED DEVELOPMENT PLAN (GDP)

The processing of an Application for a rezoning involves analysis of the layout of the site and adjoining sites to assess the compatibility of the intended use with the adjacent and nearby land uses. The staff must review the design of the site and the existing and proposed site features. The Rezoning Generalized Development Plan (GDP) is a schematic plan developed in accordance with the Spotsylvania County Zoning Ordinance and the associated Design Standards Manual.

If the proposed rezoning has an existing structure and the proposed activity will be conducted within the structure, a GDP may not be required. Planning staff will outline the specific requirements at the Pre-application Conference.

GRAPHIC SUBMISSIONS:

Parcel Information

An accurate plan of the property prepared by a certified Land Surveyor or licensed Civil Engineer and containing the following:

- Vicinity map at one (1) inch equals two thousand (2000) feet.
- Owner and project name.
- Property lines with bearings and distances and existing and proposed zoning district lines.
- Area of land proposed for consideration, in square feet or acres.
- Scale, scale graphic and north arrow.
- Names of boundary roads or streets and width of existing rights of way.
- Easements and encumbrances, if applicable.

Generalized Development Plan Graphic

The graphic portion of the rezoning GDP submission shall be prepared with a scale of not less than one (1) inch equals fifty (50) feet and a sheet size not to exceed twenty-four (24) inches by thirty-six (36) inches. Reasonable exceptions to the scale and sheet size will be made on a case by case basis. If prepared on more than one (1) sheet, match lines shall be clearly indicated where the sheets join. All sheets shall be folded to a size not greater than nine (9) inches by twelve (12) inches.

The GDP shall depict existing conditions and proposed features. A checklist is provided on page 11 that outlines the basic GDP requirements. These required items are also listed in Section 23-4.6.2 of the Zoning Ordinance. In addition to the Basic Submission Requirements for the GDP, additional information may be required as discussed at the Pre-application meeting.

**Spotsylvania County
Rezoning Application
Generalized Development Plan
Graphic Review Checklist**

Case Number: _____

Project Name: Chancellor Ridge

NOTE: THIS CHECKLIST IS USED BY STAFF TO DETERMINE COMPLIANCE WITH COUNTY CODE, SEC. 23-4.6.2. IT IS PROVIDED TO PROFESSIONAL PLAN PREPARERS FOR INFORMATIONAL PURPOSES.

At a minimum, the generalized development plan (GDP) shall include the following information unless the submission requirements have been waived or modified by the Planning Director due to the scope and nature of the proposed project:

- ☒ 1. Generalized Development Plan Title Sheet(s) to include:
 - ☒ (a) A title block denoting the type of application, name of project tax map reference, voting district, and street address;
 - ☒ (b) An approval block located along the right side of the title sheet and each subsequent sheet of the generalized development plan;
 - ☒ (c) The name, address and phone number of the owner and applicant;
 - ☒ (d) The name, address, phone number, signature and registration number of the plan preparer, and the preparation date of the plan;
 - ☒ (e) Vicinity map, 1" = 2,000, a north arrow scale, and scale graphic;
 - ☒ (f) Generalized development plan index;
 - ☒ (g) A Site data summary table providing at minimum:
 - ☒ (1) tax map reference;
 - ☒ (2) project area size including total, and disturbed acreage;
 - ☒ (3) existing and proposed zoning designation(s);
 - ☒ (4) a table with computations showing existing by-right unit potential, proposed unit yield by residential unit type and densities and/or gross and net floor areas of nonresidential structures where applicable;
 - ☒ (5) identification of any overlay districts within project limits;
 - ☒ (6) existing use and types of proposed uses;
 - ☒ (7) building height, number of floors, and setbacks of all existing and proposed buildings, structures and other improvements;

- ✓ (8) a table with computations showing trip generation with land use code reference;
- ✓ (9) acknowledgement of any known historic building, archaeological features, or historic districts;
- ✓ (10) acknowledgement of any known places of burial;
- ✓ (11) acknowledgement of any floodplains, resource protection areas, wetlands, steep slopes, dam break inundation zones, onsite;
- ✓ (12) parking, including tabulation of required parking and spaces proposed.
- ✓ (h) A table with computations estimating the lot coverage ratio and impervious surface ratio;
- ✓ 2. The identification of and distance to all major intersections within one-half mile of the proposed development;
- ✓ 3. The boundary of the entire parcel with courses and distances;
- ✓ 4. Any existing or proposed parcel lines, easements or right-of-way within the subject parcel(s);
- ✓ 5. The present zoning and principal use of the subject parcel and all contiguous properties;
- ✓ 6. Graphic depiction of the boundaries of any overlay zoning districts described in Article 6 of Chapter 23;
- ✓ 7. Graphic depiction of the general locations, approximate dimensions, height, number of floors and setbacks of all existing and proposed buildings, structures, accessory structures (including outdoor lighting, fences, bike racks, walls or hedges, trash receptacles), signs, landscaping and buffers, stormwater management facilities and other improvements;
- ✓ 8. The boundaries of any water bodies, USGS perennial streams, floodplain, resource protection areas, watershed, wetlands (if any), steep slopes;
- ✓ 9. A generalized landscape plan showing existing vegetation, proposed clearing limits and indicating the location, and types of vegetation to be installed under the landscaping and bufferyard requirements of Article 5, Division 5 of Chapter 23, and the general location and material descriptions of any other proposed screens, bufferyards or landscaping;
- ✓ 10. The location and dimensions of existing and proposed parking and loading areas and any other impervious surfaces, such as driveways, streets (and names), cement sidewalks and playing surfaces;
- ✓ 11. The location and description of all points of access including all proposed interparcel connections;
- ✓ 12. The estimated daily vehicular trips generated by the proposed development on each road segment shown on the plan;

- ☒ 13. The location and dimensions of on-site pedestrian walkways or bicycle paths and any connection to adjacent property;
- ☒ 14. The location and dimensions of existing water and sewer mains serving the site of the proposed development, points of connection to public water and sewer and/or location of wells and septic systems and reserve drainfields;
- ☒ 15. Topographic contour lines at two foot intervals for the existing site;
- ☒ 16. The location and dimensions of the on-site and off-site facilities for the retention or detention of stormwater;
- ☒ 17. The size, location and boundaries of any common open spaces, recreation areas and recreation facilities, including a tabulation of usable openspace in accordance with the open space definition in Sect.23-2.1.4. Definitions;
- ☐ N/A 18. For large-scale, phased developments, identification of the location and timing of each phase of the development;
- ☒ 19. Graphic depiction of any known historic building, archaeological features, or historic districts;
- ☒ 20. Graphic depiction of any known places of burial and easements for cemetery access in accordance with the Code of Virginia § 57-27.1, as amended;
- ☒ 21. A description of the methods proposed to control erosion, sedimentation and stormwater runoff; and;
- ☒ 22. A description of the persons to be responsible for future maintenance of all roads, easements, parks, playgrounds, stormwater and drainage facilities and other common areas;
- ☒ 23. Signature and seal of professional person certifying the plan.

County of Spotsylvania
Department of Planning
9019 Old Battlefield Blvd. Suite 320
Spotsylvania, VA 22553
Phone: (540) 507-7434



Pre-Application Meeting Request

Property Owner(s): _____

Developer/Applicant: _____

Phone #: _____ Cell # _____ *Email: _____

TM#: _____ Existing Zoning: _____ Proposed Zoning: _____ Disturbed Acreage _____ Parcel Acreage _____

Parcel Address: _____

Type of Application: _____

Public Water: ☐ Yes ☐ No Public Sewer: ☐ Yes ☐ No

Is this an active project in the County or have there been any prior approvals? ☐ Yes ☐ No

If yes, list: _____

Issues or items to be discussed: _____

Department/Staff requested to attend: _____

*Requested DATE of PRE-APPLICATION MEETING (Thursday): _____

Signature of Submitter: _____

*Please submit this request on Monday the week prior to the week of the meeting date with a General Plan of Development or Concept Plan.

VOLUNTARY PROFFER STATEMENT RECOMMENDED FORMAT

VOLUNTARY PROFFER STATEMENT

Rezoning case file number

Applicant's name

Applicant's address

Project name

Tax parcel number(s)

Address, if available

Date, with date of all revisions

I. General Information

Include an introductory statement that includes the rezoning request, current zoning classification, acreage, uses, and other relevant general detail. State that the development of the property shall be in conformance with the proffered conditions. If the rezoning includes a residential component, state that the proffers offered are in compliance with the Code of Virginia 15.2-2303.4. If a Generalized Development Plan or other graphics are proffered, they should also be referenced in this paragraph.

II. Next Heading

A. Detail proffer.

B. Detail proffer.

1) Further detail.

2) Further detail.

III. Next Heading

A. Detail proffer.

B. Detail proffer.

Applicant makes these proffers voluntarily, in support of their Rezoning Application.

Original signature Date

Type full name and title

Notary statement, signature, and Date

Format guidelines:

- Proffers that supersede a previous proffer statement accepted under a different rezoning should include the previous case number in the heading after the current case number, clearly identifying that the current proffer statement supersedes the previous one.
- Each number or letter under a heading should apply to no more than one condition or detail of a condition.

In accordance with Sec. 23-4.6.3(b)(2), all modified or revised proffers shall be accompanied by comparative drafts highlighting the changes made in such modification or revision.



**REZONING
APPLICATION**
(Please type or
print)

07/01/2017

Date: _____ Case: _____

110-0000-316-16-08 (395)	Mailing	\$ 29.00
110-0000-316-16-08 (395)	Planning	\$ 12,955.13
110-0000-316-16-10 (334)	GIS	\$ 350.00
260-0000-313-03-45	Zoning	\$ 610.00
260-0000-318-99-14	Intake	\$ 62.50
	Process Fee	
	Total Filing Fee:	\$14,006.63

Old Plank Partners LLC

Applicant's Name

1105 Roan Lane

Applicant's Address

Alexandria, VA 22301

City, State, Zip Code

dpt@ccottages.com

Applicant's E-mail Address

703-898-6486

Applicant's Telephone No.

Charles W. Payne, Jr.

Agent's Name (Point of Contact for Application)

725 Jackson Street, Suite 200

Agent's Address

Fredericksburg, VA 22401

City, State, Zip Code

cpayne@hf-law.com

Agent's E-mail Address

540-604-2108

Agent's Telephone No.

Property Owner Information:
Arthur L. Tracy and Patricia B. Tracy, Trustees of
The Tracy Family Trust dated September 26, 2006
Name

**If Applicant is not the owner, attach
documentation of owner's consent**

7613 Old Plank Road

Address

Fredericksburg, VA 22407

City, State, Zip Code

Telephone No.

Parcel Location: 7613 & 7611 Old Plank Road

Tax Map Parcel Number: 21-10-1 & 21-10-2

Acreage: 39.003

Current Zoning: RU

Acreage in Request: 39.003

Proposed Zoning: PDH-4

Overlay District: Reservoir Protection

Proposed Use: Single family detached residential community with 65 units

To: The Board of Supervisors of Spotsylvania County, Virginia. The above named Applicant(s) hereby petition(s) for the approval indicated above for the described property and as shown on the attached materials made a part of this Application.

I hereby certify by my signature below that I am the owner of record of the named property or that I am authorized to act on behalf of all the owners of record of the named property to execute this application. I further certify that all information I have provided thereon is complete and accurate. I agree on behalf of myself and all owners to conform to the Zoning Ordinance, Subdivision Ordinance, Virginia Uniform Statewide Building Code, Erosion Ordinance, Chesapeake Bay Preservation Ordinance, the Water and Sewer Construction Specifications of Spotsylvania County, and all other applicable laws and regulations of this jurisdiction.

By:

Signature of Owner (or Agent with POA*)

Date

Print Name

Signature of Owner (or Agent with POA*)

Date

Print Name

*I have read this Application, understand its intent and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission for Spotsylvania County Officials and other authorized government agents on official business to enter the property to process this Application.

Voting District: _____ Census Tract: _____ Traffic Analysis Zone: _____

(To be completed by the Planning Department after submission)

SPECIAL POWER OF ATTORNEY AFFIDAVIT

COMMONWEALTH OF VIRGINIA
COUNTY OF SPOTSYLVANIA

This 15th day of October, 2018, I,
David Tracy, Manager of Old Plank Partners LLC, the contract purchaser of
21-10-1 & 21-10-2 (describe land by tax map number) make,
constitute, and appoint Charles W. Payne, Jr., my
true and lawful attorney-in-fact, and in my name, place and stead giving unto said
Charles W. Payne, Jr. full power and authority to do and perform
all acts and make all representation necessary, without any limitation whatsoever, to make
Application for said Rezoning Application. This includes the authority to execute and amend
proffers and to sign the Notice of Conditional Zoning.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be
in full force and effect on October 18, 2018, and shall remain in full force
and effect thereafter until actual notice, by certified mail, return receipt requested is received by
the Planning Department of Spotsylvania County stating that the terms of this power have been
revoked or modified.

Given under our hands this 18th day of October, 2018.

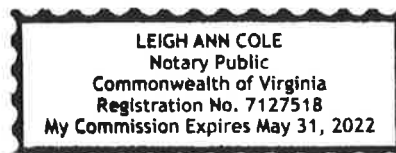
[Signature]
Owner/Contract Purchaser/Authorized Agent (Circle One)

COMMONWEALTH OF Virginia
CITY/COUNTY OF Alexandria, to wit:

The foregoing instrument was acknowledged before me by
David Tracy, Manager of Old Plank Partners LLC, the contract purchaser of
said property, this 15th day of October, 2018.

My commission expires: 5.31.22

[Signature] Notary Public
7127518 Registration Number



OFFICE USE ONLY

File/Case Number : _____ Date Accepted: _____, 20____

ADJACENT PARCEL LIST

The following are the properties either abutting, adjoining, or across the street from the property subject to this Rezoning Application (please print or type parcel number):

MAP #

21-A-142A	21L-5-13
21-A-143	21L-5-12
21-A-148	21L-5-A
11-A-29	21L-5-11
21-10-3	21-A-121
21L-8-A	21-1-4
21L-8-27	21-1-3
21L-8-26	
21L-8-25	
21L-8-24	
21L-8-23	
21L-8-22	
21L-8-21	
21L-8-20	
21L-8-19	
21L-8-18	
21L-8-17	
21L-8-16	
21L-5-15	
21L-5-14	

POSTING OF PUBLIC NOTICE SIGNS

Public notice signs must be posted at least fifteen (15) days prior to the public hearing.

Sign(s) required for posting must be obtained from the Planning Department. At least one (1) sign is required for all properties. Additional signs are required for property that abuts more than one (1) public street and property with more than two hundred (200) feet of road frontage. Properties without public street frontage are required to post at least one (1) sign on the property and at least one (1) sign along a nearby street.

Signs shall be posted to ensure greatest public visibility in accordance with the following:

- Signs shall be posted adjacent to the street right-of-way abutting the site, no more than ten (10) feet from the edge of the right-of-way.
- Signs shall be posted for optimum visibility for traffic traveling on the public road.
- Properties with more than one (1) street frontage shall be posted with at least one (1) sign along each street.
- Properties with more than (200) feet of street frontage shall be posted with one (1) sign for each (200) feet of frontage, spaced at least (200) feet apart.
- If a property has no road frontage, the Planning Department will determine the number and location of signs to be posted. At least one (1) sign will be required to be posted on the actual property, and at least one (1) sign will be required to be posted along a nearby street, with a note giving distance and direction to the property.

After posting the property, the Applicant must return the notarized Sign Posting Affidavit to the Planning Department within three (3) days of the date of posting. Failure to notify the Planning Department within three (3) days shall result in the case being removed from public hearing.

Until the public hearing, the Applicant must maintain all signs posted in good condition. If a sign is damaged or destroyed, a replacement sign must be secured from the Planning Department and posted as soon as practical.

