SPOTSYLVANIA COUNTY PLANNING COMMISSION MEETING AGENDA
December 1, 2021 - 7:00 PM

Call to Order

Pledge of Allegiance

Determination of a Quorom

Announcements

- Planning Update

Unfinished Business

Public Hearings

- SUP21-0005 Jeffrey Hayden/Trey Wills (Four Seasons RV Campground Resort) (Livingston District)

Public Comment

New Business

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:	December 1, 2021
Title:	Planning Update
Type:	No Action (Information Only)
Agenda Title:	Planning Update
Recommendation:	N/A
Summary:	N/A
Committee/Commission Summary:	
Review Date:	Status:
Financial Impact:	N/A
Staff Contacts:	B. Leon Hughes, AICP, Director of Planning and Zoning
Legal Counsel:	N/A
Additional Background/Other Considerations:	N/A
Consequence of Denial/Inaction:	N/A

ATTACHMENTS:

Name:	Description:	Type:
Planning_Update_Monthly_Report_Final.pdf	Planning Update	Backup Material

County of Spotsylvania
Founded 1721

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

Department of Planning & Zoning

B. LEON HUGHES, AICP
Director

9019 OLD BATTLEFIELD BLVD., STE 100
SPOTSYLVANIA, VA 22553
(540) 507-7434

Service, Integrity, Pride

PLANNING UPDATE

December 1, 2021

UPCOMING PLANNING COMMISSION MEETINGS:

Wednesday, December 15, 2021 Work Session 5:00 pm Merchant Square Building 3rd Fl:

R20-0014 Thornburg Village LID, LLC & IWG Thornburg, LLC Brad Robinson
TM# 63-12-C, D, E & 27; 63-A-32, 33 & 37 **Berkeley**

Wednesday, December 15, 2021 Planning Commission Meeting 7:00 pm Holbert Building:

R20-0013 Porchlight Commons CeresMinRoad, LLC Shannon Fennell
TM# 36-A-150, 151 & 154 **Battlefield**

R21-0003 Pendleton John Pendleton TM# 35-A-32 **Battlefield** Brad Robinson

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.

None

NEW PUBLIC HEARING CASES

R21-0016 Brooks Villas Robin Thomas TR/Thomas Rev Trust Cherie Wyatt
TM# 37-4-A **Lee Hill**

NEW PRELIMINARY PLATS

P21-0004 Alexander's Crossing Phases 1A&1B TM# 36-2-2, 2A **Lee Hill/Berkeley**

OTHER UPDATES

Technical Review Committee Meeting December 2, 2021 in Person and via WebEx:

Pre-Applications

9:15 AM (in person) **PRE21-0054** Salem Church Road Rezoning Shannon Fennell
TM#23-A-42, 45, 46; 23-A-47, 49,49B 23-4-5B **Courtland**

Site Plans

9:45 AM (virtual) **ST21-0059** 2& 17 Self Storage TM#37A-4-11, 12, 13 **Lee Hill** Cherie Wyatt

10:15AM (in person) **ST21-0060** Hazel Run Glen TM#23-A-64A **Courtland** Shannon Fennell

Rezoning/SUP

10:46AM (in person) **R21-0015** 5027 Courthouse Road TM# 70-A-36 **Livingston** Brad Robinson

11:45AM (in person) **R21-0013** Dominion Hills Shannon Fennell
TM# 36A-2-5, 6; 36B-2-2, 3, 5 **Lee Hill**

Plats

10:45AM (in person) **P21-0004** Alexander's Crossing Phases 1A&1B Shannon Fennell
TM# 36-2-2, 2A **Lee Hill/Berkeley**

Technical Review Committee Meeting December 9, 2021 in Person and via WebEx:

Pre-Applications

9:15 AM (in person) **PRE21-0058** Courthouse Road Auto Sales (SUP/RZN) Shannon Fennell
TM#23A-1-9, 10 **Courtland**

9:45AM (virtual) **PRE21-0059** Miner Tract (RZN) TM# 22-A-108B **Salem** Shannon Fennell

10:15AM (in person) **PRE21-0039** Bed & Breakfast Treehouse (SUP) Shannon Fennell
TM#21-A-33 **Chancellor**

10:45AM (in person) **PRE21-0060** 9 Hammers Office Space (Site Plan) Shannon Fennell
TM# 24-6-A9 **Battlefield**

Spotsylvania County Planning Department Public Hearing Cases Status Report

Application #	Lead Staff	Applicant	Project Name	Tax Map #	Address	Description	Proffer Law	Application Complete	Status	Voting District
COMPREHENSIVE PLAN & CODE AMENDMENTS										
CPA17-0002	Jacob	Spotsylvania County Planning Commission	Comprehensive Plan Update	Multiple	Multiple	5 year review and update to the Comprehensive Plan per Code of VA	N/A	N/A	PC recommended approval 7-0 on 8/18/2021 **BOS tabled vote 12/14/2021**	Countywide
REZONINGS & PROFFER AMENDMENTS										
R15-0006	Leon	David L. Hunter	The Towns at Point Seanna	69-5-B & 69-5-A5	4900 Corsair Terrace	Rezoning of approx. 47 acres from Resort Commercial (RC) and Resort Residential (RR) to Planned Development Housing 2 (PDH-2) for 81 townhouses.	Pre-7/2016	5/29/2015 (Applicant has consented to time extension)	BOS hearing TBD. PC recommended Denial 7-0 on 6/17/2021	Livingston
R18-0001	Leon	2600 SCR, LLC	2600 Acqua	23-A-49, 23-A-49B & 23-A-42	2618 & 2622 Salem Church Rd	Rezoning of 20.77 acres from Commercial 2 (C-2) & Residential 1 (R-1) to Mixed Use 4 (MU-4) for a multifamily residential community with 12,000 sf commercial.	2016	1/24/2018 (Applicant has consented to time extension)	Under Review	Courtland
R19-0003	Shannon	USGGB, LLC	Noah's Landing	24-A-64	East side Lafayette Blvd. at end of Marshall Drive and Normandy Ct	Rezoning of 18.5 acres from Residential 1 (R-1) to Planned Development Housing 8 (PDH-8) for 49 single family detached lots and 53 single family attached lots.	2016	8/31/2021 extension to 1/30/2022	Under Review	Battlefield
R19-0007	Brad	Tricord Homes Inc	Village at Crossroads Station	37-A-48, 49, 50, 52, 52A, 53, 54, 55	South of Rt. 17 between Crossroads Parkway and Thornton Rolling Road	Rezoning request for approximately 115 acres from Rural (Ru), Industrial 1 (I-1), and Commercial 3 (C-3) to Mixed Use (MU-2, MU-3, and MU-4) for 770 single family attached and detached and multifamily residential units.	2016	6/17/2019 (Extension granted)	Under Review	Berkeley
R19-0009	Shannon	Rappahannock Devt. Group, LLC and Sheri L. Kornegay	Lafayette Commons	24-A-49A, 24-A-57, 24-A-59, 24-A-60, 24-A-61, 24-A-62	111 Wakeview Dr., 3103 Lafayette Blvd., and 4 unaddressed properties	Rezoning request for approximately 27.5 acres from Residential 1 (R-1) to Mixed Use 2 & 3 (MU-2 & MU-3) for development of 217 single family attached units and up to 15,257 square feet of commercial space.	2016	8/31/2021 extension to 1/30/22	Under Review	Battlefield
R19-0012	Shannon	Chancellorsville Investment Co, LLC	Legends of Chancellorsville Proffer Amendment	9-A-107	North Side Rt. 3, west of Elys Ford Rd	Proffer amendment to R14-0006 to change building material requirements.	2019	8/31/2021 extension to 1/30/22	Under Review	Chancellor
R20-0002	Shannon	International Development of Virginia LLC	Jackson Village Proffer Amendment	36-2-1, 35-A-88, 49-A-101, 35-4-1A	East side Jefferson Davis Hwy, south of Cosner's Corner	Amend proffers for Mixed Use zoned Jackson Village to allow 594 residential condominium units to be built as apartments instead.	2019	9/30/2021 extension to 1/30/22	Under Review	Lee Hill
R20-0010	Brad	Luck Development	Ni Village	16 Parcels	0 River Run Parkway	Rezoning of 16 parcels totaling 323 acres from PDC, RU, I-2& VC to Mixed Use 3 (MU3) & Mixed Use 4 (MU4) for the development of SFA, SFD, MF residential and commercial uses allowed in the MU3 & MU4 districts.	2019	1/8/2021	Under Review	Berkeley

KEY: TRC - Technical Review Committee meeting
PC - Planning Commission
BOS - Board of Supervisors

Spotsylvania County Planning Department Public Hearing Cases Status Report

Application #	Lead Staff	Applicant	Project Name	Tax Map #	Address	Description	Proffer Law	Application Complete	Status	Voting District
R20-0012	Shannon	Courthouse Green Development, LLC	Courthouse Reserves	47-A-63,64,70B,73,A10 & 47-4-A	0 Pool Drive	Rezoning of six parcels totaling 24.2 acres from Commercial 2 (C-2) and Residential 2 (R-2) to Residential 8 (R-8) for the development of 156 SFA homes.	2019	10/19/2020 Extension granted until 4/19/2022	Under Review	Livingston
R20-0013	Shannon	CeresMinRoad, LLC	Porchlight Commons	36-A-150,151 &154	4517 Mine Road	Rezoning of three parcels totaling 8.4 acres from Commercial 2 (C-2) to Residential 8 (R-8) for the development of 60 age-restricted townhomes.	2019	9/23/2020 (extension to 3/30/22)	Scheduled PC Public Hearing 12/15/2021	Battlefield
R20-0014	Brad	LID,LLC & IWG Thornburg, LLC	Thornburg Village	63-12-C,D,E & 27;63-A-32,33 & 37	6306 Jefferson Davis Hwy.	Rezoning of six parcels totaling 98.3 acres from Agricultural 2 (A-2) and Commercial 3 (C-3) to Planned Development Housing 5(PDH-5) and Commercial 3 (C-3) for the development of 162 single family detached and 212 single family attached units.	2019	12/11/2020 Extension Granted	Under Review	Berkeley
R20-0015	Brad	Thornburg, LLC	Thornburg Commons	63-A-35 & 35C	0 Morris Road	Rezoning of two parcels totaling 59 acres from Agricultural 2(A-2) to Planned Development Housing 5 (PDH-5) for the development of 157 single family detached and 62 single family attached units.	2019	12/11/2020 Extension Granted	Under Review	Berkeley
R21-0001	Brad	Jarrell Properties	Germanna Terrace	36-A-15	9919 Glenwood Drive	Rezoning of 35 acres from Commercial 3(C-3) and Residential 2(R-2) to Residential 12(R-12) for 320 MF units and 86 SFA units.	2019	TBD	Application Incomplete	Lee Hill
R21-0002	Brad	Wajdi Abi Faraj	Tidewater Auto Service	25B-1-7	11325 Tidewater Trail	Rezoning of 0.57 acres from Residential 2 (R-2) to Commercial 3(C-3).	2019	3/10/2021	Under Review	Lee Hill
R21-0003	Brad	John Pendleton	Pendleton	35-A-32	9608 Leavells Road	Rezoning of 3.217 acres from RU to R-3 for 2 SFD units.	2019	3/30/2021	Scheduled PC Public Hearing 12/15/2021	Battlefield
R21-0006	Shannon	TFO Wellesley Joint Venture, LLC	Broaddus Development Project	64-A-8B	0 Mudd Tavern Road	Rezoning of Tax Parcel 64-A-8 (Broaddus Property) from Agricultural 2 (A-2) to Industrial 2 (I-2) which totals 82 acres with 78.74 acres in Spotsylvania and a 3.26 acre portion in Caroline County for the development of an industrial park. This is a concurrent application for the rezoning of 116 acres in Caroline County from Rural Preservation (RP) to M-1 Industrial.	2019	4/21/2021	Under Review	Berkeley
R21-0007	Shannon	Fairchild Manor, LLC	Fairchild Property	47-6-2 & 47-6-1A	8601 Courthouse Road & 7204 Massaponax Church Road	Rezoning request for two parcels 14 acres from RU to MU-2 for 37 Single family detached and 18 single family attached units at the corner of Courthouse and Massaponax Church Roads.	2019	4/29/2021	Under Review	Berkeley

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Spotsylvania County Planning Department Public Hearing Cases Status Report

Application #	Lead Staff	Applicant	Project Name	Tax Map #	Address	Description	Proffer Law	Application Complete	Status	Voting District
R21-0008	Brad	SES Properties, LLC	Staples Reserve	50-A-115	3736 Massaponax Church Road	Rezoning of 2 parcels totaling 42.98 acres from RU to PDH-2 for the development of 85 SFDs. Project is located on the east side of Massaponax Church Road (Route 608) approx. 0.26 miles north of intersection with Summit Crossing Road (Route 668).	2019	5/3/2021	Under Review	Berkeley
R21-0009	Brad	All American Mobility LLC	All American Mobility	35-A-119	10726 Courthouse Road	Rezoning of 2.36 acres from Residential 1 (R-1) to Commercial 2 (C-2) for a retail use.	2019	6/29/2021	Under Review	Courtland
R21-0010	Brad	Vakos Companies	Spotsylvania Courthouse Village	47-A-1,2,3,3A,46A,59,59A & 47-8-1	Brock Road and Robert E. Lee Drive	Rezoning of 9 parcels totaling of 20.52 acres from C-1, C-2 & RU to Mixed Use 3(MU-3) and Mixed Use 4(MU-4) for the development of 47 SFA units, 55 MF units and a total of 40,250 sq. ft. of retail space.	2019	TBD	Application Incomplete	Livingston
R21-0011	Brad	Old Plank Partners LLC	Linwood Estates	21-10-1 & 2	7611 & 7613 Old Plank Road	Rezoning of 27 acres from Rural (RU) to Planned Development Housing (PDH-4) for the development of 64 SFD homes.	2019	8/17/2021	Under Review	Chancellor
R21-0013	Shannon	Rob Gollahon	Dominion Hills	36B-2-6,5,4,3,2 & 36-13-F1pt	Lee Hill School Drive	Rezoning of 7.85 acres from Residential 2 (R-2) to Residential 8 (R-8) for the development of 61 SFA homes.	2019	8/10/2021	Scheduled PC Public Hearing 12/15/2021	Lee Hill
R21-0014	Shannon	Crossroads Associates LLC	Crossroads Station	37-A-41A & 37-9-6B	3120 Crossroads Station Blvd.	Proposed proffer amendment to remove limits on number of one bedroom units.	2019	8/24/2021	Under Review	Berkeley
R21-0015	Brad	Robert D. Devlin	5027 Courthouse Road	70-A-36	5027 Courthouse Road	Rezoning of 16.1 acres from Resort Agricultural (R-A) to Resort Residential (R-R) for the development of four one (1) acre sfd lots with a residual lot of 11 acres.	2019	10/26/2021	Under Review	Livingston
R21-0016	Cherie	Brooks Villas	Robin ThomasTR/Thomas Rev Trust	37-4-A	10421 Tidewater Trl.	Rezoning of 4.2 acres from Commercial 2(C-2) to Residential 8(R-8) for the development of 28 age restricted single-family attached units.	2019	TBD	Under Review	Lee Hill
SPECIAL USE PERMITS										
SUP18-0010	Leon	Zakia Walizada	Vertex Auto Sales and Repair	23-A-144R	112 Pegram Ln	Special Use Permit to allow vehicle sales on a parcel less than 2 acres in the Commercial 3 (C-3) zoning district.	N/A	7/20/2018 (applicant has consented to a time extension)	Under Review	Courtland
SUP21-0004	Brad	Gary Wiseman	Platinum Auto Sales	24C-8-B	98 Fleming Street	Special Use Permit to allow vehicle sales on a parcel less than 2 acres in the Commercial 3 (C-3) zoning district.	N/A	4/8/2021	Under Review	Battlefield

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Spotsylvania County Planning Department Public Hearing Cases Status Report

Application #	Lead Staff	Applicant	Project Name	Tax Map #	Address	Description	Proffer Law	Application Complete	Status	Voting District
SUP21-0005	Shannon	Trey Wills	Four Seasons RV Park	53-A-1 & 1B	16736 Days Bridge Road	Special Use Permit to allow the development of a 300 lot recreational vehicle campground resort on two parcels totaling 135 acres.	N/A	5/25/2021	PC Public hearing on 11/17/2021 and continued to 12/1/2021	Livingston
SUP21-0006	Brad	HHH Holdings, LLC	Sheetz	35-13-3	0 Spotsylvania Pkwy	Special Use Permit to allow 12 fuel dispensing stations with a convenience store on 2.83 acres of an 8 acre parcel zoned Commercial-2 (C-2).	N/A	8/3/2021	PC recommended approval 6-0 on 11/17/2021. Scheduled for BOS 12/14/2021	Battlefield
SUP21-0008	Shannon	VL Jenkins Heating & Air Inc.	Jenkins	70-A-79C	5755 Courthouse Rd	Special Use Permit to allow HVAC contractors office with a storage unit on a 1.2 acre parcel zoned Agricultural 3(A-3)	N/A	8/20/2021	Under Review	Livingston

Proffer Law Key:

Pre 7/2016 - Proffer Guidelines in effect
2016 - Strict Proffer Law
2019 - New Proffer Law

KEY: TRC - Technical Review Committee meeting
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Spotsylvania County
Planning Commission
Executive Summary

Print

Meeting Date:	December 1, 2021
Title:	SUP21-0005 Jeffrey Hayden/Trey Wills (Four Seasons RV Campground Resort) (Livingston District)
Type:	Action, Public Hearing
Agenda Title:	SUP21-0005 Jeffrey Hayden/Trey Wills (Four Seasons RV Campground Resort) (Livingston District)
Recommendation:	Staff recommends denial of SUP21-0005.
Summary:	The applicants request a special use for a Camp or Recreation Ground with 300 recreational vehicle sites and related amenities adjacent to Lake Anna, on an approximately 135.08-acre site comprised of two parcels zoned Resort Agricultural (RA) District. The properties are located on the south side of Days Bridge Road (Route 719) approximately a quarter mile east of the Spotsylvania and Orange County boundary line. The entire project is located within Spotsylvania County. However, a new public road is proposed off of Rt. 522 located within Orange County and will traverse through Orange County and into Spotsylvania County to provide access to the project. The property is designated as Rural Residential on the Future Land Use Map of the Comprehensive Plan. Tax Parcels 53-A-1 (16736 Days Bridge Road) and 53-A-1B (unaddressed). Livingston Voting District. On November 17, 2021, the Planning Commission voted to continue the public hearing until December 1, 2021 to allow additional time for all public comments to be read into the record for SUP21-0005.
Committee/Commission Summary:	Planning Commission
Review Date:	November 17, 2021 Status:
Financial Impact:	The County's Fiscal Impact analysis model projects that the Four Seasons RV Campground Resort will generate positive revenues to the County.
Staff Contacts:	Shannon Fennell, Planner III
Legal Counsel:	Alexandra Spaulding, Senior Assistant County Attorney
Additional Background/Other Considerations:	N/A

Consequence of Denial/Inaction:	The property may develop in accordance with the Resort Agricultural (R-A) District. The by right development potential of the properties is a total of 12 lots.

ATTACHMENTS:

Name:	Description:	Type:
Re-Issued_PC_Staff_Report_11-17-2021_with_presented_conditions.pdf	Re-Issued PC Staff Report	Staff Report
SUP21-0005_GDP_11-4-21.pdf	Generalized Development Plan	GDP
Applicant_Narrative_as_revised_11-4.pdf	Applicant's Narrative	Backup Material
Public_Correspondance.pdf	Public Correspondence	Backup Material
Orange_County_District_2_Comment_Letter_11-9-2021.pdf	Orange County Comment Letter	Backup Material

County of Spotsylvania
Department of Planning
Updated Staff Report 11/17/2021

Special Use #SUP21-0005
(Livingston Voting District)

Planning Commission
November 17, 2021 & December 1, 2021

Staff Recommendation:	Denial
Project:	SUP21-0005 Four Seasons RV Campground Resort
Owner/Applicant:	Jeffrey Hayden/ Trey Wills
Request:	The applicant requests a special use for a Camp or Recreation Ground with 300 recreational vehicle sites and related amenities adjacent to Lake Anna, on an approximately 135.08-acre site comprised of two parcels zoned Resort Agricultural (RA) District.
Tax Map Parcel(s):	53-A-1 and 53-A-1B
Location:	The properties are located on the south side of Days Bridge Road (Route 719) approximately a quarter mile east of the Spotsylvania and Orange County boundary line. The entire project is located within Spotsylvania County. However, the applicant is proposing a new public road off of Rt. 522 located within Orange County that will traverse through Orange County and into Spotsylvania County to provide access to the project.
Zoning Overlay:	None
Future Land Use Designation:	Rural Residential
Historic Resources:	There are three structures located on the subject properties with historic significance documented by the Virginia Department of Historic Resources (DHR 088-5058- 2008 (Property name: Edgewood)). The historic structures include a residential home constructed in approximately 1827, a brick school house constructed in approximately 1830, and a log smoke house.
Date Application Deemed Complete:	The application was deemed complete on May 25, 2021.
Community Meeting:	The applicant hosted a virtual community meeting during the month of February 2021, and created a website to allow interested parties to review the proposal and submit questions and comments. Citizens have expressed opposition citing concerns related to environmental and safety impacts to the lake, traffic and incompatibility with the surrounding land uses.

Figure 1: Zoning Map

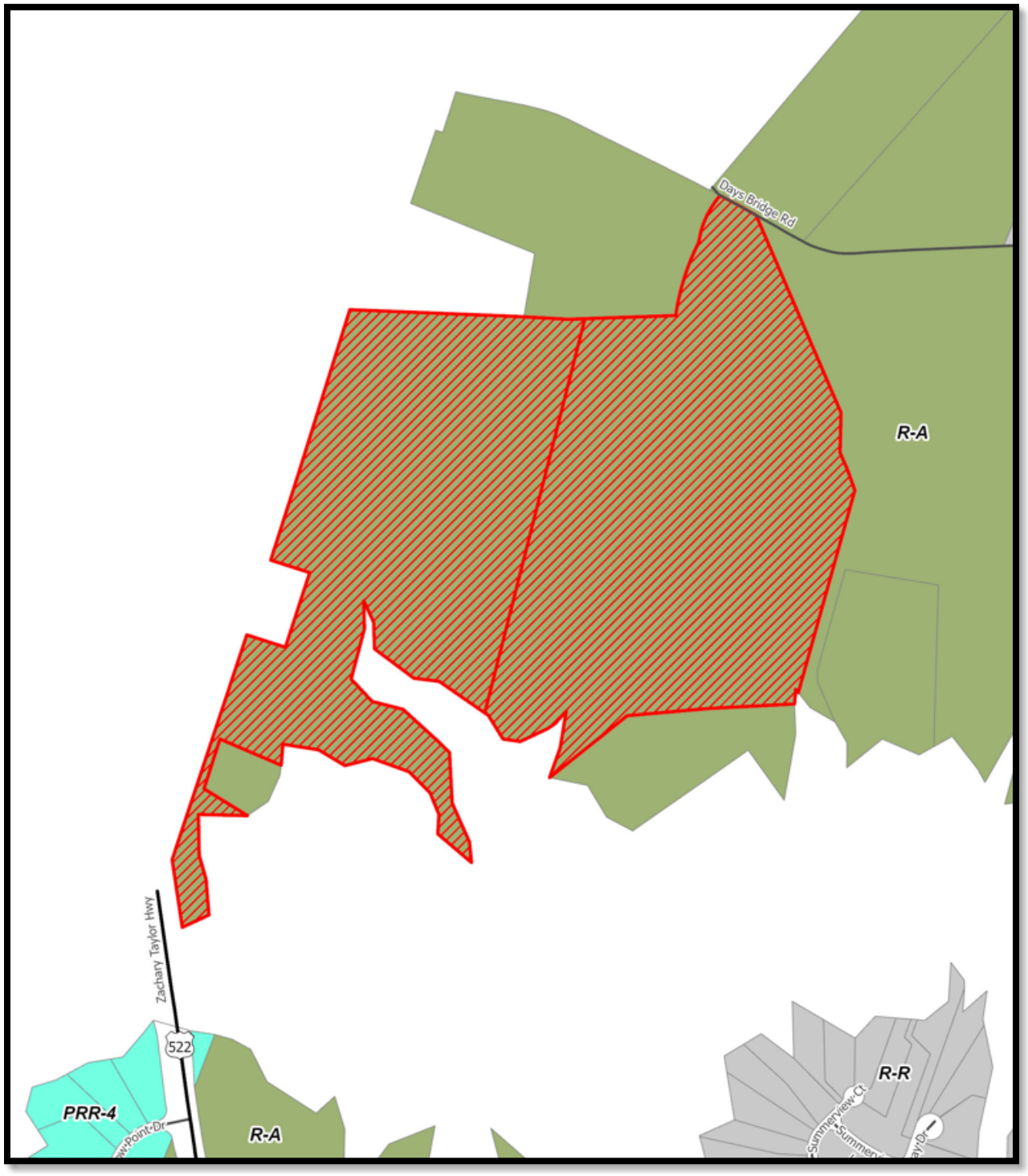

Figure 2: Aerial Map

I. Analysis

The applicant requests a special use for a Camp or Recreation Ground with 300 recreational vehicle camp sites and related amenities adjacent to Lake Anna, on an approximately 135.08-acre site comprised of two parcels zoned Resort Agricultural (R-A) District. The properties are located on the south side of Days Bridge Road (Route 719) approximately a quarter mile east of the Spotsylvania and Orange County boundary line. The properties front on both Days Bridge Road and Zachary Taylor Highway and are identified as Tax Parcels 53-A-1 (16736 Days Bridge Road) and 53-A-1B (unaddressed) and incorporate approximately 3,250 feet of shoreline frontage along Lake Anna. The property is currently developed with two residences, several accessory structures and three structures of historic significance. The historic structures include a residential home, identified as Edgewood, constructed in approximately 1827, which is listed with the Virginia Department of Historic Resources (DHR), a brick school house constructed in approximately 1830, and a log smoke house. The subject parcels are bounded to the south by Lake Anna and to the north and east by farmland and single-family residential dwellings. To the west is undeveloped land within Orange County. The applicant has indicated they have a purchase contract pending on the subject properties and on the adjacent land in Orange County where the applicant proposes to construct a new public road.

The Generalized Development Plan (GDP) depicts the site developed with 300 Recreational Vehicle (RV) camp sites ranging in size from 3,200 square feet to 5,000 square feet. The development will be owned and managed by a single business entity. Per the applicant's narrative "*none of the RV camp sites will be sold, ground-leased, condo-sold, or otherwise transferred*". To accommodate potential guests who do not own a RV, the development will maintain approximately 30% of the campsites for Park-Model RVs, which are manufactured to be a quasi-permanent unit. Each of the individual rental RV camp sites, including the Park-Model RVs, will feature utility hookups including water, sanitary sewer, and electric. The applicant's narrative asserts that the proposed development will provide a "*5-star resort*" experience, including a host of amenities provided throughout the site for the guests of the RV Campground Resort. Among the amenities identified on the GDP are guest services buildings including a welcome center, community center with a lounge and dining facility, indoor fitness center, recreational courts, pool, hot tub, tiki bars, pool house, bathhouse, laundry facilities, golf cart rental facility, campfire rings/meeting areas, resort-wide trail system with boardwalk, playgrounds, dog park, outdoor amphitheaters, boat launch/marina, and a marina snack with bait shop. The covered marina includes boat slips to accommodate 49 boats. The GDP also depicts vehicular and golf cart parking provided near the community centers and various amenities throughout the site. Additionally, the GDP depicts the three historically significant structures which are proposed to be preserved and possibly restored and showcased as part of the resort. Per the applicant's narrative, the master plan was designed to avoid impacts to the trio of historic structures.

The applicant's GDP depicts 56 acres of open space provided which exceeds the 20.3 acres which is required. However, the GDP does not verify how much of the proposed open space is encumbered by environmentally sensitive features (i.e.: wetlands, RPA, steep slopes, etc.). County Code prohibits more than 50% of the required open space to include environmentally sensitive features and given the lack of information provided, staff is unable to confirm if the open space requirement is met. As of the date of this report, the applicant has not provided the County a wetlands delineation study or a determination for perennial flow of water bodies. Without this

information, staff is not able to confirm the limits of developable area on the properties. The applicant has indicated that these studies are forthcoming and in the interim they have identified potential Resource Protection Areas on the GDP. Additionally, they have applied an additional 20' buffer in some areas beyond the depicted (but not confirmed) RPA to demonstrate the developable area of the properties. However, without the wetland delineation study and perennial flow determinations, staff cannot definitively confirm the project layout as shown is feasible. The applicant's GDP notes that existing vegetation within riparian buffer areas will be preserved as practical and depicts variable width of open space to be preserved along the eastern and western property boundaries. While it is not a Code requirement to provide the environmental studies and determinations at the special use permit stage of a project, staff consistently encourages applicants to complete early in the process in order to eliminate any uncertainties, particularly when a property clearly exhibits the amount of environmentally sensitive areas such as the subject properties. The results of the environmental studies may have significant impacts on the project.

The GDP includes a conceptual landscaping plan for the project including 35' of vegetative transitional screening along Days Bridge Road, which is above what is required by Code. However, the GDP depicts only 50% of the required 35' transitional screening type 2 along the northern and southern property lines. Staff notes that 100% of this transitional screening is required to be installed on the subject property as the adjacent property is a residential use. Furthermore, due to screening and noise abatement concerns, staff is not supportive of a waiver or modification of the transitional screening requirement. Vegetative screens will assist in mitigating the visual impact of the use along the rural corridor and neighboring residential properties in addition to providing noise attenuation.

Staff has expressed particular interest in quiet hours and noise attenuation related to the proposed two amphitheaters including the intended orientation of the stage, acoustical shielding (whether it be vegetative, engineered, locating the stage area sub-grade with earthen attenuation such as berming, etc.). Staff recognizes that in addition to large open agricultural spaces that proximity to an open water body also expands reach of noise perception from distant locations. The applicant has not provided an acoustical assessment.

As noted, each RV camp site is intended to have individual direct connections for water service, sanitary sewer service, and electric. The properties are located outside of the Primary Development Boundary; therefore there are no public utilities available to the site. All water and sanitary sewer infrastructure will be privately developed and constructed on-site including well(s) and a water treatment and storage facility for water service and wastewater collection. The community water system will be approved and permitted by the Virginia Department of Health Office of Drinking Water. To date, the applicant has not provided sufficient information related to the wastewater treatment facility to determine who the regulating authority will be. Depending on the design of the facility the regulating authority will either be the Virginia Department of Health (VDH) or the Department of Environmental Quality (DEQ).

The applicant has provided a preliminary assessment of groundwater to determine adequate capacity to serve the project. The assessment assumes that the average daily consumption of water will be approximately 15,000 gallons per day (gpd) and that the water demand would require a groundwater resource(s) capable of producing approximately 10 gallons per minute. The applicant's Hydrogeologist asserts that it is reasonable to expect that adequate groundwater resources can be developed on and for the site; however, notes that the only way to confirm that a

sustainable groundwater resource is present is to drill a well and test it for quantity and quality. The critical information the applicant's study does not consider are the potential impacts upon existing wells that serve nearby residences in the surrounding area. Staff notes this region of the County contains karst conditions in which groundwater pools in underground rock fractures. The project narrative page 17 speaks to water supply and notes the *"Interim Hydrogeologic Assessment provided is intended to address concerns during this special use permitting phase; however, a complete yield and drawdown study will be performed during the design development phase so as to verify that there will not be adverse impacts on groundwater supply in the surrounding properties."* Based on this chronology the County is being asked to consider a project for approval prior to knowing whether offsite impacts would occur. In other land use cases that are located outside of the Primary Development Boundary, staff has consistently encouraged applicants to proactively complete the necessary studies to determine what, if any, adverse impacts the project will present to existing wells. Should a future study find the project will create adverse impacts to existing wells, the remedy will likely change the scope and scale of the proposed project.