If a property is not posted at least fifteen (15) days prior to the hearing, if it is improperly posted, if damaged or destroyed signs are not replaced, if a notarized Sign Posting Affidavit is not filed with the Planning Department within three (3) days of posting, or if other inconsistencies with Section 23-4.2.1 of the Zoning Ordinance occur; the public hearing may be deferred for reasons of improper public notice. If deferred, the property will have to be reposted in accordance with these instructions. The Applicant should also note that improper public notice may be grounds for invalidating an approved Application after approval has been granted.

Signs must be removed within ten (10) days after Board of Supervisors action and returned to the Planning Department.

SIGN POSTING AFFIDAVIT

I, _____, hereby certify that on the _____ day of _____, 20____, a sign(s) stating that zoning action was pending on the property described below was/were posted on the property and that the sign(s) was/were easily visible from all public streets and public ways abutting the property.

Property Description:

Given under my hand this _____ day of _____, 20____.

Applicant / Agent

COMMONWEALTH OF _____
CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me by _____,
the Owner of said property, this _____ day of _____, 20____.

My commission expires:

_____ Notary Public

_____ Registration Number

Return From To:
Spotsylvania County Planning Department
9019 Old Battlefield Blvd., Suite 320
Spotsylvania, VA 22553

Attn: _____

Case# _____

OFFICE USE ONLY

File/Case Number _____ Date Accepted _____, 20____



REZONING FEE CALCULATION SHEET

Application No.: _____

Date Received: _____

STEP 1- CALCULATE THE PLANNING FEE:

☒ Rezoning

Base Fee	\$	11,650.00
# of acres > 10 distrib _____ X \$45.00	\$	1,305.13
39.003	\$	12,955.13

☐ Rezoning GDP and Proffer Amendment

Fee	\$	7,175.00
	\$	

☐ Rezoning Proffer Amendment – Text Only

Fee	\$	4,180.00
	\$	

STEP 2- COMPLETE APPLICATION WORKSHEET:

260-0000-318-99-14	Intake Processing Fee	\$	62.50
110-0000-316-16-08 (395)	Mailing Fee**:	\$	29.00
110-0000-316-16-08 (395)	Planning Fee:	\$	12,955.13
110-0000-316-16-10 (334)	GIS Fee:	\$	*350.00
260-0000-313-03-45	Zoning Fee:	\$	610.00

APPLICATION TOTAL: \$ 14,006.63

*GIS fee not applied to Applications that do not require a Generalized Development Plan (GDP)

**Equation: (# project parcels + # of adjacent parcels) x 1st class postage x 2 meetings = \$Mailing Fee
 2 27 0.50

Refunds (Planning) – All refunds must be requested in writing to the Planning Director. Refunds will be issued in the following circumstances: 95% of Planning fees if application is withdrawn within two (2) business days of submission; 80% of Planning fees if application is withdrawn during the initial review period (time varies depending on application type); 40% of Planning fees if application is withdrawn within ten (10) business days after initial review comments are issued.

OLD PLANK PARTNERS LLC
1105 ROAN LN
ALEXANDRIA, VA 22302

JOHN MARSHALL BANK
ALEXANDRIA, VA 22314

1014

68-935/560

CHECK ARMOR
ELECTRONIC PROTECTION

10/18/18

PAY TO THE
ORDER OF

Spotsylvania County

\$ 14,006.63

Fourteen thousand six & $\frac{63}{100}$

DOLLARS

MEMO

Rezoning Application Fee


AUTHORIZED SIGNATURE

⑈001014⑈ ⑆056009356⑆1000021095⑈

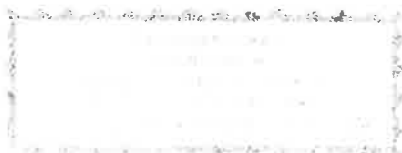
OLD PLANK PARTNERS LLC

1014

Spotsylvania County
Fourteen thousand six & $\frac{63}{100}$

10/18/18
\$14,006.63

Rezoning Applicant fee



ZONING MAP AMENDMENT GENERALIZED DEVELOPMENT PLAN CHANCELLOR RIDGE

T.M. 21 ((10)) 1 - 7613 OLD PLANK ROAD FREDERICKSBURG, VA.

T.M. 21 ((10)) 2 - 7611 OLD PLANK ROAD FREDERICKSBURG, VA.

PDH-4 DEVELOPMENT CHANCELLOR MAGISTERIAL AND VOTING DISTRICT SPOTSYLVANIA COUNTY, VIRGINIA

OWNER:

ARTHUR L. & PATRICIA B. TRACY, TRUSTEES
THE TRACY FAMILY TRUST
7613 OLD PLANK ROAD
FREDERICKSBURG, VA. 22407

TAX MAP 21 ((10)) PARCELS 1 AND 2
LR: 200600036895

APPLICANT:

OLD PLANK PARTNERS LLC
c/o MR. DAVID P. TRACY
433 E MONROE AVE.
ALEXANDRIA, VA 22301
PHONE: 703-898-6486
EMAIL: dpt@cottages.com

PASS NOTE:

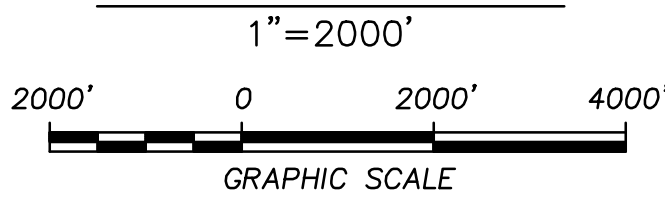
DUE TO RECENT FINDINGS OF POSSIBLE ACID SULPHATE SOILS (PASS) WITHIN SPOTSYLVANIA COUNTY IT IS RECOMMENDED THAT THE DEVELOPER, BUILDERS AND ENGINEERS BE AWARE THAT IF ACID SULPHATE SOILS AS WELL AS OTHER SOILS THAT PRODUCE A PH OF 4 ARE PRESENT ON THE PROJECT SITE EXTENSIVE TREATMENT TO BRING THE SOILS ACID/PH LEVEL TO AN ACCEPTABLE LEVEL TO SUSTAIN ANY FORM OF PLANT GROWTH MAY BE REQUIRED.

SITE AND ZONING DATA

TAX MAP:	T.M. 21 ((10)) 1 (PART) T.M. 21 ((10)) 2 (PART)
TOTAL REZONE AREA:	27.1643 AC.
EXISTING ZONE:	RU
PROPOSED ZONE:	PDH-4
OVERLAY DISTRICT(S):	RESERVOIR PROTECTION OVERLAY & CBPO
EXISTING USE:	PARCEL 1 : SFD PARCEL 2 : VACANT
PROPOSED USE	DWELLING SINGLE FAMILY, DETACHED
HYDRAULIC UNIT CODE:	RA45, RA47
WATERSHED:	E19, E20
WATER:	PUBLIC
SEWER:	PUBLIC
ESTIMATED VPD:	750 VPD (MAX.) ITE USE CODE (210) SEE TRAFFIC STUDY BY RAMEY KEMP & ASSOCIATES DATED SEPTEMBER 14, 2018
HISTORIC BUILDING, ARCHAEOLOGICAL FEATURES, HISTORIC DISTRICTS	NONE KNOWN
KNOWN PLACES OF BURIAL:	NONE KNOWN
WETLANDS ON SITE:	YES
SOLID WASTE COLLECTION:	PRIVATE
APPROXIMATE AREA OF LAND DISTURBANCE	18 AC. +/-



VICINITY MAP



SULLIVAN, DONAHOE & INGALLS ENGINEERS, LAND PLANNERS AND SURVEYORS

P.O. BOX 614

FREDERICKSBURG, VIRGINIA 22404

PHONE 540-898-5878

SHEET INDEX

SHT. NO.	TITLE
1	COVER SHEET
2	NOTES AND DETAILS
3	EXISTING CONDITIONS
4	REZONING AREA BOUNDARY EXHIBIT
5	GENERAL LAYOUT AND UTILITY PLAN
6	OPEN SPACE PLAN

LAND USE SUMMARY

ZONE: PDH-4	ZONING REQUIREMENT	PER THIS PROJECT
MIN. LOT AREA	NOT SPECIFIED	5,000 S/F
MIN. LOT WIDTH	NOT SPECIFIED	VARIES @ FRONT SETBACK
DENSITY	4 D.U. PER ACRE	2.35 D.U. PER ACRE
AVERAGE LOT AREA	NOT SPECIFIED	9,812 S/F
SETBACKS:		
FRONT	NOT SPECIFIED	20'
REAR	NOT SPECIFIED	25'
SIDE	NOT SPECIFIED	6'
MIN. PUBLIC ROAD FRONTAGE	NOT SPECIFIED	40'
OPEN SPACE	30%	30.7%
PARKING	2 PER UNIT	2 x 64 = 128 (MIN.)

OWNER AREA SUMMARY

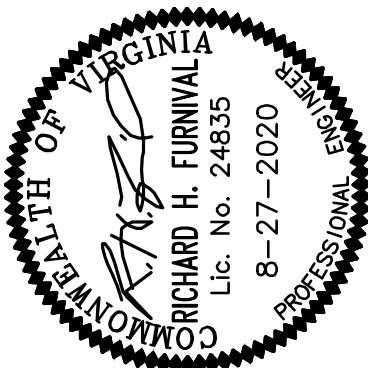
TAX MAP ID	OWNER	EXISTING ZONE	PROPOSED ZONE	AREA
21 ((10)) 1	ARTHUR L. & PATRICIA B. TRACY, TRUSTEES THE TRACY FAMILY TRUST	RU	PDH-4 (PART)	10.00 AC.
21 ((10)) 2	ARTHUR L. & PATRICIA B. TRACEY TRUSTEE THE TRACEY FAMILY TRUST 9-26-06	RU	PDH-4 (PART)	29.0003 AC.

DENSITY COMPARISON TABLE

ZONE	AREA	DENSITY	MAXIMUM UNIT YIELD
RU (EXISTING)	27.2 AC. (PARCEL 1 : 5.0 AC. AND PARCEL 2 : 22.2 AC., PORTION EACH)	1 UNIT PER 3 AC. (MAX 10 PER PARCEL)	8 UNITS (1 PARCEL 1, 7 PARCEL 2)
PDH-4 (PROPOSED)	27.2 AC. (PORTION)	4 UNITS PER 1 AC.	108 UNITS

WATER / SEWER ESTIMATE

NUMBER OF LOTS	WATER	SEWER
64	25,600 GPD	25,600 GPD



DATE	REVISIONS
02-05-19	PER COUNTY COMMENTS
06-17-19	PER COUNTY COMMENTS
03-18-20	PER COUNTY COMMENTS
08-27-20	PER COUNTY COMMENTS

ENGINEERS, LAND PLANNERS & SURVEYORS
P.O. BOX 614
10720 COLUMBIA DRIVE
FREDERICKSBURG, VIRGINIA 22404
TELEPHONE 540-898-5878

SULLIVAN
DONAHOE &
INGALLS
SDI

CHANCELLOR RIDGE
CHANCELLOR MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