The GDP depicts a central water treatment facility, which is proposed to store volumes of the treated water supply and will be designed to balance the well-yield (supply) with the resort demand. Following the treatment and storage of the water supply, the GDP notes that the water will be distributed through a waterline system. Each RV camp site will have an individual water connection. Each of the RV camp sites will also have an individual sewer connection which will flow by gravity to one of the several pump stations distributed throughout the resort. Per the applicant, the small pump stations will pump the wastewater back up to the designated area for treatment and dispersal (drip system) into a subsurface disposal area. Each of the various amenity buildings within the resort will also flow by gravity into these same pump stations. The applicant's GDP notes that this system will be designed and operated to comply with the 8 part per minute (PPM) Nitrogen limit requirements for systems installed in the Chesapeake Bay Watershed and that the dispersal system will be installed below the original ground surface and utilize a pressurized drip distribution, which will provide an additional measure of nitrogen reduction. Also, the GDP notes that the developer will provide additional treatment to reduce phosphorus concentrations and disinfect effluent in the wastewater. The informational notes provided on the GDP are the extent of the details provided regarding the design of the treatment facility. The Virginia Department of Health (VDH) has repeatedly requested additional information in order to provide constructive feedback and guidance to the County; however, to date, the requested information has not been provided. Similar treatment facilities are located within the County serving existing campgrounds. VDH indicates the common issues that arise with similar facilities are related to overloads to the system and inadequate maintenance and monitoring. The applicant has not indicated what type of sewage disposal plan is proposed for the marina; however a marina pump out station may be required by VDH. Without more detail regarding the design of the facility, staff is unable to confirm what agency will regulate and is unable to determine what, if any, additional measures should be considered to ensure the facility will not adversely impact the environment, groundwater, lake and surrounding properties.

Staff has focused particular attention on the potential environmental impacts of this project given the harmful algae blooms that have plagued Lake Anna. Swim advisories throughout the summer season have become more prevalent in recent years. At this time, the source of the algae blooms is unknown; however there is a study underway that has been commissioned by the Lake Anna Advisory Committee. While the proposed project is not held responsible for the existing condition of the lake, it is reasonable to expect any additional activity and development along the lake may

exacerbate the existing issues. The applicant has indicated that they will work cooperatively with the community and contribute to efforts in improving the health and vitality of the lake; however, to date, no details or proposals on how or what they will contribute have been provided. To that point, the applicant has provided little to no details on how the project will mitigate its potential impact on the lake. In addition to the algae blooms, shore stabilization along the lake is deteriorating. Additional watercraft traffic from the proposed marina is expected to create further impacts to shoreline erosion on the subject property and those offsite. The applicant indicates they will address shoreline protection for their project but thus far no details have been provided. With respect to the project's impact to adjacent and nearby shorelines, the applicant has provided no assessment or mitigation proposals.

Beyond the environmental concerns related to the lake, there are also watercraft safety concerns including seasonal low water levels near the proposed marina and narrow passage ways ("choke points") leading to and from the proposed marina and Stubbs Bridge. To date, the applicant has not provided a water depth analysis to confirm adequate water levels exist to safely accommodate watercraft.

The GDP depicts a dry hydrant fire suppression system, near the boat launch along the lake, which will pull water from the lake and serve as a water source for Fire, Rescue and Emergency services (FREM) pump trucks within the resort as the nearest fire station is approximately 4 miles from the proposed development. FREM will also have access to the site via an emergency only access point on Days Bridge Road. Currently, the GDP depicts the emergency access as gated with an inadequate turnaround area between the gate and Days Bridge Road.

As required by Code, the County has requested the metes and bounds for the subject properties be accurately depicted on the GDP. To date, this information has not been provided but must be corrected prior to an approval by the Board of Supervisors.

Transportation and Access:

This development proposes two entrances. The first is a main entrance on Route 522 Zachary Taylor Highway located in Orange County and is classified as a minor arterial. Staff notes that future analysis of a primary entrance from Route 522 Zachary Taylor Highway will be required by Orange County Transportation staff and the VDOT Louisa Residency. The second point of access is provided from Route 719 Days Bridge Road located in Spotsylvania County which is classified as a Local Road. The applicant proposes to use Route 719 Days Bridge Road only for emergency access. The 2019 VDOT Average Annual Daily Traffic for Route 522 Zachary Taylor Highway was 3,200 and 250 for Route 719 Days Bridge Road. The development is forecast in 2023 to have 1,418 daily vehicle trips and 129 peak hour trips. The County requested a traffic analysis for the proposed Route 719 Days Bridge Road entrance including verification that the project's traffic can safely navigate Days Bridge Road and perform safe turning movements, verification has not been submitted.

The transportation staff notes that the applicant did not perform traffic counts at either site entrance which is unusual for a case with this level of daily traffic. Peak hour traffic movements at the primary Rt. 522 entrance was inferred using available VDOT traffic data from 2019 inflated to 2023 using a 2% growth factor for Rt. 522 traffic. Trip Generation analysis used ITE trip rates, but

did not account for Passenger Car Equivalents (PCEs), e.g., 1 RV = 3 cars, despite having a high amount of heavy vehicle traffic from RVs and trucks relative to cars for the case. However, with that said, the applicant is including full turn lane improvements for its Rt. 522 entrance which will be adequate to accommodate projected site traffic even with PCEs being taken into account. With that being said, all entrance improvements on Rt. 522 must be permitted through Orange County and the VDOT Louisa Residency.

Fiscal Impact:

The project is expected to result in increased tax revenue to the County. The revenues include rollback taxes totaling approximately $55,600 as a one-time payment to the County and in annual property taxes. The subject properties are currently assessed at approximately $1.3 million for the land and over $200K for the existing structures. Staff projects that the Four Seasons RV Campground Resort will generate positive annual tax revenues. Under by-right development densities in the R-A district, the subject parcels can be developed for ten additional residential lots through the annual division process for a total of twelve residential lots. The applicant projects the estimated annual income after market stabilization to be approximately $15M with an estimated $500k-$600k to be assessed in annual taxes. Furthermore, as the applicant notes the increased tax revenues will be provided through the means of tourism-activities rather than through the addition of residential dwelling units and cost of services that may be associated with residential uses.

External Comments and Citizen Correspondence:

Staff notes that this project was initially reviewed by the Orange County Planning Department and the Orange County Planning Commission conducted a public hearing to consider a RV campground for 250 owner occupied lots and various amenities on approximately 58 acres. Since that time the Orange County-Spotsylvania County boundary has been adjusted and the entire 58 acres is now within Spotsylvania County. With the additional acreage, the total project acreage is increased by approximately 76 acres. Since Orange County's consideration, the subject parcels and scope of the project have been altered in size and each lot is no longer proposed to be owner occupied. However, the point of access remains at the same location, on a parcel designated as Agricultural A-1 located within Orange County, which is their most rural, conservation-oriented designation. During the Orange County Planning Commissioners meeting on August 20, 2020, Commission members raised concerns regarding the leasing/sale of the individual lots, the proposed water source, overlapping of development in Orange County & Spotsylvania County, additional traffic proposed on Zachary Taylor Highway (Route 522), and safety for all individuals utilizing the Lake. A comment letter from the Orange County District 2 Supervisor is included in the staff report materials for the Planning Commission and Board's consideration. District 2 includes the properties that lie adjacent to the proposed project.

Given that Dominion Power owns the lake, staff forwarded the application materials to Dominion for their review and comment and they have declined to comment on the land use matter.

The subject case has received a high volume of citizen correspondence via email, phone, and presentations made directly to the Planning Commission and Board of Supervisors. Concerns received are regarding the project's impact on adjacent property values, increased traffic to both

Zachary Taylor Highway and Days Bridge Road, safety concerns along the lake due to increased boat traffic in shallow waters and in narrow channels, overall lake safety and preservation, potential increase in algae blooms, impacts to the existing internet services of adjacent property owners, and the nature of the project in respect to its scale and use adjacent to agricultural and single family residential properties. All received public comment is attached in the staff report packet.

Special Use Standards of Review

The studies, determinations and analyses requested by staff is consistent with what has been requested of other applicants requesting Special Use Permits within Spotsylvania County. Special use review is primarily based on a proposal's ability to mitigate its impacts within the context of the proposed location. Through analysis of the proposal staff has identified a number of project related concerns that have not been satisfactorily addressed in advance of the special use permit public hearing. This is chiefly based on uncertainties regarding environmental mitigations and offsite impacts, impacts upon adjoining properties and natural resources, and whether the proposal can meet the special use permit standards of review. Based on a review of Comprehensive Plan policies, goals, objectives alone we have identified lingering concerns related to all of the standards of review. In an attempt to address the identified items concern, staff has drafted recommended conditions; however, with the lack of information provided to date, staff's ability to ensure all potential impacts have been adequately addressed with a condition is significantly limited. Staff has identified a number of other mitigation items throughout the analysis such as noise attenuation, rural character protection along rural roadways, and historic resource preservation items. Because of project uncertainties outlined there may be impacts to the ultimate development which may not allow the project to mirror the generalized development plan as proposed. Staff has conducted a Comprehensive Plan analysis and determined the proposed project to be inconsistent with the goals and objectives on the Comprehensive Plan. Please see Appendix A for the complete Comprehensive Plan analysis.

Section 23-4.5.7 of the County Zoning Ordinance outlines eight standards that shall be met by an application for consideration of approval. The following table details those standards with staff comments.

STANDARDS OF REVIEW FOR SPECIAL USE APPROVAL	
STANDARD	**STAFF COMMENT**
1. Proposed use is in accord with the comprehensive plan and other official plans adopted by the county.	The proposed use generally conforms to comprehensive plan with regard to the Rural Residential Land Use designation of the site; however, special use review is primarily based on the proposal's ability to mitigate its impacts within the context of the proposed location. Staff has identified a number of outstanding concerns related to potential environmental impacts, safety, and transportation impacts that have not been

	satisfactorily addressed as identified in staff's analysis.
2. Proposed use or development of the land will be in harmony with the scale, bulk, coverage, density, and character of the area.	A campground use could be developed to be in harmony and compatible with the character the area with certain enhanced features, including screening, and project mitigation to adverse impacts. Additionally such a use provides a tourism oriented destination along Lake Anna. However, the project as proposed has not provided the County with the necessary information or assurances that the project addresses the areas of concern which predominately revolve around environmental impacts. Other concerns relate to transportation impacts, noise, impacts to the lake, safety on the lake, impacts to internet service and potential impacts to existing wells all as identified in staff's analysis.
3. Proposed use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.	The applicant has provided a preliminary assessment of groundwater to determine adequate capacity to serve the proposed use; however, the analysis does not consider potential impacts upon existing wells that serve nearby residences in the surrounding area. Staff remains concerned about these impacts and how they could potentially impact the use of adjacent land and buildings. Furthermore, the design of the water treatment facility is unknown. Potential impacts to the groundwater and the lake could result from the facility or the lack of maintenance of the facility. Attempts to craft conditions to address the potential impacts of such a facility are speculative without more information. Other concerns relate to transportation impacts, noise, impacts to the lake, safety on the lake, impacts to internet service and potential impacts to existing wells all as identified in staff's analysis.
4. Proposed use will not adversely affect the health or safety of persons residing or working in the neighborhood.	The compatibility of the water related uses associated with this project (boat docks, marina, and swimming) given the existing water quality concerns over harmful algae blooms in the western end of Lake Anna remains a concern all as identified in staff's analysis. Staff recommends proactive measures be employed to help reduce the extent of the existing water quality issues in proximity to the project. The applicant has indicated the design will address their own onsite pollutant generations associated with private

	treatment but at this time proposes no measures to help offset and improve existing water quality conditions upon which this project would interact. The design of the water treatment facility is unknown. Potential impacts to the groundwater and the lake could result from the facility or the lack of maintenance of the facility. Attempts to craft conditions to address the potential impacts of such a facility are speculative without more information.
5. Proposed use will not be detrimental to the public welfare or injurious to property or improvements within the neighborhood.	The compatibility of the water related uses associated with this project (boat docks, marina, and swimming) given the existing water quality concerns over harmful algae blooms in the western end of Lake Anna remains a concern all as identified in staff's analysis. Staff recommends proactive measures be employed to help reduce the extent of the existing water quality issues in proximity to the project. The applicant has indicated the design will address their own onsite pollutant generations associated with private treatment but at this time proposes no measures to help offset and improve existing water quality conditions upon which this project would interact. The design of the water treatment facility is unknown. Potential impacts to the groundwater and the lake could result from the facility or the lack of maintenance of the facility. Attempts to craft conditions to address the potential impacts of such a facility are speculative without more information. The applicant has provided a preliminary assessment of groundwater to determine adequate capacity to serve the proposed use; however, the analysis does not consider potential impacts upon existing wells that serve nearby residences in the surrounding area. Staff remains concerned about these impacts and how they could potentially impact the use of adjacent land and buildings. Furthermore, the design of the water treatment facility is unknown. Potential impacts to the groundwater and the lake could result from the facility or the lack of maintenance of the facility. Attempts to craft conditions to address the potential impacts of such a facility are speculative without more information. In addition to the algae blooms, shore stabilization along the lake is deteriorating. Additional watercraft traffic

	from the proposed marina is expected to create further impacts to shoreline erosion on the subject property and those offsite. The applicant indicates they will address shoreline protection for their project but thus far no details have been provided. With respect to the project's impact to adjacent and nearby shorelines, the applicant has provided no assessment or mitigation proposals. There are also watercraft safety concerns including seasonal low water levels near the proposed marina and narrow passage ways ("choke points") leading to and from the proposed marina and Stubbs Bridge. To date, the applicant has not provided a water depth analysis to confirm adequate water levels exist to safely accommodate watercraft.
6. Proposed use is appropriately located with respect to transportation facilities, water supply, wastewater treatment, fire and police protection, waste disposal, and similar facilities.	Regarding the water supply, the applicant has provided a preliminary assessment of groundwater to estimate adequate capacity to serve the use proposed however the analysis does not consider potential impacts upon existing wells that serve nearby residences in the surrounding area. Regarding waste disposal, the applicant has provided an onsite convenience center to be collected by a private company. The project is located approximately 4 miles from Fire and Rescue Station #9. The design of the water treatment facility is unknown. Potential impacts to the groundwater and the lake could result from the facility or the lack of maintenance of the facility. Attempts to craft conditions to address the potential impacts of such a facility are speculative without more information.
7. Proposed use will not cause undue traffic congestion or create a traffic hazard.	The applicant must meet all legal requirements of the neighboring jurisdiction and the VDOT Louisa Residency for an entrance on Rt. 522. Staff notes a secondary emergency only access is proposed via Days Bridge Road. The County requested a traffic analysis for the proposed Route 719 Days Bridge Road emergency entrance including verification that the project's traffic and emergency vehicles can perform safe turning movements without additional road improvements, verification has not been submitted.

8. Proposed use will have no unduly adverse impact on environmental or natural resources.	The extent of RPA shown in the GDP remains in question at this time. At present the generalized development plan does not provide an onsite study based portrayal of the true extent of resource protection areas and wetlands. Lacking this information, staff cannot definitively confirm the project layout as shown will be feasible. Additionally, the extent of reforestation required to reverse existing agricultural incursions into the RPA necessary due to change in land use within these areas will change as well. Staff remains concerned about impacts upon natural resources. The applicant has provided a preliminary assessment of groundwater to estimate adequate capacity to serve the use proposed however the analysis does not consider potential impacts upon existing wells that serve nearby residences in the surrounding area. The project attempts to address their own onsite pollutant generations associated with private treatment but at this time proposes no measures to help offset and improve existing water quality conditions upon which this project would interact. The design of the water treatment facility is unknown. Potential impacts to the groundwater and the lake could result from the facility or the lack of maintenance of the facility. Attempts to craft conditions to address the potential impacts of such a facility are speculative without more information. Impacts to the shoreline are imminent with the proposed use. There is existing erosion in various locations along the lake which may be exacerbated with additional boat traffic to and from the site. The applicant has not supplied a shoreline stabilization study to determine the full extent of shoreline armoring/protection warranted.

II. Key Findings

In Favor:

- The proposal is consistent with County tourism diversification and enhancement goal. As a tourism oriented commercial use this project is expected to have a positive fiscal impact to the County.

Against:

- The proposal is inconsistent with the majority of the goals and objectives of the Comprehensive Plan as the applicant has not addressed or attempted to mitigate identified impacts as identified in staff's analysis.

- The proposed use is not compatible with the development pattern of the immediate area which is predominately single-family residential and agricultural land. The applicant seeks to reduce required landscaping and has not proposed any noise mitigation (acoustical shielding, berming or site orientation) for the proposed amphitheaters except to offer a prohibition of the use of audio amplification.

- The GDP identifies a primary access to the project is from a proposed public road from Zachary Taylor Highway (Route 522) which is located within Orange County; the plans for the public entrance road and associated improvements has not yet been approved by Orange County or the VDOT Louisa Residency.

- The applicant proposes to use Days Bridge Road (Route 719) as an emergency access only; however, the applicant has not completed a traffic impact analysis in order to verify what transportation improvements will be necessary to safely accommodate the project's traffic and emergency vehicles.

- The development is forecast to have approximately1,418 daily vehicle trips and 129 peak hour trips. The applicant has not demonstrated that the existing Days Bridge Road (Route 719) can safely handle this increase in traffic in the event of an emergency or an accident at the intersection of the proposed public road and Zachary Taylor Highway (Route 522).

- The GDP depicts an emergency access from Days Bridge Road (Route 719) as gated with an inadequate turnaround area between the gate and Days Bridge Road (Route 719).

- The applicant has provided a preliminary assessment of groundwater to determine adequate capacity to serve the use proposed; however, the analysis does not consider potential adverse impacts upon existing wells that serve residences in the surrounding area.

- The applicant has not provided a water depth analysis to confirm there is sufficient water depth to safely accommodate watercraft to and from the proposed marina.

- Additional activity and development along the lake may exacerbate the existing environmental issues that plague Lake Anna. The applicant has provided little to no details on how the project will mitigate its impact on the lake and proposes no measures to offset and improve the existing water quality conditions.

- The applicant has not supplied a shoreline stabilization study to determine the full extent of shoreline armoring/protection that may be warranted for the subject property or offsite.

- The applicant has not provided the County a wetlands delineation study or a determination for perennial flow of water bodies. Without this information, the limits of developable area on the properties is unknown and could have significant impacts to the project layout. The

minimum open space requirement is 20.3 acres and the GDP depicts approximately 56 acres is provided; however, the applicant has not verified that the area within wetlands, resource protection areas, floodplains and slopes (greater than fifteen (15) percent) do not comprise more than fifty (50) percent of the total required open space as required by Code

- While permanent occupancy is not proposed, the County's enforcement of a condition prohibiting permanent occupancy is quite challenging. Existing campground facilities with private rules and regulations on the matter face similar challenges with enforcement. A number of issues arise from such a scenario, not the least of which is overloads to water treatment facilities. These types of facilities are not designed to accommodate permanent occupancy. The project as proposed may include up to 90 Park-Model RVs on site which are manufactured to be quasi-permanent and may further contribute to the enforcement challenges.

- The design of the wastewater treatment facility is unknown. Depending on the design of the facility the regulating authority will either be the Virginia Department of Health (VDH) or the Department of Environmental Quality (DEQ). Potential impacts to the groundwater and the lake could result from the facility or the lack of maintenance of the facility. Attempts to craft conditions to address the potential impacts of such a facility are speculative without more information.

III. Recommendation

Uses that are designated as special uses are generally compatible with other uses permitted in a district; however, due to their unique characteristics or potential impacts, require individual consideration of their design, configuration or operation at the particular location (Sec. 23-4.5.1). While the use generally conforms to the Rural Residential land use designation, the special use review is chiefly based on a proposal's ability to mitigate its impacts within context of the proposed location. Based on staff's findings against and the project's failure to meet the Standards of Review, staff recommends Denial of SUP21-0005. Should the Planning Commission deem this application appropriate for approval, staff recommends the following conditions:

1. The Four Seasons RV Campground Resort ("Project") to be developed on Tax Parcels 53-A-1 and 53-A-1B ("Property") pursuant to special use permit SUP21-0005 ("SUP"), must be developed in conformance with the Generalized Development Plan ("GDP") titled "Four Seasons RV Campground Resort Generalized Development Plan – Graphic For Special Use Permit" dated 9/17/2021 and last revised 11/04/2021 , except for any location outside of Spotsylvania County, including the identified Project access location and the emergency only access on Days Bridge Road. The GDP is attached hereto and incorporated herein by reference. To the extent that the conditions herein are contrary to the GDP, the conditions herein supersede the GDP and control. The verbs "will" and "must" as used throughout this Special Use Permit denote a mandatory act or requirement. Any adjustments to the GDP are subject to the approval of the County's Zoning Administrator, and in no event do approved adjustments to the GDP relieve the Operator and Owner from providing all of the following amenities as shown on the GDP: Community center, bathhouse, laundry facilities, community campfire rings, golf cart

facility, marina, marina snack shack/bait shop, playgrounds, four pickle ball courts, sport court, pool, hot tub, kidding pool, splash pad, poolside clubhouse, tiki bar, amphitheaters, dog parks, and a welcome Center. Amenities must be substantially in accord with the scale and character of those facilities described and depicted on the GDP.

2. These conditions bind the applicant, any and all owners, any management company, and any agent of the applicant, jointly and severally, who are referred to, collectively, as the "Operator".
3. A maximum of 300 camp sites are allowed in the Project.
4. A maximum of 49 boat slips are allowed in the Project and restricted to registered users of RV campsites during the time of rental.
5. The Project must not create any adverse impacts to wells existing at the time of construction, as well as to any wells existing at the time of any modification to the amount or rate of the Project's water draw. Prior to issuance of any land disturbance permit for any portion of the Property, the Operator must commission a Hydrogeological Study & Aquifer Test and the study and results must be submitted to the Zoning Administrator. The study must be conducted by a Virginia Certified Professional Geologist hired by the Operator. No land disturbance permit will be issued for any portion of the Property without a Virginia Certified Professional Geologist's confirmation that the proposed Project does not and will not create any adverse impacts to existing wells. Further, prior to any changes impacting the amount or rate of the water draw from the well for the Project, the Operator must demonstrate to the Zoning Administrator that the proposed changes will not create any adverse impacts to then-existing wells. Confirmation must be provided by a Virginia Certified Professional Geologist hired by and at the expense of the Operator.
6. The Property and Project must be owned and operated as a single economic entity. No portion of the Property or Project, such as individual camp sites or amenities, can be sold, leased, or otherwise transferred to a third party. This Condition does not prohibit the rental of individual camp sites and boat slips for a period of time up to 21 days within a 60 day period in a calendar year.
7. The applicant must provide a main entrance that is served by a public road. The main entrance and any public road improvements must be constructed to meet VDOT standards to accommodate the largest vehicle and trailer combination, to be no less than70' in length, which is reasonably expected to access the Property.
8. All necessary road improvements to serve the Project must be constructed and approved by the County and VDOT, if applicable, before any land disturbance permit for any portion of the Project is issued.
9. Prior to issuance of a land disturbance permit, the Operator must provide the County with a Traffic Impact Analysis (TIA) identifying the improvements necessary to accommodate the largest vehicle and trailer combination, to be no less than70' in length, or a FREM vehicle to ensure safe turning movements and adequate sight distance, as determined by VDOT, is provided.
10. The onsite wastewater treatment facility must be designed in conformance with the requirements of each agency having jurisdiction to regulate the onsite wastewater

treatment facility. The onsite wastewater treatment facility must also be designed to, at a minimum, provide nitrogen and phosphorous removal and effluent disinfection.

11. The onsite wastewater treatment facility must be owned by the Operator at all times, but must be operated and maintained by an Operations and Maintenance Provider hired by the Operator, and licensed through the Virginia Department of Professional and Occupational Regulation (DPOR). The Operations and Maintenance Provider must provide monthly operation, inspection, and maintenance reports on the facility to the regulating agency. Any repairs or maintenance issues must be addressed and repaired within 24 hours after observation by the Operations and Maintenance Provider, or as otherwise directed by the regulating authority.
12. All camp sites and all amenities with water connections must have direct sewer connections to the sewage disposal system. Portable waste water collection tanks are prohibited.
13. Use of the dump stations, including the boat slips of the marina, directly connected to the sewage disposal system is restricted to registered users of RV camp sites during the time of the rental.
14. All water and sewer infrastructure must be constructed to meet the most recent version of the Spotsylvania County Utility Design and Construction standards manual. All as-built plans, construction inspection documentation, and a utility GIS shape file must be provided to the Utilities Department for records retention. Prior to any changes or additions to the private system, the Operator must notify the Spotsylvania County Utilities Department and provide sufficient, as determined within the sole discretion of the Spotsylvania County Director of Utilities, supporting documentation to demonstrate that any changes or additions meet the version of the Spotsylvania County Utility Design and Construction standards manual in effect at the time of the change or addition.
15. The use and application of fertilizer containing any nitrogen or phosphorous is prohibited on the Property post-construction. Enhanced Best Management Practice (BMP) features must be installed at the outfalls and a vegetative buffer must be installed at non-point-source run-off locations.
16. Prior to the issuance of any land disturbance permit for any portion of the Property, water quality testing must be performed within the tributaries and discharge points to bodies of water and wetlands on the Property. Testing locations must be approved by the Spotsylvania County Deputy Director of Environmental Code. The water quality testing results must include a summary of the results, and be submitted to the Spotsylvania County Deputy Director of Environmental Code prior to the issuance of any land disturbance permit. Annually thereafter, the Operator must conduct water quality testing within the month prior to the anniversary date of the issuance of the permit, under the same requirements as for the initial test, and submit the results to the Spotsylvania County Deputy Director for Environmental Code prior to the anniversary date of the issuance of the permit.
17. If evidence of an increase in nitrogen or phosphorous is discovered in any waters or wetlands on the Property, the Operator must identify the source, as soon as possible, but in no event later than 30 days from the discovery date, and prepare a plan for remediation to be approved by the Spotsylvania County Deputy Director of Environmental Code. The

approved remediation plan must be implemented and completed within 30 days of approval or such time as directed by the Spotsylvania County Deputy Director of Environmental Code.

18. Existing cleared areas used for agriculture on the Property that are located within delineated Resource Protection Areas must be reforested by the Operator in accordance with the Chesapeake Bay requirements.
19. Prior to issuance of any land disturbance permit for any portion of the Property, the Operator must provide a shoreline stabilization plan for the Property to include a living shoreline design, as defined by the Coastal Zone Management Program of DEQ. Installation of all stabilization improvements must be completed by the Operator and approved by Spotsylvania County Deputy Director of Environmental Code and Dominion Power prior to issuance of the Zoning Use Permit.
20. Prior to issuance of a land disturbance permit for any portion of the Property, the Operator must complete the required Jurisdictional Determination (JD) process with the US Army Corps of Engineers (USACE) and DEQ; additionally, a determination of water bodies with perennial flow must be completed and approved by the Spotsylvania County Deputy Director of Environmental Code.
21. Prior to issuance of any land disturbance permit for any portion of the Property, the Operator must provide a Stormwater Management Plan, which must be designed and constructed to meet, at a minimum, all applicable federal, state, and local regulations and requirements, including, but not limited to, the Virginia Department of Environmental Quality and Spotsylvania County regulations and requirements, and applicable regulations and requirements mandated by the Chesapeake Bay Preservation Act.
22. The Stormwater Management plan must provide 100% of the required water quality treatment through onsite best management practices; offsite nutrient credits cannot be purchased or used to address water quality requirements.
23. Prior to issuance of any land disturbance permit for any portion of the Property, the Operator must provide an Erosion and Sediment Control Plan, which must be designed to meet at a minimum, all applicable federal, state, and local regulations and requirements, including, but not limited to, the state minimum standards as outlined in the Virginia Erosion and Sediment Control Handbook as well as any additional Spotsylvania County regulations and requirements.
24. The Operator must prepare and submit a Buoy Application to the County so as to implement a “no wake zone” across the entire lake-frontage of the Project and Property. The buoy system must be approved by the Department of Wildlife Resources (DWR) and fully installed prior to issuance of the Zoning Use Permit. The buoy system must be maintained for the duration of operation of the Project use as allowed by DWR.
25. The Operator must provide public safety access to Lake Anna to launch and return public safety marine units. The Operator must reserve a boat slip upon request for use by the Spotsylvania Sheriff’s Department.
26. The Operator must provide dry hydrants in the quantity and locations as approved by the FREM prior to site plan approval. The dry hydrants must be installed, inspected and approved by the FREM prior to the issuance of the Zoning Use Permit.

27. Prior to issuance of a land disturbance permit for any portion of the Property, the Operator must submit to the Zoning Administrator the report of a bathymetric study conducted by a Virginia-licensed professional hydrographer. The report must identify the maximum size of water craft that can safely navigate to and from the marina based on existing site conditions. Only water craft that meet the size limitations of the hydrographer report are permitted at the marina or otherwise on the Property.
28. No use of microphones, bullhorns, public address or audio amplification devices is allowed to occur on the Property between 10:30 p.m. and 8:00 a.m. The Operator must adopt and enforce rules and regulations which prohibit audio amplification including and between those hours. The adopted rules and regulations must be provided to the Zoning Administrator for review and approval prior to issuance of the Zoning Use Permit.
29. The Operator must designate and maintain at least one point of contact, who is knowledgeable about the Project's operations, for all questions or complaints related to the Project during construction and operation. A toll-free phone number and email address must be provided for communication by the public and guests of the Project with the designee. At a minimum, the contact information must be published on the Operator's website, be included in the adopted rules and regulations for the Project, and be conspicuously posted onsite at the Project near the main office. The designee must be available in person and/or by phone 24 hours per day, 7 days per week, 365 day per year and must respond to any questions or complaints related to the Property or Project within a 24-hour timeframe.
30. Transitional screening must be provided in accordance with the Spotsylvania County Planning Design Standards Manual Article 6-7. One hundred percent (100%) of the transitional screening must be located on the Property. No waivers or modifications of the transitional screening requirements is permitted.
31. The following existing historical structures must be preserved on the Property: Farmhouse, School, and Smokehouse. Prior to issuance of a land disturbance permit on any portion of the Property, the Operator must preserve each structure by, at a minimum, implementing the mothballing process, which is identified in the guidance document provided by the U.S. Department of the Interior and attached as Exhibit A hereto, and incorporated herein by reference. The Operator must provide the Zoning Administrator an analysis of the existing conditions of each structure, documentation of the preservation efforts to be undertaken for each structure, and a complete set of interior and exterior photographs of each structure. Annually thereafter, the Operator must take photographs of the entire interior and exterior of each structure and issue a detailed report to the Zoning Administrator
32. The Operator must provide a dedicated Internet Service Provider (ISP) line to service the Project.
33. The Operator must obtain a temporary use permit or Special Entertainment Permit, as required by the Spotsylvania County Code, prior to hosting any special event open to the public.
34. Permanent occupancy of camp sites on the Property is prohibited. The Operator must adopt and enforce rules and regulations that prohibit permanent occupancy of camp sites on the Property and must limit guest stay durations on the Property to no more than 21

days within a 60 day period. Under no circumstance may a camp site or any portion of the Property serve as a primary residence. The adopted rules and regulations will be provided to the Zoning Administrator for review and approval prior to issuance of the Zoning Use Permit

35. The Operator must obtain any required permits and remain in compliance with all applicable federal, state, and local requirements, and must provide proof of such approvals within 30 days of the Zoning Administrator's request for them.

Should the Planning Commission wish to consider a condition requiring a decommissioning plan and bonding requirement for the project, the Commission may direct staff to craft a condition and specify what elements of the project should be included in the decommissioning plan. Staff recommends a decommissioning plan and estimate to include all aspects of the project to return the properties to existing conditions.

Spotsylvania County Government

Appendix A

Comprehensive Plan Analysis

SUP21-0005-Four Seasons RV Resort

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.

Special Use Case SUP21-0005- Four Seasons RV Resort is located in the southwest corner of Spotsylvania County within the Livingston Voting District. Total project acreage encompasses approximately 135 acres comprised of the combined acreage of Tax Map # 53-A-1 and 53-A-1B. The project is located outside of the limits of the Primary Development Boundary and will not be served by public water and sewer. As an RV Resort, by Code the use is classified as a *camp or recreation ground*. The subject property is currently zoned Resort Agricultural (R-A). Per Spotsylvania Code Sect. 23-6.5.1, the Purpose and Intent of the Resort Agricultural (R-A) District *…is to provide for low-density, single-family detached residential and agricultural uses in a rural setting on or near a lake.* Within Spotsylvania County R-A zoned property exists solely in proximity to Lake Anna. The existing R-A zoning is appropriate for the location. In addition to being in a location consistent with the purpose and intent of the R-A zoning district, the zoning district is considered appropriate with the County's land use vision. Staff notes that camp or recreation grounds by their nature are not a-typical in rural locations or along water bodies. Locally, Lake Anna State Park is located along Lake Anna frontage and includes camping facilities approximately 4 miles to the east (as the crow flies). Both KOA Holiday Campground and Indian Acres are outside of the Primary Development Boundary within rural areas. Per the County's presently adopted Comprehensive Plan, the project area is located within a Rural Residential land use area per Chapter 2-Land Use and its corresponding Land Use map.

The Rural Residential Land Use designation is described as:

> *This category encompasses most of the area outside the Primary Development Boundary. In general, rural residential development has a density of one unit per two acres and greater, including large lot residential, cluster development, farms, and forestland. These properties are served by private wells and septic systems. The preservation of land through conservation easements or preservation methods defined by the County Code may also be appropriate within this land use…*

Under R-A zoning, per Code Sect. 23-6.5.3-Special uses, the proposed use of *camp or recreation ground* requires a special use permit. As per County Code Section 23-4.5.1, *Uses that are designated as "special uses" are generally compatible with other land uses permitted in a zoning district but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and the county as a whole, require individual consideration of their design, configuration, and/or operation at the particular location proposed.* Special use review therefore is chiefly based on a proposals ability to mitigate its

impacts within context of the proposed location. As specified in County Code Sect. 23-4.5.7, special use applications are subject to 8 standards of review upon which recommendations are based, as follows:

(1) That the proposed use is in accord with the comprehensive plan and other official plans adopted by the county;

(2) That the proposed use or development of the land will be in harmony with the scale, bulk, coverage, density, and character of the area or neighborhood in which it is located;

(3) That the proposed use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;

(4) That the proposed use will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use;

(5) That the proposed use will not be detrimental to the public welfare or injurious to property or improvements within the neighborhood;

(6) That the proposed use is appropriately located with respect to transportation facilities, water supply, wastewater treatment, fire and police protection, waste disposal, and similar facilities;

(7) That the proposed use will not cause undue traffic congestion or create a traffic hazard;

(8) That the proposed use will have no unduly adverse impact on environmental or natural resources.

Through analysis of the proposal staff has identified a number of project related concerns that have not been satisfactorily addressed in advance of the special use permit public hearing. This is chiefly based on uncertainties regarding environmental mitigations and offsite impacts as outlined in the Comprehensive Plan analysis that follows.

Staff does not believe the application submittal has provided an adequate depth of information to fully evaluate project impacts upon adjoining properties and natural resources particularly and whether the proposal can meet special use permit standards of review. Based on review of Comprehensive Plan policies, goals, objectives alone we have identified lingering concerns related to standards of review #1, #2, #3, #4, #5, #6, #8. To address the items, staff has drafted recommended conditions intended to mitigate concerns. Staff has crafted the conditions based on the information available. Remaining unknowns related to transportation and environmental impacts leave uncertainties concerning the effectiveness of the aforementioned conditions proposed. As outlined in the County Special Use Permit application packet, The Board of Supervisors' vote on the issuance of the Special Use may include conditions as it deems necessary to ensure that the proposed use meets the standards set forth in Section 23-4.5.7 of the Zoning Ordinance and to prevent or minimize adverse impacts on nearby properties and/or the County.

Through analysis of the proposal staff has identified a number of natural resource related concerns that have not been satisfactorily addressed to assure proper mitigation. Those items are identified under the Natural Resources portion of the analysis. They are the primary items associated with standards of revue

deficiencies. Staff has identified a number of other mitigation items throughout the analysis such as noise attenuation, rural character protection along rural roadways, historic resource preservation items.

Because of project uncertainties outlined that may impact the ultimate development of the generalized development plan as proposed, if this project is supported to move forward, staff recommends employing a condition that typically appears in rezoning proffer statements that allow for a degree of flexibility to accommodate site details that remain unknown and may have regulatory impact on the development as proposed. The proffer language below is provided as an exhibit:

> *Notwithstanding the foregoing, all parcel lines, parcel and lot sizes, building envelopes, building or unit sizes, public road locations, private driveway and travel way locations, waste facilities, parking areas, utility locations, storm water management facilities, amenities, 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 the requirements of state and federal agency regulations including, but not limited to, DHR, VDOT, DEQ, DCR, Army Corps., etc., and 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.*

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:

Economic Development and Fiscal Sustainability:

Guiding Principles and Policies A. Spotsylvania County is a "business friendly" community and local job creation is a priority. Guiding Principles and Policies A.1. Encourage business investment in the County and promote the relocation of federal and state agencies to the County, providing more opportunities for Spotsylvania County residents to work in the County. Guiding Principles and Policies B.5. Diversify and enhance tourism opportunities in the County. On balance the proposal is business friendly by helping support tradesmen and suppliers throughout the construction phase. As an RV Resort this use will have staff to operate the project going forward. Following construction once occupancy occurs, additional RV campers in the area inevitably will help support commerce demand for goods and services, supporting business and employment offsite as a spin-off benefit. Where users of the campground are coming from and going to will likely dictate much of the offsite commerce behavior and to what locality may benefit. Offsite tourism and commercial destinations vary by interest as well. At this time certainties to Spotsylvania County are unknown. This is a tourism oriented business for the County within its own confines with potential for offsite benefits to occur within the County and surrounding areas (sight-seeing, visiting other attractions, consumer goods and services, etc.). Staff requested feedback from the applicant concerning spin-off benefits associated with this project versus users "staying put" within the confines of the project. According to the applicant,

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The resort will be aggressively partnering with local businesses and attractions to offer guests discounts and incentives to events, attractions, and local establishments. Daily digital media marketing and website promotions for guests will be used. The resort will be dedicating significant resources to local revenue generation. We have verifiable data showing how this rising tide lift all ships. Spotsylvania needs lodging if it wants to support tourism. Outdoor Hospitality venues create jobs, provide tax dollars, and provide for ancillary revenue to their communities. The guests at this park will buy groceries, frequent restaurants, visit attractions, go to movies, visit stores, and give an overall economic shot in the arm to all businesses in the area.

Additionally, according to the applicant, *the management firm has designed and managed several similar properties. These are included in the original submission. Examples of two properties in the Mid-Atlantic region are Castaways RV Resort and Campground and Massey's Landing RV Resort and Campground. The parks mentioned above have had a positive effect on the surrounding communities by providing economic boosts, added to tourism in the area, and have provided positive environmental impacts by providing shoreline restoration, state of the art wastewater treatment, nitrogen mitigation, wetlands protection, and environmental awareness to the guests*

The proposal is consistent with County tourism diversification and enhancement goal.

Guiding Principles and Policies B. Spotsylvania County is fiscally sustainable. B.1. Achieve a 70/30 mix of residential to commercial/industrial development (based on assessed value), and the annual growth of the industrial and commercial tax base at a rate greater than 2% Guiding Principles and Policies B.1.c. Diversify the non-residential tax base by encouraging a wide variety of businesses to locate in the County.

This project is expected to complement fiscal policies and goals. As a tourism oriented commercial use this project is expected to have a positive fiscal impact to the County. The County's conservative fiscal impact model projects a fiscal benefit. Concerning fiscal sustainability, applicant feedback about the project is as follows:

> *Under current conditions, the property (as of 2021 data) is assessed just over $1.3M for land and just over another $200k for the buildings. Under by-right development densities in the R-A district, these two lots (that were created in 2017 from a single lot) can only result in a total of 4 more lots (6 lots total) using the annual division process. Thus, under the existing by-right conditions, the tax benefit and investment will never grow more than potentially a 3X increase. However, under our proposed development plan, millions of dollars will be invested to develop this luxury resort, and millions of dollars will be collected in annual revenues. That all supports a substantial increase in tax revenues to Spotsylvania County. The ESTIMATED annual income after market stabilization is ~$15M (+/-) and is estimated to yield $500k-$600k in annual taxes. Furthermore, it provides these increased tax revenues through the means of tourism-activities rather than through addition of residences (that bring as many tax burdens as tax sources). And it does all of this while still being a low-impact development with VERY low lot-coverage. Clearly that hits many of the goals of the County's Comprehensive Plan.*

The 70/30 mix is an aspirational goal. As of 2020, based on assessed value, the percentage of residential contribution compared to commercial/industrial was approximately 82/18. The figure does not remain static and can be influenced by economic activity surges and slowdowns. Focused industry sectors active in the area such as residential building compared to commercial building activity may also be a factor. As a commercial project this proposal is favorable toward County's commercial growth rate and the 70/30 land use based revenue diversification goal.

As a commercial operation staff notes the project narrative states the Four Seasons RV Resort campground, including the 300 RV camp sites, will be owned and operated as a single business entity. None of the RV camp sites will be sold, ground-leased, condo-sold, or otherwise transferred. Staff recommends this commitment be included in project conditions so to avoid ownership fragmentation, loss of cohesive ownership and management, administration of necessary water, sewer, stormwater infrastructure.

Staff notes that project parcels 53-A-1 and 53-A-1b have been in the County's land use taxation (deferral) program. The Land Use Program is a tax deferral, not a discount. The assessment of the land is based on the use value and not the fair market value. The tax deferral amount will be repaid with interest if the use of the land changes. Staff contacted the Spotsylvania County Commissioner of Revenue's Real Estate Division to inquire about land use taxation status and the amount of deferred taxes that would come due resulting from land use change not eligible for continuation of land use. Per the land use program, up to 6-years of rollback taxes plus interest would apply. Per the Commissioner of Revenue's office, staff estimates approximately $55,600 in deferred land use taxes will come due (total rollback tax estimate includes both project parcels). This figure does not include the additional interest payment that would be also be due, calculated by the Treasurer's office. This represents a one-time payment to the County.

Decommissioning

As a safeguard to the community and health of Lake Anna staff recommends development of a decommissioning plan and remediation fund be established to assure environmental impacts associated with onsite sewage treatment can be addressed if the operation becomes defunct, abandoned, or financially unable to address its treatment responsibilities. This safeguard is envisioned to avoid any long range public maintenance or cleanup costs.

Land Use:

Future Land Use Map Designation; 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; B.2.a. Each development proposal should include sufficient information to fully evaluate its impacts; 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, especially adjoining residential properties. The project is located outside of the limits of the Primary Development Boundary and will not be served by public water and sewer. As an RV Resort, by Code the use is classified as a *camp or recreation ground*. The subject property is currently zoned Resort Agricultural (R-A). Per Spotsylvania Code Sect. 23-6.5.1, the Purpose and Intent of the Resort Agricultural (R-A) District *…is to provide for low-density, single-*

family detached residential and agricultural uses in a rural setting on or near a lake. Within Spotsylvania County R-A zoned property exists solely in proximity to Lake Anna. The existing R-A zoning is appropriate for the location. In addition to being in a location consistent with the purpose and intent of the R-A zoning district, the zoning district is considered appropriate with the County's land use vision. Staff notes that camp or recreation grounds by their nature are not a-typical in rural locations or along water bodies. Locally, Lake Anna State Park is located along Lake Anna frontage and includes camping facilities approximately 4 miles to the east (as the crow flies). Both KOA Holiday Campground and Indian Acres are outside of the Primary Development Boundary within rural areas. Per the County's presently adopted Comprehensive Plan, the project area is located within a Rural Residential land use area per Chapter 2-Land Use and its corresponding Land Use map. The Rural Residential Land Use designation is described as:

> *This category encompasses most of the area outside the Primary Development Boundary. In general, rural residential development has a density of one unit per two acres and greater, including large lot residential, cluster development, farms, and forestland. These properties are served by private wells and septic systems. The preservation of land through conservation easements or preservation methods defined by the County Code may also be appropriate within this land use…*

Under R-A zoning, per Code Sect. 23-6.5.3-Special uses, the proposed use of *camp or recreation ground* requires a special use permit. As per County Code Section 23-4.5.1, *Uses that are designated as "special uses" are generally compatible with other land uses permitted in a zoning district but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and the county as a whole, require individual consideration of their design, configuration, and/or operation at the particular location proposed.* Special use review therefore is chiefly based on a proposals ability to mitigate its impacts within context of the proposed location. As specified in County Code Sect. 23-4.5.7, special use applications are subject to 8 standards of review upon which recommendations are based, as follows:

(1) That the proposed use is in accord with the comprehensive plan and other official plans adopted by the county;

(2) That the proposed use or development of the land will be in harmony with the scale, bulk, coverage, density, and character of the area or neighborhood in which it is located;

(3) That the proposed use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;

(4) That the proposed use will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use;

(5) That the proposed use will not be detrimental to the public welfare or injurious to property or improvements within the neighborhood;

(6) That the proposed use is appropriately located with respect to transportation facilities, water supply, wastewater treatment, fire and police protection, waste disposal, and similar facilities;

(7) That the proposed use will not cause undue traffic congestion or create a traffic hazard;

(8) That the proposed use will have no unduly adverse impact on environmental or natural resources.

Staff does not believe the application submittal has provided an adequate depth of information to fully evaluate project impacts upon adjoining properties and natural resources particularly and whether the proposal can meet special use permit standards of review. Based on review of Comprehensive Plan policies, goals, objectives alone we have identified lingering concerns related to standards of review #1, #2, #3, #4, #5, #6, #8. To address the items, staff has drafted recommended conditions to mitigate concerns. Staff has crafted the conditions based on the information available. Remaining unknowns related to transportation and environmental impacts leave uncertainties concerning the effectiveness of the aforementioned conditions proposed. As outlined in the County Special Use Permit application packet, The Board of Supervisors' vote on the issuance of the Special Use may include conditions as it deems necessary to ensure that the proposed use meets the standards set forth in Section 23-4.5.7 of the Zoning Ordinance and to prevent or minimize adverse impacts on nearby properties and/or the County.

Through analysis of the proposal staff has identified a number of natural resource related concerns that have not been satisfactorily addressed to assure proper mitigation. Those items are identified under the Natural Resources portion of the analysis. They are the primary items associated with standards of revue deficiencies. Staff has identified a number of other mitigation items throughout the analysis such as noise attenuation, rural character protection along rural roadways, historic resource preservation items.

Noise Attenuation

The applicant has not provided an acoustical assessment. Staff has expressed particular interest in quiet hours and noise attenuation including the intended orientation of sound generating events/activities, acoustical shielding (whether it be vegetative, engineered, locating the stage area sub-grade with earthen attenuation such as berming, etc.). Staff recognizes that in addition to large open agricultural spaces that proximity to an open water body also expands reach of noise perception from distant locations. According to the applicant, *the resort will have mandatory quiet hours that will be strictly enforced. Final design of the amphitheater is pending but all acoustic measures for noise abatement will be part of the final submission. Campers appreciate activities and entertainment, but they are also dogmatic about quiet hours. There will be no activity at the amphitheater after or during quiet hours*.

Noise and enforceable management of noise nuisance in the County is established in County Code Sect. 14-51 and 14-52.

Staff recommends the project include conditions regarding noise such as specifying quiet hours, commitment to noise attenuation where applicable, and any large scale organized and/or limits on elevated sound generating events.

In an effort to maintain the rural character of the County and as an additional noise buffer, staff recommends that no waiver or modification be granted concerning required transitional screening and no landscape deviation below that depicted be permitted along the Days Bridge Road frontage aside from what may be required to meet sight distance requirements.

Rural Character Maintenance- Transitional Screening and Public Road frontages

In an effort to maintain the rural character of the County and as an additional noise buffer, staff recommends that no waiver or modification be granted concerning required transitional screening and no landscape deviation below that depicted be permitted along the Days Bridge Road frontage aside from what may be required to meet sight distance requirements.

Agricultural Land Use

As a general policy the Comprehensive Plan supports preservation of agricultural and silvicultural lands as exhibited by Comprehensive Plan **Introduction and Vision Guiding Principles and Policies D, Agriculture and silviculture are valued components of Spotsylvania County's economy; D.4, Identify ad protect productive agricultural and silvicultural lands; Historic Resources Policy 1.4, Promote and protect agriculture as the primary use of land in rural areas to promote the scenic character and economy in this area of the county.** Much of this site has been utilized for agricultural purposes. As such the property has a history of land use taxation as acknowledged above. The majority of the area has been cleared for that purpose. Staff notes per the Virginia Department of Conservation and Recreation's Natural Heritage Data Explorer that the Statewide Agricultural Model identifies this area with Class II, Class III, and Class IV land use suitability for agriculture. Recognizing that agricultural lands of value are a finite resource, the existing land use and its suitability in the area should be considered. Agricultural use is supported as a by-right use within the Resort Agricultural Zoning District and also supported in the land use description of Rural Residential.

Areas of undisturbed natural forest cover exist primarily exist along stream corridors, mapped resource protection areas however agricultural related clearing has invaded some of these areas. Development of the site for the use proposed will increase the amount of impervious surfaces within the project area. Per the GDP, total impervious coverage will equal 21.2% of the project area. Transitional screening, street buffering, and reforestation of resource protection areas (whose true extent is unknown at this time) will ultimately result in expanded vegetative cover compared to existing agricultural use.

Land Use Policies Applicable to All Land Uses 7. There is an identified need for provision of fiber optic cable and other technological infrastructure throughout the Primary Development Boundary, and to the extent feasible, the County as a whole.

Telecommunications and Internet Service

Concern was raised about the demand on cellular services and internet access as a result of additional users associated with the project straining capacity in the area and negatively impacting the existing community and emergency services communications. According to the applicant via comment response letter, *the entire resort will be served by a broad-band internet service with resort-wide wifi service – providing a secure, reliable, and fast means of serving the internet and cellular needs of resort guests. Microwave Internet is an internet connection delivered over the 'last mile' by a high capacity microwave radio link, it is also known as radio shot, wimax, wifi link, wireless internet. It has the advantage of not requiring any infrastructure (other than power) at the client end, no cables, ducts or phone lines. Microwave Internet provides the exact same upload & download speeds you get from a traditional fiber line. By serving the resort guests on this platform, we will be able to insure that (1) our guests have the*

communication infrastructure that they need and (2) that none of the surrounding property owners experience a delay in their existing service strength.

Seeking input from the County Information Services (IS) Department staff has confirmed t*his areas cellular coverage is already lack luster. There is a cell tower owned by SBA (2.68km bearing 335 degrees from the resort) in Orange County which the resort will be serviced by (VZW and AT&T). Capacity would take a hit, but it should not be that noticeable being that the resort will have dedicated WiFi. The next closest cell tower is owned by National Communications (5.34km bearing 167 degrees from the resort) in Spotsylvania county which would not handle any traffic from the resort being that the tower in Orange is closer.*

With input from County IS resources *as long as the resort does in fact bring in their own dedicated ISP, there should not be any effect to the current residents ISP and any cell capacity drain should not be that noticeable.*

To avoid offsite impacts on existing internet and telecommunications services utilized by the surrounding community in southwestern Spotsylvania County, staff recommends that planned onsite resort-wide broad-band internet service with wifi be conditioned as part of this application if approved.

Transportation:

Introduction and Vision Guiding Principles and Policies B.3.c. "Access management" in the form of systematic control of the location, spacing, design, and operation of entrances, median openings, traffic signals and interchanges should be utilized for arterial and major collector roads in order to minimize the vehicular traffic impacts of new development. This projects main point of access per the GDP is proposed via a newly constructed VDOT approved public road extending to Zachary Taylor Hwy to the west. Per VDOT functional classifications, Zachary Taylor Hwy is the highest tier functional classification road in the area, identified as a minor arterial. Monrovia Road also in the area has a lower tier classification of major collector. All other roads in proximity to the project are local roads. Given existing road infrastructure in the area, Zachary Taylor Hwy is best suited for the project entrance. Staff notes a secondary emergency access only access is also proposed via Days Bridge Road. The GDP note for Days Bridge Road specified a "gated rear access for service vehicles and emergency access only".

As described in the staff report:

This development proposes two entrances. The first is a main entrance on Route 522 Zachary Taylor Highway located in Orange County and is classified as a minor arterial. Staff notes that future analysis of a primary entrance from Route 522 Zachary Taylor Highway will be required by Orange County Transportation staff and the VDOT Louisa Residency. The second point of access is provided from Route 719 Days Bridge Road located in Spotsylvania County which is classified as a Local Road. The applicant proposes to use Route 719 Days Bridge Road only for emergency access. The 2019 VDOT Average Annual Daily Traffic for Route 522 Zachary Taylor Highway was 3,200 and 250 for Route 719 Days Bridge Road. The development is forecast in 2023 to have 1,418 daily vehicle trips and 129 peak hour trips. The County requested a traffic analysis for the proposed Route 719 Days Bridge Road entrance including verification that the project's traffic can safely navigate Days Bridge Road and perform safe turning movements, verification has not been submitted.

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The transportation staff notes that the applicant did not perform traffic counts at either site entrance which is unusual for a case with this level of daily traffic. Peak hour traffic movements at the primary Rt. 522 entrance was inferred using available VDOT traffic data from 2019 inflated to 2023 using a 2% growth factor for Rt. 522 traffic. Trip Generation analysis used ITE trip rates, but did not account for Passenger Car Equivalents (PCEs), e.g., 1 RV = 3 cars, despite having a high amount of heavy vehicle traffic from RVs and trucks relative to cars for the case. However, with that said, the applicant is including full turn lane improvements for its Rt. 522 entrance which will be adequate to accommodate projected site traffic even with PCEs being taken into account. With that being said, all entrance improvements on Rt. 522 must be permitted through Orange County and the VDOT Louisa Residency.

Uncertainties remain concerning site access viability as proposed.

Transportation Goal 1. Maintain acceptable Levels of Service on public roads; Transportation Goal 1.2. Achieve no less than a "D" Peak Hour Level of Service on the VDOT Primary Street System. Transportation Goal 2. Ensure that new development does not degrade Levels of Service and mitigates its impact on the transportation network.

Per County transportation staff analysis of impacts upon local roadways:

This development proposes two entrances. The first is a main entrance on Rte 522-Zachary Taylor Highway in Orange County and is classified as a minor arterial. The second is for Rte 719-Days Bridge Road which is classified as a Local Road. The applicant proposes to use Rte 719-Days Bridge Road only for emergency access. The 2019 VDOT Average Annual Daily Traffic for Rte 522-Zachary Taylor Highway was 3,200 and for Rte 719-Days Bridge Road was 250. The development is forecast in 2023 to have 1,418 daily vehicle trips and 129 peak hour trips. The County has a Traffic Impact Assessment (TIA) study threshold of 750 daily vehicle trips or 100 peak hour trips for development so a TIA is required for this case, but has not been submitted to the County yet. The County also requested traffic analysis for the proposed Rte 719-Days Bridge Road entrance including verification that heavy and emergency vehicles will be able to safety turn without additional road improvement, but this has not been submitted yet.

The applicant did not perform traffic counts at either site entrance which is unusual for a case with this level of daily traffic. Peak hour traffic movements at the Main Rte 522 entrance was inferred using available VDOT traffic data from 2019 inflated to 2023 using a 2% growth factor for Rte 522 traffic. Trip Generation analysis used ITE trip rates, but did not account for Passenger Car Equivalents (PCEs), e.g., 1 RV = 3 cars, despite having a high amount of heavy vehicle traffic from RVs and trucks relative to cars for the case. The applicant's statement that the turn lanes are not warranted along Rte 522 based on projected site traffic is not necessarily correct if PCEs are taken into account. The applicant is including full turn lane improvements for its Rte 522 entrance which will be adequate to accommodate projected site traffic even with PCEs being taken into account.

Uncertainties remain concerning site access viability as proposed.

As noted by the applicant upon questioning, *occupancy can vary by season and special times such as holidays. Guest stay limitations will be in place. There will be no long term or stored units permitted at the resort. As an average, the annual occupancy for such resort is 60% annually. The average length of stay is expected to be 5 days.* Staff expects that with the use traffic demands associated with this resort will

depend on time of year, weather, points of origin and destination, etc. We do not expect frequent examples throughout the year where hundreds of RV's would converge upon or leave the site all at once. Unless arrival and departure volumes were regulated and time rationed we expect the greatest potential for high volume traffic impacts associated with a project like this could be expected to occur during prime travel months, especially around extended holiday weekends, planned special events, or in advance of impending weather events where large scale exit of the site could occur.

Introduction and Vision Guiding Principles and Policies B.3.a. The County should support alternative onsite transportation alternatives such as pedestrian and bicycle facilities that connect to neighboring properties; Transportation Goal 2.6 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 Goal 3. Promote alternative modes of transportation and multi-modal facilities to more effectively address demands on the transportation network; Transportation Goal 3.2. Promote design and construction of appropriate bicycle and pedestrian facilities meant to enhance safety and avoid conflicts with motorized vehicles. Within the confines of the proposed private RV camp and recreation ground the applicant proposes recreational trails to enhance access to amenities and as a recreational resource for user enjoyment. Given the nature of the use, surrounding character and land use designations, connected bicycle and pedestrian infrastructure is not necessary at this time. Staff notes the nearest planned bicycle and pedestrian oriented improvement project per the County Trailways Master Plan extends along Monrovia Road to include paved shoulders. Monrovia Road is to the south and not part of the project frontage.

Trailways Master Plan

Within the confines of the proposed private RV camp and recreation ground the applicant proposes recreational trails to enhance access to amenities and as a recreational resource for user enjoyment. Given the nature of the use, surrounding character and land use designations, connected bicycle and pedestrian infrastructure is not necessary at this time. Staff notes the nearest planned bicycle and pedestrian oriented improvement project per the County Trailways Master Plan extends along Monrovia Road to include paved shoulders. Monrovia Road is to the south and not part of the project frontage.

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 processes. 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 2.4. The County should support the preservation of historic structures by incorporating them into the design of new development projects. Historic Resources Policy 3. Integrate historic and cultural preservation

goals with economic development, tourism, capital facility, and public safety goals. Historic Resources Policy 3.3 Foster a strong and complementary relationship between tourism promotion and historic preservation efforts, including promotion and awareness of the County's historic resources through the economic development efforts associated with the tourism industry.

Concerning historic resources there are historic structures of significance onsite. Staff identified these resources that are documented by the Virginia Department of Historic Resources (DHR 088-5058- 2008 update/ (Property name Edgewood)). Per the report Edgewood stands as an excellent of example of a Federal style building that was fashionably updated in the middle part of the 19th century with Italianate detailing on the facade. A brick school (1830) and log smokehouse remain on the property. The building was originally constructed in the Federal style for Reuben Lindsay Coleman. Primary resource identified as constructed 1827. DHR staff deemed this site as National Register of Historic Places (NRHP) eligible under architectural criteria. Staff notes historic revitalization efforts may be eligible for historic preservation tax credits associated with NRHP designation should the applicant decide to move forward and pursue such designation. The Virginia Department of Conservation and Recreation's Natural Heritage Data Explorer identifies the area with a preservation index value of 2, that reflects historic resources listed on, contributing to, or eligible for listing on the National Register of Historic Places/Virginia Landmarks Register. The project layout initially presented did not include these resources. Plans have since been positively adapted as noted in the project narrative to "preserve and showcase" all three of the structures onsite. These historic resources are proposed to be preserved and included as onsite attractions to complement the proposed use. Staff recommends historic building preservation as outlined in the project narrative be included in project conditions to assure historic resource preservation goals are met.

Feedback from the applicant concerning ability to offer educational and interpretive value onsite are well aligned with historic resources goals as outlined in Chapter 5. Per the applicant, *It is always a desire of the developers and the management team to retain buildings, particularly if they are of historical significance. We plan to use these buildings for educational purposes to teach guests about this history of the site. For example: The schoolhouse may be used by park rangers to teach guests about Lake Anna, its ecosystem, and the surrounding history of Spotsylvania County. Similar educational seminars take place at parks located on the eastern shore of MD and DE.*

Since the Comprehensive Plan supports historic resource documentation and educational opportunities the applicant may like to consider providing an analysis of existing conditions including photos and document revitalization efforts for historic archiving purposes. Additionally, the applicant may like to consider offering occasional limited special events/ tours of these resources to non-members as an educational, community outreach and historic resource education and interpretation opportunity to entities such as colleges/universities, tourism, Spotsylvania museum, etc.

Natural Resources:

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; Guiding Principles and Policies E. Spotsylvania County values its environmental resources; 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); 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; 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, especially adjoining residential properties; Natural Resources Policy 1. Balance the protection of environmental resources and natural wildlife habitats with development; Natural Resources Policy 1.3. Encourage land development practices, which minimize impervious cover to promote groundwater recharge, and/or tree preservation; Natural Resources Policy 2 Protect the County's potable water resources; Natural Resources Policy 3. Seek to create public/ private partnerships to promote and protect natural resources while integrating natural resource goals with community and economic development, tourism and, public safety goals; **Natural Resources Policy #1.11. Promote dark sky lighting.**

Natural Resources- Night-Sky/ Rural Friendly lighting

Spotsylvania County Code Sect. 23-5.12- Outdoor Lighting establishes regulations for new lighting installations. As amended in September 2016, aside from exempt outdoor lighting (Sect. 23-5.12.3*), each outdoor luminaire subject to these outdoor lighting regulations shall be a full cutoff or fully shielded luminaire.* County Code regulations establish night-sky friendly lighting requirements. The outdoor lighting ordinance also establishes footcandle limits at the property line. These impacts are further reduced with tree preservation areas and vegetative screening buffers.

Tree Preservation and Protection

The GDP notes existing vegetation within riparian buffer areas will be preserved except for limited hand-work cutting for improved site lines and limited clearing for installation of SWM treatment BMPs. Accommodation of roads and depicted trails and boardwalk will also require clearing. Additionally the GDP notes preservation of existing vegetation and open space in lieu of (and better than) planting of new transitional screening. As supported by staff and would be required due to change of use within the RPA areas, supplemental plantings within previously cleared riparian buffer areas including native grasses, bushes, and trees has been shown. Areas of clearing have been identified in the landscape plan.

The extent of RPA shown in the GDP remains in question at this time in some areas. At present the generalized development plan does not provide a complete onsite study based portrayal of the true extent of resource protection areas and wetlands. Lacking this information, staff cannot definitively confirm the project layout as shown will be feasible. For instance depicted roadways and the treatment facility may not be feasible as shown in their location if presence of wetlands and Resource Protection Areas exist. Extent of reforestation required to reverse existing agricultural incursions into the RPA is subject to finalization of RPA extent project-wide. Should the project ultimately be supported, staff recommends conditioning that the extent of wetlands and RPA be confirmed and any prohibited

incursions relocated and the extent of reforestation required be reflected in the ultimate development of the project.

In an effort to maintain the rural character of the County and as an additional noise buffer, staff recommends that no waiver or modification be granted concerning required transitional screening and no landscape deviation below that depicted be permitted along the Days Bridge Road frontage aside from what may be required to meet sight distance requirements.

Natural Resources- Hydrogeological Assessment

The applicant has supplied an interim hydrologic assessment by Cardno (See project narrative Appendix F) focused on the ability of groundwater resource supply and ability to serve the proposed 300 individual RV camp sites and associated resort facilities. This assessment is inward focused and determined:

> *The site is located within a region of the state where groundwater occurrence and movement are controlled by fractures, fissures, joints and faults within a mostly solid rock. The source of groundwater is rainfall (precipitation) that is often stored with the overlying soils and acts as a reservoir for the deeper bedrock aquifer. The Ellisville Granodiorite is a brittle crystalline rock, that where fractured, has the potential to produce reliable yields of water. Once developed, it is thought that groundwater withdrawal /demand will be about 10 gpm. Given the underlying bedrock, deep soils and a relatively large area to search (approximately 137 acres), Cardno concludes that it is reasonable to expect that adequate groundwater resources can be developed on and for the site.*

The applicant has provided an assessment of groundwater to determine adequate capacity to serve the use proposed however the analysis does not consider potential impacts upon existing wells that serve nearby residences in the surrounding area. Staff notes this region of the County contains karst conditions in which groundwater pools in underground rock fractures. The project narrative page 17 speaks to water supply and notes the *"Interim Hydrogeologic Assessment provided is intended to address concerns during this special use permitting phase; however, a complete yield and drawdown study will be performed during the design development phase so as to verify that there will not be adverse impacts on groundwater supply in the surrounding properties.*" Based on this chronology the County is being asked to consider a project for approval/disapproval prior to knowing whether offsite impacts would occur. Staff believes this assessment should be completed in advance of the public hearing. Lake Anna area projects such as Terry's Run (R10-0006), Barrington (R17-0003) and Goodwin Cove (R15-0007) proactively considered offsite groundwater impacts prior to public hearing. In light of uncertainty, staff recommends that a condition that a complete yield and drawdown study be conducted during the design and development phase and that negative impacts for offsite water availability result in a proportionate scale back in water draw (reduction of RV spaces) to mitigate its impact down to a water draw where no offsite impact is expected.