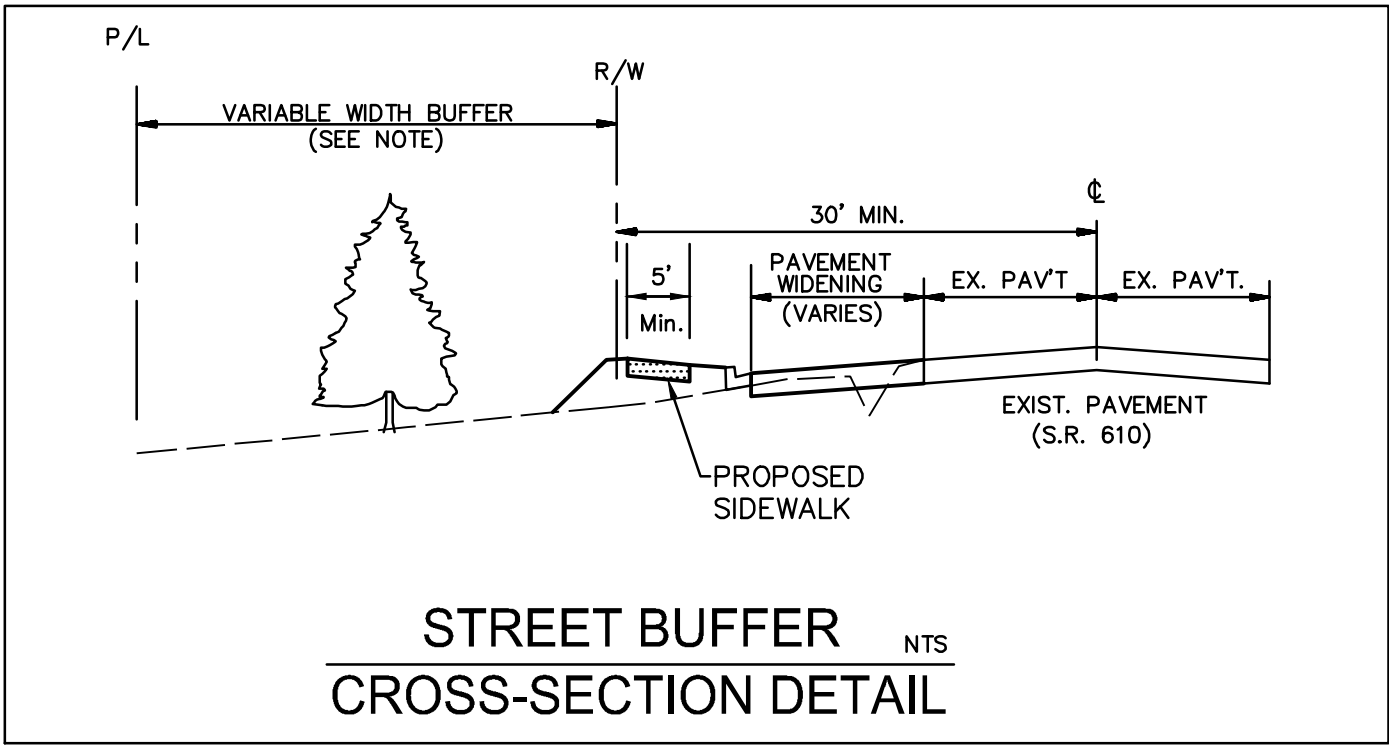
COVER SHEET

DES/DRFT: RGF/MBD
CHECKED: KLO
APPROVED: RHF
JOB NO.: 17-SP-0660
DATE: 10-08-2018
SCALE: NONE

SHEET 1
OF 6 SHEETS

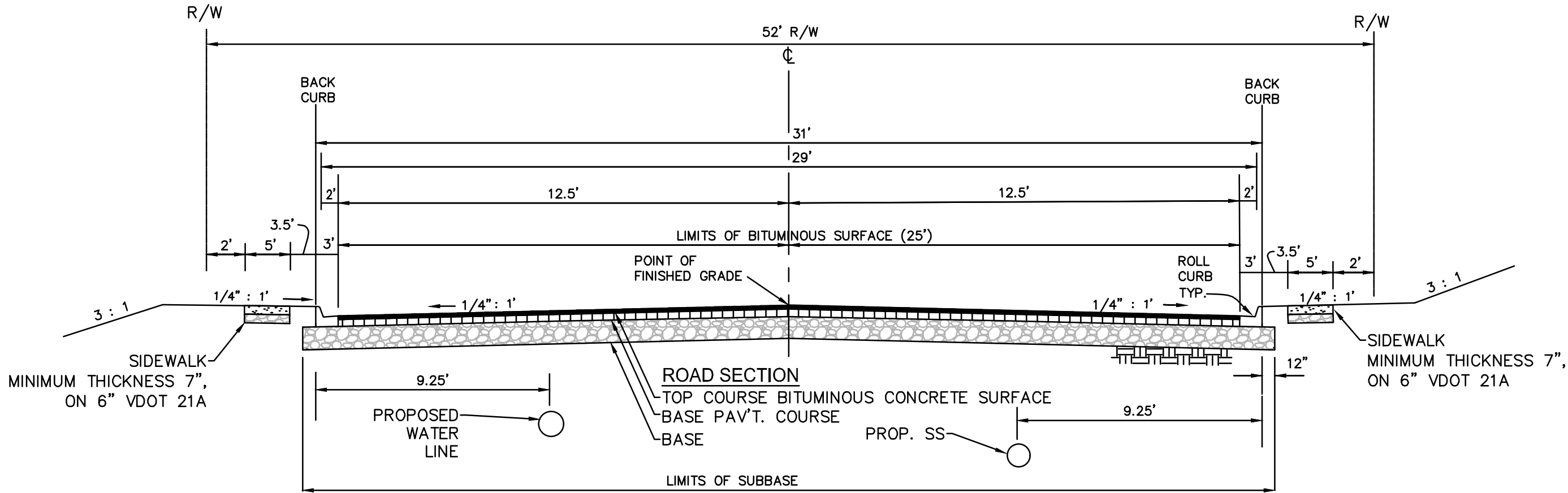
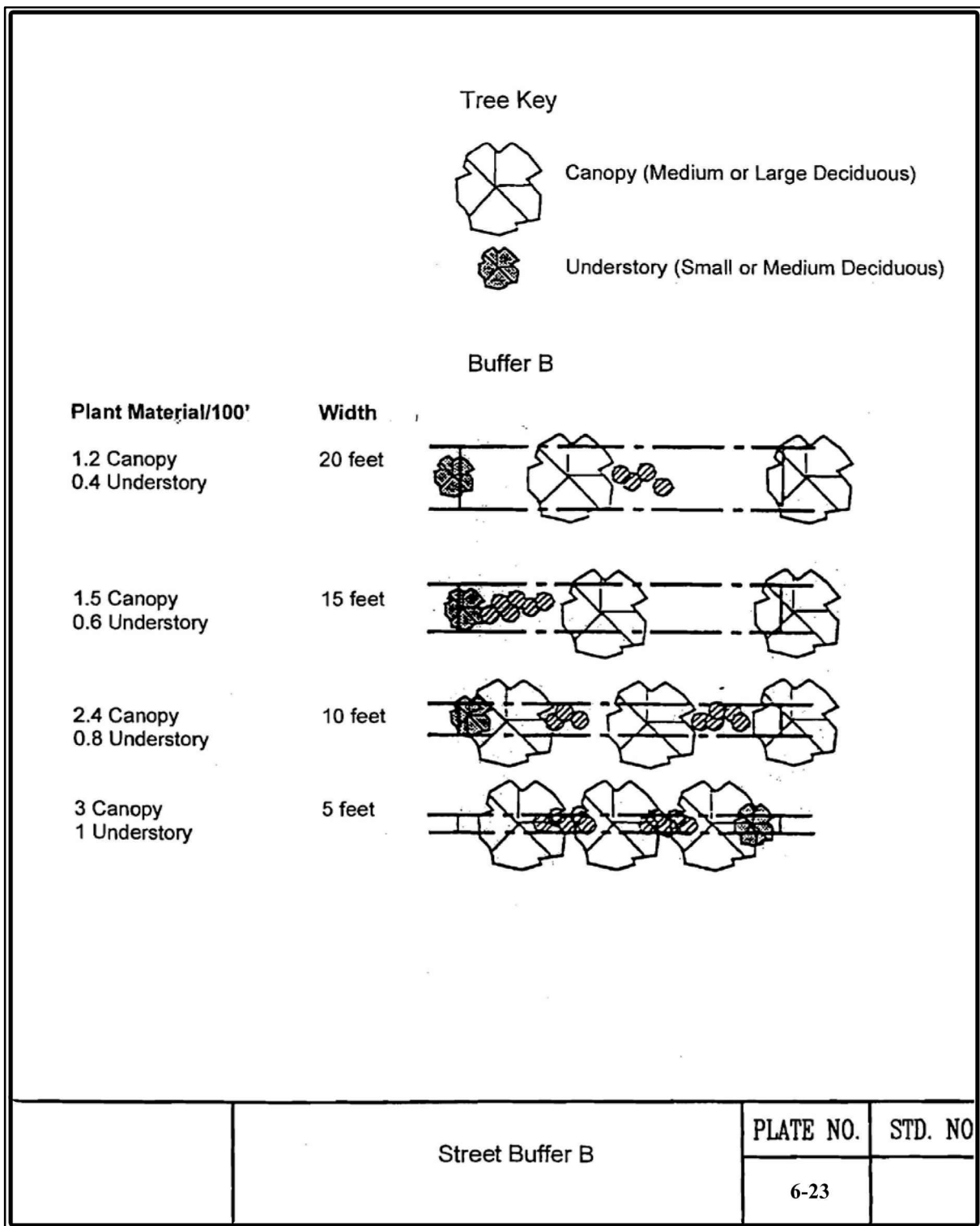
GENERAL NOTES:

1. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF VDOT SUBDIVISION STREET REQUIREMENTS.
2. ALL PUBLIC AND PRIVATE STREETS SHALL BE DESIGNED AND CONSTRUCTED TO THE REQUIREMENTS AND SPECIFICATIONS OF VDOT AND/OR SPOTSYLVANIA COUNTY.
3. ALL EASEMENTS FOR PUBLIC WATER, SANITARY SEWER, AND STORM DRAINAGE SHALL BE SHOWN ON FINAL PLANS AND PLATS, AND DEDICATED TO PUBLIC USE.
4. FINAL DESIGN PLANS SHALL SATISFY ALL EROSION AND SEDIMENT CONTROL REQUIREMENTS.
5. NO LAND SHOWN HEREON IS LOCATED IN THE 100 YEAR FLOOD PLAIN IN ZONE "A" AS SCALED FROM FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 510308 0075 C; DATED FEB. 18, 1998. THE REMAINDER OF THE SITE IS LOCATED IN ZONE "X", AREAS OUTSIDE THE 500 YR. FLOOD PLAIN.
6. THIS DEVELOPMENT SHALL MEET ALL C.B.P.O. REQUIREMENTS. C.B.P.O. SITE PLAN APPROVAL IS REQUIRED PRIOR TO FINAL PLAT APPROVAL.
7. ALL COMMON AREAS ARE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
8. FINAL UTILITY DESIGNS TO BE APPROVED BY THE FIRE MARSHAL AND UTILITIES DEPARTMENT PRIOR TO FINAL PLAT APPROVAL.
9. THERE ARE NO KNOWN PLACES OF BURIAL ON THIS SITE.
10. SOLID WASTE SHALL BE STORED BY INDIVIDUAL LOT OWNERS, PICKED UP BY COMMERCIAL HAULER AND DISPOSED OF IN A LOCATION APPROVED BY SPOTSYLVANIA COUNTY.
11. ALL WETLAND FILLS & DISTURBANCES WILL BE PERMITTED BY THE U.S. ARMY CORPS OF ENGINEERS.
12. PUBLIC WATER PROVIDED BY CONNECTING TO SPOTSYLVANIA COUNTY SYSTEM. (SEE SHEET 4 FOR POINT OF CONNECTION)
13. PUBLIC SEWER PROVIDED BY CONNECTING TO SPOTSYLVANIA COUNTY SYSTEM. (SEE SHEET 4 FOR POINT OF CONNECTION)
14. FINAL DESIGN PLAN TO INCLUDE STORM SEWER SYSTEM DESIGNS.
15. ALL PUBLIC STREET SIGNS SHALL BE IN ACCORDANCE WITH VDOT AND SPOTSYLVANIA COUNTY STANDARDS (ARTICLE 5.6, S.C.D.S.M.).
16. TYPICAL ROAD SECTIONS ARE FOR PRIMARY ROADS ONLY AND DO NOT INCLUDE ALLEYS OR LOW-TRAFFIC TRAVELWAYS.
17. BOUNDARY INFORMATION TAKEN FROM PLATS BY S.D.I., TOPOGRAPHY TAKEN FROM AERIAL MAPS BY OTHERS.
18. LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS IDENTIFIED IN ARTICLE 5 (5-7) OF THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL AND THE ASSOCIATED PROFFER STATEMENT. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A COMPREHENSIVE LIGHTING PLAN, SUBJECT TO THE APPROVAL OF SPOTSYLVANIA COUNTY.
19. PROPERTY OWNERS ARE RESPONSIBLE FOR PRESERVING DRAINAGE EASEMENTS ON/ACROSS THEIR PROPERTY. SUCH EASEMENTS SERVING ROADWAYS MAINTAINED BY VDOT WILL BE MAINTAINED BY VDOT ONLY AS REQUIRED TO PROTECT THE ROADWAY FROM DAMAGE OR FLOODING.
20. ANY WELLS FOUND WILL BE ABANDONED PER HEALTH DEPARTMENT REQUIREMENTS.
21. FINAL RECORD PLAT TO BE ON VIRGINIA STATE PLANE COORDINATES (GPS).
22. VDOT PERMIT REQUIRED FOR ENTRANCE IMPROVEMENTS WITHIN VDOT R.O.W.
23. COUNTY UTILITIES WITHIN THE ROADWAY ARE SUBJECT TO THE INSTALLATION AND INSPECTION REQUIREMENTS OF SPOTSYLVANIA COUNTY UTILITIES DESIGN STANDARDS MANUAL (SECTION 1.12 WATER AND SEWER LINES IN VDOT ROADWAYS - NEW CONSTRUCTION).
24. PRIVATE ENTRANCES IN CONJUNCTION WITH ROLLTOP CURB MUST BE CONSTRUCTED PER FIGURES 7 AND 8 OF APPENDIX B (1) OF THE VDOT ROAD DESIGN MANUAL.



TRANSPORTATION CORRIDOR BUFFER NOTE

TRANSPORTATION CORRIDOR BUFFER SHALL PROVIDED ALONG OLD PLANK ROAD FRONTAGE. MINIMUM WIDTH OF BUFFER SHALL BE 100' AS MEASURED FROM CENTER OF EXISTING ROAD.



TYPICAL SECTION - ROLL CURB

STREETS OLD PLANK SUBD - PUBLIC

52' PUBLIC R/W

N.T.S.

BASE AND PAVEMENT DESIGN

0-400 VPD
1-1/2" OF SM-9.5A, 2" OF IM-19.0, 6" 21A BASE

401-1000 VPD
2" OF SM-9.5A, 2" OF IM-19.0, 10" 21A BASE

LOT COVERAGE TABULATION

TYPE OF USE	# UNIT	MAX LOT COVERAGE %
S.F.D.	64	60%

S.F.D. ---- SINGLE FAMILY DETACHED

IMPERVIOUS AREA TABLE - POST DEVELOPMENT

TYPE OF USE	NO. OF UNITS OR TOTAL AREA	ESTIMATED IMPERVIOUS AREA ASSUME 3000 S/F (S.F.D. RES.) 0.80% x PAVED R/W
S.F.D.	64 LOTS	4.5 AC.
PAVED R/W ROADS	4.3 AC.	3.4 AC.
-	-	-
TOTAL IMPERVIOUS AREA		7.9 AC.
IMPERVIOUS RATIO		7.9 / 27.2 = 29%



DATE	REVISIONS
02-05-19	PER COUNTY COMMENTS
06-17-19	PER COUNTY COMMENTS
03-18-20	PER COUNTY COMMENTS
08-27-20	PER COUNTY COMMENTS

ENGINEERS, LAND PLANNERS & SURVEYORS
P.O. BOX 614
10720 COLUMBIA DRIVE
FREDERICKSBURG, VIRGINIA 22404
TELEPHONE 540-696-5876

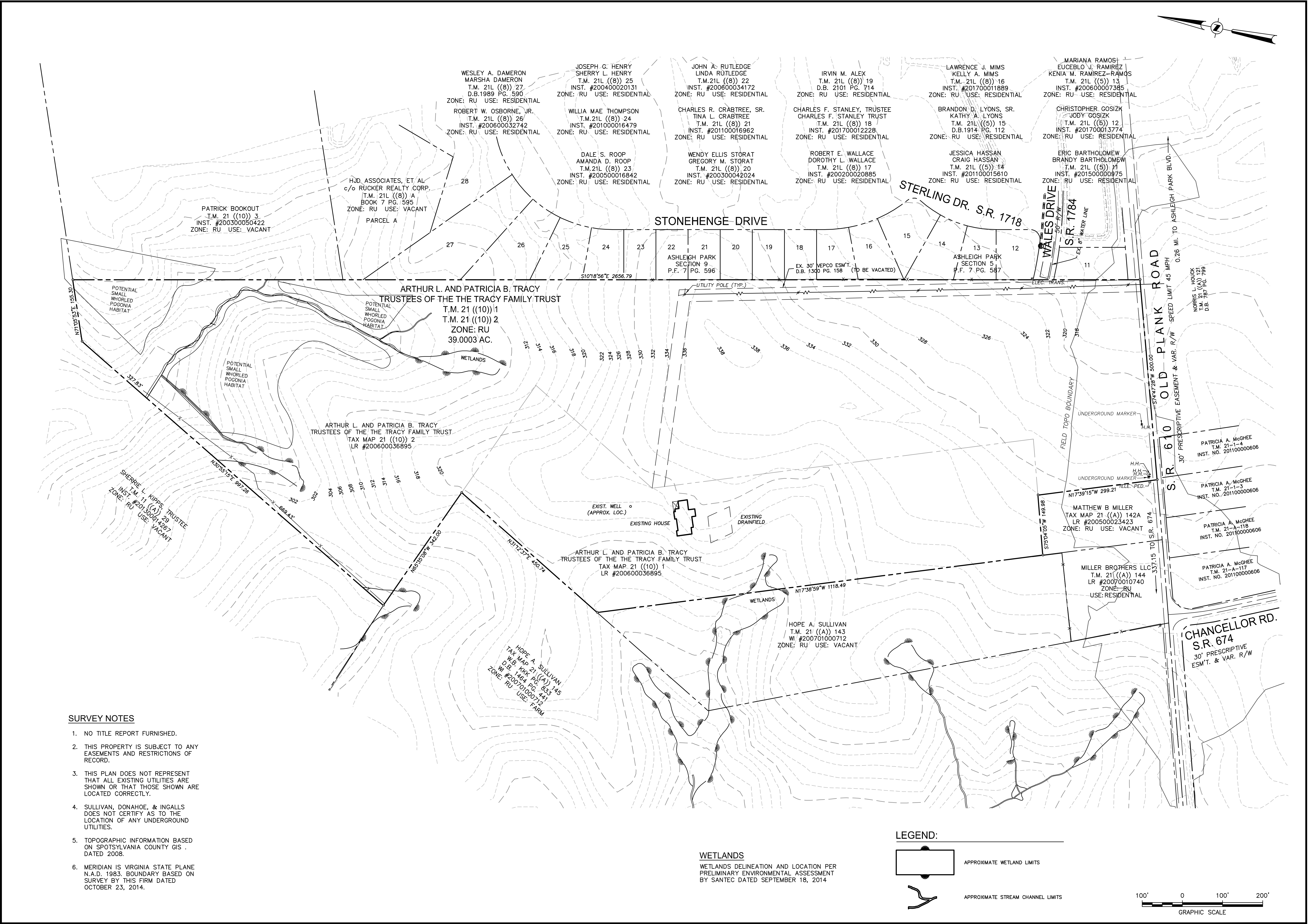
SULLIVAN
DONAHOE &
INGALLS
SDI

CHANCELLOR RIDGE
CHANCELLOR MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

NOTES AND DETAILS

DES/DRFT: RGF/MBD
CHECKED: KLO
APPROVED: RHF
JOB NO.: 17-SP-0660
DATE: 10-08-2018
SCALE: NONE

SHEET 2
OF 6 SHEETS

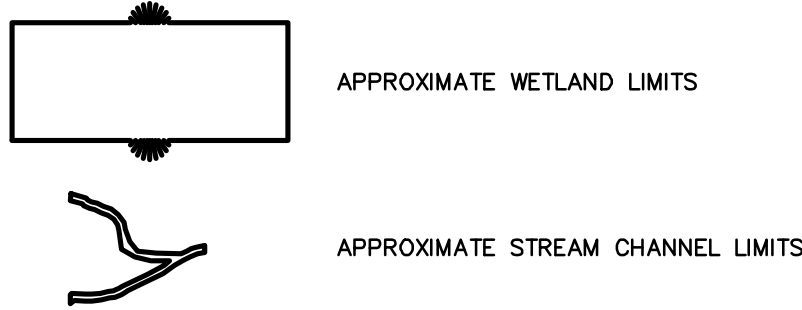


SURVEY NOTES

1. NO TITLE REPORT FURNISHED.
2. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
3. THIS PLAN DOES NOT REPRESENT THAT ALL EXISTING UTILITIES ARE SHOWN OR THAT THOSE SHOWN ARE LOCATED CORRECTLY.
4. SULLIVAN, DONAHOE, & INGALLS DOES NOT CERTIFY AS TO THE LOCATION OF ANY UNDERGROUND UTILITIES.
5. TOPOGRAPHIC INFORMATION BASED ON SPOTSYLVANIA COUNTY GIS . DATED 2008.
6. MERIDIAN IS VIRGINIA STATE PLANE N.A.D. 1983. BOUNDARY BASED ON SURVEY BY THIS FIRM DATED OCTOBER 23, 2014.