As part of future water study staff would also like to confirm the quality of underground water resources being tapped by wells to assure lake water nutrients and algae contaminants are not being introduced as a result of additional water draws.

SUP21-0005-Four Seasons RV Resort

Natural Resources- Water Quality

Compatibility of the water related uses with this project (boat docks, marina, swimming) given existing water quality concerns over harmful algae blooms in the western end of Lake Anna remains a concern. Given the condition of the western Lake there are swimming restrictions and will continue to occur in time if conditions are not improved. As a result the proposed resort will rely on their own onsite pool as identified in the GDP for guests and enforcement of swimming bans in the Lake. Per the applicant, *the owner/developer and park management team take swim restrictions very seriously and have operated other resorts where these restrictions may, at times, come into effect. The resort will follow all State and County health directives with respect to swimming. The swim area(s) impacted will be cordoned off with caution tape and the Guests will be notified via text and email. These notifications will go to both on site and incoming guests. Additionally, the resort website will prominently state any restrictions on swimming. Guests will be encouraged to swim in on site freshwater pool(s) until swim ban is lifted.* Staff recommends proactive measures be employed to help reduce the extent of negative water quality in proximity to the project that remains a concern. This will improve water quality to the benefit of the project and the surrounding community, reduce frequency of swim warnings and enforcement measures to be undertaken by the resort. The project attempts to address their own onsite pollutant generations associated with private-treatment but at this time proposes no measures to help offset and improve existing water quality conditions upon which this project would interact. Potential measures that may warrant exploration include but are not limited to floating vegetated islands, Ultrasonic algae control, UV sterilizers.

Feedback from the applicant suggests that *from educational awareness to outright advocacy, AOS is dogmatic when it comes to water quality and sustainability. The management company has worked with other state and local health officials on algae containment and abatement. The resort will work with certified water specialists and nutrient abatement contractors to address water conditions. Water quality is a top priority and, on this front, AOS has a proven track record. To date, we as a company have donated at least one million dollars to water quality.* Details on how these types of efforts apply specifically to ongoing water quality problems at the west end of Lake Anna upon which this project fronts and intends to utilize are not clear. Other than onsite mitigations proposed related to phosphorus and nitrogen removal (onsite wastewater treatment related), stormwater management, onsite wastewater treatment, there are no specific actionable commitments to address existing harmful algae bloom issues in water where this projects interacts with opportunities for boating and swimming aside from closures of such amenities when unhealthy conditions exist. Staff acknowledges that the harmful algae bloom issue is existing and ongoing. The proposed project has not contributed to the existing conditions associated with harmful algae blooms however as a waterfront and water oriented use that interacts with these waters staff recommends that the project proactively engage in efforts to improve conditions.

Onsite, staff recommends conditioning measurable and enforceable commitments associated with delivery of a stormwater management and nutrient management plan.

To further reduce risk of additional nutrient loads into Lake Anna, staff recommends a condition that prohibits use of onsite fertilizers.

Staff is also supportive of a condition that specifies how and where raw sewage will be collected and treated associated with boats utilizing the marina.

Natural Resources- Shoreline Erosion, Enforcement and Public Safety

Related to water quality, staff also sought to mitigate impacts to the shoreline cognizant of existing erosion in various locations along the lake considering prospects of additional boat traffic to and from the site. The applicant has not supplied a shoreline stabilization study to determine the full extent of shoreline armoring/protection warranted. Staff requested this information for special use permit considerations with the intent that shoreline stabilization areas be clearly identified in the generalized development plan (whether onsite or offsite mitigation). The applicant has expressed intent to conduct a shoreline stabilization study as part of site plan design (after the special use permit). Due to present uncertainties this raises, staff recommends that if the project moves forward, project conditions include a commitment to conduct a shoreline stabilization study and mitigation as applicable to mitigate shoreline erosion in areas most impacted by navigation to and from the marina.

Staff acknowledges through the project review process that the applicant has expressed that "prominent no wake zone signage will be posted on the waterway" and that a dedicated boat slip for the Department of Wildlife Resources (DWR) will be provided. According to feedback, the applicant believes the vast majority of guests will use non-motorized watercraft. If realized, these types of details are favorable toward shoreline erosion reduction efforts. Staff recommends identification of no wake zones, effort to post no wake zones with "prominent signage" and reservation of a DWR boat slip be included as part of project conditions. Such signage will require coordination with County Zoning and the Department of Wildlife Resources. Subject to approval, said condition will include commitment by the applicant to fund and erect such signage. Inclusion of dry hydrants is also recommended as a project condition for fire protection purposes. Dry hydrants have been employed elsewhere in the County where water bodies exist without public water services. Aside from strictly prohibiting motorized boats, it is difficult to accurately predict the ultimate mix of boat types that may occupy the area over time.

Natural Resources- Channel Analysis and Boat Draft

Staff and citizens raised concerns about the navigability of the lake channel to and from the proposed marina. Of specific concern are boat drafts considerate of water depth (under normal and drought conditions) and interest in avoiding users running aground and lake-bottom disturbance, sedimentation plume risk, releasing, moving, suspending harmful algae bloom friendly nutrients into the lake water. The applicant declined to provide a channel analysis at time of site plan, instead suggested in comment response that *At the time of site plan design (particularly for the boat ramp and docks), additional survey of the lake bottom will be collected for design / plan preparation.* In the interim, the applicant believes the *boat-ability in this area has been demonstrated by the current property owner bringing boats in/out of the lake at the same location as our boat launch for years; the development team is comfortable with the water depth and boat-ability after having performing their own boating examination (with range finder).* Since a detailed boat channel analysis has been declined by the applicant as part of this special use review, staff recommends project conditions include a channel analysis considering access to and

from the marina. Should draft limits be warranted resulting from the analysis they too are recommended to be part of the condition. Staff suggests separate draft limits be considered under normal water depth conditions and also under drought conditions should the water levels decrease.

Concerning dredging the applicant has expressed and noted on the GDP cover that no dredging is being proposed as part of this development. At this time we have no certainties whether this is practical in the long term considering existing lake sediments, shifting sediments or additional sediments in the lake over time inhibiting navigable channels. As part of the recommended channel analysis above, staff recommends the analysis determines whether dredging may be necessary in the future to maintain channel navigation.

Natural Resources- Accurate extent of wetlands and Resource Protection Areas.

The extent of RPA shown in the GDP remains in question at this time in some areas. At present the generalized development plan does not provide a complete onsite study based portrayal of the true extent of resource protection areas and wetlands. Lacking this information, staff cannot definitively confirm the project layout as shown will be feasible. For instance depicted roadways and the treatment facility may not be feasible as shown in their location if presence of wetlands and Resource Protection Areas exist. Extent of reforestation required to reverse existing agricultural incursions into the RPA is subject to finalization of RPA extent project-wide. Should the project ultimately be supported, staff recommends conditioning that the extent of wetlands and RPA be confirmed and any prohibited incursions relocated and the extent of reforestation required be reflected in the ultimate development of the project.

Natural Resources- Decommissioning

As a safeguard to the community and health of Lake Anna staff recommends development of a decommissioning plan and remediation fund be established to assure environmental impacts associated with onsite sewage treatment can be addressed if the operation becomes defunct, abandoned, or financially unable to address its treatment responsibilities.

Natural Resources Policy #1.10. Locate land uses where their tolerance is compatible with existing or proposed noise levels and/ or reduce impacts though vegetative buffering or building design. The applicant has not provided an acoustical assessment. Staff has expressed particular interest in quiet hours and noise attenuation related to the proposed amphitheater's (2) including the intended orientation of the stage, acoustical shielding (whether it be vegetative, engineered, locating the stage area sub-grade with earthen attenuation such as berming, etc.). Staff recognizes that in addition to large open agricultural spaces that proximity to an open water body also expands reach of noise perception from distant locations. According to the applicant, *the resort will have mandatory quiet hours that will be strictly enforced. Final design of the amphitheater is pending but all acoustic measures for noise abatement will be part of the final submission. Campers appreciate activities and entertainment, but they are also dogmatic about quiet hours. There will be no activity at the amphitheater after or during quiet hours*.

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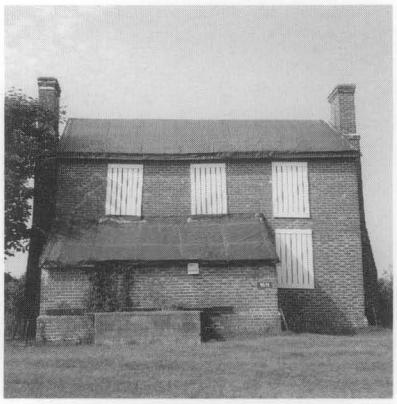
Noise and enforceable management of noise nuisance in the County is established in County Code Sect. 14-51 and 14-52.

Staff recommends the project include conditions regarding noise such as specifying quiet hours, commitment to noise attenuation where applicable, and any large scale organized and/or limits on elevated sound generating events.

In an effort to maintain the rural character of the County and as an additional noise buffer, staff recommends that no waiver or modification be granted concerning required transitional screening and no landscape deviation below that depicted be permitted along the Days Bridge Road frontage aside from what may be required to meet sight distance requirements.

Exhibit A

31 PRESERVATION BRIEFS



Mothballing Historic Buildings

Sharon C. Park, AIA

U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Services

When all means of finding a productive use for a historic building have been exhausted or when funds are not currently available to put a deteriorating structure into a useable condition, it may be necessary to close up the building temporarily to protect it from the weather as well as to secure it from vandalism. This process, known as mothballing, can be a necessary and effective means of protecting the building while planning the property's future, or raising money for a preservation, rehabilitation or restoration project. If a vacant property has been declared unsafe by building officials, stabilization and mothballing may be the only way to protect it from demolition.

This Preservation Brief focuses on the steps needed to "de-activate" a property for an extended period of time. The project team will usually consist of an architect, historian, preservation specialist, sometimes a structural engineer, and a contractor. Mothballing should not be done without careful planning to ensure that needed physical repairs are made prior to securing the building. The steps discussed in this Brief can protect buildings for periods of up to ten years; long-term success will also depend on continued, although somewhat limited, monitoring and maintenance. For all but the simplest projects, hiring a team of preservation specialists is recommended to assess the specific needs of the structure and to develop an effective mothballing program.

A vacant historic building cannot survive indefinitely in a boarded-up condition, and so even marginal interim uses where there is regular activity and monitoring, such as a caretaker residence or non-flammable storage, are generally preferable to mothballing. In a few limited cases when the vacant building is in good condition and in a location where it can be watched and checked regularly, closing and locking the door, setting heat levels at just above freezing, and securing the windows may provide sufficient protection for a period of a few years. But if long-term mothballing is the only remaining option, it must be done properly (see fig. 1 & 2). This will require stabilization of the exterior, properly designed security protection, generally some form of interior ventilation - either through mechanical or natural air exchange systems - and continued maintenance and surveillance monitoring.

Figure 1. Proper mothballing treatment: This building has been successfully mothballed for 10 years because the roof and walls were repaired and structurally stabilized, ventilation louvers were added, and the property is maintained. Photo: Charles E. Fisher, NPS.

Comprehensive mothballing programs are generally expensive and may cost 10% or more of a modest rehabilitation budget. However, the money spent on well-planned protective measures will seem small when amortized over the life of the resource. Regardless of the location and condition of the property or the funding available, the following 9 steps are involved in properly mothballing a building:

Figure 2. Improper treatment: Boarding up without adequate ventilation, lack of maintenance, and neglect of this property have accelerated deterioration. Photo; NPS file.

Documentation

1. Document the architectural and historical significance of the building.

2. Prepare a condition assessment of the building.

Stabilization

3. Structurally stabilize the building, based on a professional condition assessment.

4. Exterminate or control pests, including termites and rodents.

5. Protect the exterior from moisture penetration.

Mothballing

6. Secure the building and its component features to reduce vandalism or break-ins.

7. Provide adequate ventilation to the interior.

8. Secure or modify utilities and mechanical systems.

9. Develop and implement a maintenance and monitoring plan for protection.

These steps will be discussed in sequence below. Documentation and stabilization are critical components of the process and should not be skipped over. Mothballing measures should not result in permanent damage, and so each treatment should be weighed in terms of its reversibility and its overall benefit.

Documentation

Documenting the historical significance and physical condition of the property will provide information necessary for setting priorities and allocating funds. The project team should be cautious when first entering the structure if it has been vacant or is deteriorated. It may be advisable to shore temporarily areas appearing to be structurally unsound until the condition of the structure can be fully assessed (see fig. 3). If pigeon or bat droppings, friable asbestos or other health hazards are present, precautions must be taken to wear the appropriate safety equipment when first inspecting the building. Consideration should be given to hiring a firm specializing in hazardous waste removal if these highly toxic elements are found in the building.

Documenting and recording the building. Documenting a building's history is important because evidence of its true age and architectural significance may not be readily evident. The owner should check with the State Historic Preservation Office or local preservation commission for assistance in researching the building. If the building has never been researched for listing in the National Register of Historic Places or other historic registers, then, at a minimum, the following should be determined:

- The overall historical significance of the property and dates of construction;
- the chronology of alterations or additions and their approximate dates; and,
- types of building materials, construction techniques, and any unusual detailing or regional variations of craftsmanship.

Old photographs can be helpful in identifying early or original features that might be hidden under modern materials. On a walk-through, the architect, historian, or preservation specialist should identify the architecturally significant elements of the building, both inside and out (see fig.4).

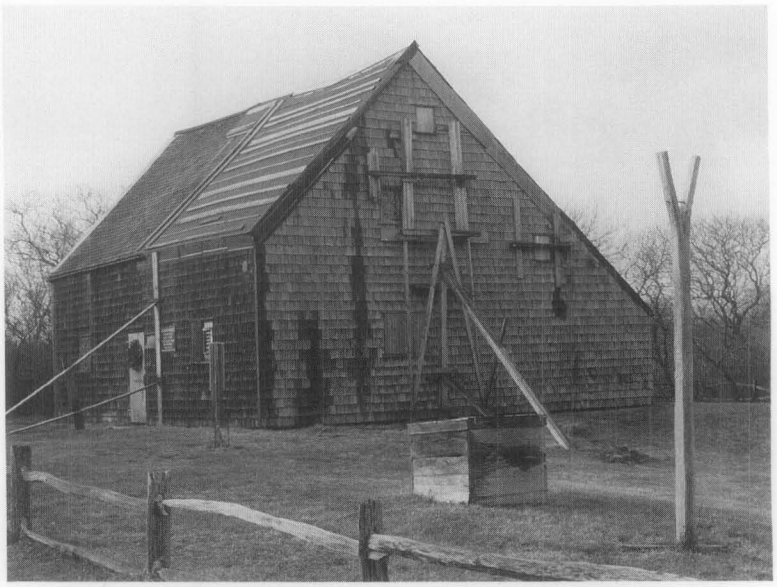


Figure 3. Buildings seriously damaged by storms or deterioration may need to be braced before architectural evaluations can be made. Jethro Coffin House. Photo: John Milner Architects.

Figure 4. Documenting the building's history, preparing schematic plans, and assessing the condition of the building will provide necessary information on which to set priorities for stabilization and repair prior to securing the building. Photo: Frederick Lindstrom, HABS.

By understanding the history of the resource, significant elements, even though deteriorated, may be spared the trash pile. For that reason alone, any materials removed from the building or site as part of the stabilization effort should be carefully scrutinized and, if appearing historic, should be photographed, tagged with a number, inventioried, and safely stored, preferably in the building, for later retrieval (see fig. 5).

A site plan and schematic building floor plans can be used to note important information for use when the building is eventually preserved, restored, or rehabilitated. Each room should be given a number and notations added to the plans regarding the removal of important features to storage or recording physical treatments undertaken as part of the stabilization or repair.

Because a mothballing project may extend over a long period of time, with many different people involved, clear records should be kept and a building file established. Copies of all important data, plans, photographs, and lists of consultants or contractors who have worked on the property should be added to the file as the job progresses.

Figure 5. Loose or detached elements should be identified, tagged and stored, preferably on site. Photo: NPS files.

Recording all actions taken on the building will be helpful in the future.

The project coordinator should keep the building file updated and give duplicate copies to the owner. A list of emergency numbers, including the number of the key holder, should be kept at the entrance to the building or on a security gate, in a transparent vinyl sleeve.

Preparing a condition assessment of the building. A condition assessment can provide the owner with an accurate overview of the current condition of the property. If the building is deteriorated or if there are significant interior architectural elements that will need special protection during the mothballing years, undertaking a condition assessment is highly recommended, but it need not be exhaustive.

A modified condition assessment, prepared by an architect or preservation specialist, and in some case a structural engineer, will help set priorities for repairs necessary to stabilize the property for both the short and long-term. It will evaluate the age and condition of the following major elements: foundations; structural systems; exterior materials; roofs and gutters; exterior porches and steps; interior finishes; staircases; plumbing, electrical, mechanical systems; special features such as chimneys; and site drainage.

To record existing conditions of the building and site, it will be necessary to clean debris from the building and to remove unwanted or overgrown vegetation to expose foundations. The interior should be emptied of its furnishing (unless provisions are made for mothballing these as well), all debris removed, and the interior swept with a broom. Building materials too deteriorated to repair, or which have come detached, such as moldings, balusters, and decorative plaster, and which can be used to guide later preservation work, should be tagged, labeled and saved.

Photographs or a videotape of the exterior and all interior spaces of the resource will provide an invaluable record of "as is" conditions. If a videotape is made, oral commentary can be provided on the significance of each space and architectural feature. If 35mm photographic prints or slides are made, they should be numbered, dated, and appropriately identified. Photographs should be cross-referenced with the room numbers on the schematic plans. A systematic method for photographing should be developed; for example, photograph each wall in a room and then take a corner shot to get floor and ceiling portions in the picture. Photograph any unusual details as well as examples of each window and door type.

For historic buildings, the great advantage of a condition assessment is that architectural features, both on the exterior as well as the interior, can be rated on a scale of their importance to the integrity and significance of the building. Those features of the highest priority should receive preference when repairs or protection measures are outlined as part of the mothballing process. Potential problems with protecting these features should be identified so that appropriate interim solutions can be selected. For example, if a building has always been heated and if murals, decorative plaster walls, or examples of patterned wall paper are identified as highly significant, then special care should be taken to regulate the interior climate and to monitor it adequately during the

mothballing years. This might require retaining electrical service to provide minimal heat in winter, fan exhaust in summer, and humidity controls for the interior.

Stabilization

Stabilization as part of a mothballing project involves correcting deficiencies to slow down the deterioration of the building while it is vacant. Weakened structural members that might fail altogether in the forthcoming years must be braced or reinforced; insects and other pests removed and discouraged from returning; and the building protected from moisture damage both by weatherizing the exterior envelope and by handling water run-off on the site. Even if a modified use or caretaker services can eventually be found for the building, the following steps should be addressed.

Structurally stabilizing the building. While bracing may have been required to make the building temporarily safe for inspection, the condition assessment may reveal areas of hidden structural damage. Roofs, foundations, walls, interior framing, porches and dormers all have structural components that may need added reinforcement. Structural stabilization by a qualified contractor should be done under the direction of a structural engineer or a preservation specialist to ensure that the added weight of the reinforcement can be sustained by the building and that the new members do not harm historic finishes (see fig. 6). Any major vertical post added during the stabilization should be properly supported and, if necessary, taken to the ground and underpinned.

Figure 6. Interior bracing which will last the duration of the mothballing will protect weakened structural members. Jethro Coffin House. Photo: John Milner Architects.

If the building is in a northern climate, then the roof framing must be able to hold substantial snow loads. Bracing the roof at the ridge and mid-points should be considered if sagging is apparent. Likewise, interior framing around stair openings or under long ceiling spans should be investigated. Underpinning or bracing structural piers weakened by poor drainage patterns may be a good precaution as well. Damage caused by insects, moisture, or from other causes should be repaired or reinforced and, if possible, the source of the damage removed. If features such as porches and dormers are so severely deteriorated that they must be removed, they should be documented, photographed, and portions salvaged for storage prior to removal.

If the building is in a southern or humid climate and termites or other insects are a particular problem, the foundation and floor framing should be inspected to ensure that there are no major structural weaknesses. This can usually be done by observation from the crawl space or basement. For those structures where this is not possible, it may be advisable to lift selective floor boards to expose the floor framing. If there is evidence of pest damage, particularly termites, active colonies should be treated and the structural members reinforced or replaced, if necessary.

Controlling pests. Pests can be numerous and include squirrels, raccoons, bats, mice, rats, snakes, termites, moths, beetles, ants, bees and wasps, pigeons, and other birds. Termites, beetles, and carpenter ants destroy wood. Mice, too, gnaw wood as well as plaster, insulation, and electrical wires. Pigeon and bat droppings not only damage wood finishes but create a serious and sometimes deadly health hazard.

If the property is infested with animals or insects, it is important to get them out and to seal off their access to the building. If necessary, exterminate and remove any nests or hatching colonies. Chimney flues may be closed off with exterior grade plywood caps, properly ventilated, or protected with framed wire screens. Existing vents, grills, and louvers in attics and crawl spaces should be screened with bug mesh or heavy duty wire, depending on the type of pest being controlled. It may be advantageous to have damp or infected wood treated with insecticides (as permitted by each state) or preservatives, such as borate, to slow the rate of deterioration during the time that the building is not in use.

Securing the exterior envelope from moisture penetration. It is important to protect the exterior envelope from moisture penetration before securing the building. Leaks from deteriorated or damaged roofing, from around windows and doors, or through deteriorated materials, as well as ground moisture from improper site run-off or rising damp at foundations, can cause long-term damage to interior finishes and structural systems. Any serious deficiencies on the exterior, identified in the condition assessment, should be addressed.

To the greatest extent possible, these weatherization efforts should not harm historic materials. The project budget may not allow deteriorated features to be fully repaired or replaced in-kind. Non-historic or modern materials may be used to cover historic surfaces temporarily, but these treatments should not destroy valuable evidence necessary for future preservation work. Temporary modifications should be as visually compatible as possible with the historic building.

Roofs are often the most vulnerable elements on the building exterior and yet in some ways they are the easiest element to stabilize for the long term, if done correctly. "Quick fix" solutions, such as tar patches on slate roofs, should be avoided as they will generally fail within a year or so and may accelerate damage by trapping moisture. They are difficult to undo later when more permanent repairs are undertaken. Use of a tarpaulin over a leaking roof should be thought of only as a very temporary

Figure 7. Non-historic materials are appropriate for mothballing projects when they are used to protect historic evidence remaining for future preservation. This lightweight aluminum channel frame and roofing covers the historic wooden shingle roof. Galvanized mesh panels secure the window openings from intrusion by raccoons and other unwanted guests. Photo: Williamsport Preservation Training Center, NPS.

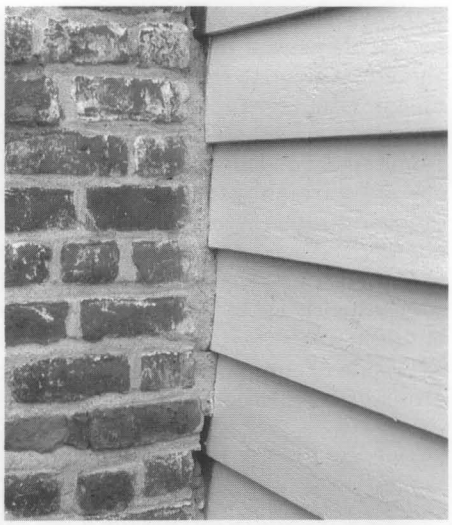


Figure 8. Appropriate mortar mixes should be used when masonry repairs are undertaken. In this case, a soft lime based mortar is used as an infill between the brick and wooden elements. When full repairs are made during the restoration phase, this soft mortar can easily be removed and missing bricks replaced.

emergency repair because it is often blown off by the wind in a subsequent storm.

If the existing historic roof needs moderate repairs to make it last an additional ten years, then these repairs should be undertaken as a first priority. Replacing cracked or missing shingles and tiles, securing loose flashing, and reanchoring gutters and downspouts can often be done by a local roofing contractor. If the roof is in poor condition, but the historic materials and configuration are important, a new temporary roof, such as a lightweight aluminum channel system over the existing, might be considered (see fig. 7). If the roofing is so deteriorated that it must be replaced and a lightweight aluminum system is not affordable, various inexpensive options might be considered. These include covering the existing deteriorated roof with galvanized corrugated metal roofing panels, or 90 lb. rolled roofing, or a rubberized membrane (refer back to cover photo). These alternatives should leave as much of the historic sheathing and roofing in place as evidence for later preservation treatments.

For masonry repairs, appropriate preservation approaches are essential. For example, if repointing deteriorated brick chimneys or walls is necessary to prevent serious moisture penetration while the building is mothballed, the mortar should match the historic mortar in composition, color, and tooling. The use of hard portland cement mortars or vapor-impermeable waterproof coatings are not appropriate solutions as they can cause extensive damage and are not reversible treatments (see fig. 8).

For wood siding that is deteriorated, repairs necessary to keep out moisture should be made; repainting is generally warranted. Cracks around windows and doors can be beneficial in providing ventilation to the interior and so should only be caulked if needed to keep out bugs and moisture. For very deteriorated wall surfaces on wooden frame structures, it may be necessary to sheathe in plywood panels, but care should be taken to minimize installation damage by planning the location of the nailing or screw patterns or by installing panels over a frame of battens (see fig. 9). Generally, however, it is better to repair deteriorated features than to cover them over.

Foundation damage may occur if water does not drain away from the building. Run-off from gutters and downspouts should be directed far away from the foundation wall by using long flexible extender pipes equal in length to twice the depth of the basement or crawl space. If underground drains are susceptible to clogging, it is recommended that the downspouts be disconnected from the drain boot and attached to flexible piping. If gutters and downspouts are in bad condition, replace them with inexpensive aluminum units.

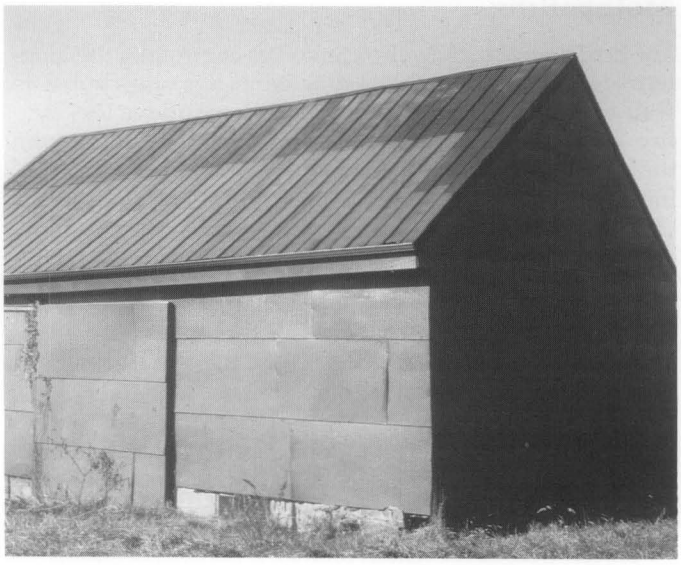


Figure 9. Severely deteriorated wooden siding on a farm building has been covered over with painted plywood panels as a temporary measure to eliminate moisture penetration to the interior. Foundation vents and loose floor boards allow air to circulate inside.

If there are no significant landscape or exposed archeological elements around the foundation, consideration should be given to regrading the site if there is a documented drainage problem (see fig. 10). If building up the grade, use a fiber mesh membrane to separate the new soil from the old and slope the new soil 6 to 8 feet (200 cm-266 cm) away from the foundation making sure not to cover up the dampcourse layer or come into contact with skirting boards. To keep vegetation under control, put down a layer of 6 mil black polyethylene sheeting or fiber mesh matting covered with a 2"-4" (5-10 cm.) of washed gravel. If the building suffers a serious rising damp problem, it may be advisable to eliminate the plastic sheeting to avoid trapping ground moisture against foundations.

Figure 10. Regrading around the Booker Tenement at Colonial Williamsburg has protected the masonary foundation wall from excessive damp. This building has been successfully mothballed for over 10 years. Note the attic and basement vents, the temporary stairs, and the informative sign interpreting the history of this building.

Mothballing

The actual mothballing effort involves controlling the long-term deterioration of the building while it is unoccupied as well as finding methods to protect it from sudden loss by fire or vandalism. This requires securing the building from unwanted entry, providing adequate ventilation to the interior, and shutting down or modifying existing utilities. Once the building is de-activated or secured, the long-term success will depend on periodic maintenance and surveillance monitoring.

Securing the building from vandals, break-ins, and natural disasters. Securing the building from sudden loss is a critical aspect of mothballing. Because historic buildings are irreplaceable, it is vital that vulnerable entry points are sealed. If the building is located where fire and security service is available then it is highly recommeded that some form of monitoring or alarm devices be used.

To protect decorative features, such as mantels, lighting fixtures, copper downspouts, iron roof cresting, or stained glass windows from theft or vandalism, it may be advisable to temporarily remove them to a more secure location if they cannot be adequately protected within the structure.

Mothballed buildings are usually boarded up, particularly on the first floor and basement, to protect fragile glass windows from breaking and to reinforce entry points (see fig. 11). Infill materials for closing door and window openings include plywood, corrugated panels, metal grates, chain fencing, metal grills, and cinder or cement blocks (see fig. 12). The method of installation should not result in the destruction of the opening and all associated sash, doors, and frames should be protected or stored for future reuse.

Figure 11. Urban buildings often need additional protection from unwanted entry and graffiti. This commercial building uses painted plywood panels to cover expansive glass storefronts and chain link fencing is applied on top of the panels. The upper windows on the street sides have been covered and painted to resemble 19th century sash. Photo: Thomas Jester, NPS.

Generally exterior doors are reinforced and provided with strong locks, but if weak historic doors would be damaged or disfigured by adding reinforcement or new locks, they may be removed temporarily and replaced with secure modern doors (see fig. 13). Alternatively, security gates in a new metal frame can be installed within existing door openings, much like a storm door, leaving the historic door in place. If plywood panels are installed over door openings, they should be screwed in place, as opposed to nailed, to avoid crowbar damage each time the panel is removed. This also reduces pounding vibrations from hammers and eliminates new nail holes each time the panel is replaced.

For windows, the most common security feature is the closure of the openings; this may be achieved with wooden or pre-formed panels or, as needed, with metal sheets or concrete blocks. Plywood panels, properly installed to protect wooden frames and properly ventilated, are the preferred treatment from a preservation standpoint.

There are a number of ways to set insert plywood panels into windows openings to avoid damage to frame and sash (see fig. 14). One common method is to bring the upper and lower sash of a double hung unit to the mid-point of the opening and then to install pre-cut plywood panels using long carriage bolts anchored into horizontal wooden bracing, or strong backs, on the inside face of the window. Another means is to build new wooden blocking frames set into deeply recessed openings, for example in an industrial mill or warehouse, and then to affix the plywood panel to

the blocking frame. If sash must be removed prior to installing panels, they should be labeled and stored safely within the building.