WETLANDS
WETLANDS DELINEATION AND LOCATION PER PRELIMINARY ENVIRONMENTAL ASSESSMENT BY SANTEC DATED SEPTEMBER 18, 2014

LEGEND:



DATE	REVISIONS
02-05-19	PER COUNTY COMMENTS
06-17-19	PER COUNTY COMMENTS
03-18-20	PER COUNTY COMMENTS
08-27-20	PER COUNTY COMMENTS

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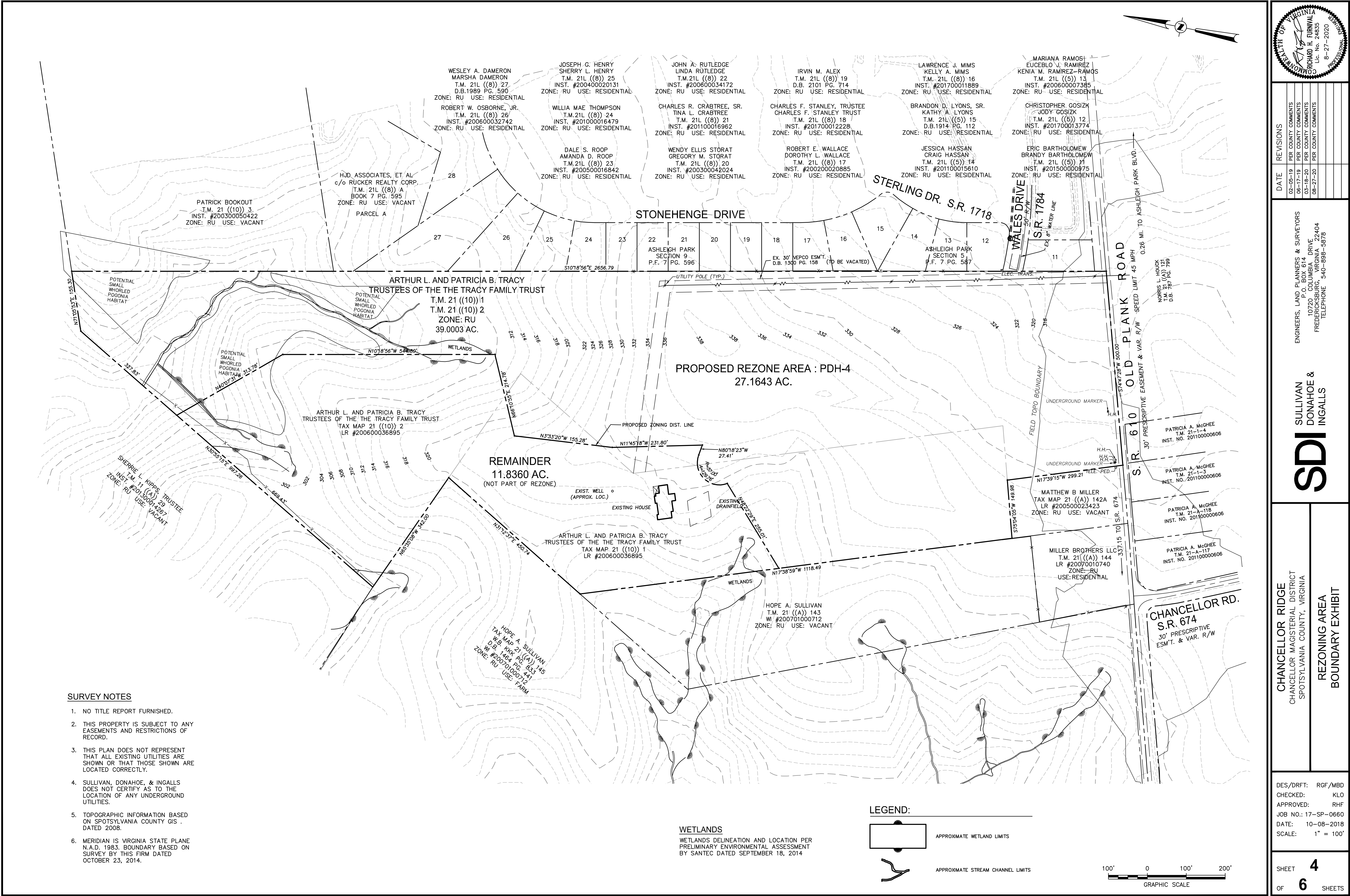
SDI
SULLIVAN
DONAHOE &
INGALLS

CHANCELLOR RIDGE
CHANCELLOR MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

EXISTING CONDITIONS

DES/DRFT: RGF/MBD
CHECKED: KLO
APPROVED: RHF
JOB NO.: 17-SP-0660
DATE: 10-08-2018
SCALE: 1" = 100'

SHEET **3**
OF **6** SHEETS



DATE	REVISIONS
02-05-19	PER COUNTY COMMENTS
06-17-19	PER COUNTY COMMENTS
03-18-20	PER COUNTY COMMENTS
08-27-20	PER COUNTY COMMENTS

ENGINEERS, LAND PLANNERS & SURVEYORS
P.O. BOX 614
10720 COLUMBIA DRIVE
FREDERICKSBURG, VIRGINIA 22404
TELEPHONE 540-696-5876

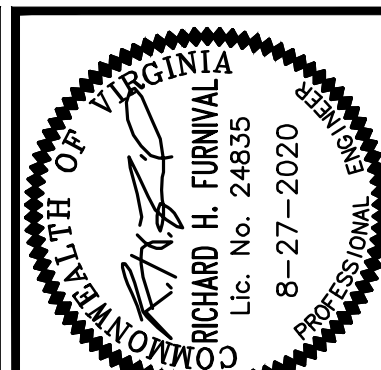
SDI
SULLIVAN
DONAHOE &
INGALLS

CHANCELLOR RIDGE
CHANCELLOR MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

REZONING AREA
BOUNDARY EXHIBIT

DES/DRFT: RGF/MBD
CHECKED: KLO
APPROVED: RHF
JOB NO.: 17-SP-0660
DATE: 10-08-2018
SCALE: 1" = 100'

SHEET **4**
OF **6** SHEETS



DATE	REVISIONS
02-05-19	PER COUNTY COMMENTS
06-17-19	PER COUNTY COMMENTS
03-18-20	PER COUNTY COMMENTS
08-27-20	PER COUNTY COMMENTS

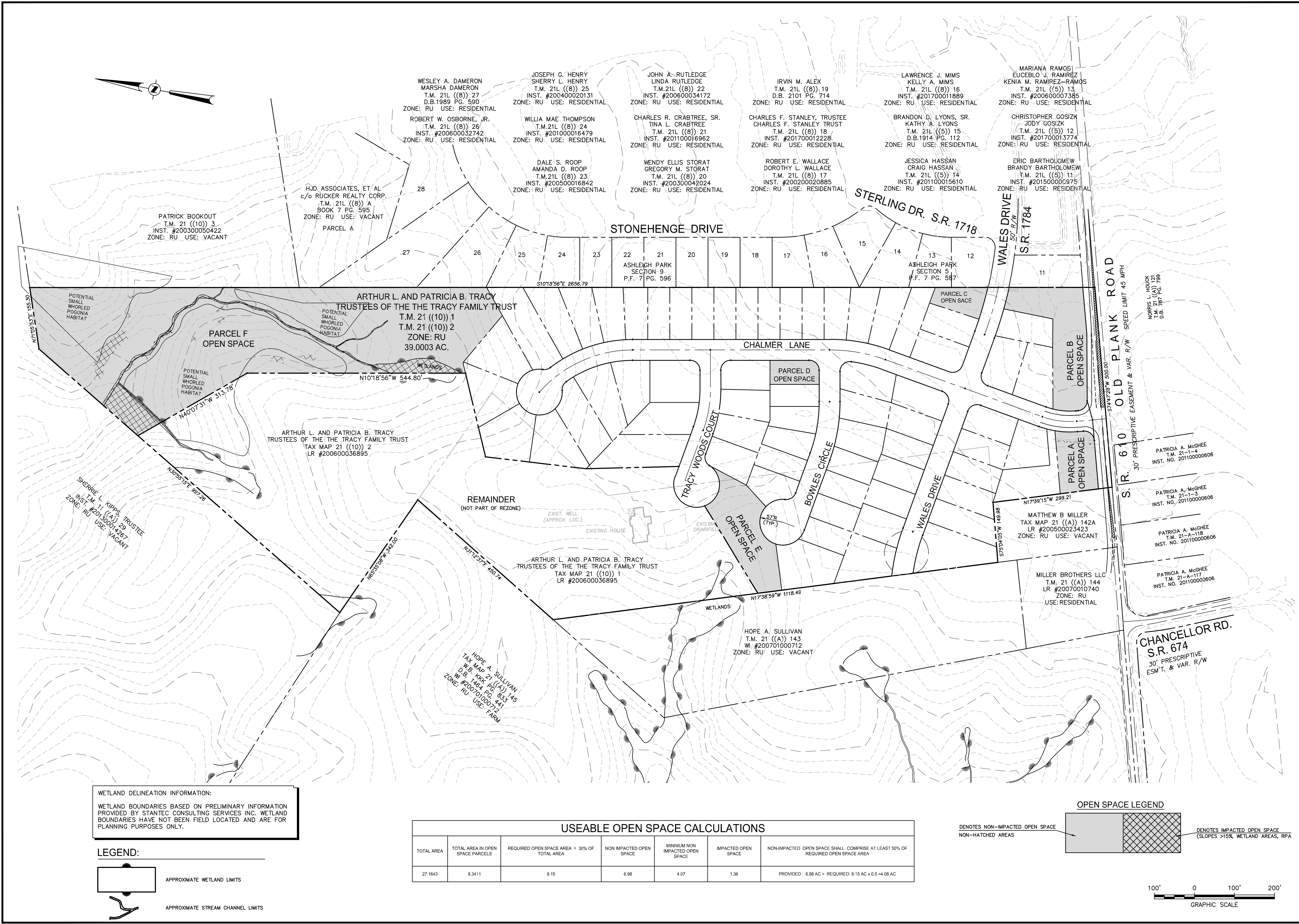
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TELEPHONE 540-896-5878

SDI
SULLIVAN
DONAHOE &
INGALLS

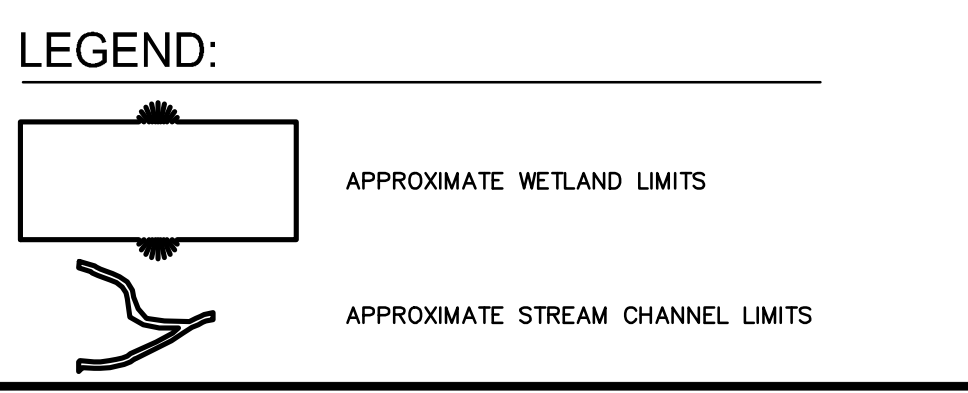
CHANCELLOR RIDGE
CHANCELLOR MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

DES/DRFT: RGF/MBD
CHECKED: KLO
APPROVED: RHF
JOB NO.: 17-SP-0660
DATE: 10-08-2018
SCALE: 1" = 100'

SHEET **6**
OF **6** SHEETS



WETLAND DELINEATION INFORMATION:
WETLAND BOUNDARIES BASED ON PRELIMINARY INFORMATION
PROVIDED BY STANTEC CONSULTING SERVICES INC. WETLAND
BOUNDARIES HAVE NOT BEEN FIELD LOCATED AND ARE FOR
PLANNING PURPOSES ONLY.



USEABLE OPEN SPACE CALCULATIONS						
TOTAL AREA	TOTAL AREA IN OPEN SPACE PARCELS	REQUIRED OPEN SPACE AREA = 30% OF TOTAL AREA	NON IMPACTED OPEN SPACE	MINIMUM NON IMPACTED OPEN SPACE	IMPACTED OPEN SPACE	NON-IMPACTED OPEN SPACE SHALL COMPRISE AT LEAST 50% OF REQUIRED OPEN SPACE AREA
27.1643	8.3411	8.15	6.98	4.07	1.36	PROVIDED : 6.98 AC > REQUIRED: 8.15 AC x 0.5 = 4.08 AC

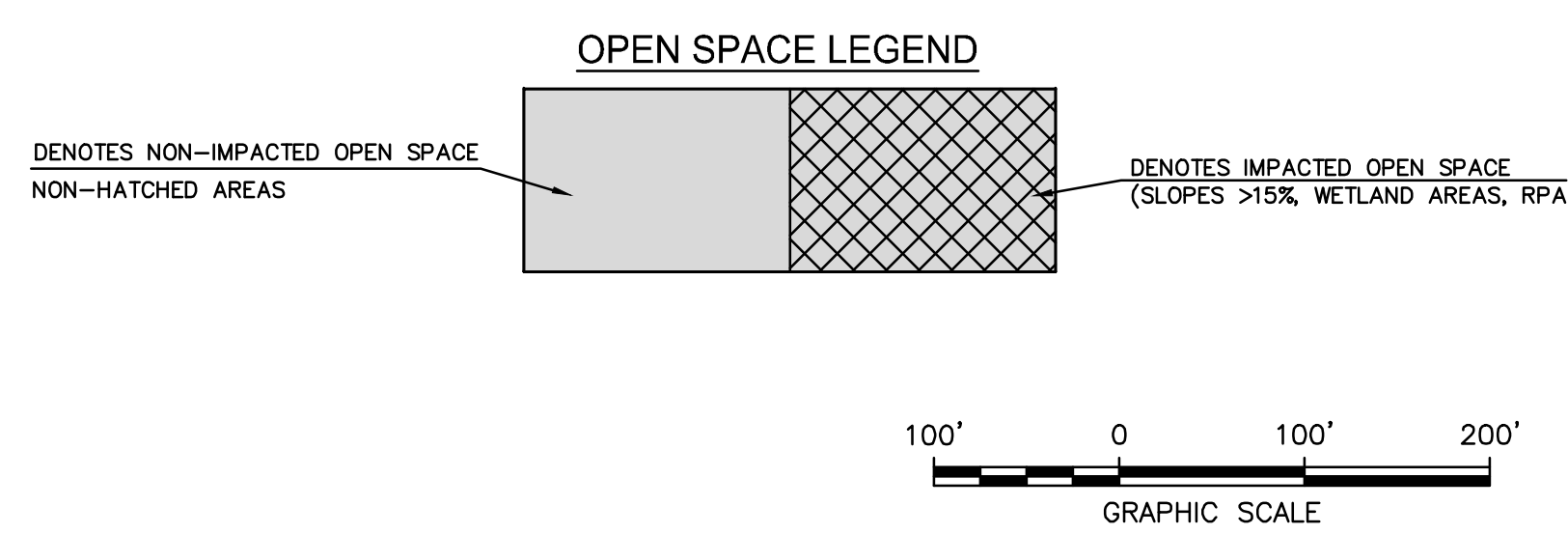


Exhibit B

**CHANCELLOR RIDGE
SPOTSYLVANIA COUNTY, VA**

SB 549 PROFFER ANALYSIS

SEPTEMBER 24, 2019

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

CHANCELLOR RIDGE SPOTSYLVANIA COUNTY, VA

SB 549 PROFFER ANALYSIS

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PROJECTED NET STUDENT IMPACTS	6
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MITIGATION STRATEGIES	13
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I. Introduction

The purpose of this document is to satisfy portions of the SB 549 proffer analysis requirement (as subsequently described) for the proposed Chancellor Ridge Residential Development (the “Development”) and its associated residential rezoning submission. More specifically, this document addresses legislative requirements and Spotsylvania County policy related to “proffers” (a one-time voluntary monetary commitment from a property owner related to a property that is subject to rezoning) for the Development.