Plywood panels are usually 1/2"-3/4" (1.25-1.875 cm.) thick and made of exterior grade stock, such as CDX, or marine grade plywood. They should be painted to protect them from delamination and to provide a neater appearance. These panels may be painted to resemble operable windows or treated decoratively (see fig. 15). With extra attention to detail, the plywood panels can be

Figure 12. First floor openings have been filled with cinderblocks and doors, window sash and frames have been removed for safe keeping. Note the security light over the windows and the use of a security metal door with heavy duty locks. Photo: H. Ward Jandl, NPS.

Figure 13. If historic doors would be damaged by adding extra locks, they should be removed and stored and new security doors added. At this lighthouse, the historic door has been replaced with a new door (seen both inside and outside) with an inset vent and new deadbolt locks. The heavy historic hinges have not been damaged. Photo: Williamsport Preservation Training Center, NPS.

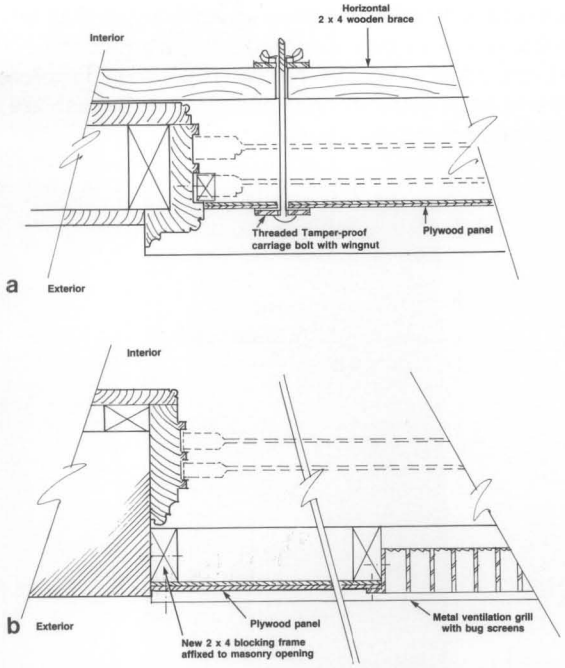


Figure 14. A: Plan detail showing plywood security panel anchored with carriage bolts through to the inside horizontal bracing, or strong backs. B: Plan detail showing section of plywood window panel attached to a new pressure treated wood frame set within the masonry opening. Ventilation should be included whenever possible or necessary.

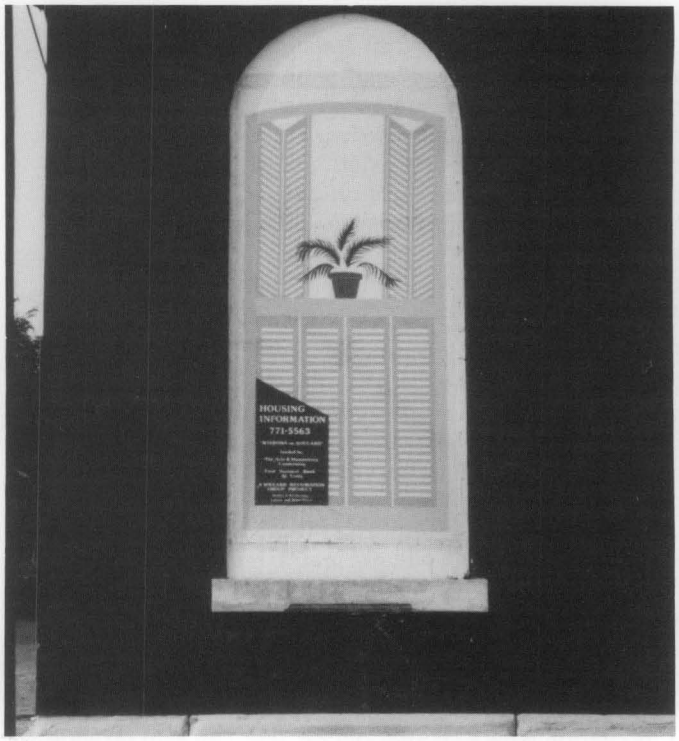


Figure 15. Painting trompe l'oeil scenes on plywood panels is a neighborhood friendly device. In addition, the small sign at the bottom left corner gives information for contacting the organization responsible for the care of the mothballed building. Photo: Lee H. Nelson, FAIA.

trimmed out with muntin strips to give a shadow line simulating multi-lite windows. This level of detail is a good indication that the building is protected and valued by the owner and the community.

If the building has shutters, simply close the shutters and secure them from the interior (see fig. 16). If the building had shutters historically, but they are missing, it may be appropriate to install new shutters, even in a modern material, and secure them in the closed position. Louvered shutters will help with interior ventilation if the sash are propped open behind the shutters.

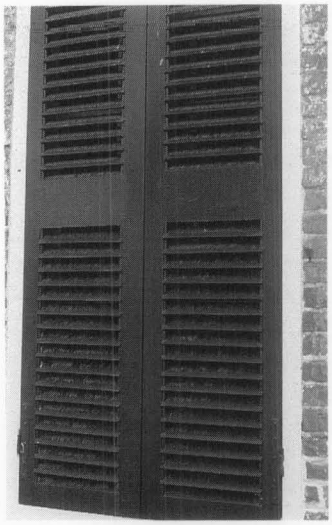


Figure 16. Historic louvered shutters make excellent security closures with passive ventilation.

There is some benefit from keeping windows unboarded if security is not a problem. The building will appear to be occupied, and the natural air leakage around the windows will assist in ventilating the interior. The presence of natural light will also help when periodic inspections are made. Rigid polycarbonate clear storm glazing panels may be placed on the window exterior to protect against glass breakage. Because the sun's ultraviolet rays can cause fading of floor finishes and wall surfaces, filtering pull shades or inexpensive curtains may be options for reducing this type of deterioration for significant interiors. Some acrylic sheeting comes with built-in ultraviolet filters.

Securing the building from catastrophic destruction from fire, lightning, or arson will require additional security devices. Lightning rods properly grounded should be a first consideration if the building is in an area susceptible to lightning storms. A high security fence should also be installed if the property cannot be monitored closely. These interventions do not require a power source for operation. Since many buildings will not maintain electrical power, there are some devices available using battery packs, such as intrusion alarms, security lighting, and smoke detectors which through audible horn alarms can alert nearby neighbors. These battery packs must be replaced every 3 months to 2 years, depending on type and usage. In combination with a cellular phone, they can also provide some level of direct communication with police and fire departments.

If at all possible, new temporary electric service should be provided to the building (see fig. 17). Generally a telephone

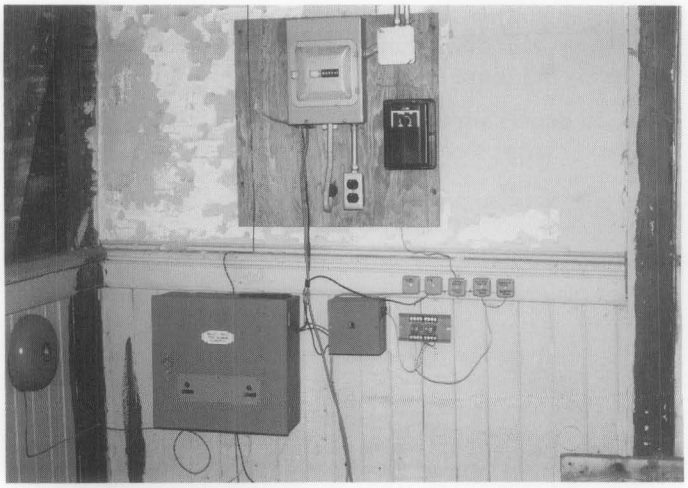
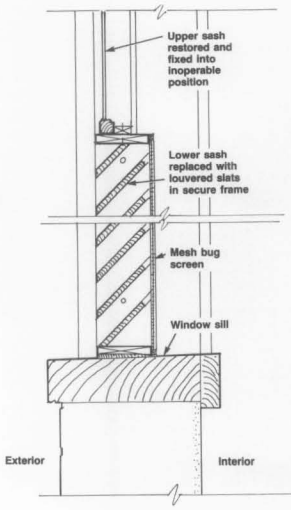


Figure 17. Security systems are very important for mothballed buildings if they are located where fire and security services are available. A temporary electric service with battery back-up has been installed in this building. Intrusion alarms and ionization smoke/fire detectors are wired directly to the nearby security service.

line is needed as well. A hard wired security system for intrusion and a combination rate-of-rise and smoke detector can send an immediate signal for help directly to the fire department and security service. Depending on whether or not heat will be maintained in the building, the security system should be designed accordingly. Some systems cannot work below 32°F (0°C). Exterior lighting set on a timer, photo electric sensor, or a motion/infra-red detection device provides additional security.

Providing adequate ventilation to the interior. Once the exterior has been made weathertight and secure, it is essential to provide adequate air exchange throughout the building. Without adequate air exchange, humidity may rise to unsafe levels, and mold, rot, and insect infestation are likely to thrive (see fig. 18). The needs of each historic resource must be individually evaluated because there are so many variables that affect the performance of each interior space once the building has been secured. A



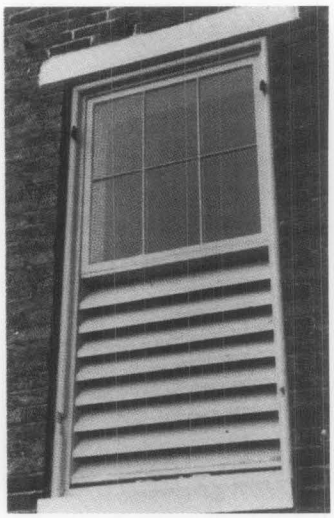


Figure 18. Heavy duty wooden slated louvers were custom fabricated to replace the deteriorated lower sash. The upper sash were rebuilt to retain the historic appearance and to allow light into this vacant historic building. Refer back to Fig. 1 for a view of the building. Photo: Charles E. Fisher, NPS. Drawing by Thomas Vitanza.

mechanical engineer or a specialist in interior climates should be consulted, particularly for buildings with intact and significant interiors. In some circumstances, providing heat during the winter, even at a minimal 45° F (7°C), and utilizing forced-fan ventilation in summer will be recommended and will require retaining electrical service. For masonry buildings it is often helpful to keep the interior temperature above the spring dew point to avoid damaging condensation. In most buildings it is the need for summer ventilation that outweighs the winter requirements.

Many old buildings are inherently leaky due to loose-fitting windows and floorboards and the lack of insulation. The level of air exchange needed for each building, however, will vary according to geographic location, the building's construction, and its general size and configuration.

There are four critical climate zones when looking at the type and amount of interior ventilation needed for a closed up building: hot and dry (southwestern states); cold and damp (Pacific northwest and northeastern states); temperate and humid (Mid-Atlantic states, coastal areas); and hot and humid (southern states and the tropics). (See fig. 19 for a chart outlining guidance on ventilation.)

Once closed up, a building interior will still be affected by the temperature and humidity of the exterior. Without proper ventilation, moisture from condensation may occur and cause damage by wetting plaster, peeling paint, staining woodwork, warping floors, and in some cases even causing freeze thaw damage to plaster. If moist conditions persist in a property, structural damage can result from rot or returning insects attracted to moist conditions. Poorly mothballed masonry buildings, particularly in damp and humid zones have been so damaged on the interior with just one year of unventilated closure that none of the interior finishes were salvageable when the buildings were rehabilitated.

The absolute minimum air exchange for most mothballed buildings consists of one to four air exchanges every hour; one or two air exchanges per hour in winter and often twice that amount in summer. Even this minimal exchange may foster mold and mildew in damp climates, and so monitoring the property during the stabilization period and after the building has been secured will provide useful information on the effectiveness of the ventilation solution.

There is no exact science for how much ventilation should be provided for each building. There are, however, some general rules of thumb. Buildings, such as adobe structures, located in hot and arid climates may need no additional ventilation if they have been well weatherized and no moisture is penetrating the interior. Also frame buildings with natural cracks and fissures for air infiltration may have a natural air exchange rate of 3 or 4 per hour, and so in arid as well as temperate climates may need no additional ventilation once secured. The most difficult

VENTILATION GUIDANCE CHART

CLIMATE	AIR EXCHANGES		VENTILATION				
Temperature and Humidity	Winter air exchange per hour	Summer air exchange per hour	Frame Buildings passive louvering % of openings louvered		Masonry Buildings passive louvering % of openings louvered		Masonry Buildings fan combination one fan + % louvered
			winter	summer	winter	summer	summer
hot and dry Southwestern areas	less than 1	less than 1	N/A	N/A	N/A	N/A	N/A
cold and damp Northeastern & Pacific northwestern areas	1	2-3	5%	10%	10%	30%	20%
temperate/humid Mid-Atlantic & coastal areas	2	3-4	10%	20%	20%	40%	30%
hot and humid Southern states & tropical areas	3	4 or more	20%	30%	40% or more	80%	40% or more

Figure 19. This is a general guide for the amount of louvering which might be expected for a medium size residential structure with an average amount of windows, attic, and crawl space ventilation. There is currently research being done on effective air exchanges, but each project should be evaluated individually. It will be noticed from the chart that summer louvering requirements can be reduced with the use of an exhaust fan. Masonry buildings need more ventilation than frame buidings. Chart prepared by Sharon C. Park, AIA and Ernest A. Conrad, PE.

buildings to adequately ventilate without resorting to extensive louvering and/or mechanical exhaust fan systems are masonry buildings in humid climates. Even with basement and attic vent grills, a masonry building many not have more than one air exchange an hour. This is generally unacceptable for summer conditions. For these buildings, almost every window opening will need to be fitted out with some type of passive, louvered ventilation.

Depending on the size, plan configuration, and ceiling heights of a building, it is often necessary to have louvered opening equivalent to 5%-10% of the square footage of each floor. For example, in a humid climate, a typical 20'x30' (6.1m x 9.1m) brick residence with 600 sq. ft.(55.5 sq.m) of floor space and a typical number of windows, may need 30-60 sq. ft.(2.75sq.m-5.5 sq. m) of louvered openings per floor. With each window measuring 3'x5'(.9m x 1.5 m) or 15 sq. ft. (1.3 sq.m), the equivalent of 2 to 4 windows per floor may need full window louvers.

Small pre-formed louvers set into a plywood panel or small slit-type registers at the base of inset panels generally cannot provide enough ventilation in most moist climates to offset condensation, but this approach is certainly better than no louvers at all. Louvers should be located to give cross ventilation, interior doors should be fixed ajar at least 4" (10cm) to allow air to circulate, and hatches to the attic should be left open.

Monitoring devices which can record internal temperature and humidity levels can be invaluable in determining if the internal climate is remaining stable. These units can be powered by portable battery packs or can be wired into electric service with data downloaded into laptop computers periodically (see fig. 20). This can also give long-term information throughout the mothballing years. If it is determined that there are inadequate air exchanges to keep interior moisture levels under control, additional passive ventilation can be increased, or, if there is electric service, mechanical exhaust fans can be installed. One fan in a small to medium sized building can reduce the amount of louvering substantially.

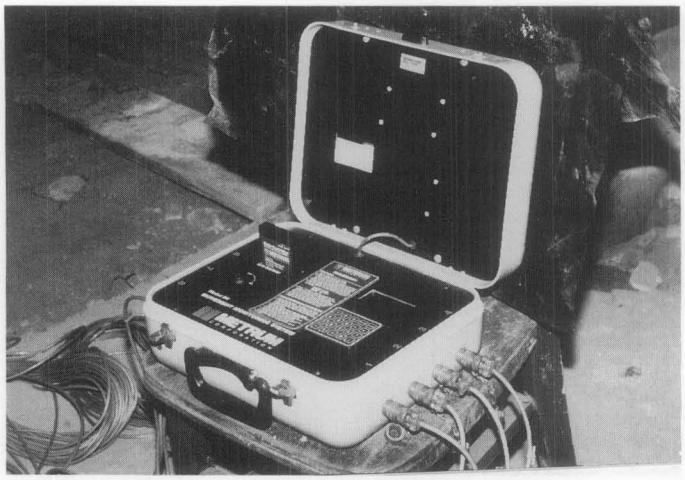


Figure 20. Portable monitors used to record temperature and humidity conditions in historic buildings during mothballing can help identify ventilation needs. This data can be downloaded directly into a lap top computer on site. These monitors are especially helpful over the long term for buildings with significant historic interiors or which are remaining furnished. If interiors are remaining damp or humid, additional ventilation should be added or the source of moisture controlled.

If electric fans are used, study the environmental conditions of each property and determine if the fans should be controlled by thermostats or automatic timers. Humidistats, designed for enclosed climate control systems, generally are difficult to adapt for open mothballing conditions. How the system will draw in or exhaust air is also important. It may be determined that it is best to bring dry air in from the attic or upper levels and force it out through lower basement windows (see fig. 21). If the basement is damp, it may be best to zone it from the rest of the building and exhaust its air separately. Additionally, less humid day air is preferred over damper night air, and this can be controlled with a timer switch mounted to the fan.

The type of ventilation should not undermine the security of the building. The most secure installations use custom-made grills well anchored to the window frame, often set in plywood security panels. Some vents are formed using heavy millwork louvers set into existing window openings (refer back to fig.18). For buildings where security is not a primary issue, where the interior is modest, and where there has been no heat for a long time, it may be possible to use lightweight galvanized metal grills in the window openings (refer back to fig.7). A cost effective grill can be made from the expanded metal mesh lath used by plasterers and installed so that the mesh fins shed rainwater to the exterior.

Securing mechanical systems and utilities. At the outset, it is important to determine which utilities and services, such as electrical or telephone lines, are kept and which are cut off. As long as these services will not constitute a fire

Figure 21. This electric thermostat/humidistat mounted in the attic vent controls a modified ducted air/fan system. The unit uses temporary exposed sheet metal ducts to pull air through the building and exhaust it out of the basement. For over ten years this fan system in combination with 18" x 18" preformed louvers in selective windows has kept the interior dry and with good air exchanges.

hazard, it is advisable to retain those which will help protect the property. Since the electrical needs will be limited in a vacant building, it is best to install a new temporary electric line and panel (100 amp) so that all the wiring is new and exposed. This will be much safer for the building, and allows easy access for reading the meter (see fig. 22).

Most heating systems are shut down in long term mothballing. For furnaces fueled by oil, there are two choices for dealing with the tank. Either it must be filled to the top with oil to eliminate condensation or it should be drained. If it remains empty for more than a year, it will likely rust and not be reusable. Most tanks are drained if a newer type of system is envisioned when the building is put back into service. Gas systems with open flames should be turned off unless there is regular maintenance and frequent surveillance of the property. Gas lines are shut off by the utility company.

If a hot water radiator system is retained for low levels of heat, it generally must be modified to be a self-contained system and the water supply is capped at the meter. This recirculating system protects the property from extensive damage from burst pipes. Water is replaced with a water/glycol mix and the reserve tank must also be filled with this mixture. This keeps the modified system from freezing, if there is a power failure. If water service is cut off, pipes should be drained. Sewerage systems will require special care as sewer gas is explosive. Either the traps must be filled with glycol or the sewer line should be capped off at the building line.

Figure 22. All systems except temporary electric have been shut off at this residence which has been mothballed over 20 years. An electric meter and 100 amp panel box have been set on a plywood panel at the front of the building. It is used for interior lighting and various alarm systems. The building, however, is showing signs of moisture problems with efflourescent stains on the masonry indicating the need for gutter maintenance and additional ventilation for the interior. The vegetation on the walls, although picturesque, traps moisture and is damaging to the masonry. Photo: H. Ward Jandl, NPS.

Developing a maintenance and monitoring plan. While every effort may have been made to stabilize the property and to slow the deterioration of materials, natural disasters, storms, undetected leaks, and unwanted intrusion can still occur. A regular schedule for surveillance, maintenance, and monitoring should be established: (See fig. 23 for maintenance chart).

MAINTENANCE CHART

periodic
- ❑ regular drive by surveillance
- ❑ check attic during storms if possible

monthly walk arounds
- ❑ check entrances
- ❑ check window panes for breakage
- ❑ mowing as required
- ❑ check for graffiti or vandalism

enter every 3 months to air out
- ❑ check for musty air
- ❑ check for moisture damage
- ❑ check battery packs and monitoring equipment
- ❑ check light bulbs
- ❑ check for evidence of pest intrusion

every 6 months; spring and fall
- ❑ site clean-up; pruning and trimming
- ❑ gutter and downspout check
- ❑ check crawlspace for pests
- ❑ clean out storm drains

every 12 months
- ❑ maintenance contract inspections for equipment/utilities
- ❑ check roof for loose or missing shingles
- ❑ termite and pest inspection/treatment
- ❑ exterior materials spot repair and touch up painting
- ❑ remove bird droppings or other stains from exterior
- ❑ check and update building file

Figure 23. Maintenance Chart. Many of the tasks on the maintenance chart can be done by volunteer help or service contracts. Regular visits to the site will help detect intrusion, storm damage, or poor water drainage.

The fire and police departments should be notified that the property will be vacant. A walk-through visit to familiarize these officials with the building's location, construction materials, and overall plan may be invaluable if they are called on in the future.

The optimum schedule for surveillance visits to the property will depend on the location of the property and the number of people who can assist with these activities. The more frequent the visits to check the property, the sooner that water leaks or break-ins will be noticed. Also, the more frequently the building is entered, the better the air exchange. By keeping the site clear and the building in good repair, the community will know that the building has not been abandoned (see fig. 24). The involvement of neighbors and community groups in caring for the property can ensure its protection from a variety of catastrophic circumstances.

The owner may utilize volunteers and service companies to undertake the work outlined in the maintenance chart. Service companies on a maintenance contract can provide yard, maintenance, and inspection services, and their reports or itemized bills reflecting work undertaken should be added to update the building file.

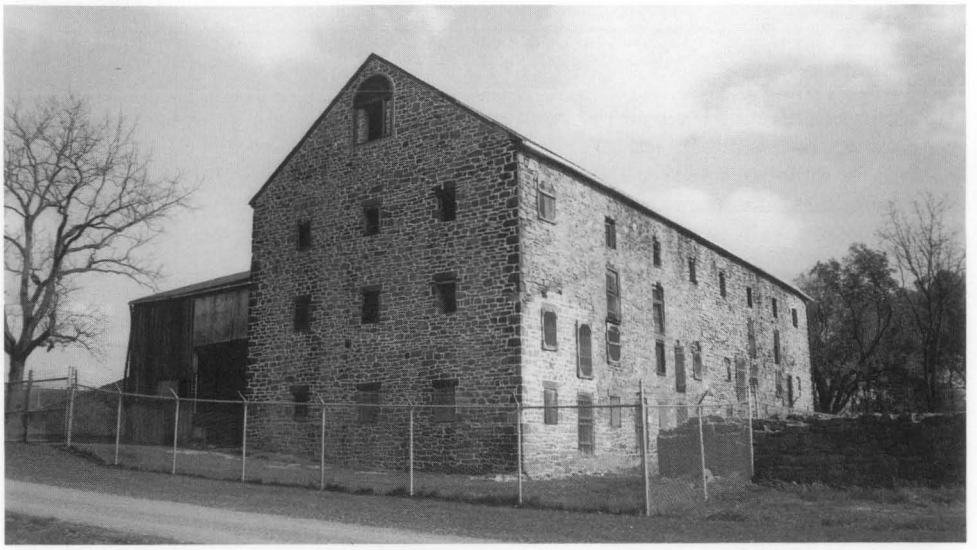


Figure 24. Once mothballed, a property must still be monitored and maintained. The openings in this historic barn has been modified with a combination of wood louvers and metal mesh panels which require little maintenance. The grounds are regularly mowed, even inside the chain link security fence. Photo: Williamsport Preservation Training Center, NPS.

Components of a Mothballing Project

Document: Brearley House, New Jersey; 2½ story center hall plan house contains a high degree of integrity of circa 1761 materials and significant early 19th century additions. Deterioration was attributable to leaking roof, unstable masonry at gables and chimneys, deteriorating attic windows, poor site drainage, and partially detached gutters. Mothballing efforts are required for approximately 7-10 years.

Stabilize: Remove bat droppings from attic using great caution. Secure historic chimneys and gable ends with plywood panels. Do not take historic chimneys down. Reroof with asphalt shingles and reattach or add new gutters and downspouts. Add extenders to downspouts. Add bug screens to any ventilation areas. Add soil around foundation and slope to gain positive drain; do not excavate as this will disturb archeological evidence.

Mothball: Install security fence around the property. Secure doors and windows with plywood panels (½" exterior grade). Install preformed metal grills in basement and attic openings. Add surface mounted wiring for ionization smoke and fire detection with direct wire to police and fire departments. Shut off heat and drain pipes. Add window exhaust fan set on a thermostatic control. Provide for periodic monitoring and maintenance of the property.

Figure 25. Above is a summary of the tasks that were necessary in order to protect this significant property while restoration funds are raised. Photographs: Michael Mills; Ford Farewell Mills Gatsch Architects.

a. A view showing the exterior of the house in its mothballed condition.

b. Plywood panels stabilize the chimneys. Note the gable vents.

c. The exhaust fan has tamper-proof housing.

MOTHBALLING CHECKLIST

Mothballing Checklist In reviewing mothballing plans, the following checklist may help to ensure that work items are not inadvertently omitted.	Yes	No	Date of action or comment.
Moisture • Is the roof watertight? • Do the gutters retain their proper pitch and are they clean? • Are downspout joints intact? • Are drains unobstructed? • Are windows and doors and their frames in good condition? • Are masonry walls in good condition to seal out moisture? • Is wood siding in good condition? • Is site properly graded for water run-off? • Is vegetation cleared from around the building foundation to avoid trapping moisture?			
Pests • Have nests/pests been removed from the building's interior and eaves? • Are adequate screens in place to guard against pests? • Has the building been inspected and treated for termites, carpenter ants, and rodents? • If toxic droppings from bats and pigeons are present, has a special company been brought in for its disposal?			
Housekeeping • Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst? • Is the interior broom-clean? • Have furnishings been removed to a safe location? • If furnishings are remaining in the building, are they properly protected from dust, pests, ultraviolet light, and other potentially harmful problems? • Have significant architectural elements that have become detached from the building been labeled and stored in a safe place? • Is there a building file?			
Security • Have fire and police departments been notified that the building will be mothballed? • Are smoke and fire detectors in working order? • Are the exterior doors and windows securely fastened? • Are plans in place to monitor the building on a regular basis? • Are the keys to the building in a secure but accessible location? • Are the grounds being kept from becoming overgrown?			
Utilities • Have utility companies disconnected/shut off or fully inspected water, gas, and electric lines? • If the building will not remain heated, have water pipes been drained and glycol added? • If the electricity is to be left on, is the wiring in safe condition?			
Ventilation • Have steps been taken to ensure proper ventilation of the building? • Have interior doors been left open for ventilation purposes? • Has the secured building been checked within the last 3 months for interior dampness or excessive humidity?			

Figure 26.. MOTHBALL CHECKLIST. This checklist will give the building owner or manager a handy reference guide to items that should be addressed when mothballing a historic building. Prepared by H. Ward Jandl, NPS.

Conclusion

Providing temporary protection and stabilization for vacant historic buildings can arrest deterioration and buy the owner valuable time to raise money for preservation or to find a compatible use for the property. A well planned mothballing project involves documenting the history and condition of the building, stabilizing the structure to slow down its deterioration, and finally mothballing the structure to secure it (See fig. 25). The three highest priorities for the building while it is mothballed are 1) to protect the building from sudden loss, 2) to weatherize and maintain the property to stop moisture penetration, and 3) to control the humidity levels inside once the building has been secured. See Mothballing Checklist Figure 26.

While issues regarding mothballing may seem simple, the variables and intricacies of possible solutions make the decision-making process very important. Each building must be individually evaluated prior to mothballing. In addition, a variety of professional services as well as volunteer assistance are needed for careful planning and repair, sensitively designed protection measures, follow-up security surveillance, and cyclical maintenance (see fig. 27).

In planning for the future of the building, complete and systematic records must be kept and generous funds allocated for mothballing. This will ensure that the historic property will be in stable condition for its eventual preservation, rehabilitation, or restoration.

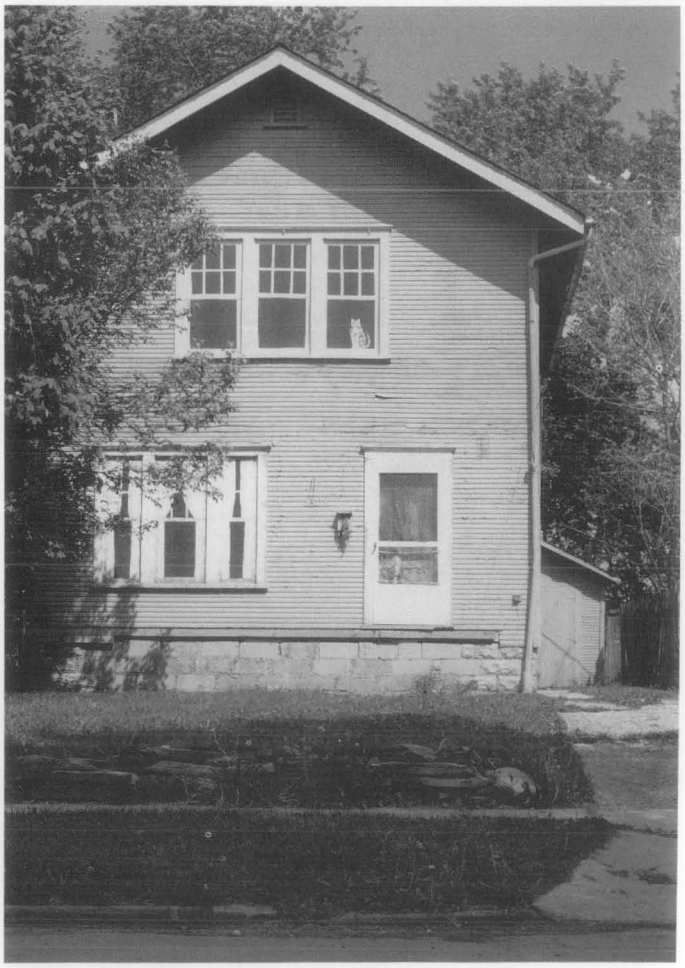


Figure 27. This residential building blends into its neighborhood even though all the windows have been covered over and the front steps are missing. The grounds are maintained and the special attention to decoratively painting the window panels shows that the property is being well cared for until it can be rehabilitated. Photo: Ohio Historical Society.

Acknowledgements

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Comments on the usefulness of this publication may be directed to H. Ward Jandl, Deputy Chief, Preservation Assistance Division, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127. This publication is not copyrighted and can be reproduced without penalty. Normal procedures for credit to the author and the National Park Service are appreciated.

The author, Sharon C. Park, Senior Historical Architect, Preservation Assistance Division, National Park Service, would like to acknowledge the assistance of the following individuals in the preparation and review of this publication. H. Ward Jandl served as the technical editor and assisted with producing this Preservation Brief. In addition the following persons have provided invaluable information and illustrations: Ernest A. Conrad, PE; Doug Hicks, NPS Williamsport Preservation Training Center; Thomas C. Taylor, Colonial Williamsburg; Karen Gordon, Seattle Urban Conservation Office; Kevin B. Stoops, Seattle Department of Parks and Recreation; Michael Mills, AIA; Christine Henry, architect, Mary Beth Hirsch, Ohio Historical Society. Thanks also to Preservation Assistance Division staff members Michael J. Auer, Anne E. Grimmer, Kay D. Weeks, Timothy A. Buehner, and Jean Travers, and to the numerous staff members of the NPS Regional offices who submitted comments.

All photographs and drawings are by the author unless otherwise noted.

Cover photograph: Mothballing of this historic house involved a new membrane roof covering over the historic roof and slatted window covers for security and ventilation. Photo: Williamsport Preservation Training Center, NPS.

ISSN: 0885-7016
September 1993

Further Reading

Cotton, J. Randall. "Mothballing Buildings." *The Old House Journal.* July/August, 1993.

Fisher, Charles E. and Thomas A. Vitanza. "Temporary Window Vents in Unoccupied Historic Buildings." Preservation Tech Note (Windows, No. 10). Washington, DC: National Park Service, 1985.