LEGISLATION PERTAINING TO RESIDENTIAL PROFFERS

The amended and reenacted Section 15.2-2303.4 of the Code of Virginia (the “Residential Proffer Legislation”) effective after July 1, 2019, places certain limitations on proffers for residential rezoning cases filed after July 1, 2016. As stipulated by the Residential Proffer Legislation, a local government shall not require an unreasonable proffer.

The Residential Proffer Legislation designates four categories of public improvements and facilities, which are as follows:

- **Public school facility improvements:** construction of new primary and secondary public schools or expansion of existing primary and secondary schools, to include all buildings, structures, parking, and other costs directly related thereto;
- **Public safety facility improvements:** construction of new law enforcement, fire, emergency, medical, and rescue facilities or expansion of existing public facilities, to include all buildings, structures, parking and other costs directly related thereto;
- **Public park facility improvements:** construction of public parks or improvements and/or expansion of existing public parks, with “public parks” including playgrounds and other recreational facilities;
- **Public transportation facility improvements:** construction of new roads; improvement or expansion of existing roads and related appurtenances as required by applicable standards of the Virginia Department of Transportation, or the applicable standards of a locality; and construction, improvement, or expansion of buildings, structures, parking, and other costs directly related to transit.

According to the Residential Proffer Legislation, no public facility improvement shall include any operating expense of an existing public facility, such as ordinary maintenance or repair, or any capital improvement to an existing public facility, such as a renovation or technology upgrade, that does not expand the capacity of such facility. In addition, all proffers will be deemed unreasonable unless the proffer addresses an impact on public facilities that is specifically attributable to the proposed residential Development and for which there will not be adequate existing capacity for the proposed residential Development. The Residential Proffer Legislation also stipulates that the new residential Development or residential use must receive a direct and material benefit from a proffer made with

respect to any such public facility improvements. For this reason, proffers are not calculated in instances when the Spotsylvania County Capital Improvement Plan does not include specific public facility improvements that increase current capacity.

This document includes calculations of the projected impact of the Development on public school facility improvements, public safety facilities improvements, and public park facility improvements. A separate traffic impact analysis has been prepared that addresses impacts to public transportation facility improvements.

SB 549 PROFFER ANALYSIS

In response to the Residential Proffer Legislation, Spotsylvania County (the “County”) adopted policies to ensure any required proffer meets the standards mandated by the legislation. This document focuses on the identification of potential impacts to public facility improvements resulting from the proposed Development. As subsequently discussed, calculations of proposed proffers included herein will be reviewed after the County has had the opportunity to provide comments to this document.

Subsequent sections of this document provide a detailed description of the Development and its potential impacts on public facility improvements. This document also provides a detailed explanation of the methodology employed in calculating these impacts.

II. The Development

DEVELOPMENT SUMMARY

As proposed by Old Plank Partners, LLC (the “Developer” or the “Applicant”), the Development is a residential community that includes sixty-four new, for-sale single-family detached units on a 27.20-acre site within the Chancellor Magisterial District in Spotsylvania County.

The site is mostly vacant with the exception of one single-family detached unit that will be demolished. As subsequently noted, the maximum residential Development allowed by-right under current zoning is eight single-family detached units. Accordingly, impacts herein are estimated for those units net of the eight single-family detached “by-right” units, or fifty-six for-sale single-family detached units (calculated as sixty four proposed units – eight by-right units).

THE SITE

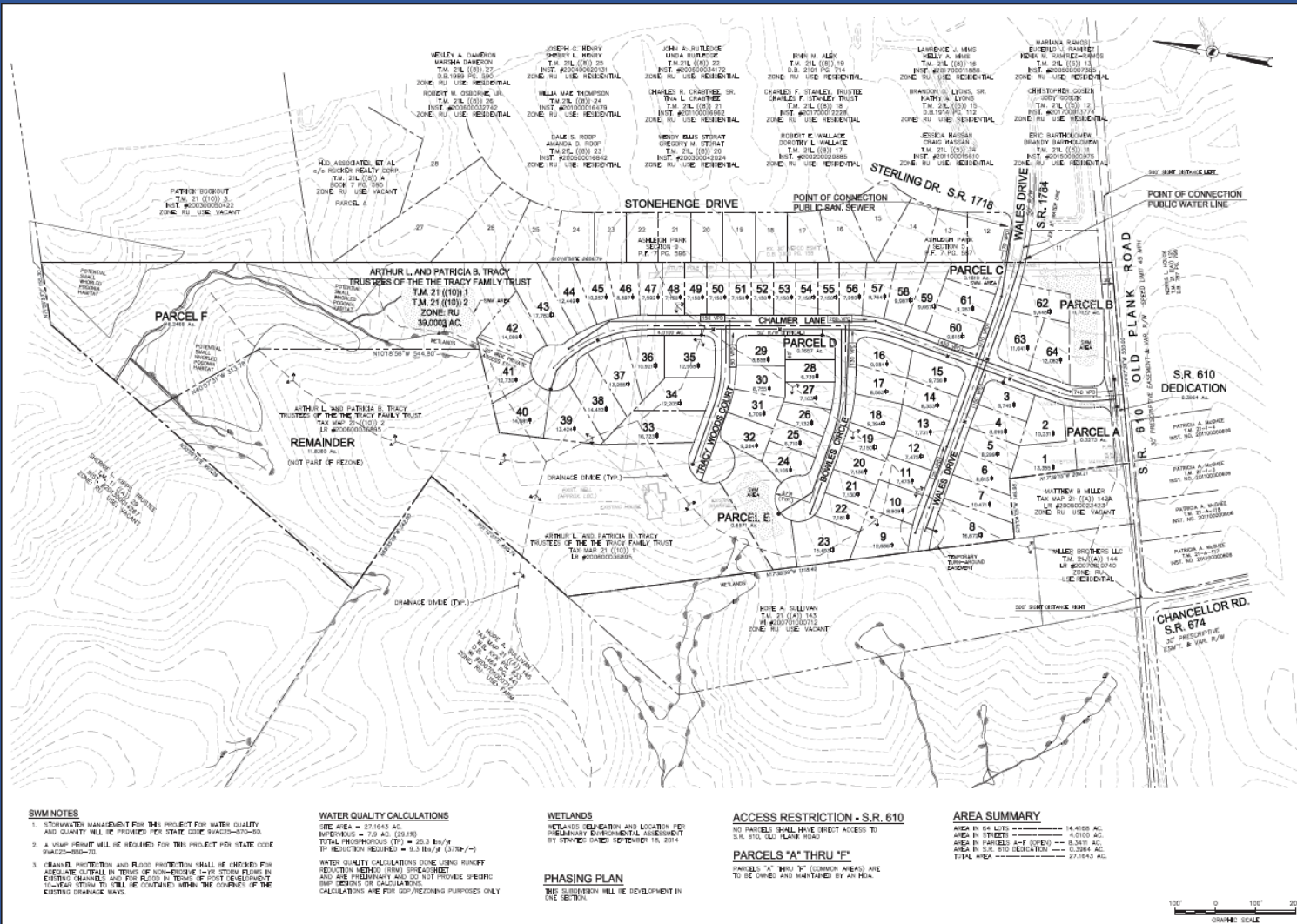
The site of the proposed Development is generally bounded by Old Plank Road to the south, wooded areas and farmland to the north and west, and existing residential Development to the east. The site includes the following GPINs:

21-10-1 21-10-2

The site (see Exhibit A) is contemplated as a Planned Development Housing District-4 (“PDH-4”). According to the Spotsylvania County Code of Ordinances (the “County Code”), PDH-4 Districts are established “to encourage innovative and creative design in the Development of land for residential and other selected secondary uses. The district regulations are designed to ensure ample provision and efficient use of open space, to promote high standards in the layout, design and construction of residential development, to promote balanced developments of mixed housing types.”

The parcel comprising the Development site is currently zoned as a Rural District (“RU”), which allows for a maximum density of one dwelling unit per three acres. According to the County Code, the purpose of RU zoning is “to protect and maintain the rural character of the county and to protect and enhance the agricultural economy of the county, while providing for low density residential development in a rural setting.” The Applicant seeks approval for the appropriate rezoning to facilitate the contemplated Development. As mentioned previously, the current zoning allows for the construction of eight single-family detached units at the site.

EXHIBIT A: DEVELOPMENT SITE PLAN



III. Public Facility Improvement Impacts

OVERVIEW

As mentioned, this document includes a calculation of public facility impacts, which are detailed in the subsequent sub-sections. Included in each section is a discussion of the methodology employed in estimating impacts. The included subsections are as follows:

- **Public school facility improvements** – In keeping with County practices, impacts are calculated collectively for elementary, middle, and high schools, and are based on projected incremental additional students that will result from the Development.
- **Public safety facility improvements** – Also in keeping with County practices, impacts are calculated for Sheriff's Department as well as Fire and Rescue services and are based on projected incremental additional residents that will result from the Development.
- **Public park facility improvements** – Impacts are based on projected incremental additional residents that will result from the Development.

A separate traffic impact analysis has been prepared that addresses impacts to public transportation.

III-A. Public School Facility Improvement Impacts

METHODOLOGY

To project impacts to public school facility improvements, MuniCap first researched the student generation factors used by Spotsylvania County Public Schools. These factors are calculated separately by school type (elementary, middle, and high school) and by unit type (single-family detached, single-family attached, and multi-family). The student generation factors are shown below in Table III-A.1.

TABLE III-A.1
Current Student Generation Factors^(a)

<i>Unit Type</i>	<i>Elementary School</i>	<i>Middle School</i>	<i>High School</i>	<i>Total</i>
Single-family detached	0.2577	0.1307	0.1832	0.5716
Single-family attached	0.3072	0.1286	0.1453	0.5811
Multi-family	0.0940	0.0386	0.0507	0.1833
^(a) Source: Spotsylvania County Planning Department.				

MuniCap then applied these student generation factors to the proposed units within the Development that are in excess of Development allowed under the current zoning designation. For purposes of this exercise, it is assumed that all of the projected students are new to the County, rather than relocated from elsewhere within the Spotsylvania County Public Schools system.

Finally, MuniCap identified the schools that will be impacted by the Development based on school boundaries and researched the current capacity at each applicable school. MuniCap then determined whether the projected net student impacts represented a burden beyond current school capacity.

PROJECTED NET STUDENT IMPACTS

As previously described, the Development includes fifty-six new, single-family detached units in excess of the current zoning allowance. Based on projected Development and the student generation factors identified in Table III-A.1, the proposed Development will generate an estimated 32.0096 total students, as shown on the following page in Table III-A.2.

TABLE III-A.2
Projected Student Generation – Chancellor Ridge Development

<i>School Type</i>	<i>Units above by-right^(a)</i>	<i>Unit Type</i>	<i>Generation Factor^(b)</i>	<i>Total Projected Students</i>
Elementary	56	Single-family detached	0.2577	14.4312
Middle	56	Single-family detached	0.1307	7.3192
High	56	Single-family detached	0.1832	10.2592
Total	56		0.5716	32.0096
^(a) Source: Old Plank Partners LLC.				
^(b) See Table III-A.1.				

For purposes of this narrative, the net student impact was rounded to the nearest whole number, for a total projected net student impact of 32 additional students.

CURRENT CAPACITY OF PUBLIC SCHOOL FACILITIES

According to Spotsylvania County Commissioner of the Revenue property records, the potentially impacted County school facilities are: Wilderness Road Elementary, Chancellor Middle School, and Riverbend High School (see Exhibit B). Table III-A.3 below shows the current capacity and enrollment at each of these schools.

TABLE III-A.3
County School Facilities – Current Capacity and Enrollment

<i>School</i>	<i>Capacity^(a)</i>	<i>Current Enrollment^(a)</i>	<i>Excess Capacity</i>
Wilderness Elementary School	936	677	259
Chancellor Middle School	857	835	22
Riverbend High School ^(b)	1,995	1,919	76
Total	3,788	3,431	357
^(a) Source: See Appendix A attached hereto.			
^(b) Based on the new Spotsylvania High School Districts. Source: August 29, 2019 communication with Executive Director of Operations at Spotsylvania County Public Schools.			

Elementary School Facilities

The Development site is located within the Wilderness Elementary School boundaries (see Exhibit C). According to the Spotsylvania County Planning Department, the school has a planning capacity of 936 students and a current enrollment of 677 students, meaning that the school has excess capacity for an additional 259 students (936 - 677). Therefore, the fourteen projected elementary school students that will be located at the Development do not exceed existing capacity and do not represent an additional need for Spotsylvania County Public Schools facilities.

Middle School Facilities

The Development site is located within the Chancellor Middle School boundaries (see Exhibit D). According to Spotsylvania County Public Schools, the school has a planning capacity of 857 students and a current enrollment of 835 students, meaning that current enrollment has excess capacity of twenty-two students (857 - 835). Therefore, the seven projected middle school students that will be located at the Development do not exceed existing capacity and do not represent an additional need for Spotsylvania County Public Schools facilities.

High School Facilities

The Development site is located within the Riverbend High School boundaries (see Exhibit E). According to Spotsylvania County Public Schools redistricting plan, the school has a planning capacity of 1,995 students and a current enrollment of 1,919 students, meaning that the school has excess capacity for an additional seventy-six students (1,995 - 1,919). Therefore, the ten projected high school students that will be located at the Development do not exceed existing capacity and do not represent an additional need for Spotsylvania County Public Schools facilities.