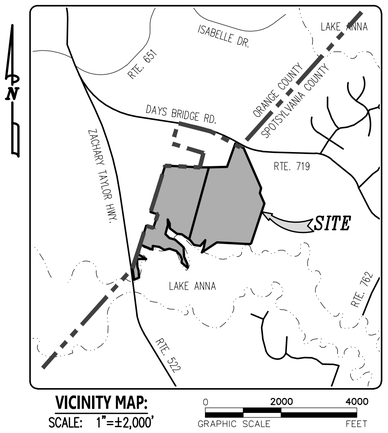
Frazier Associates. "Mothballing Historic Buildings." Preserving Prince William, 2. County of Prince William, VA, 1990.

Michell, Eleanor. *Emergency Repairs for Historic Buildings.* London: Butterworth Architecture, 1988.

"Mothballing Vacant Buildings," *An Anti-Arson Kit for Preservation and Neighborhood Action.* Washington, DC: Federal Emergency Management Agency, 1982.

Nelson, Lee H. *Preservation Briefs 17. Architectural character-Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character.* Washington, DC: Government Printing Office, 1988.

Solon, Thomas E. "Security Panels for the Foster-Armstrong House." *Association for Preservation Technology Bulletin.* Vol XVI no. 3 & 4, 1984. (note the design of the panels, but be aware that additional louvering may be needed on other projects).



FOUR SEASONS RV CAMPGROUND RESORT
GENERAL DEVELOPMENT PLAN - GRAPHIC
FOR SPECIAL USE PERMIT
TAX MAP NUMBERS 53-A-1 AND 53-A-1B
16736 DAYS BRIDGE RD, ORANGE, VA 22960

SPOTSYLVANIA COUNTY, VIRGINIA

SHEET INDEX	
SHEET #	**SHEET TITLE**
C0-01	COVER SHEET
C1-01	SURVEY BASE MAP
C2-01	OVERALL SITE DEVELOPMENT PLAN
C2-02	BLOWUP KEY PLAN
C2-03	SITE LAYOUT DIMENSION PLAN (A)
C2-04	SITE LAYOUT DIMENSION PLAN (A1)
C2-05	SITE LAYOUT DIMENSION PLAN (B)
C2-06	SITE LAYOUT DIMENSION PLAN (B1)
C2-07	SITE LAYOUT DIMENSION PLAN (C)
C2-08	SITE LAYOUT DIMENSION PLAN (D)
C2-09	SITE LAYOUT DIMENSION PLAN (E)
C2-10	SITE LAYOUT DIMENSION PLAN (F)
C2-11	SITE LAYOUT DIMENSION PLAN (G)
C3-01	SWM CONCEPT
C4-01	UTILITY PLAN
C6-01	LANDSCAPE - BUFFERS AND SCREENING
C6-02	LANDSCAPING - SITE LANDSCAPE PLAN
C7-01	SITE TRANSPORTATION PLAN
C7-02	ZONING AND PLANNING SHEET

GENERAL NOTES:

1. APPLICANT: TREY WILLS
   8230 BOONE BLVD – SUITE 340
   VIENNA, VA 22182
   (703) 929–0006
   PROJECT LOCATION: 16736 DAYS BRIDGE ROAD
   ORANGE, VA 22960
2. TAX PARCEL NUMBER: 53–A–1 AND 53–A–1B
3. THE SUBJECT PARCELS ARE NOT WITHIN ANY OVERLAY DISTRICTS.
4. ZONING DISTRICT: RESORT AGRICULTURAL (R–A)
   PRIMARY LAND USE: CAMP OR RECREATION GROUND WITH 300 RV SITES
   SETBACKS:
   FRONT= 30' FROM ANY STREET RIGHT–OF–WAY
   REAR= 35'
   SIDE= 10'
5. LEGAL REFERENCE:

   53–A–1:
   SPOTSYLVANIA COUNTY INSTRUMENT NO. #200500000142
   ORANGE COUNTY INSTRUMENT NO. #200500003323

   53–A–1B PARCEL A:
   SPOTSYLVANIA COUNTY GPIN: 6473–98–4703
6. THE TOPOGRAPHY, AS DEPICTED HEREON, IS THE RESULT OF A COMBINATION OF AERIAL MAPPING SURVEY AND AN ACTUAL FIELD SURVEY CONDUCTED BY GAY AND NEEL, INC.
7. BOUNDARY INFORMATION AS SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY. NO BOUNDARY SURVEY WAS PERFORMED AS A PART OF THIS PROJECT.
8. NO GRAVES, STRUCTURES, OR OBJECTS MARKING A PLACE OF HUMAN BURIAL WERE FOUND AT TIME OF SURVEY AND THERE ARE NO RECORDS OF ANY GRAVES ON SITE.
9. PORTIONS OF THE SUBJECT PROPERTY LIE WITHIN FEMA SPECIAL FLOOD HAZARD AREA 'ZONE A' (NO BASE FLOOD ELEVATION DETERMINED) AS DEFINED BY FEMA AND SHOWN ON F.I.R.M. PANEL 5102083250 (ORANGE COUNTY) , EFFECTIVE DATE 01/01/98. SPOTSYLVANIA COUNTY PORTIONS ARE SHOWN ON F.I.R.M. PANEL NO. 5103080125C, REVISED DATE, FEB. 18, 1998 AND ARE DESIGNATED SPECIAL FLOOD HAZARD AREA 'ZONE A' (NO BASE FLOOD ELEVATION DETERMINE).PRELIMINARY PANEL 5117C0151D, ISSUED BY FEMA ON 01/31/20 INDICATES PORTIONS OF SUBJECT LAND LIE WITH ZONE 'AE' WITH A BASE FLOOD ELEVATION OF 254.2 FT. THE UPLAND AREAS OF SUBJECT PROPERTY IN BOTH ORANGE AND SPOTSYLVANIA COUNTIES LIE WITHIN ZONE 'X', AREA OF MINIMAL FLOOD HAZARD.
10. NO DREDGING IS BEING PROPOSED AS A PART OF THIS DEVELOPMENT.
11. ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH SPOTSYLVANIA COUNTY STANDARDS AND SPECIFICATIONS.
12. UNLESS SHOWN OR SPECIFIED OTHERWISE, METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH VDOT ROAD AND BRIDGE STANDARDS AND VDOT ROAD AND BRIDGE SPECIFICATIONS LATEST EDITIONS. SHOULD A LOCALITY HAVE SPECIFICATIONS OF ITS OWN, THE MORE STRINGENT SHALL APPLY.
13. WITHIN THE PROPERTY SITS A TRIO OF HISTORICALLY SIGNIFICANT STRUCTURES INCLUDING A RESIDENTIAL HOUSE CONSTRUCTED IN ~1827, A BRICK SCHOOL (1830) AND A HISTORIC LOG SMOKEHOUSE. THE RESIDENTIAL HOUSE IS LISTED WITH THE VA HISTORIC RESOURCES WITH DHR ID 088–5058. THE RESORT MASTER PLAN HAS AVOIDED IMPACTING THESE STRUCTURES TO ALLOW FOR THEIR PRESERVATION AND POSSIBLE RESTORATION.
14. THE PROPOSED DEVELOPMENT WILL PROVIDE NIGHT SKY FRIENDLY LIGHTING. IN ADDITION, SPOTSYLVANIA COUNTY WILL REQUIRE DOWNWARD DIRECTED NIGHT SKY FRIENDLY LIGHTING PER ITS OUTDOOR LIGHTING CODE. SPECIFICALLY, ALL LIGHTING WILL BE FULL–CUTOFF OR FULLY SHIELDED
15. THIS SITE IS LOCATED WITHIN A RESOURCE PROTECTION AREA (RPA).
16. PARKING REQUIREMENTS: 1 SPACE PER EMPLOYEE DURING PEAK EMPLOYMENT SHIFT (PER SECTION 23–5.9.3)
    TOTAL EMPLOYEES DURING PEAK SHIFT: 40 EMPLOYEES
    TOTAL PARKING SPACES REQUIRED: 40 SPACES
    TOTAL PARKING SPACES PROVIDED: 69 SPACES (INCLUDING 5 ACCESSIBLE SPACES)

Four Seasons RV Resort	
Floor to Area Ratio (FAR) Calculations	
	Gross Area (sf)
Non-Residential Use Areas	
Bath House / Laundry	4,000
Community Center*	28,400
Golf Cart Facility	600
Guard House	600
Historic Farmhouse	2,280
Historic School	500
Historic Smokehouse	200
Maintenance Building	3,200
Marina Snack Shack/Bait Shop	1,800
Poolside Clubhouse*	8,144
Tiki Bar	900
Welcome Center	4,100
Total Bldg. Floor Area (sf)	54,724
**accounts for all bldgs shown on GDP overall site plan and also assumes the community center and poolside clubhouse are both two story plans.*	
Round-up / Margin*	**20,000**
**to account for possible adjustments and marginal increasing moving through the site plan and building plan design process*	
Total Floor Area:	**74,724**
Parcel Area:	
76.5 ac. Parcel	3,332,340
58.58 ac. Parcel	2,551,745
Total Prop. Area	**5,884,085**
Floor to Area Ratio (FAR):	**0.01**
Floor to Area Ratio (FAR) = Total Floor Area(SF)/ Total Property Area(SF)	

Four Seasons RV Resort	
Impervious Coverage Ratio	
	Area (sf)
Pavement	579,322
Trail	207,460
Buildings	36,030
Fire Pits	11,320
Bronze Sites:	
Back-In	89,856
Pull-Thru	38,338
Silver Sites:	
Back-In	58,320
Pull-Thru	33,580
Gold Sites:	
Back-In	64,296
Pull-Thru	30,704
SubTotal Area (rounded-up)	**1,150,000**
Round-up / Margin*	**100,000**
**to account for possible adjustments and marginal increasing moving through the site plan and building plan design process*	
Total Imp. Cov. Area:	**1,250,000**
Parcel Area:	
76.5 ac. Parcel	3,332,340
58.58 ac. Parcel	2,551,745
Total Prop. Area	**5,884,085**
Total Lot Imp. Coverage:	**21.2%**
Total Lot Impervious Coverage (%) = Total Impervious Cover Area (SF)/Total Property Area(SF)	

AM Peak Trip Generation

Campground/Recreational Vehicle Park
(416)

Portion of trips entering and leaving the campsite during the peak hour

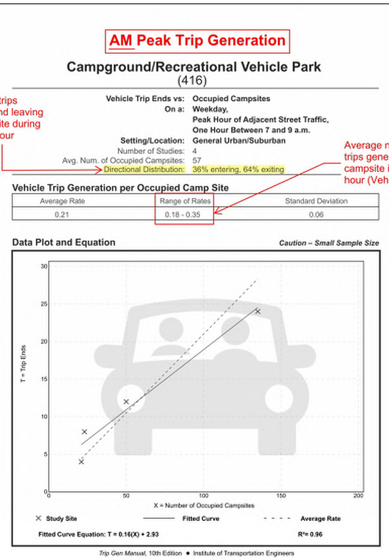
Vehicle Trip Ends vs: Occupied Campsites
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. Num. of Occupied Campsites: 57
Directional Distribution: 36% entering, 64% exiting

Average number of trips generated per campsite in the peak hour (Vehicles/Hour)

Vehicle Trip Generation per Occupied Camp Site

Average Rate	Range of Rates	Standard Deviation
0.21	0.18 - 0.35	0.06

Data Plot and Equation *Caution – Small Sample Size*



Fitted Curve Equation: T = 0.16(X) + 2.93 R²= 0.96

Trip Gen Manual, 10th Edition ♦ Institute of Transportation Engineers

PM Peak Trip Generation

Trips entering the campsite used for left turn lane analysis

Campground/Recreational Vehicle Park
(416)

Portion of trips entering and leaving the campsite during the peak hour

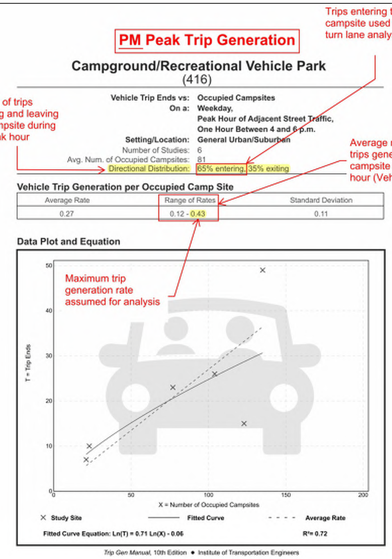
Vehicle Trip Ends vs: Occupied Campsites
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Occupied Campsites: 81
Directional Distribution: 65% entering, 35% exiting

Average number of trips generated per campsite in the peak hour (Vehicles/Hour)

Vehicle Trip Generation per Occupied Camp Site

Average Rate	Range of Rates	Standard Deviation
0.27	0.12 - 0.43	0.11

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.71 Ln(X) - 0.06 R²= 0.72

Trip Gen Manual, 10th Edition ♦ Institute of Transportation Engineers

****PM Peak Volume Used for Analysis Due to Greater Trip Generation**

PM Peak Hour Trips:
ITE Maximum Trip Generation Rate = .43 PHV Trips per Campsite
Number of Campsites = 300
PHV Trips = 129

VEHICLE TRIPS PER DAY:
PHV Trips = 129
K-factor of Adjacent Roadway = .091
Average Daily Trips = 1418

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FOUR SEASONS RV CAMPGROUND RESORT
GENERAL DEVELOPMENT PLAN - GRAPHIC
FOR SPECIAL USE PERMIT
TAX MAP NUMBERS
53-A-1 AND 53-A-1B
16736 DAYS BRIDGE RD, ORANGE, VA 22960
SPOTSYLVANIA COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
TREVOR M. KIMZEY
Lic. No. 036354
11/4/21
PROFESSIONAL ENGINEER

REVISIONS		
NO.	COMMENTS	DATE
1	PC WORK-SESSION REVISIONS	11/04/21

PROJECT TEAM	
PIC	TREVOR M. KIMZEY, PE
PM	MATTHEW P. TOMLINSON, PE
DESIGN	STC, ADS, MBL

ISSUE DATE: 09/17/2021
GNI JOB NO.: 2945
SHEET TITLE: COVER SHEET
SHEET NUMBER: C0-01

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C0-01 COVER SHEET, 11/04/2021 2:05:28 PM, Master.DWG to PDF.pc3, 1:1

DAYS BRIDGE ROAD

SC TAX MAP 54-A-38
CHANNING & DANA LYNN GRAVES
INSTRUMENT #201300007868
ZONED: RESORT AGRICULTURAL
(R-A) DISTRICT
USE: RESIDENTIAL

SC TAX MAP 54-A-38
CHANING & DANA LYNN GRAVES
INST. #201300007868 PER
SPOTSYLVANIA COUNTY GIS
ZONED: RESORT AGRICULTURAL
(R-A) DISTRICT
USE: VACANT

TAX MAP 53-A-1
JEFFERY HAYDEN
SPOTSYLVANIA COUNTY INST. #200500000142
ORANGE COUNTY INST. #200500003323
+/-76.5 ACRES
ZONED: RESORT AGRICULTURAL
(R-A) DISTRICT
USE: RESIDENTIAL

SPOTSYLVANIA COUNTY
ORANGE COUNTY

ORANGE COUNTY
SPOTSYLVANIA COUNTY

OC TAX MAP 74-20
SAMUEL LEE JONES, ET ALS
OC DB 646, PG 695
ZONED: AGRICULTURAL (A)
USE: RESIDENTIAL

S14°16'41"W
1985.64'

TAX MAP 53-A-1B
PARCEL A
58.579 ACRES
ZONED: RESORT AGRICULTURAL
(R-A) DISTRICT
USE: RESIDENTIAL

N24°48'36"W
115.80'
130.40'
N82°00'36"W
S01°32'36"E
137.00'
S14°30'24"W
254.20'
S47°12'36"E
150.20'
S75°30'36"E
155.30'
239.50'
N63°15'36"W
124.90'
N69°27'36"W
470.27'
N55°21'36"W
S47°45'36"E
223.20'
S03°03'36"E
248.00'
S24°02'36"E
206.50'
S05°53'36"E
101.50'
215.58'
N49°44'36"W
112.70'
N22°16'36"W
146.40'
N44°57'36"W
189.10'
N63°15'36"W
193.20'
N14°40'24"E
150.30'
N59°11'36"W
176.80'
N80°58'36"W
S24°31'24"W
102.13'
325.44'
N66°52'26"W
S17°47'09"W
253.73'
S56°17'41"E
249.69'
240.00'
N88°52'36"W
S01°06'36"E
199.30'
S15°58'36"E
123.80'
S24°16'36"E
118.50'
S05°12'36"E
54.10'
S65°05'53"W
145.67'
307.73'
N08°22'36"W

OC TAX MAP 74-21
RUTH B. SHIRLEY
OC DB 530, PG 833
ZONED: AGRICULTURAL (A)
USE: VACANT

SPOTSYLVANIA COUNTY
ORANGE COUNTY

288.62'
N18°04'28"E
S72°17'51"E
188.07'
OC TAX MAP 74-22B
JEFFERY B. & DONNA HAYDEN
INST. #070011234
ZONED: AGRICULTURAL (A)
USE: VACANT

OC TAX MAP 74-22
JEFFERY B. & DONNA HAYDEN
INSTRUMENT #070011234
ZONED: AGRICULTURAL (A)
USE: VACANT

SPOTSYLVANIA COUNTY
ORANGE COUNTY
1178.45'
N17°47'09"E

OC TAX MAP 74-22
JEFFERY B. & DONNA HAYDEN
INSTRUMENT #070011234
ZONED: AGRICULTURAL (A)
USE: VACANT

OC TAX MAP 74-23D
M.J. TUCKER, ET ALS
OC DB 531, PG 663

TOP
BRANCH

REMAINING PORTION OF
OC TAX MAP 74-23
JONES FAMILY FARM I, LLC
INSTRUMENT #080009854
ZONED: AGRICULTURAL (A)
USE: VACANT

ZACHARY TAYLOR HIGHWAY STATE
ROUTE 522

OC TAX MAP 74-23
JONES FAMILY FARM I, LLC
INSTRUMENT #080009854
ZONED: AGRICULTURAL (A)

PURCHASED PORTION OF
OC TAX MAP 74-23
JONES FAMILY FARM I, LLC
INSTRUMENT #080009854
ZONED: AGRICULTURAL (A)
USE: VACANT
(PROPERTY UNDER CONTRACT)

REMAINING PORTION OF
OC TAX MAP 74-23
JONES FAMILY FARM I, LLC
INSTRUMENT #080009854
ZONED: AGRICULTURAL (A)
USE: VACANT

TOP
BRIDGE

LAKE ANNA
PAMUNKEY BRANCH

PROPERTY SUMMARY	
TAX PARCEL	AREA
53-A-1A	76.5 ACRES
53-A-1B	58.6 ACRES
TOTAL:	135.1 ACRES

NOTE:
AS PART OF THE DEVELOPMENT PLAN, THE LOT LINE BETWEEN THE TWO PARCELS WILL BE VACATED SO AS TO CONSOLIDATE BACK TO A SINGLE DEVELOPMENT PARCEL.

GRID NORTH
(NORTH ZONE, NAD 83 (NA2011) EPOCH 2010.00)
VIRGINIA STATE PLANE COORDINATE SYSTEM

200 0 200 400
GRAPHIC SCALE FEET

CONTOUR INTERVAL = 2 FT.

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FOUR SEASONS RV CAMPGROUND RESORT
GENERAL DEVELOPMENT PLAN - GRAPHIC
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53-A-1B
16736 DAYS BRIDGE RD, ORANGE, VA 22960
SPOTSYLVANIA COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
TREVOR M. KIMZEY
Lic. No. 036354
11/4/21
PROFESSIONAL ENGINEER

REVISIONS		
NO.	COMMENTS	DATE
1	PC WORK-SESSION REVISIONS	11/04/21

PROJECT TEAM	
PIC	TREVOR M. KIMZEY, PE
PM	MATTHEW P. TOMLINSON, PE
DESIGN	STC, ADS, MBL

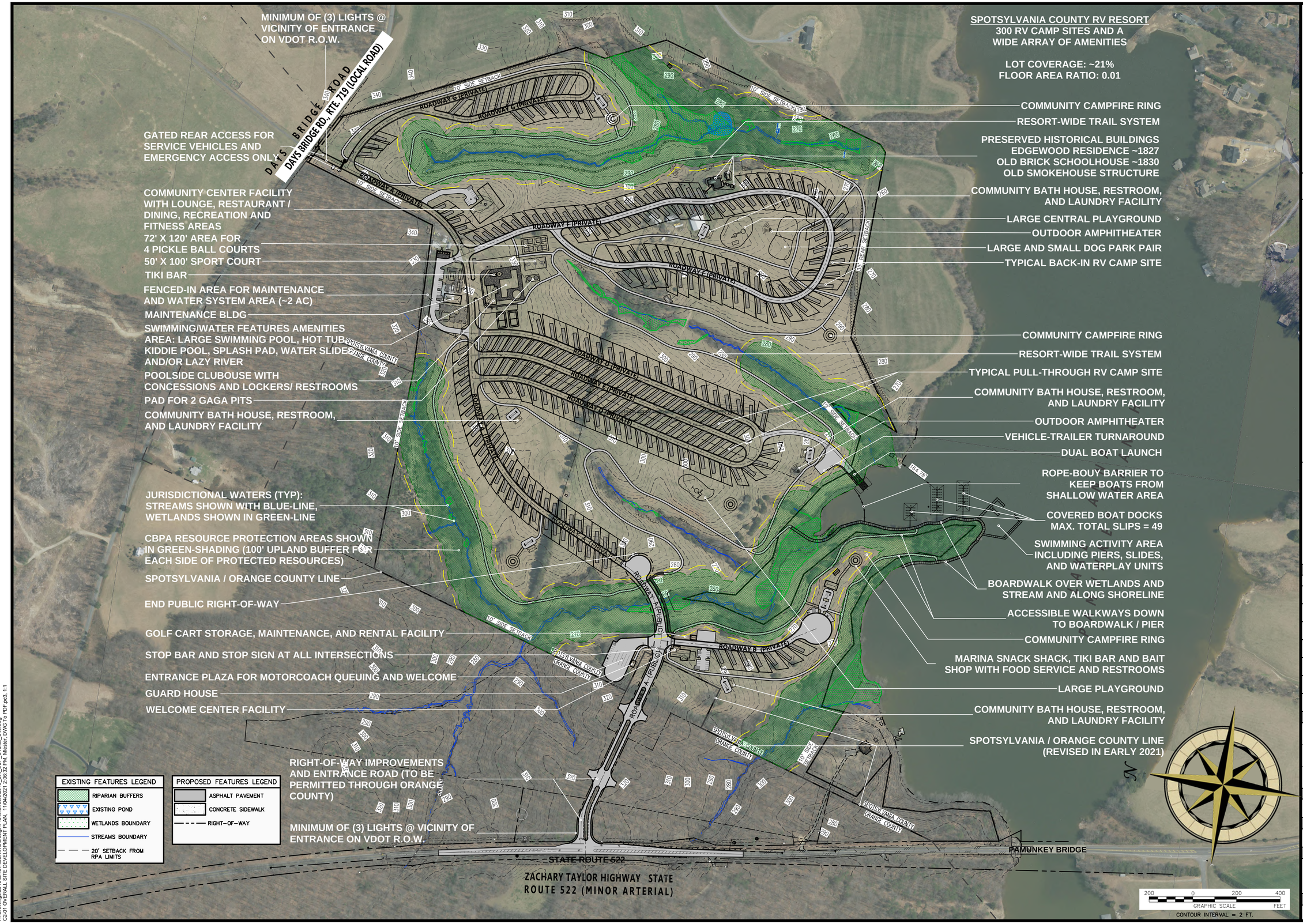
ISSUE DATE
09/17/2021

GNI JOB NO.
2945

SHEET TITLE
SURVEY BASE MAP

SHEET NUMBER
C1-01

X:\Drawings\2945\ENGINEERING\Design\Plans\Sheets\2945_SH_GUP_Survey_Base Map.dwg
C.O.T.SCHULTZ, BASE MAP, 11/4/2021 2:05:43 PM, Model, LAYOUT: For Plot, ps3, 1:1



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FOUR SEASONS RV CAMPGROUND RESORT
GENERAL DEVELOPMENT PLAN - GRAPHIC
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COMMONWEALTH OF VIRGINIA
TREVOR M. KIMZEY
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PM	MATTHEW P. TOMLINSON, PE
DESIGN	STC, ADS, MBL

ISSUE DATE
09/17/2021

GNI JOB NO.
2945

SHEET TITLE
OVERALL SITE DEVELOPMENT PLAN

SHEET NUMBER
C2-01

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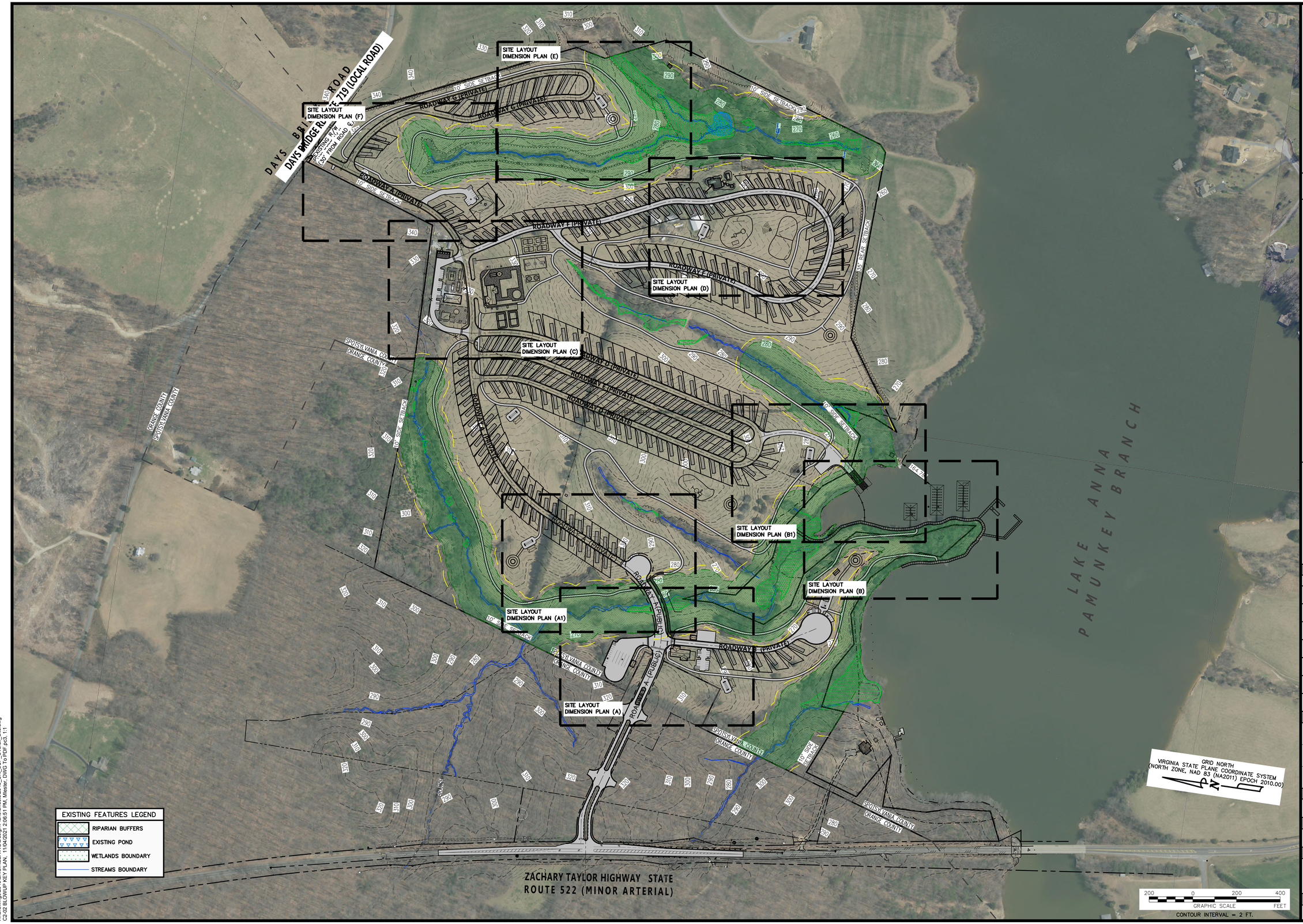

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C2-02 BLOWUP KEY PLAN, 11/04/2021 2:08:51 PM, Master, DWG To PDF.pc3, 1:1

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FOUR SEASONS RV CAMPGROUND RESORT
GENERAL DEVELOPMENT PLAN - GRAPHIC
FOR SPECIAL USE PERMIT

TAX MAP NUMBERS
53-A-1 AND 53-A-1B
16736 DAYS BRIDGE RD. ORANGE, VA 22960

SPOTSYLVANIA COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
TREVOR M. KIMZEY
Lic. No. 036354
11/4/21
PROFESSIONAL ENGINEER

REVISIONS		
NO.	COMMENTS	DATE
1	PC WORK-SESSION REVISIONS	11/04/21

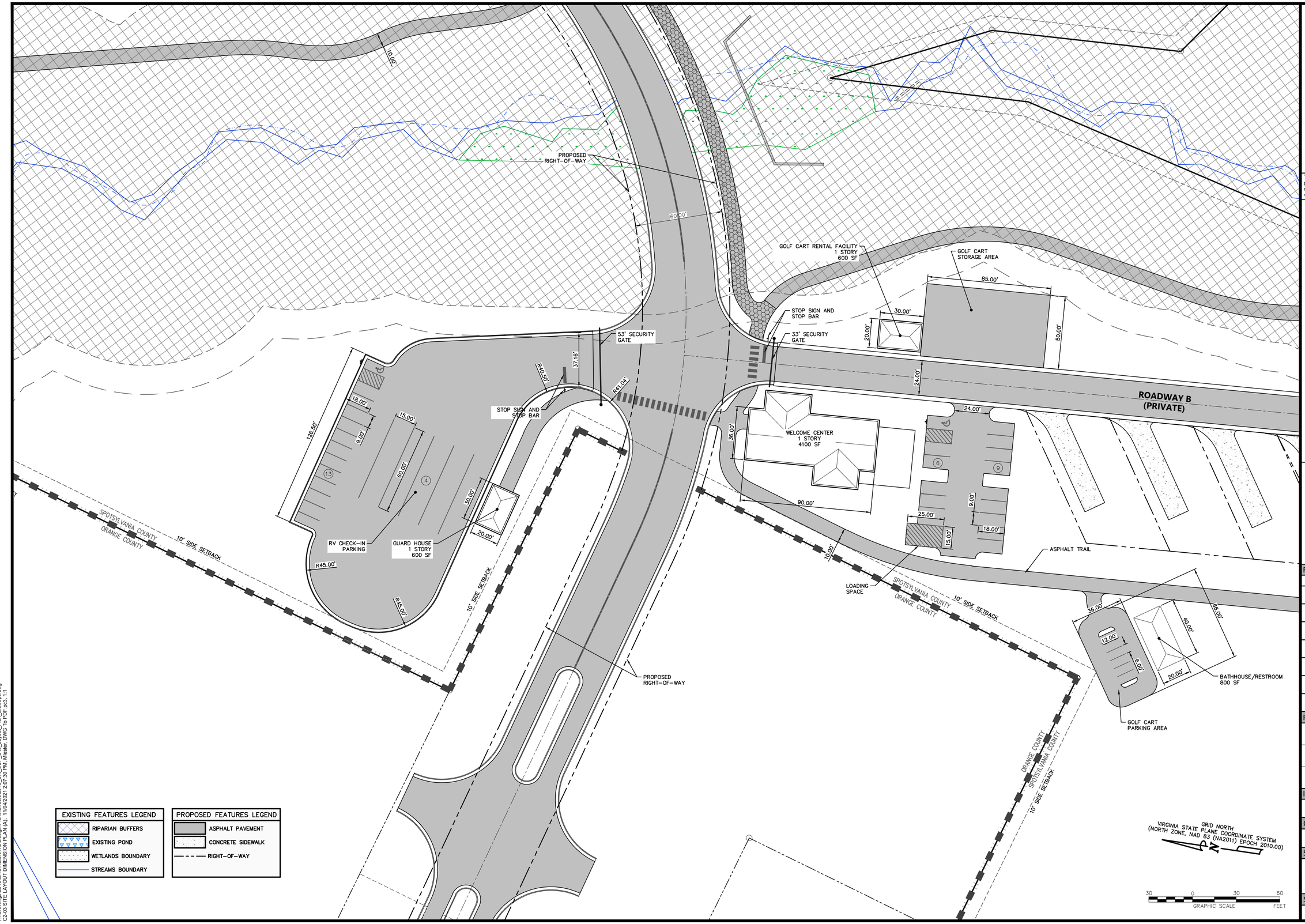
PROJECT TEAM	
PIC	TREVOR M. KIMZEY, PE
PM	MATTHEW P. TOMLINSON, PE
DESIGN	STC, ADS, MBL