EXHIBIT B: AREA MAP (DEVELOPMENT SITE & SCHOOL FACILITIES)



EXHIBIT C: AREA MAP (DEVELOPMENT SITE, WILDERNESS ELEMENTARY SCHOOL)

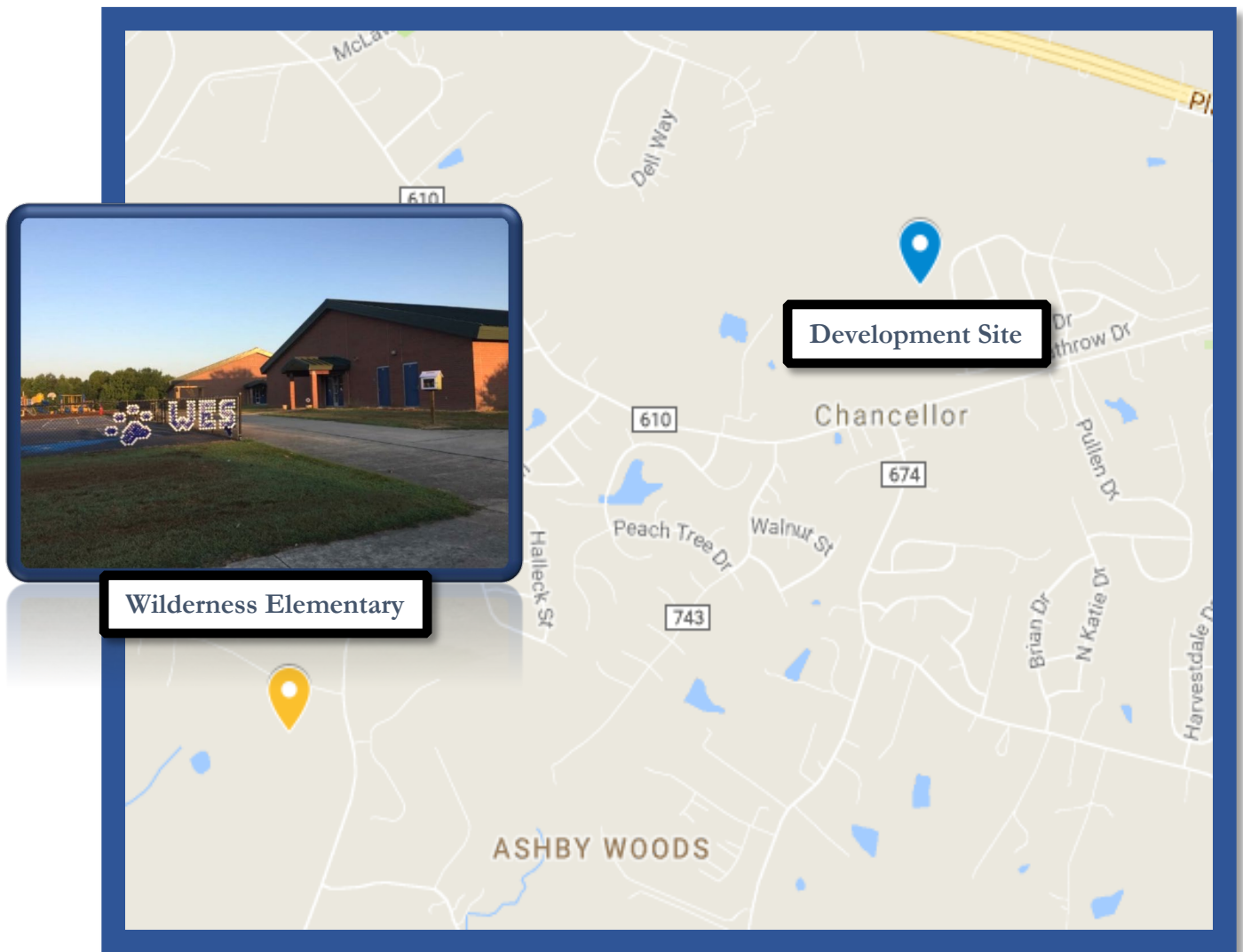


EXHIBIT D: AREA MAP (DEVELOPMENT SITE, CHANCELLOR MIDDLE SCHOOL)

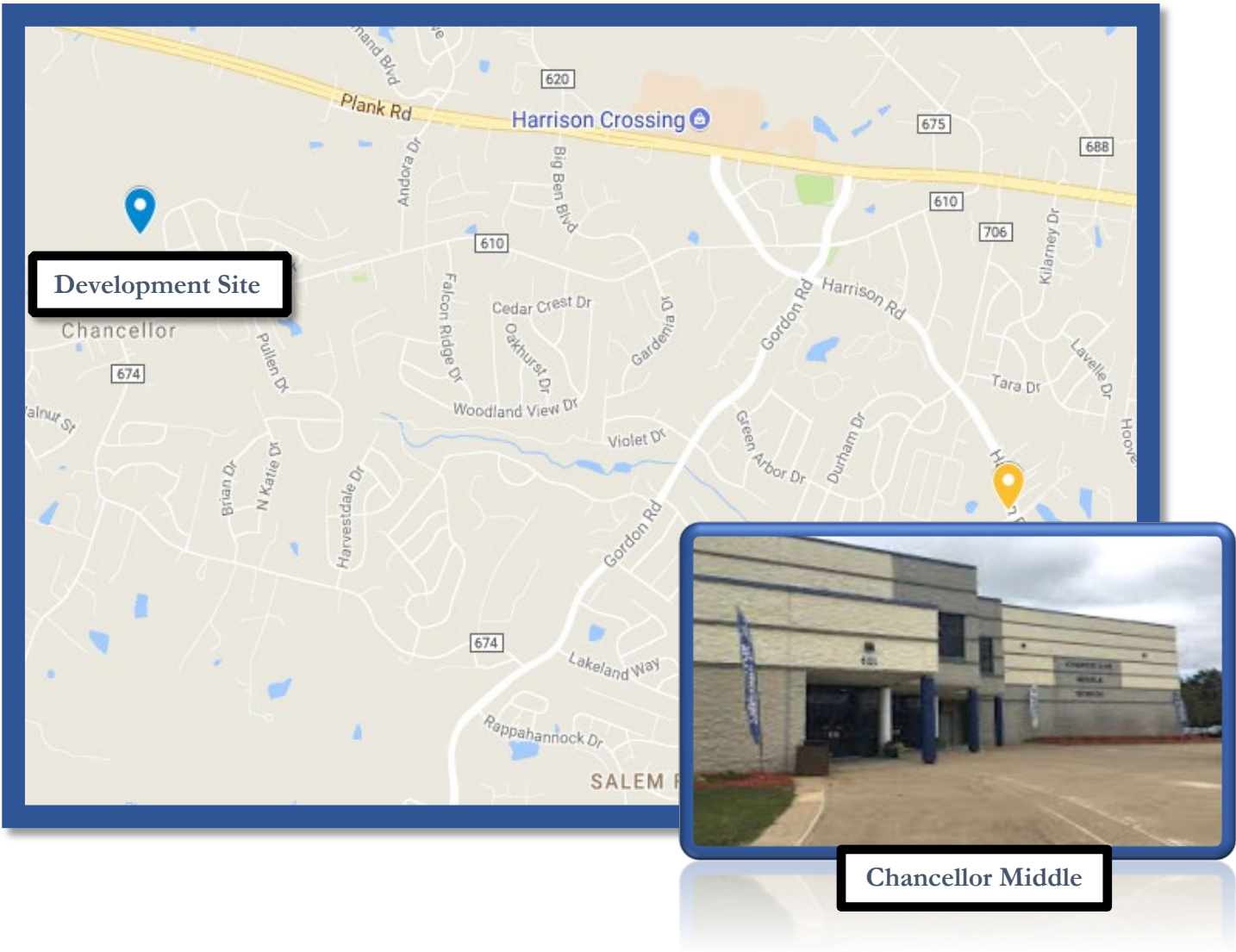
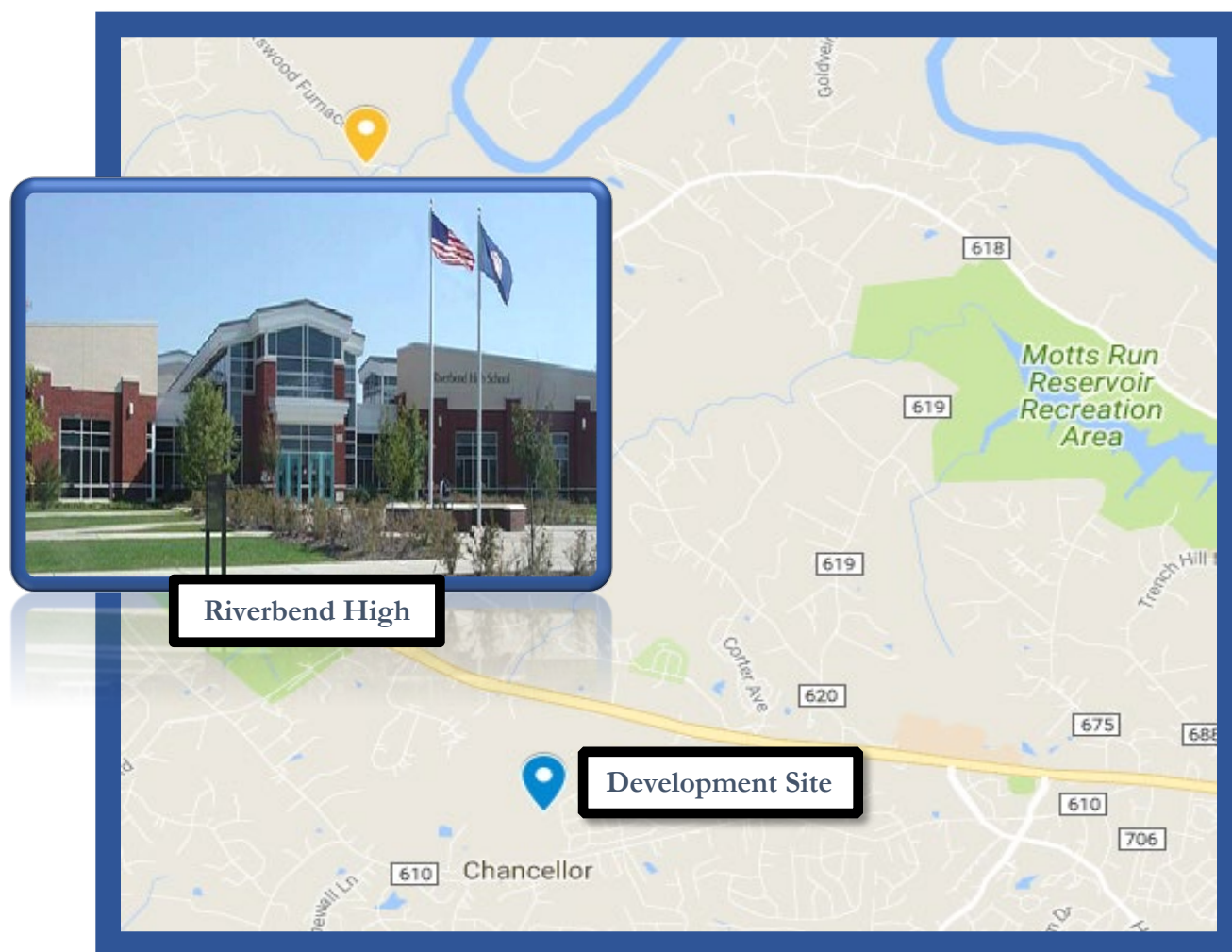


EXHIBIT E: AREA MAP (DEVELOPMENT SITE, RIVERBEND HIGH SCHOOL)



MITIGATION STRATEGIES

The Residential Proffer Legislation stipulates that proffers can only provide for needs exceeding existing capacity. Proffers are calculated based on the projected needs created by projected students to be generated from the Development. Based on the estimated needs created by the projected students to be generated by the development, students allowed under proposed zoning will not create a need exceeding existing capacity, and therefore no proffer contribution for public school facilities is appropriate. The Applicant will undertake efforts necessary to ensure that the proposed mitigation strategy is consistent with all applicable law, including, but not limited to, the Residential Proffer Legislation.

III-B. Public Safety Facility Improvement Impacts

METHODOLOGY

To estimate public safety facilities, MuniCap first estimated the total population that will reside within the proposed Development based on U.S. Census Bureau data. MuniCap then applied the level of service (“LOS”) standards for various public safety services as identified in the Spotsylvania County Comprehensive Plan to calculate the impact of the Development on public safety services. MuniCap then compared the existing capacity at the relevant public safety facilities to the forecasted increase in required services resulting from the proposed Development and determined whether the projected demand exceeded current capacity.

PROJECTED NET RESIDENT IMPACTS

As previously described, the Development includes fifty-six new, for-sale single-family detached units in excess of current zoning allowance. Based on the projected Development and the County’s resident generation factor for single-family detached units, the proposed Development will house an estimated 171 total residents above by-right, as shown below in Table III-B.1.

TABLE III-B.1
Projected Residents – Development

<i>Unit Type</i>	<i>Units^(a)</i>	<i>Residents Per Unit^(b)</i>	<i>Total Projected Residents</i>
Proposed new single-family detached units	64	3.04	195
Less: SFD units allowed by-right	8	3.04	24
Total (above by-right)	56		171
^(a) Source: Old Plank Partners, LLC.			
^(b) Source: Spotsylvania County Planning Department.			

CURRENT CAPACITY OF PUBLIC SAFETY FACILITIES

Sheriff's Department Facilities

According to the County's Comprehensive Annual Financial Report, the Sheriff's Department received 124,105 service calls in Fiscal Year 2018, although the percentage of these calls allocated to residential properties relative to other properties is not known at the time of this writing. Based on U.S. Census data, the current County population is 133,033; the projected 171 above by-right residents generated by the Development represent an increase of 0.13% to the current resident population (calculated as $171 \text{ new residents} \div 133,033 \text{ current residents}$).

The County Capital Improvement Plan does not include any improvements that increase the current capacity of Sheriff's Department facilities. Accordingly, any calculation of proffers related to Sheriff's Department facility improvements would be inappropriate, as any such proffer would not address an impact caused by or result in a direct benefit to the Development.

The Applicant will coordinate with appropriate County staff to confirm that the Development does not create an impact on Sheriff's Department facility space that exceeds current capacity and the County does not have imminent plans to increase the capacity of the facility space.

Fire and Rescue Facilities

According to the Spotsylvania County Fire Department First Due Areas 2016 map, the Development will be served by Fire Station #5, located approximately 1.9 miles from the Development site.

As provided by County staff, the County's call volume for Fiscal Year 2018 was 18,500. Based on the County's population of 133,033, the call volume per resident is 0.139 (calculated as 18,500 calls ÷ 133,033 residents). Using this call volume per resident, the 171 projected residents in units above by-right at the Development would increase overall call volume by 23.78, as shown below in Table III-B.2.

TABLE III-B.2
Projected Fire and Rescue Facility Impacts

<i>Facility Type</i>	<i>Projected Resident Impact</i>	<i>Call Volume Per Resident^(a)</i>	<i>Projected Call Volume Increase</i>
Fire and Rescue	171	0.139	23.78
^(a) Source: Spotsylvania County Planning Department.			

Appendix B, attached hereto, shows that call volume capacity for Fire Station #5 is 2,500 per year, and the actual call volume for the station in Fiscal Year 2018 was 1,256, meaning the station had an excess call volume capacity of 1,256 (calculated as 2,500 – 1,256). Therefore, the estimated call volume attributable to the Development, as shown in Table III-B.2, does not represent demand in excess of current capacity for Station #5.

The County Capital Improvement Plan includes an allocation for a new Fire Training and Logistics Center, which will serve all County fire stations. This study includes a proffer based on the cost of this facility on a per capita basis, in accordance with County policy.