ISSUE DATE
09/17/2021

GNI JOB NO.
2945

SHEET TITLE
BLOWUP KEY PLAN

SHEET NUMBER
C2-02



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PM	MATTHEW P. TOMLINSON, PE
DESIGN	STC, ADS, MBL

ISSUE DATE
09/17/2021

GNI JOB NO.
2945

SHEET TITLE
SITE LAYOUT DIMENSION PLAN (A)

SHEET NUMBER
C2-03

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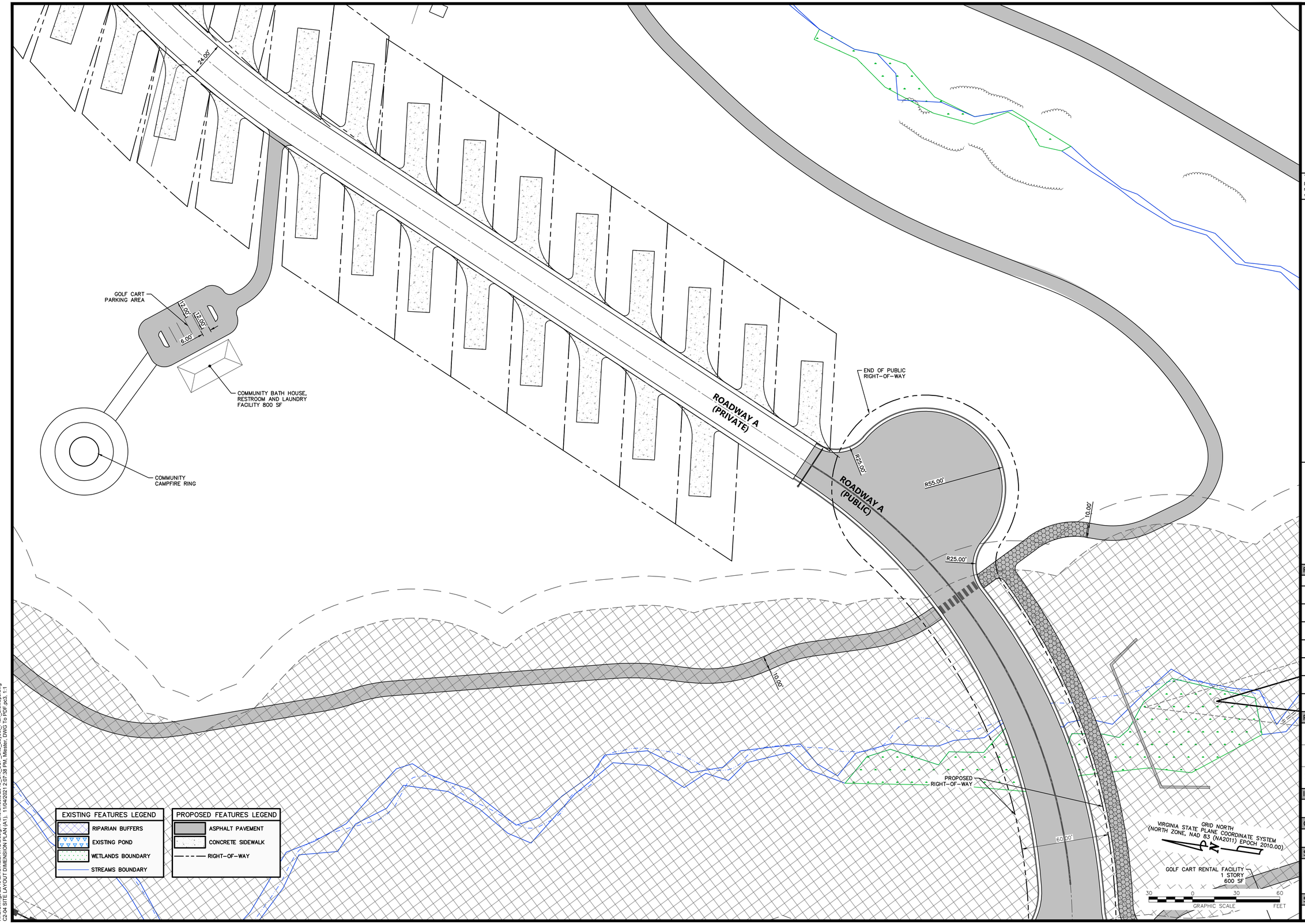

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FOUR SEASONS RV CAMPGROUND RESORT
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TAX MAP NUMBERS
53-A-1 AND 53-A-1B
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SPOTSYLVANIA COUNTY, VIRGINIA

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PROJECT TEAM

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PM	MATTHEW P. TOMLINSON, PE
DESIGN	STC, ADS, MBL

ISSUE DATE
09/17/2021

GNI JOB NO.
2945

SHEET TITLE
SITE LAYOUT DIMENSION PLAN (A1)

SHEET NUMBER
C2-04

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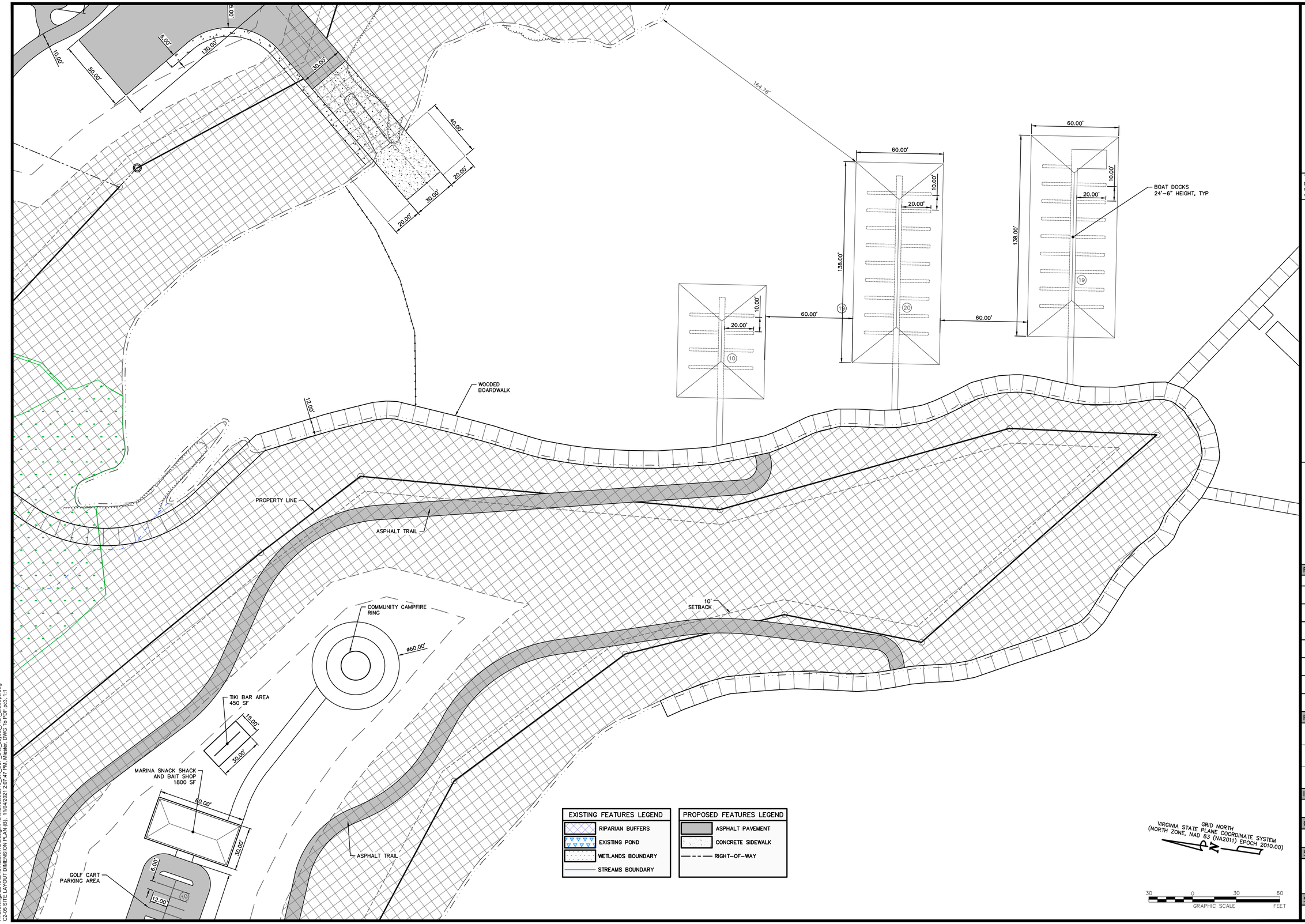

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FOUR SEASONS RV CAMPGROUND RESORT
GENERAL DEVELOPMENT PLAN - GRAPHIC
FOR SPECIAL USE PERMIT

TAX MAP NUMBERS
53-A-1 AND 53-A-1B
16736 DAYS BRIDGE RD, ORANGE, VA 22960

SPOTSYLVANIA COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
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REVISIONS

NO.	COMMENTS	DATE
1	PC WORK-SESSION REVISIONS	11/04/21

PROJECT TEAM

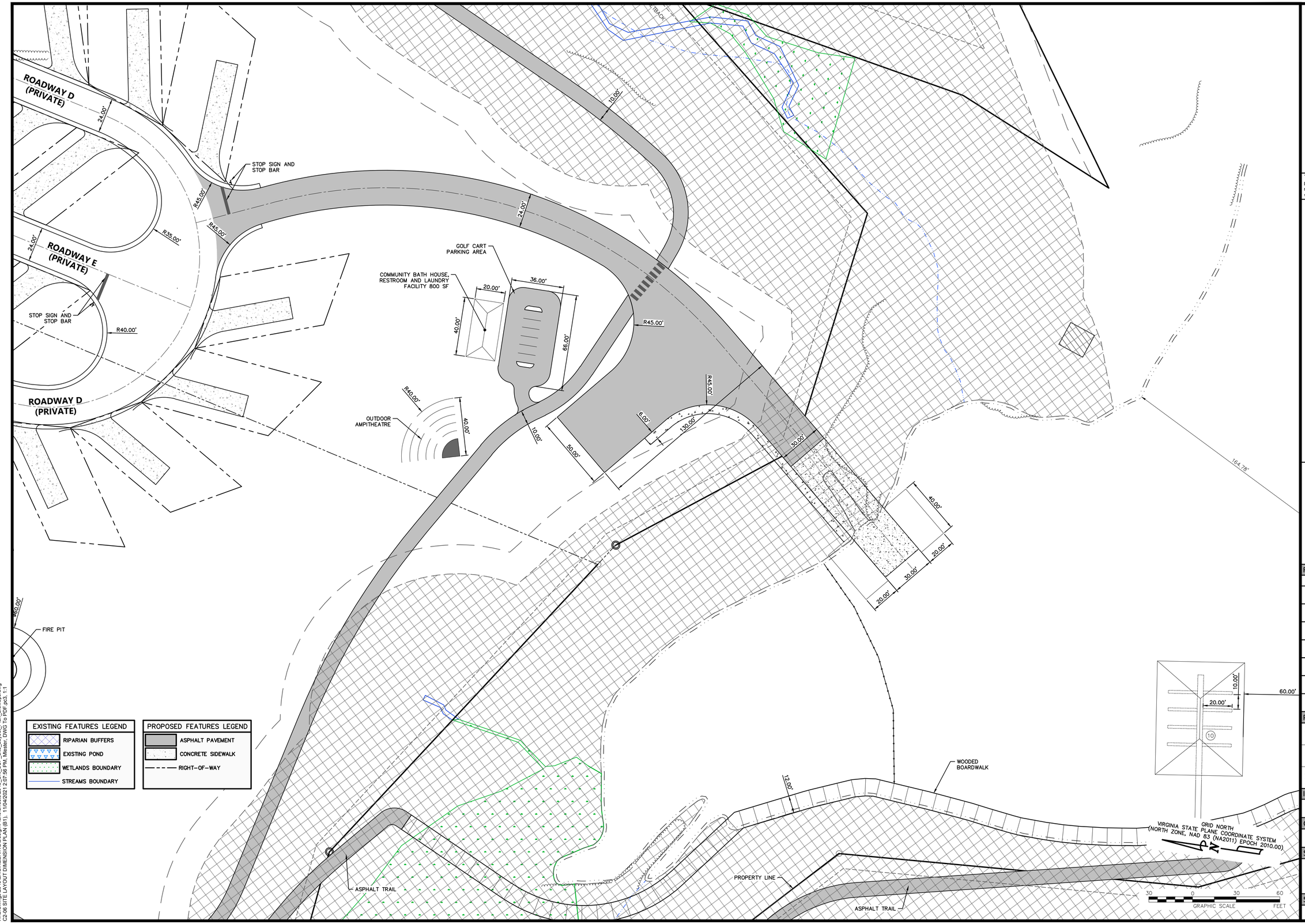
PIC	TREVOR M. KIMZEY, PE
PM	MATTHEW P. TOMLINSON, PE
DESIGN	STC, ADS, MBL

ISSUE DATE
09/17/2021

GNI JOB NO.
2945

SHEET TITLE
SITE LAYOUT DIMENSION PLAN (B)

SHEET NUMBER
C2-05



EXISTING FEATURES LEGEND	PROPOSED FEATURES LEGEND
RIPARIAN BUFFERS	ASPHALT PAVEMENT
EXISTING POND	CONCRETE SIDEWALK
WETLANDS BOUNDARY	RIGHT-OF-WAY
STREAMS BOUNDARY	

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FOUR SEASONS RV CAMPGROUND RESORT
GENERAL DEVELOPMENT PLAN - GRAPHIC
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TAX MAP NUMBERS
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REVISIONS		
NO.	COMMENTS	DATE
1	PC WORK-SESSION REVISIONS	11/04/21

PROJECT TEAM	
PIC	TREVOR M. KIMZEY, PE
PM	MATTHEW P. TOMLINSON, PE
DESIGN	STC, ADS, MBL

ISSUE DATE
09/17/2021

GNI JOB NO.
2945

SHEET TITLE
SITE LAYOUT DIMENSION PLAN (B1)

SHEET NUMBER
C2-06

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C2-06 SITE LAYOUT DIMENSION PLAN (B1), 11/04/2021 2:07:56 PM, Mester, DWG To PDF.pc3, 1:1

EXISTING FEATURES LEGEND

- RIPARIAN BUFFERS
- EXISTING POND
- WETLANDS BOUNDARY
- STREAMS BOUNDARY

PROPOSED FEATURES LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- RIGHT-OF-WAY

GRID NORTH
VIRGINIA STATE PLANE COORDINATE SYSTEM
(NORTH ZONE, NAD 83 (NA2011) EPOCH 2010.00)

30 0 30 60
GRAPHIC SCALE FEET

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C2-07 SITE LAYOUT DIMENSION PLAN (C), 11/04/2021 2:08:04 PM, Milester, DWG To PDF.pc3, 1:1

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FOUR SEASONS RV CAMPGROUND RESORT
GENERAL DEVELOPMENT PLAN - GRAPHIC
FOR SPECIAL USE PERMIT

TAX MAP NUMBERS
53-A-1 AND 53-A-1B
16736 DAYS BRIDGE RD, ORANGE, VA 22960

SPOTSYLVANIA COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
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REVISIONS

NO.	COMMENTS	DATE
1	PC WORK-SESSION REVISIONS	11/04/21

PROJECT TEAM

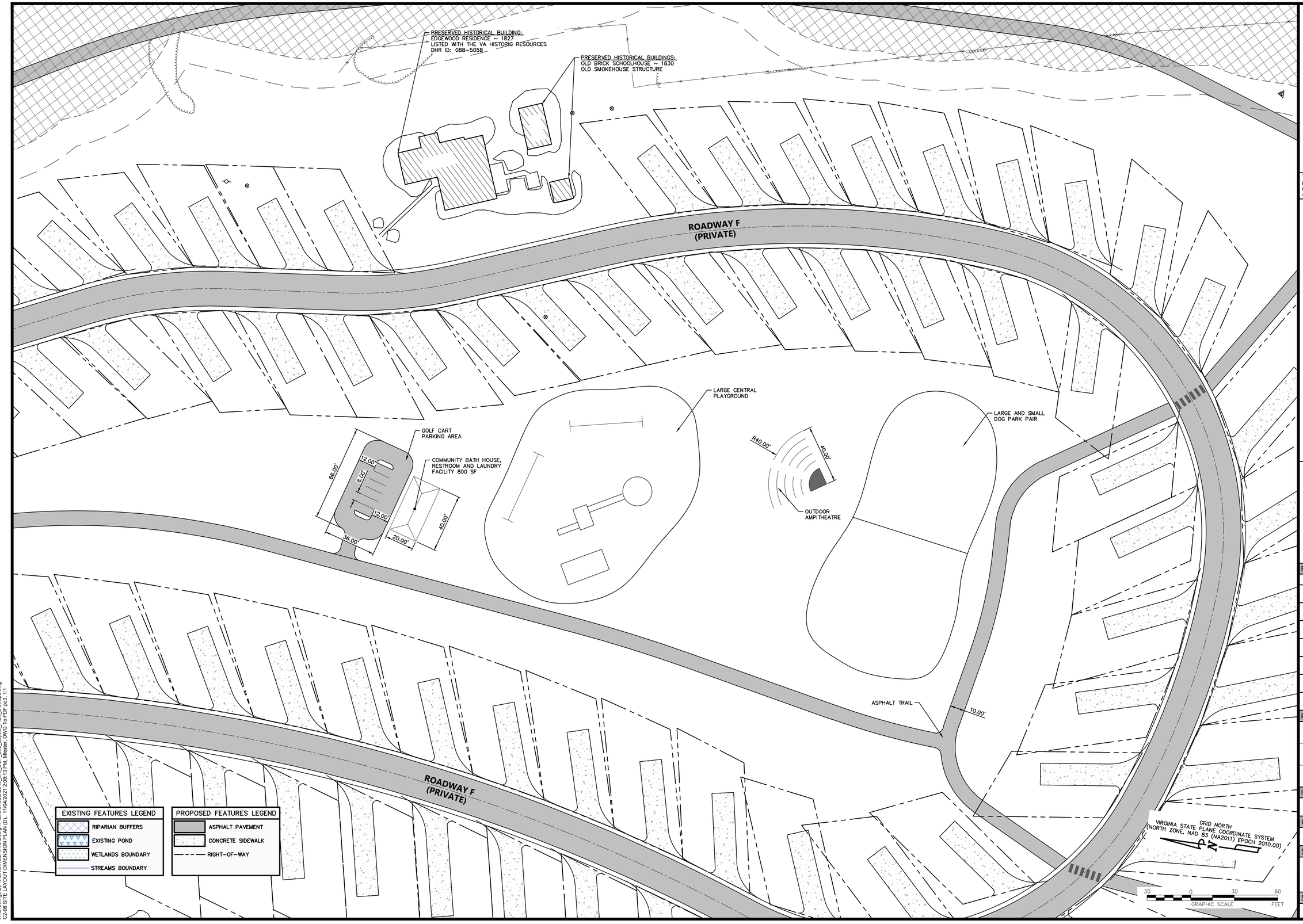
PIC	TREVOR M. KIMZEY, PE
PM	MATTHEW P. TOMLINSON, PE
DESIGN	STC, ADS, MBL

ISSUE DATE
09/17/2021

GNI JOB NO.
2945

SHEET TITLE
SITE LAYOUT DIMENSION PLAN (C)

SHEET NUMBER
C2-07



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FOUR SEASONS RV CAMPGROUND RESORT
GENERAL DEVELOPMENT PLAN - GRAPHIC
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53-A-1 AND 53-A-1B
16736 DAYS BRIDGE RD, ORANGE, VA 22960

SPOTSYLVANIA COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
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11/4/21
PROFESSIONAL ENGINEER

REVISIONS		
NO.	COMMENTS	DATE
1	PC WORK-SESSION REVISIONS	11/04/21

PROJECT TEAM	
PIC	TREVOR M. KIMZEY, PE
PM	MATTHEW P. TOMLINSON, PE
DESIGN	STC, ADS, MBL

ISSUE DATE
09/17/2021

GNI JOB NO.
2945

SHEET TITLE
SITE LAYOUT DIMENSION PLAN (D)

SHEET NUMBER
C2-08

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C2-08 SITE LAYOUT DIMENSION PLAN (D), 11/04/2021 2:08:13 PM, Mleister, DWG To PDF.pc3, 1:1

ROADWAY G
(PRIVATE)

ROADWAY G
(PRIVATE)

COMMUNITY BATH HOUSE, RESTROOM AND LAUNDRY FACILITY 800 SF

GOLF CART PARKING AREA

12.00'

6.00'

12.00'

ASPHALT TRAIL

COMMUNITY CAMPFIRE RING

10.00'

EXISTING FEATURES LEGEND	PROPOSED FEATURES LEGEND
RIPARIAN BUFFERS	ASPHALT PAVEMENT
EXISTING POND	CONCRETE SIDEWALK
WETLANDS BOUNDARY	RIGHT-OF-WAY
STREAMS BOUNDARY	

VIRGINIA STATE PLANE COORDINATE SYSTEM
(NORTH ZONE, NAD 83 (NA2011) EPOCH 2010.00)
GRID NORTH

30 0 30 60
GRAPHIC SCALE
FEET

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C2-09 SITE LAYOUT DIMENSION PLAN (E), 11/04/2021 2:08:22 PM, Mleister, DWG To PDF.pc3, 1:1

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FOUR SEASONS RV CAMPGROUND RESORT
GENERAL DEVELOPMENT PLAN - GRAPHIC
FOR SPECIAL USE PERMIT

TAX MAP NUMBERS
53-A-1 AND 53-A-1B
16736 DAYS BRIDGE RD, ORANGE, VA 22960

SPOTSYLVANIA COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
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NO.	COMMENTS	DATE
1	PC WORK-SESSION REVISIONS	11/04/21

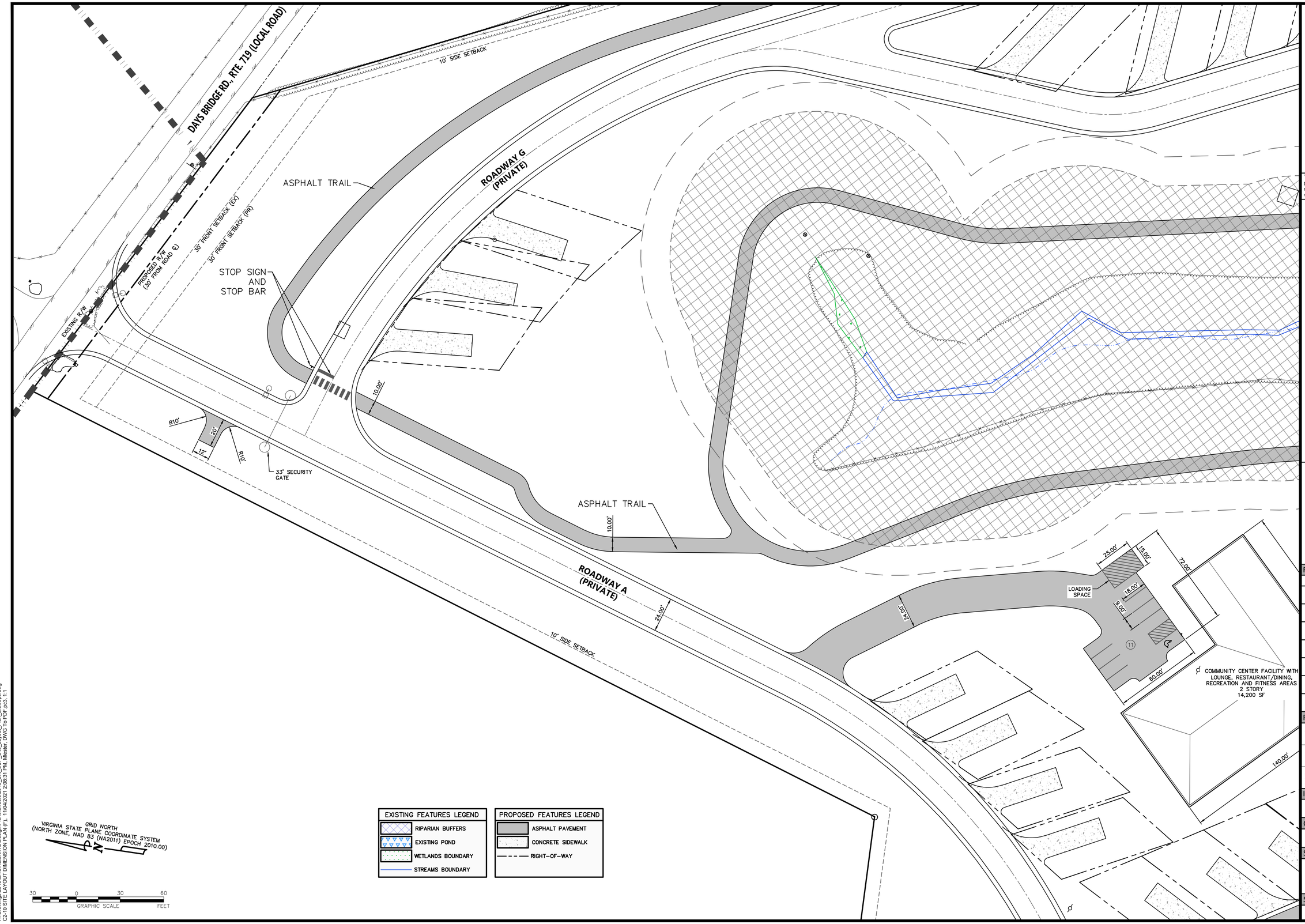
PROJECT TEAM	
PIC	TREVOR M. KIMZEY, PE
PM	MATTHEW P. TOMLINSON, PE
DESIGN	STC, ADS, MBL

ISSUE DATE
09/17/2021

GNI JOB NO.
2945

SHEET TITLE
SITE LAYOUT DIMENSION PLAN (E)

SHEET NUMBER
C2-09



GRID NORTH
VIRGINIA STATE PLANE COORDINATE SYSTEM (NORTH ZONE, NAD 83 (NA2011) EPOCH 2010.00)

30 0 30 60
GRAPHIC SCALE FEET

EXISTING FEATURES LEGEND	PROPOSED FEATURES LEGEND
RIPARIAN BUFFERS	ASPHALT PAVEMENT
EXISTING POND	CONCRETE SIDEWALK
WETLANDS BOUNDARY	RIGHT-OF-WAY
STREAMS BOUNDARY	

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FOUR SEASONS RV CAMPGROUND RESORT
GENERAL DEVELOPMENT PLAN - GRAPHIC
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TAX MAP NUMBERS
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16736 DAYS BRIDGE RD, ORANGE, VA 22960

SPOTSYLVANIA COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
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NO.	COMMENTS	DATE
1	PC WORK-SESSION REVISIONS	11/04/21

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DESIGN	STC, ADS, MBL

ISSUE DATE
09/17/2021

GNI JOB NO.
2945

SHEET TITLE
SITE LAYOUT DIMENSION PLAN (F)

SHEET NUMBER
C2-10

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C2-10 SITE LAYOUT DIMENSION PLAN (F), 11/04/2021 2:08:31 PM, hlester, DWG To PDF.pc3, 1:1

EXISTING FEATURES LEGEND

- RIPARIAN BUFFERS
- EXISTING POND
- WETLANDS BOUNDARY
- STREAMS BOUNDARY

PROPOSED FEATURES LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- RIGHT-OF-WAY

VIRGINIA STATE PLANE COORDINATE SYSTEM (NORTH ZONE, NAD 83 (NA2011) EPOCH 2010.00)
GRID NORTH

80 0 80 160
GRAPHIC SCALE
FEET

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PM	MATTHEW P. TOMLINSON, PE
DESIGN	STC, ADS, MBL

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09/17/2021

GNI JOB NO.
2945

SHEET TITLE
SITE LAYOUT DIMENSION PLAN (G)

SHEET NUMBER
C2-11

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C2-11 SITE LAYOUT DIMENSION PLAN (G), 11/04/2021 2:08:46 PM, Mleister, DWG To PDF.pc3, 1:1

IMPERVIOUS AREA SUMMARY	
GOLD SITES	2.18 AC
SILVER SITES	2.11 AC
BRONZE SITES	2.94 AC
PAVEMENT	13.30 AC
TRAIL	4.76 AC
BUILDINGS	0.83 AC
FIRE PITS	0.26 AC
ROUND UP/MARGIN*	2.30 AC
TOTAL IMPERVIOUS	28.68 AC
TOTAL PARCEL AREAS	135.08 AC
% IMPERVIOUS LOT COVERAGE	21.2%

ESTIMATED SITE ENTRANCE ROAD PROJECT
PHOSPHOROUS REDUCTION SUMMARY

ESTIMATED MAIN SITE DEVELOPMENT PROJECT
PHOSPHOROUS REDUCTION SUMMARY

TOTAL IMPERVIOUS COVER TREATED (ac)	28.68	AREA CHECK: OK.
TOTAL MANAGED TURF AREA TREATED (ac)	46.73	AREA CHECK: OK.
TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr)	43.67	
TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr)	85.59	
TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.00	
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	47.02	
TOTAL PHOSPHORUS LOAD REDUCTION ACHIEVED IN D.A. A (lb/yr)	47.02	
TOTAL PHOSPHORUS REMAINING AFTER APPLYING BMP LOAD REDUCTIONS IN D.A. A (lb/yr)	38.57	

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	391.42
NITROGEN REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.00
TOTAL NITROGEN REMOVED IN D.A. A (lb/yr)	391.42

NOTE: FINAL REDUCTION VALUES WILL MEET OR EXCEED REQUIRED REDUCTIONS BY DEQ

ALL SWM NEEDS FOR THE PUBLIC PORTION OF THE ENTRANCE ROAD HAVE ALREADY BEEN DESIGNED AND ARE UNDER REVIEW AND APPROVAL THROUGH ORANGE COUNTY AND DEQ AND ARE THEREFORE NOT SHOWN ON THS PLAN.

LEGEND
- FOREST/OPEN SPACE
- DRAINAGE AREA BOUNDARY
- BIORETENTION AREA
- LIMITS OF DISTURBANCE

D.A.Y.S. BRIDGE RD. RTE. 719 (LOCAL ROAD)
DAYS BRIDGE RD. RTE. 719 (LOCAL ROAD)

ROADWAY G (PRIVATE)
ROADWAY A (PRIVATE)
ROADWAY B (PRIVATE)
ROADWAY C (PRIVATE)
ROADWAY D (PRIVATE)
ROADWAY E (PRIVATE)
ROADWAY F (PRIVATE)

SPOTSYLVANIA COUNTY / ORANGE COUNTY

ZACHARY TAYLOR HIGHWAY STATE ROUTE 522

LAKE PAMUNKEY

Bioretention areas: A1, A2, A3, B1, B2, B3, B4, C1, C2, C3, C4, C5, C6, D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, E1, E2, E3, E4

200 0 200 400
GRAPHIC SCALE FEET
CONTOUR INTERVAL = 2 FT.