EXHIBIT F: AREA MAP (DEVELOPMENT SITE & SHERIFF'S DEPARTMENT FACILITY)

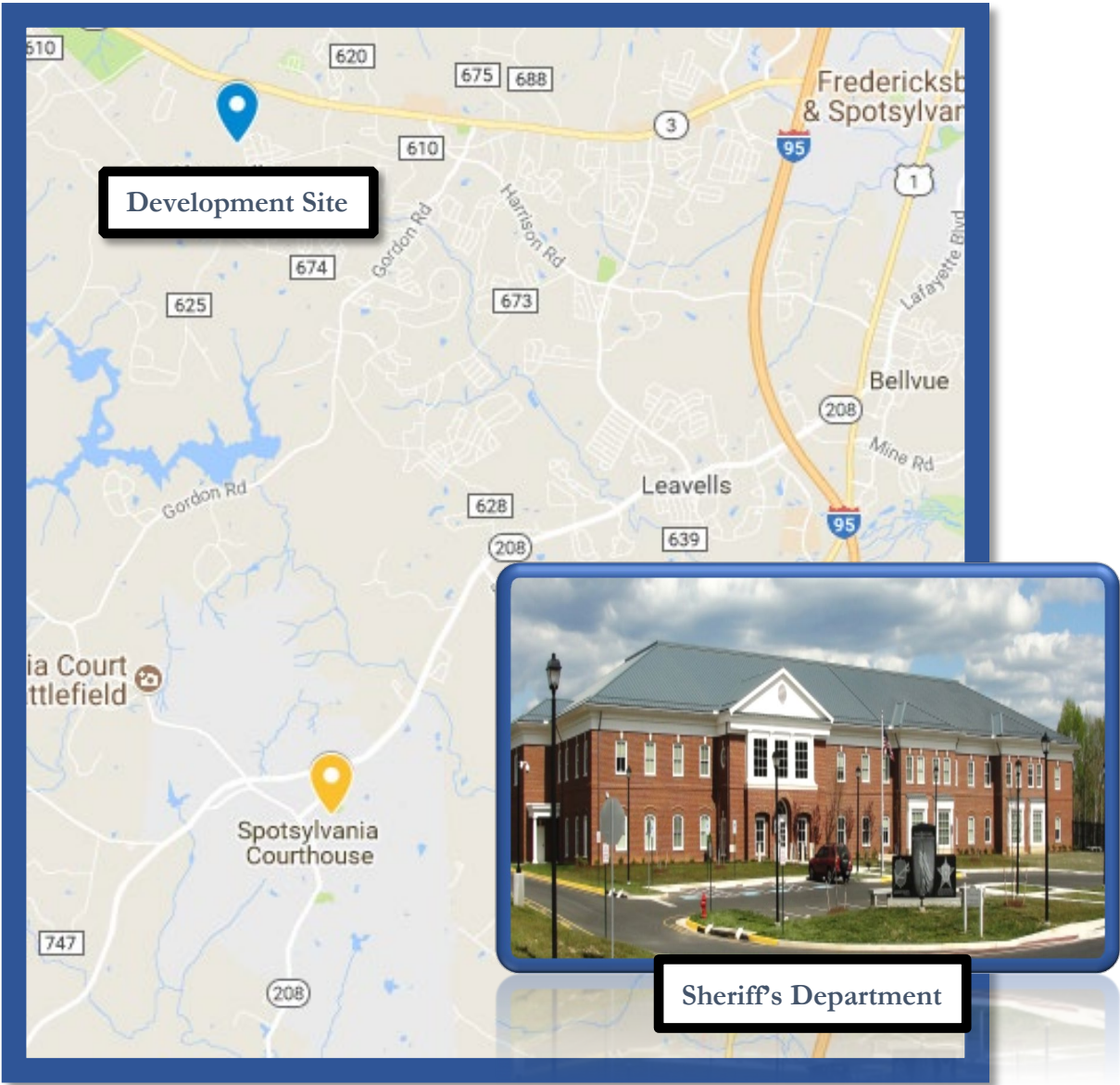
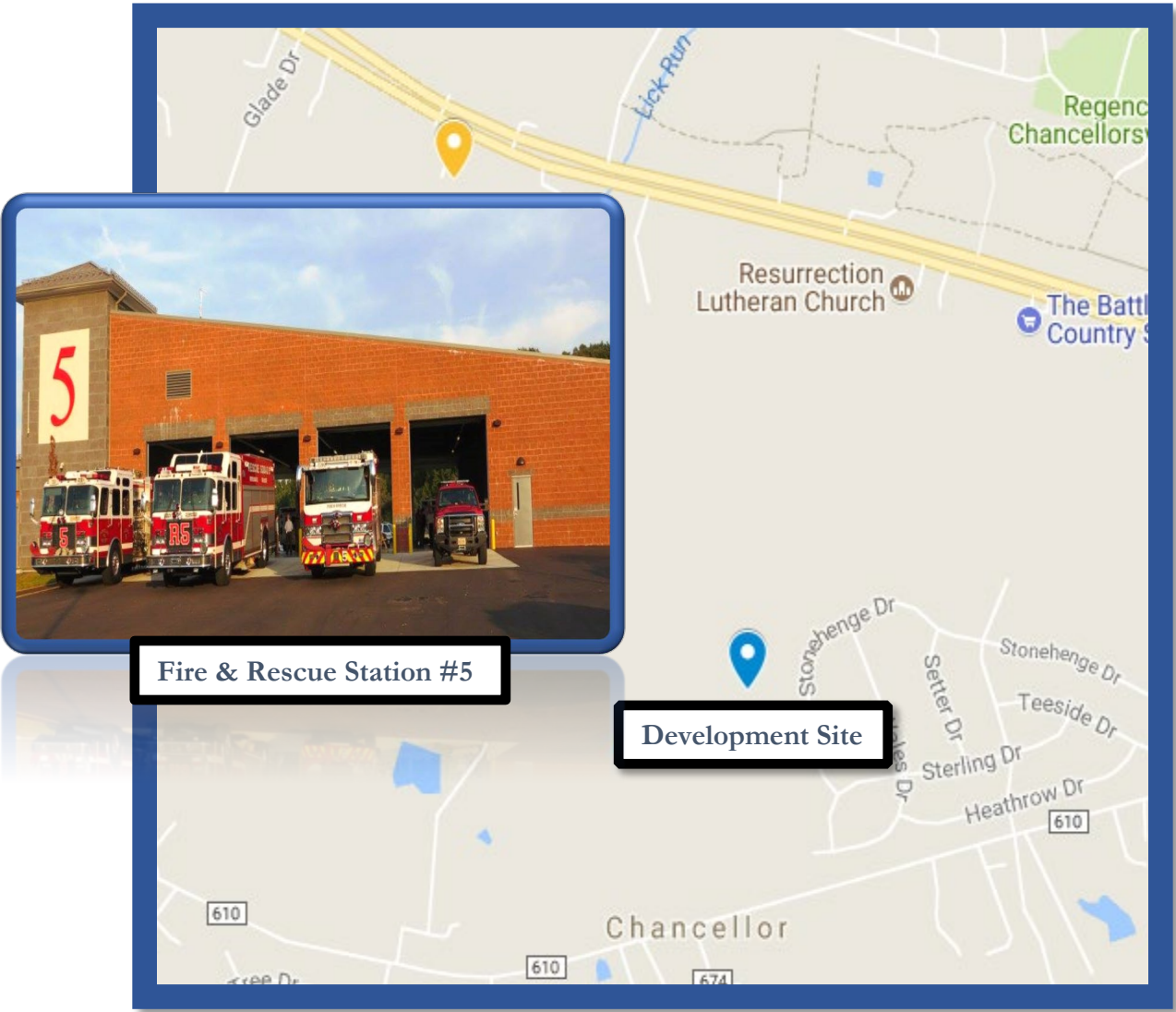


EXHIBIT I: AREA MAP (DEVELOPMENT SITE & FIRE & RESCUE STATION #5 FACILITY)



MITIGATION STRATEGIES

The County Capital Improvement Plan does not include any capital improvements to Sheriff's Department, Emergency Communications, Fire and Rescue, or Animal Control facilities that increase capacity in the Development's service area, other than the aforementioned Fire Training & Logistics Center. As such, any proffer related to such facilities would be inappropriate under the Residential Proffer Legislation.

The capital costs of the Fire Training & Logistics Center are \$4,250,000. Costs are apportioned based on a per resident basis using total County population.

- The current County population is 133,033.
- The projected resident increase from all units at the Development is 195 (as shown in Table III-B.1) and the total projected County population, including the Development, is 133,228 (calculated as 133,033 current residents + 195 new residents).
- The projected resident increase from the units above by-right at the Development site is 171 (as shown in Table III-B.1) and the total projected County population, including the Development in excess of the by-right units, is 133,204 (calculated as 133,033 current residents + 171 new above by-right residents).
- The per capita cost of the Fire Training & Logistics Center is \$31.90 (calculated as \$4,250,000 ÷ 133,228 total projected County residents).
- The calculated costs from by-right units not attributable to Development are \$765.60 (calculated as \$31.90 × 24 by-right residents).
- The total estimated proffer cost for single-family residents is \$6,220.54 (calculated as \$31.90 × 195 total single-family detached residents).
- The total estimated proffer cost is \$5,454.93 (\$6,220.54 proffer cost related to single-family detached units - \$765.60 costs attributable to by-right units).
- The total estimated proffer cost per single-family detached unit is \$85.23 (\$5,454.93 ÷ 64 units).

Table III-B.3 on the following page summarizes this information.

TABLE III-B.3
Projected Fire Training & Logistics Facility Impacts

<i>Public Safety Facilities</i>	
a) Total cost of new Fire Training and Logistics Center ^(a)	\$4,250,000
Residents	
c) Current County residents ^(b)	133,033
d) Total projected resident increase at Development ^(c)	195
e) Total projected residents at Development above by-right ^(c)	171
f) Total projected County population (c + d)	133,228
g) Total projected County population above by-right (c + e)	133,204
Estimated Cost Per Home	
h) Estimated cost per resident (a ÷ f)	\$31.90
i) By-right residents at the Development ^(c)	24
j) Costs attributable to by-right units (h × i)	\$765.60
k) Estimated residents - single-family detached ^(c)	195
l) Estimated proffer cost related to single-family detached units (h × k)	\$6,220.54
m) Percentage of total residents generated: single-family detached units (k ÷ e)	100.00%
n) Estimated costs allocable to by-right units (j × m)	\$765.60
o) Estimated proffer cost: single family detached (l - n)	\$5,454.93
p) Estimated proffer cost per single-family detached unit (o ÷ 64)	\$85.23
^(a) Based on cost of a new fire and rescue facility as provided in Spotsylvania County Capital Improvement Plan (FY 2020 Adopted). ^(b) Source: Spotsylvania County <i>Fiscal Year 2018 Comprehensive Annual Financial Report</i> . ^(c) See Table III-B.1.	

After appropriate County staff has had the opportunity to review this document and provide comments, the Applicant will coordinate with the County to confirm the appropriate proffer amount necessary to mitigate the additional prorated costs of eligible public safety facility improvements. The Applicant will undertake efforts necessary to ensure that the proposed mitigation strategy is consistent with all applicable law, including, but not limited to, the Residential Proffer Legislation.

III-C. Public Parks Facility Improvement Impacts

METHODOLOGY

As with public safety facilities impacts, to project impacts on public park facilities, MuniCap first estimated the total population that will reside within the proposed Development based on U.S. Census Bureau data. MuniCap then applied the level of service standards for public parks as identified in the Spotsylvania County Comprehensive Plan to calculate the impact of the Development on public parks services. MuniCap then compared the existing capacity at the relevant public parks facilities to the forecasted increase in required services resulting from the proposed Development and determined whether the projected demand exceeded current capacity.

PROJECTED NET RESIDENT IMPACTS

As previously described, the Development includes sixty-four new, for-sale single-family detached units. Based on projected Development and the average occupancy of single-family detached residential units in the County, the proposed Development will increase the County population by an estimated 195 total residents, as shown in Table III-B.1 of the preceding section.

CURRENT CAPACITY OF PUBLIC PARKS FACILITIES

The County LOS standards for public parks and recreation as outlined in the Comprehensive Plan are shown below in Table III-C.

TABLE III-C.1
County Standards for Public Parks Facilities

Facility	Adopted LOS	Actual LOS	Applied Standard	Size (acre or SF)
Multi-Purpose Field	1 per 2000	1 per 2,088	1 per 2,088	2
Tennis Court	1 per 2000	1 per 1,355	1 per 2000	0.15
Baseball/Softball Diamond	1 per 3000	1 per 2,358	1 per 3000	2.5
Basketball Court	1 per 5000	1 per 2,449	1 per 5000	0.1
Playground	1 per 5000	> 1 per 5,000	1 per 5000	0.1
Community Center	1 per 15,000	1 per 18,193	1 per 18,193	5,696
Swimming Pool	1 per 20,000	1 per 4,898	1 per 20,000	0.5
Trails	1 mile per 1,000	1 mile per 5,585	1 mi per 5,585	n/a
Meeting Space	200 sf per 1,000	200 sf per 1,023	200 sf per 1,023	n/a

The Capital Improvement Plan includes the creation and/or expansion of the following parks facilities that are included in this analysis:

- *Belmont Park* with capital costs of \$500,000 to provide two tennis/pickleball courts, a walking path, picnic shelter, parking area, and stormwater requirements; and

- *Aquatics Center* with capital costs of \$9,000,000 to provide a community aquatics/recreation center.

For purposes of this analysis, these improvements are considered regional attractions and are allocated across the County population.

The Capital Improvement Plan includes additional public park facility improvements for other locations in the County. These facilities will primarily service other communities and will not directly benefit the residents at the Development. Accordingly, this analysis does not consider these park facility improvements.

MITIGATION STRATEGIES

Any proffer related to public parks must only mitigate the costs reasonably attributable to increase in population.

In the case of aforementioned public park improvements:

- Total estimated capital costs are \$9,500,000.
- The parks are considered to be of County-wide benefit. Therefore, costs are apportioned among the County's current and projected resident population.
- The current County population is 133,033.
- The projected resident increase from all units at the Development is 195 (as shown in Table III-B.1) and the total projected County population, including the Development, is 133,228 (calculated as 133,033 current residents + 195 new residents).
- The projected resident increase from the units above by-right at the Development site is 171 (as shown in Table III-B.1) and the total projected County population, including the Development in excess of the by-right units, is 133,204 (calculated as 133,033 current residents + 171 new above by-right residents).
- The per capita cost of the park improvements is \$71.31 (calculated as \$9,500,000 ÷ 133,228 total projected County residents).
- The calculated costs from by-right units not attributable to Development are \$1,711.44 (calculated as \$71.31 × 24 by-right residents).
- The estimated cost for single-family detached residents is \$13,905.45 (calculated as \$71.31 × 195 total single-family detached residents).
- Accordingly, this proffer amount was reduced by the allocable by-right costs, not attributable to the Development, of \$1,711.44.

- The total proffer cost for single-family detached units is \$12,194.01 (\$13,905.45 estimated cost for single-family detached residents - \$1,711.44 by-right costs allocable to single-family detached residents).
- The total proffer cost per single-family detached unit is \$190.53 (\$12,194.01 ÷ 64 units).

This information is summarized in Table III-C.2, below.

TABLE III-C.2
Projected Proffer Costs – Public Parks Facility Improvements

<i>Public Park Facilities</i>	
a) Total cost of new public park facilities ^(a)	\$ 9,500,000
Residents	
b) Current County residents ^(b)	133,033
c) Total projected resident increase at Development ^(c)	195
d) Total projected residents at Development above by-right ^(c)	171
e) Total projected County population (b + c)	133,228
f) Total projected County population above by-right (b + d)	133,204
Estimated Cost Per Home	
g) Estimated cost per resident (a ÷ e)	\$71.31
h) By-right residents at the Development ^(c)	24
i) Costs attributable to by-right units (g x h)	\$1,711.44
j) Estimated residents - single-family detached ^(c)	195
k) Estimated proffer cost related to single-family detached units (g × j)	\$13,905.45
l) Percentage of total residents generated: single-family detached units (j ÷ c)	100%
m) Estimated costs allocable to by-right units (i × l)	\$1,711.44
n) Estimated proffer cost: single-family detached (k - m)	\$12,194.01
o) Estimated proffer cost per single-family detached unit (n ÷ 64 units)^(d)	\$190.53
^(a) Based on cost of a new public park facility as provided in Spotsylvania County Capital Improvement Plan (FY 2020 Adopted). ^(b) Source: U.S. Census Bureau. ^(c) See Table III-B.1. ^(d) Source: Old Plank Partners LLC.	

The Applicant will coordinate with appropriate County staff after they have had the opportunity to review this document and provide comments. The Applicant will undertake efforts necessary to ensure that the proposed mitigation strategy is consistent with all applicable law, including, but not limited to, the Residential Proffer Legislation.

III-D. Public Transportation Facility Improvement Impacts

METHODOLOGY

A separate traffic impact analysis has been prepared that addresses impacts to public transportation facility improvements.

IV. Conclusions

SUMMARY OF ANALYSIS

Based on MuniCap's analysis, the estimated cash proffer that may be collected from the Development is as shown below in Table IV-A.

TABLE IV-A
Summary of Analysis

<i>Public Facilities</i>	<i>Estimated Proffer</i>
a) Public school facilities cost per unit ^(a)	\$0.00
b) Public safety facilities cost per unit ^(b)	\$85.23
c) Public parks facilities cost per unit ^(c)	\$190.53
d) Public transportation facilities	N.A.
e) Estimated Total Projected Cash Proffer per Unit (a + b + c)	\$275.76
f) Estimated Total Development Projected Cash Proffer (e × 64 units)	\$17,648.91
^(a) See page 13. ^(b) See Table III-B.3. ^(c) See Table III-C.2.	

ASSUMPTIONS AND LIMITATIONS

The preceding narrative provides projections of impacts to public facility improvements as mandated by the Residential Proffer Legislation. This narrative is being submitted for review and comment by appropriate County staff. Upon receipt of such review and commentary, the Applicant will augment this submission with specific mitigation strategies as appropriate.

This narrative does not contemplate public transportation facility improvement impacts, which has been addressed in a separate transit impact analysis.

In preparation of this narrative, MuniCap relied on multiple sources for the information presented and used herein. While these sources are believed to be reliable, MuniCap has not undertaken any efforts to independently verify the veracity of any such information.

While the methodology employed and the content provided herein are believed to be consistent with applicable law, including the Residential Proffer Legislation, none of the statements in this document should be construed as legal advice.

Appendix A

Spotsylvania County School Enrollment and Capacity

School	Enrollment*	Total Capacity	Remaining Capacity	Future New Students	Enrollment w/New	**Projected Capacity/Deficiency
Battlefield Elementary	655	833	178	5	660	173
Berkeley Elementary	295	353	58	11	306	47
Brock Road Elementary	665	907	242	166	831	76
Cedar Forest Elementary	740	936	196	160	900	36
Chancellor Elementary	463	455	-8	132	595	-140
Courthouse Road Elementary	812	907	95	10	822	85
Courtland Elementary	535	789	254	57	592	197
Harrison Road Elementary	783	936	153	0	783	153
Lee Hill Elementary	662	807	145	29	691	116
Livingston Elementary	408	504	96	27	435	69
Parkside Elementary	867	936	69	673	1540	-604
Riverview Elementary	624	907	283	621	1245	-338
Robert E. Lee Elementary	508	585	77	316	824	-239
Salem Elementary	645	815	170	25	670	145
Smith Station Elementary	642	986	344	0	642	344
Spotswood Elementary	568	641	73	29	597	44
Wilderness Elementary	677	936	259	38	715	221
Countywide Elementary	10549	13233	2684	2300	12849	384
Battlefield Middle	837	807	-30	40	877	-70
Chancellor Middle	835	857	22	32	867	-10
Freedom Middle	815	948	133	15	830	118
Ni River Middle	707	774	67	144	851	-77
Post Oak Middle	688	948	260	19	707	241
Spotsylvania Middle	934	907	-27	562	1496	-589
Thornburg Middle	730	790	60	338	1068	-278
Countywide Middle	5546	6031	485	1150	6696	-665
Gates Program	36	90	54	0	36	54
Chancellor High	1288	1427	139	30	1318	109
Courtland High	1176	1265	89	173	1349	-84
Massaponax High	2017	1830	-187	844	2861	-1031
Riverbend High	1919	1995	76	231	2150	-155
Spotsylvania High	1143	1611	468	176	1319	292
Countywide High	7579	8218	639	1454	9033	-815
TOTAL	23674					

*Final School Enrollment as of 10/1/2018

**Based on current school district boundaries

Source: Spotsylvania County

Appendix B

Spotsylvania County Fire & Rescue Call Volume Capacity

Fire & Rescue Station	Capacity	Current			Future		
		Annual Call Volume* (July 1, 2017 - June 30, 2018)	Volume vs Capacity	% Residential Calls	New Calls	Volume w/new	Volume w/new vs Capacity
1	2500	1847	653	61%	757	2604	-104
2	2500	826	1674	69%	4	830	1670
3	2500	565	1935	74%	18	583	1917
4	2500	4001	-1501	36%	972	4973	-2473
5	2500	1256	1244	68%	353	1609	891
6	2500	3902	-1402	48%	72	3974	-1474
7	2500	945	1555	67%	223	1168	1332
8	2500	1195	1305	39%	423	1618	882
9	2500	534	1966	71%	40	574	1926
10	2500	1425	1075	83%	25	1450	1050
11	2500	1741	759	64%	1108	2849	-349
Total	27500	18237	9263	62%	3994	22231	5269
Population		133033	July 1, 2017 Census Estimate				

*call volume does not include mutual aid to surrounding jurisdictions

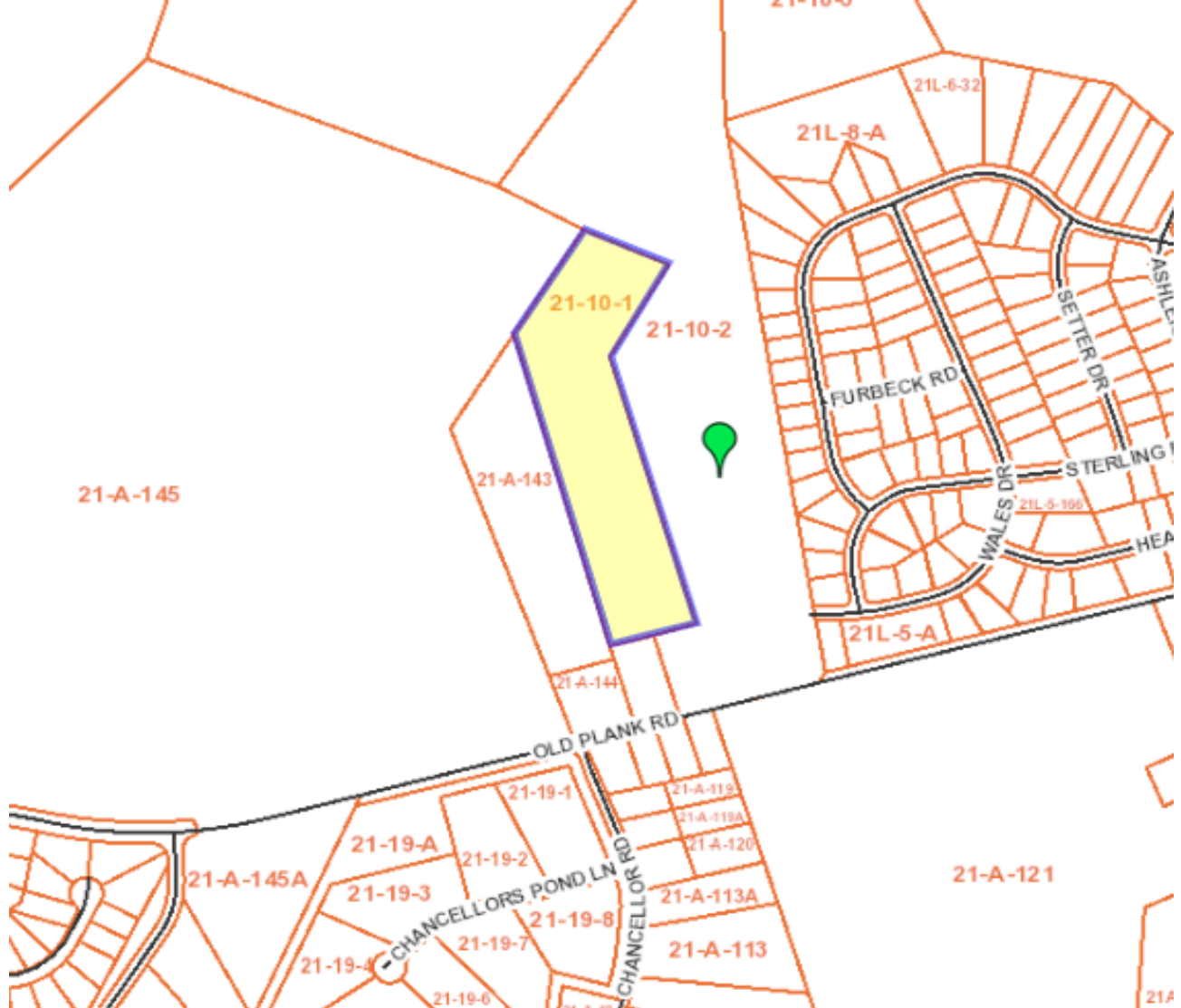
Source: Spotsylvania County

PROJECT SUMMARY

PLANNING DEPARTMENT
SPOTSYLVANIA COUNTY, VIRGINIA

REZONING

Application#: R18-0010
Date Submitted: 10/30/2018
Case Planner: LEON HUGHES



Project Name: Chancellor Ridge			
Applicant: Old Plank Partners LLC; 1105 Roan Lane; Alexandria, Va 22301 Wk: 703-898-6486			
Owner: Arthur L & Patricia B Tracy Tr The Tracy Family Trust 9/26/0; 7613 Old Plank Rd; Fredericksburg, VA 22407-8613 Wk:			
Plan Preparer: Sullivan, Donahoe And Ingalls A PC; Wk: 540-898-5878			
Zoning: RU to PDH-4	Proposed Zoning/Use: PDH-4 / Single family detached residences	Public Water: Y	Public Sewer: Y
New Bldg Sq Ftg: Varies	Total Site Acres: 39.003	Lots/Units Proposed: 2 / 65	
Parcel # and Address: 21-10 - 1; 7613 Old Plank Rd		Route #: 610	Voting: Chancellor
Description: Rezoning request to rezone 39 acres from RU to PDH-4 to develop a 65 lot sfd subdivision near the intersection of Old Plank and Chancellor Road.			

Cc: BOS, PC, County Admin, County Attorney, Economic Development, COE, NPS, Fredericksburg Post Office, REC, Press

Spotsylvania County
Planning Commission
Executive Summary

 **Print**

Meeting Date: January 6, 2021

Title: Release of the Draft Comprehensive Plan Geohub website for public review and comment

Type: No Action (Information Only)

Agenda Title: Release of the Draft Comprehensive Plan Geohub website for public review and comment

Recommendation: N/A- Information Only

Summary: The County Planning office has completed draft work on the Comprehensive Plan (Plan). County Planning staff working closely with the GIS Division were able to successfully translate the Plan update into an interactive web based format. Staff are happy to report the Draft Plan and corresponding Geohub website; meant to showcase the Draft Plan, is now prepared for release to the public for review and comment. As part of the January 6, 2021 Staff Report to the Planning Commission, staff intends to provide a brief overview of the website in order to showcase its content.

The Spotsylvania County Planning Department invites interested citizens and community stakeholders to review and comment on the Draft Comprehensive Plan Update through a new interactive website.

The Comprehensive Plan is a significant non-regulatory document providing guidance and vision on the future of the County within a planning period over the next 20 years. Topics such as transportation, land use, protection of historic and natural resources, public facilities including but not limited to public parks, public safety, schools, solid waste, libraries are covered in the Plan. Starting on Wednesday December 16, 2020 the Draft Comprehensive Plan will be available for review and comment until January 31, 2021. The website includes links to the complete draft Chapters in redline (edit tracking) and clean format and

helpful links to content related to the development of specific Chapters. Now is your opportunity to share comments on the County's Draft Comprehensive Plan Update! The interactive website can be accessed online via the Spotsylvania County Government website at www.spotsylvania.va.us, specifically linked in the County News tab/portion of the page titled Draft Comprehensive Plan, or via link on the County Planning Department website at <https://www.spotsylvania.va.us/690/Planning> .

A QR Code will also be made available to access the website.

The website provides comment boxes for each Chapter and ability to provide comment in interactive maps embedded within the site. The proposed Draft is also available on file at the Planning and Zoning Department, located at 9019 Old Battlefield Blvd, 3rd Floor, Spotsylvania, Virginia 22553, and may be inspected between 8:00 a.m. and 4:30 p.m., Monday through Friday (except when offices are closed for holiday or inclement weather). Additionally, comments may be provided via email to planning@spotsylvania.va.us. Comments should be submitted/received by Sunday January 31, 2021.

In these challenging times due to the coronavirus pandemic we feel making the complete draft available prior to public hearings maximizes review potential of the complete draft from the comfort of one's home or office. Staff believes this web based format actually enhances opportunities to review the Draft Plan compared to traditional community meeting formats that tend to be presentation and overview based and limited to specific times and dates. The website presents the full text of the proposed Comprehensive Plan update as well as an abundance of subject specific content and formative details discussed during the update process through work sessions; including meeting minutes, agendas, links to recorded broadcasts.

Staff is working with the County Public Information Officer to coordinate advertisement of the resource. Staff intends to advertise through various means such as social media, newspaper, County cable channel, flyer, County website, Email.

Committee/Commission Summary:

Review Date:

Status:

Financial Impact:

N/A- Information Only

Staff Contacts:

Leon Hughes, Director of Planning and Zoning; Jacob
Pastwik, Planner III

Legal Counsel:

N/A

Additional Background/Other
Considerations:

Consequence of Denial/Inaction:

N/A- Information Only

ATTACHMENTS:		
Name:	Description:	Type:
No Attachments Available		

Spotsylvania County
Planning Commission
Executive Summary

 **Print**

Meeting Date: January 6, 2021

Title: Resolution to Move Meeting

Type: Action

Agenda Title: Resolution to Move Meeting

Recommendation: Approval

Summary: The Team Crucible applications have received considerable public interest and a large audience for the public hearing is expected as well as to allow for social distancing.

Committee/Commission Summary:

Review Date: Status:

Financial Impact:

Staff Contacts: B. Leon Hughes, AICP, Director of Planning

Legal Counsel: Alexandra Spaulding, Senior Assistant County Attorney

Additional Background/Other
Considerations:

Consequence of Denial/Inaction: Overcrowding may occur in the Board Room and will not allow for social distancing.

ATTACHMENTS:

Name:	Description:	Type:
 Resolution_to_move_meeting_20200106.doc	Resolution to Move Meeting	Resolution

At a regularly scheduled meeting of the Spotsylvania County Planning Commission held on January 6, 2021, on a motion by _____, seconded by _____, and passed _____, the Planning Commission adopted the following resolution:

RESOLUTION NO. 2021-

Location Change for January 20, 2021, 7 p.m. Planning Commission Meeting

WHEREAS, the Spotsylvania County Planning Commission will hold public hearings on January 20, 2021, at 7 p.m. or as soon thereafter as can be accommodated, for R17-0005 and SUP17-0003, which are a Rezoning and Special Use Permit applications, respectively, submitted by Team Crucible, LLC, for a security training facility; and

WHEREAS, the application has received considerable public interest and a large audience for the public hearings is expected; and

WHEREAS, we are in a time of pandemic and the Governor of the Commonwealth has recommended social distancing of at least six feet; and

WHEREAS, the Spotsylvania County Planning Commission, under Article IV of its Bylaws, may determine the location for any of its meetings and desires to hold the January 20, 2021, 7 p.m. meeting in which the Team Crucible, LLC, Rezoning and Special Use Permit applications will be considered at a larger venue to accommodate the anticipated audience;

WHEREAS, the next regularly scheduled meeting of the Spotsylvania County Planning Commission at 7 p.m. on February 3, 2021, will be held in the usual location of the Board Room at the Holbert Building, 9104 Courthouse Rd, Spotsylvania, VA, 22553;

NOW, THEREFORE, BE IT RESOLVED that the Spotsylvania County Planning Commission does hereby move the location of its regularly scheduled meeting on January 20, 2021, at 7 p.m., to the Marshall Center Auditorium, located at 8800 Courthouse Road, Spotsylvania, VA, 22553.

AYES: _____ NAYS: _____ ABSTAIN: _____

(SEAL)

A COPY TESTE: _____

Paulette Mann
Secretary of the Planning Commission