Conceptual Bioretention Design

Label	Conceptual Drainage Area (ac)			Conceptual Requirements (sf)
	Total	Assumed 40% Impervious	Assumed 60% Managed Turf	Target Surface Area of BMP
A1	2.15	0.86	1.29	2,124
A2	1.5	0.60	0.90	1,482
A3	3.62	1.45	2.17	3,807
B1	0.6	0.24	0.36	593
B2	2.71	1.08	1.63	2,670
B3	2.71	1.08	1.63	2,670
B4	2.73	1.09	1.64	2,693
C1	2.58	1.03	1.55	2,545
C2	2.97	1.19	1.78	2,937
C3	3.47	1.39	2.08	3,649
C4	2.87	1.15	1.72	3,019
C5	2.24	0.90	1.34	2,416
C6	3.87	1.55	2.32	4,070
C7	3.2	1.28	1.92	3,443
C8	3.75	1.50	2.25	3,940
D1	3.87	1.55	2.32	4,070
D2	4.83	1.93	2.90	5,072
D3	2.4	0.96	1.44	2,522
D4	1.03	0.41	0.62	1,079
D5	1.83	0.73	1.10	1,920
D6	4.01	1.60	2.41	4,207
D7	4.63	1.85	2.78	4,862
D8	1.57	0.63	0.94	1,653
D9	1.19	0.48	0.71	1,287
D10	1.32	0.53	0.79	1,390
D11	1.6	0.64	0.96	1,681
E1	3.31	1.32	1.99	3,472
E2	1.43	0.57	0.86	1,499
E3	2.5	1.00	1.50	2,690
E4	1.39	0.56	0.83	1,502

NOTE: BIORETENTION FACILITIES AND THEIR DRAINAGE AREAS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE

NOTE:
ALL PROPOSED STORMWATER MANAGEMENT FACILITIES, INCLUDING BIORETENTIONS, SHALL HAVE ACCESS EASEMENTS PROVIDED FOR PROPER ACCESS AND MAINTENANCE. ACCESS EASEMENTS SHALL BE A MINIMUM OF 12' WIDE AND HAVE A SURFACE AND SLOPE THAT IS TRAVERSABLE BY A STANDARD VEHICLE SUCH AS A PICK-UP TRUCK.

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FOUR SEASONS RV CAMPGROUND RESORT
GENERAL DEVELOPMENT PLAN - GRAPHIC
FOR SPECIAL USE PERMIT

TAX MAP NUMBERS
53-A-1 AND 53-A-1B
16736 DAYS BRIDGE RD. ORANGE, VA 22960

SPOTSYLVANIA COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
TREVOR M. KIMZEY
Lic. No. 036354
11/4/21
PROFESSIONAL ENGINEER

REVISIONS

NO.	COMMENTS	DATE
1	PC WORK-SESSION REVISIONS	11/04/21

PROJECT TEAM

PIC	TREVOR M. KIMZEY, PE
PM	MATTHEW P. TOMLINSON, PE
DESIGN	STC, ADS, MBL

ISSUE DATE
09/17/2021

GNI JOB NO.
2945

SHEET TITLE
SWM CONCEPT

SHEET NUMBER
C3-01

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C3-01 SWM CONCEPT, 11/04/2021 2:09:38 PM, Mimeo, DWG To PDF.pc3, 1:1

UTILITY NOTES:

1. CONTRACTOR SHALL CONSTRUCT ALL WATER AND SANITARY SEWER INFRASTRUCTURE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE SPOTSYLVANIA COUNTY UTILITY DESIGN AND CONSTRUCTION STANDARDS MANUAL TO DATE.
2. FOLLOWING THE COMPLETION OF CONSTRUCTION OF THE DEVELOPMENT, THE OWNER SHALL NOTIFY AND PROVIDE ANY NECESSARY DOCUMENTATION TO THE SPOTSYLVANIA COUNTY UTILITIES DEPARTMENT OF ALL CHANGES AND ADDITIONS TO THE PRIVATE SYSTEM.
3. THE CONTRACTOR SHALL PROVIDE ALL AS-BUILT, CONSTRUCTION INSPECTION DOCUMENTATION, AND A UTILITY GIS SHAPE FILE TO THE SPOTSYLVANIA COUNTY UTILITIES DEPARTMENT FOR RECORDS RETENTION PURPOSES.
4. THE CONTRACTOR SHALL INSTALL A MINIMUM OF THREE (3) COBRA STYLE STREET LIGHTS AT BOTH THE DAYS BRIDGE EMERGENCY ENTRANCE AND THE ZACHARY TAYLOR HIGHWAY STATE ROUTE 522 MAIN ENTRANCE, TOTALING A MINIMUM OF SIX (6) COBRA STYLE STREET LIGHTS.

ONSITE WASTEWATER TREATMENT AND DISPOSAL NOTES:

1. THE PROPOSED DESIGN OF THE WASTEWATER TREATMENT SYSTEM WILL BE COMPLIANT WITH THE HIGHEST LEVEL OF TREATMENT FOR ANY ONSITE SEWAGE SYSTEM IN VIRGINIA.
2. THIS SYSTEM WILL BE DESIGNED AND OPERATED TO COMPLY WITH THE 8 PPM NITROGEN LIMIT REQUIREMENTS FOR SYSTEMS INSTALLED IN THE CHESAPEAKE BAY WATERSHED. IN ADDITION, THE DISPERSAL SYSTEM WILL BE INSTALLED BELOW THE ORIGINAL GROUND SURFACE AND UTILIZE PRESSURIZED DRIP DISTRIBUTION. THIS PROVIDES AN ADDITIONAL MEASURE OF NITROGEN REDUCTION AND IS RECOGNIZED AS THE BEST AVAILABLE PRACTICE FOR SYSTEMS INSTALLED IN THE CHESAPEAKE BAY WATERSHED.
3. THOUGH NOT REQUIRED BY COUNTY OR STATE REGULATIONS, THE DEVELOPER WILL ALSO PROVIDE ADDITIONAL TREATMENT TO REDUCE PHOSPHORUS CONCENTRATIONS IN THE WASTEWATER. THIS IS IN RESPONSE TO CONCERNS ABOUT LEVELS OF PHOSPHORUS IN THE LAKE AND ITS RELATIONSHIP TO HARMFUL ALGAE BLOOMS.
4. THOUGH NOT REQUIRED BY THE REGULATIONS IN THIS TYPE OF SOIL, THE DEVELOPER WILL ALSO PROVIDE DISINFECTION OF THE FINAL EFFLUENT TO FURTHER REDUCE THE PRESENCE OF BACTERIA AND VIRUSES. THE DESIGN MAY INCLUDE ULTRAVIOLET OR OTHER MEANS OF DISINFECTION OF THE FINAL WASTEWATER PRIOR TO DISPERSAL IN THE DRIP SYSTEM.
5. PRIOR TO THE TREATMENT SYSTEM BEING PLACED IN OPERATION, GROUNDWATER MONITORING STATIONS WILL BE INSTALLED, DEVELOPED AND SAMPLED TO DOCUMENT NATURALLY OCCURRING BASE LEVELS FOR NITROGEN AND FECAL COLIFORM. ONCE AN OPERATIONS PERMIT IS ISSUED FOR THE SYSTEM, THE MONITORING STATIONS WILL BE PURGED AND SAMPLED ANNUALLY TO MONITOR THE SHALLOW GROUNDWATER AQUIFER.

SMALL DIA. FORCE-MAINS TO CONVEY SEWAGE FROM PUMP STATION UP TO CENTRAL TREATMENT FACILITY

OPEN SPACE AREAS TO BE USED FOR PRESSURE-DOSED DRIP IRRIGATION DISPOSAL AREAS (TO BE DETERMINED)

GRAVITY SEWER LINES FROM RV SITE SEWER CONNECTIONS DOWN TO SMALL PUMP STATION (TYP)

SMALL PUMP STATIONS TO SERVE VARIOUS AREAS WTIHIN THE RESORT TO PUMP BACK TO CENTRAL TREATMENT FACILITY (TYP)

DRY HYDRANT

TRASH AND RECYCLING AREA

SCREENING FENCE AROUND ENTIRE UTILITY YARD

EMPLOYEE PARKING AREA

CENTRAL WASTEWATER TREATMENT FACILITY LOCATION (IN FENCED MAINTENANCE YARD)

MAINTENANCE SHOP

WATER TREATMENT AND STORAGE FACILITY (IN FENCED MAINTENANCE YARD); NUMBER AND LOCATION OF WELLS TO BE DETERMINED

INSET
UTILITY YARDS AND SERVICE AREA
SCALE: 1"=50'

DAYS BRIDGE ROAD (LOCAL ROAD)
DAYS BRIDGE RD. RTE. 719 (LOCAL ROAD)
EXISTING R/W (50' FROM ROAD ℄)
CONCEPTUAL LIGHT POLE LOCATION
CONCEPTUAL LIGHT POLE LOCATIONS
ROADWAY C (PRIVATE)
ROADWAY E (PRIVATE)
ROADWAY F (PRIVATE)
ROADWAY G (PRIVATE)
ROADWAY D (PRIVATE)
ROADWAY B (PRIVATE)
ROADWAY A (PUBLIC)
10' SIDE SETBACK
35' REAR SETBACK
SPOTSYLVANIA COUNTY
ORANGE COUNTY
PS
INSET
CONCEPTUAL LIGHT POLE LOCATIONS
ZACHARY TAYLOR HIGHWAY STATE ROUTE 522
PAMUNKEY BRIDGE
LAKE ANNA
PAMUNKEY BRANCH
N
GRAPHIC SCALE 200 0 200 400 FEET
CONTOUR INTERVAL = 2 FT.

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FOUR SEASONS RV CAMPGROUND RESORT
GENERAL DEVELOPMENT PLAN - GRAPHIC
FOR SPECIAL USE PERMIT

TAX MAP NUMBERS
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SPOTSYLVANIA COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
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11/4/21
PROFESSIONAL ENGINEER

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NO.	COMMENTS	DATE
1	PC WORK-SESSION REVISIONS	11/04/21

PROJECT TEAM	
PIC	TREVOR M. KIMZEY, PE
PM	MATTHEW P. TOMLINSON, PE
DESIGN	STC, ADS, MBL

ISSUE DATE: 09/17/2021

GNI JOB NO.: 2945

SHEET TITLE: UTILITY PLAN

SHEET NUMBER: C4-01

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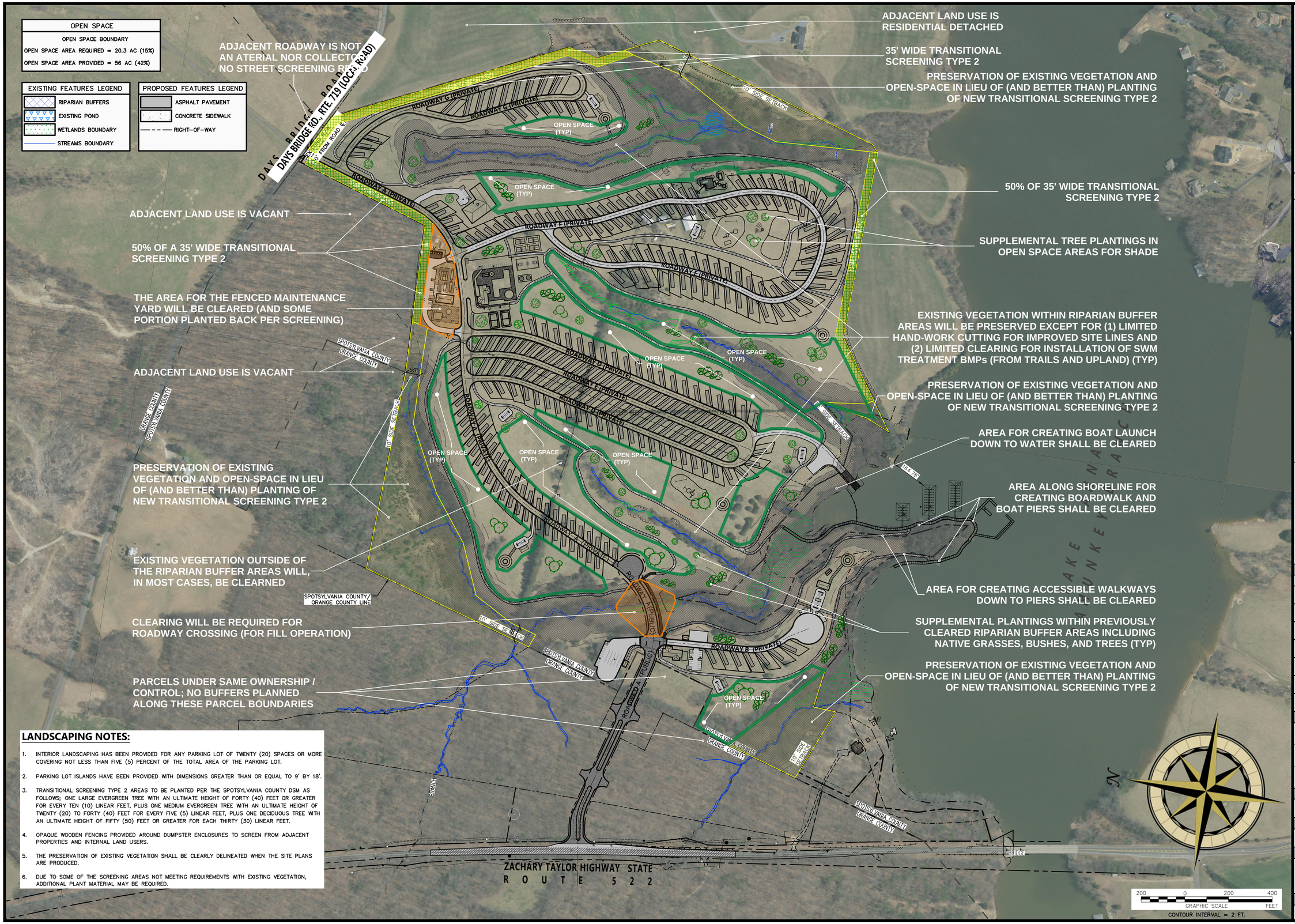
C-4-01 UTILITY PLAN, 11/04/2021 2:19:27 PM, Master, DWG To PDF.pc3, 1:1



LANDSCAPING NOTES:

1. INTERIOR LANDSCAPING HAS BEEN PROVIDED FOR ANY PARKING LOT OF TWENTY (20) SPACES OR MORE COVERING NOT LESS THAN FIVE (5) PERCENT OF THE TOTAL AREA OF THE PARKING LOT.
2. PARKING LOT ISLANDS HAVE BEEN PROVIDED WITH DIMENSIONS GREATER THAN OR EQUAL TO 9' BY 18'.
3. TRANSITIONAL SCREENING TYPE 2 AREAS TO BE PLANTED PER THE SPOTSYLVANIA COUNTY DSM AS FOLLOWS; ONE LARGE EVERGREEN TREE WITH AN ULTIMATE HEIGHT OF FORTY (40) FEET OR GREATER FOR EVERY TEN (10) LINEAR FEET, PLUS ONE MEDIUM EVERGREEN TREE WITH AN ULTIMATE HEIGHT OF TWENTY (20) TO FORTY (40) FEET FOR EVERY FIVE (5) LINEAR FEET, PLUS ONE DECIDUOUS TREE WITH AN ULTIMATE HEIGHT OF FIFTY (50) FEET OR GREATER FOR EACH THIRTY (30) LINEAR FEET.
4. OPAQUE WOODEN FENCING PROVIDED AROUND DUMPSTER ENCLOSURES TO SCREEN FROM ADJACENT PROPERTIES AND INTERNAL LAND USERS.
5. THE PRESERVATION OF EXISTING VEGETATION SHALL BE CLEARLY DELINEATED WHEN THE SITE PLANS ARE PRODUCED.
6. DUE TO SOME OF THE SCREENING AREAS NOT MEETING REQUIREMENTS WITH EXISTING VEGETATION, ADDITIONAL PLANT MATERIAL MAY BE REQUIRED.

200 0 200 400
GRAPHIC SCALE FEET
CONTOUR INTERVAL = 2 FT.

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FOUR SEASONS RV CAMPGROUND RESORT
GENERAL DEVELOPMENT PLAN - GRAPHIC
FOR SPECIAL USE PERMIT

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SPOTSYLVANIA COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
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11/4/21
PROFESSIONAL ENGINEER

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1	PC WORK-SESSION REVISIONS	11/04/21

PROJECT TEAM	
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PM	MATTHEW P. TOMLINSON, PE
DESIGN	STC, ADS, MBL

ISSUE DATE
09/17/2021

GNI JOB NO.
2945

SHEET TITLE
LANDSCAPE - BUFFERS AND SCREENING

SHEET NUMBER
C6-01

X:\Drawings\2945\ENGINEERING\Design\Plansheets\2945_Sht_SUP_Landscaping_Buffers.dwg
C6-01 LANDSCAPE - BUFFERS AND SCREENING, 11/4/2021 2:11:11 PM, Master.DWG to PDF.pc3, 1:1

OPEN SPACE
OPEN SPACE BOUNDARY
OPEN SPACE AREA REQUIRED = 20.3 AC (15%)
OPEN SPACE AREA PROVIDED = 56 AC (42%)

EXISTING FEATURES LEGEND
RIPARIAN BUFFERS
EXISTING POND
WETLANDS BOUNDARY
STREAMS BOUNDARY

PROPOSED FEATURES LEGEND
ASPHALT PAVEMENT
CONCRETE SIDEWALK
RIGHT-OF-WAY

OPEN SPACE AREAS					
	SF	AC	Individual % of Area	Total % of Area	Requirement
TOTAL AREA	1,103,485	25.33			
INTERIOR PARKING ISLANDS	0	0.00	0.0	0.0	<25% of total area
WETLANDS	20,392	0.47	1.8	32.5	<50% of total area
RESOURCE PROTECTION	252,729	5.80	22.9		
FLOOD PLAINS	0	0.00	0.0		
>15% SLOPES	85,547	1.96	7.8		

DAYS BRIDGE ROAD
DAYS BRIDGE RD. RTE. 719 (LOCAL ROAD)
100' SCENIC BUFFER
50' FROM ROAD C/L
ROADWAY G (PRIVATE)
ROADWAY A (PRIVATE)
ROADWAY F (PRIVATE)
ROADWAY D (PRIVATE)
ROADWAY E (PRIVATE)
ROADWAY C (PRIVATE)
ROADWAY A (PUBLIC)
ROADWAY B (PRIVATE)
OPEN SPACE (TYP)
BUFFER
100' SIDE SETBACK
SPOTSYLVANIA COUNTY
ORANGE COUNTY
SPOTSYLVANIA COUNTY/
ORANGE COUNTY LINE
RECTOR
ZACHARY TAYLOR HIGHWAY STATE
ROUTE 522
LAKE ANNA
PAMUNKEY BRANCH
N
200 0 200 400
GRAPHIC SCALE FEET
CONTOUR INTERVAL = 2 FT.

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FOUR SEASONS RV CAMPGROUND RESORT
GENERAL DEVELOPMENT PLAN - GRAPHIC
FOR SPECIAL USE PERMIT

TAX MAP NUMBERS
53-A-1 AND 53-A-1B
16736 DAYS BRIDGE RD. ORANGE, VA 22960
SPOTSYLVANIA COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
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Lic. No. 036354
11/4/21
PROFESSIONAL ENGINEER

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NO.	COMMENTS	DATE
1	PC WORK-SESSION REVISIONS	11/04/21

PROJECT TEAM	
PIC	TREVOR M. KIMZEY, PE
PM	MATTHEW P. TOMLINSON, PE
DESIGN	STC, ADS, MBL

ISSUE DATE
09/17/2021

GNI JOB NO.
2945

SHEET TITLE
LANDSCAPING - SITE OPEN SPACE MAP

SHEET NUMBER
C6-02

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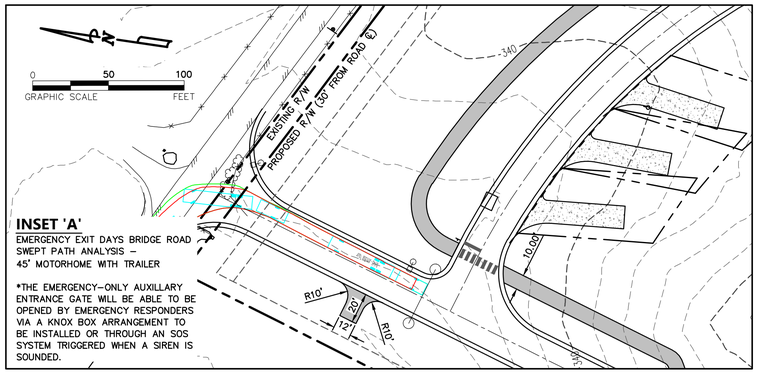
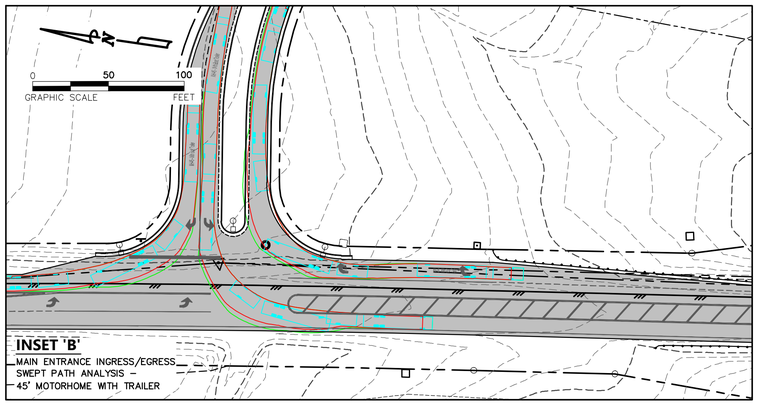
C6-02 LANDSCAPING - SITE LANDSCAPE PLAN, 11/04/2021 12:11:08 PM, Master, DWG To PDF.pc3, 1:1



INSET 'A'
EMERGENCY EXIT DAYS BRIDGE ROAD
SWEPT PATH ANALYSIS –
45' MOTORHOME WITH TRAILER

*THE EMERGENCY–ONLY AUXILLARY ENTRANCE GATE WILL BE ABLE TO BE OPENED BY EMERGENCY RESPONDERS VIA A KNOX BOX ARRANGEMENT TO BE INSTALLED OR THROUGH AN SOS SYSTEM TRIGGERED WHEN A SIREN IS SOUNDED.



INSET 'B'
MAIN ENTRANCE INGRESS/EGRESS
SWEPT PATH ANALYSIS –
45' MOTORHOME WITH TRAILER

STATE ROUTE 522 (ZACHARY TAYLOR HIGHWAY) INTERSECTION SIGHT DISTANCE:

POSTED SPEED LIMIT = 55 MPH
DESIGN SPEED = 55 MPH
2 LANE MAJOR ROAD (MINOR ARTERIAL)
AADT = 3330 (2019 DATA)

SDL:
REQUIRED INTERSECTION SIGHT DISTANCE (CAR) = 610 FEET
AVAILABLE INTERSECTION SIGHT DISTANCE (CAR) = 910 FEET
REQUIRED INTERSECTION SIGHT DISTANCE (RV) = 930 FEET*
AVAILABLE INTERSECTION SIGHT DISTANCE (RV) = 1153 FEET

SDR:
REQUIRED INTERSECTION SIGHT DISTANCE (CAR) = 610 FEET
AVAILABLE INTERSECTION SIGHT DISTANCE (CAR) = 1436 FEET
REQUIRED INTERSECTION SIGHT DISTANCE (RV) = 930 FEET*
AVAILABLE INTERSECTION SIGHT DISTANCE (RV) = 1436 FEET

*ISD = 1.47 x Vmajor x Tg
WHERE Vmajor = DESIGN SPEED
Tg = TIME GAP REQUIRED
FOR COMBINATION TRUCKS AND RECREATIONAL VEHICLES, Tg = 11.5 SECONDS

PARKING TABULATIONS:

COMMUNITY CENTER

REGULAR PARKING SPACES PROVIDED:	10 SPACES
ACCESSIBLE SPACES REQUIRED:	1 SPACES
ACCESSIBLE SPACES PROVIDED:	1 SPACES
TOTAL PARKING SPACES PROVIDED:	11 SPACES

GUARD HOUSE

REGULAR PARKING SPACES PROVIDED:	13 SPACES
ACCESSIBLE SPACES REQUIRED:	1 SPACES
ACCESSIBLE SPACES PROVIDED:	1 SPACES
TOTAL PARKING SPACES PROVIDED:	14 SPACES

MAINTENANCE BUILDING

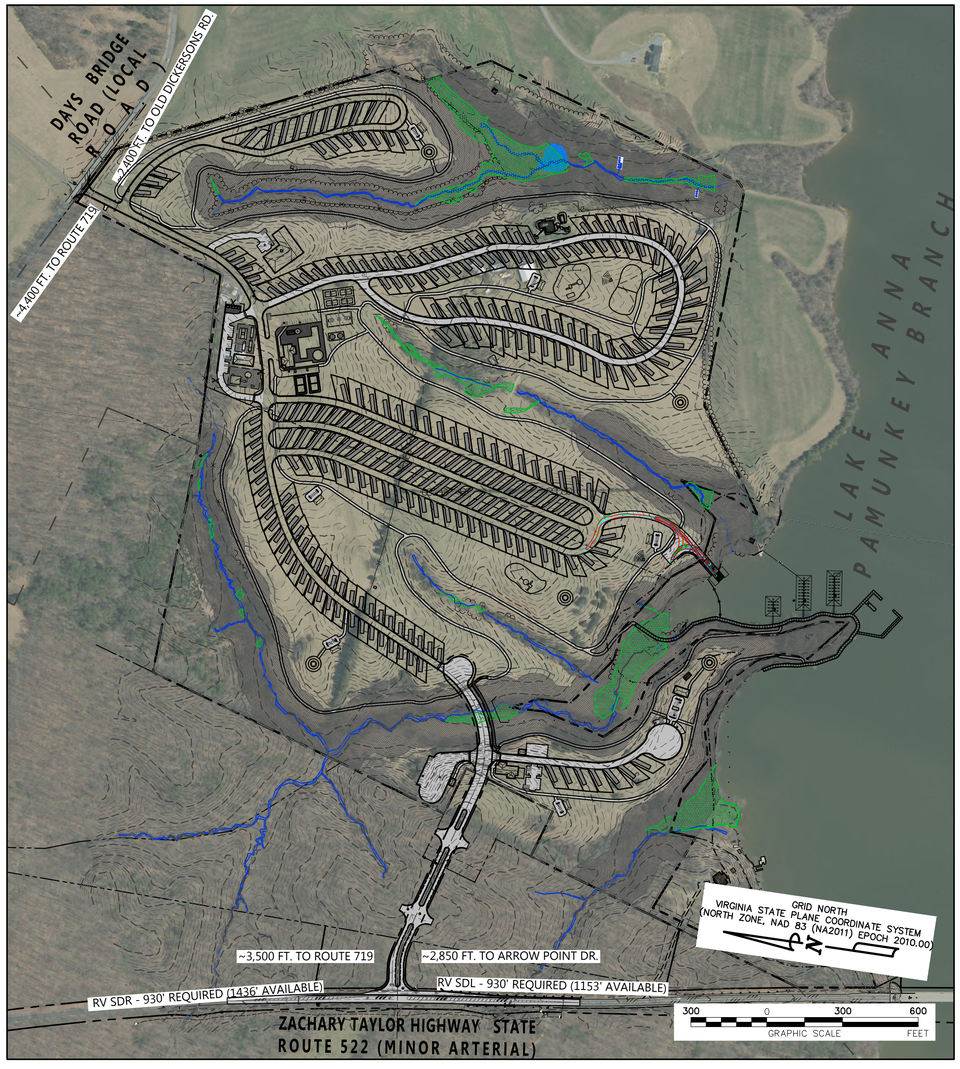
REGULAR PARKING SPACES PROVIDED:	16 SPACES
ACCESSIBLE SPACES REQUIRED:	1 SPACES
ACCESSIBLE SPACES PROVIDED:	1 SPACES
TOTAL PARKING SPACES PROVIDED:	17 SPACES

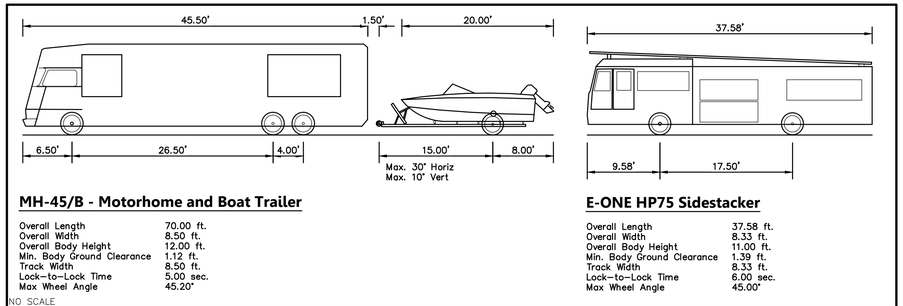
POOLSIDE CLUBHOUSE

REGULAR PARKING SPACES PROVIDED:	15 SPACES
ACCESSIBLE SPACES REQUIRED:	1 SPACES
ACCESSIBLE SPACES PROVIDED:	1 SPACES
TOTAL PARKING SPACES PROVIDED:	16 SPACES

WELCOME CENTER

REGULAR PARKING SPACES PROVIDED:	16 SPACES
ACCESSIBLE SPACES REQUIRED:	1 SPACES
ACCESSIBLE SPACES PROVIDED:	1 SPACES
TOTAL PARKING SPACES PROVIDED:	17 SPACES





MH-45/B - Motorhome and Boat Trailer

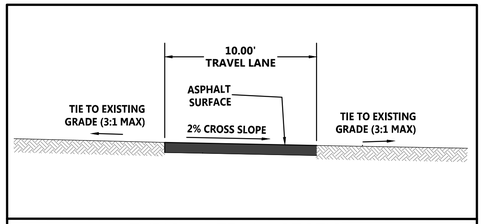
Overall Length	70.00 ft.
Overall Width	8.50 ft.
Overall Body Height	12.00 ft.
Min. Body Ground Clearance	1.12 ft.
Track Width	8.50 ft.
Lock–to–Lock Time	5.00 sec.
Max Wheel Angle	45.20°

E-ONE HP75 Sidestacker

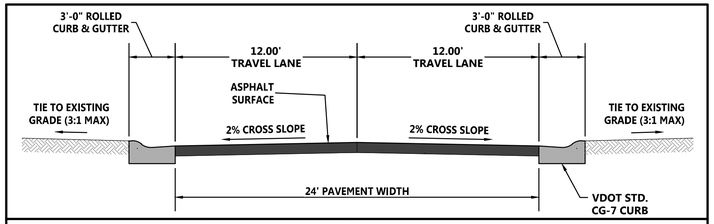
Overall Length	37.58 ft.
Overall Width	8.33 ft.
Overall Body Height	11.00 ft.
Min. Body Ground Clearance	1.39 ft.
Track Width	8.33 ft.
Lock–to–Lock Time	6.00 sec.
Max Wheel Angle	45.00°

NO SCALE

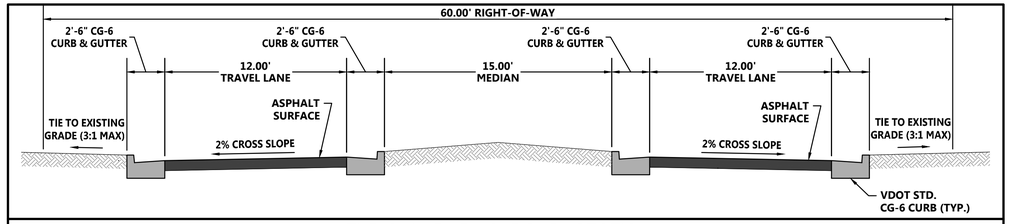
DESIGN VEHICLES USED FOR THE SWEPT–PATH ANALYSIS DIAGRAMS ABOVE



TYPICAL TRAIL SECTION



TYPICAL PRIVATE ROAD SECTION



TYPICAL PUBLIC ROAD SECTION

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SPOTSYLVANIA COUNTY, VIRGINIA

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PM	MATTHEW P. TOMLINSON, PE
DESIGN	STC, ADS, MBL

ISSUE DATE
09/17/2021

GNI JOB NO.
2945

SHEET TITLE
SITE TRANSPORTATION PLAN

SHEET NUMBER
C7-01

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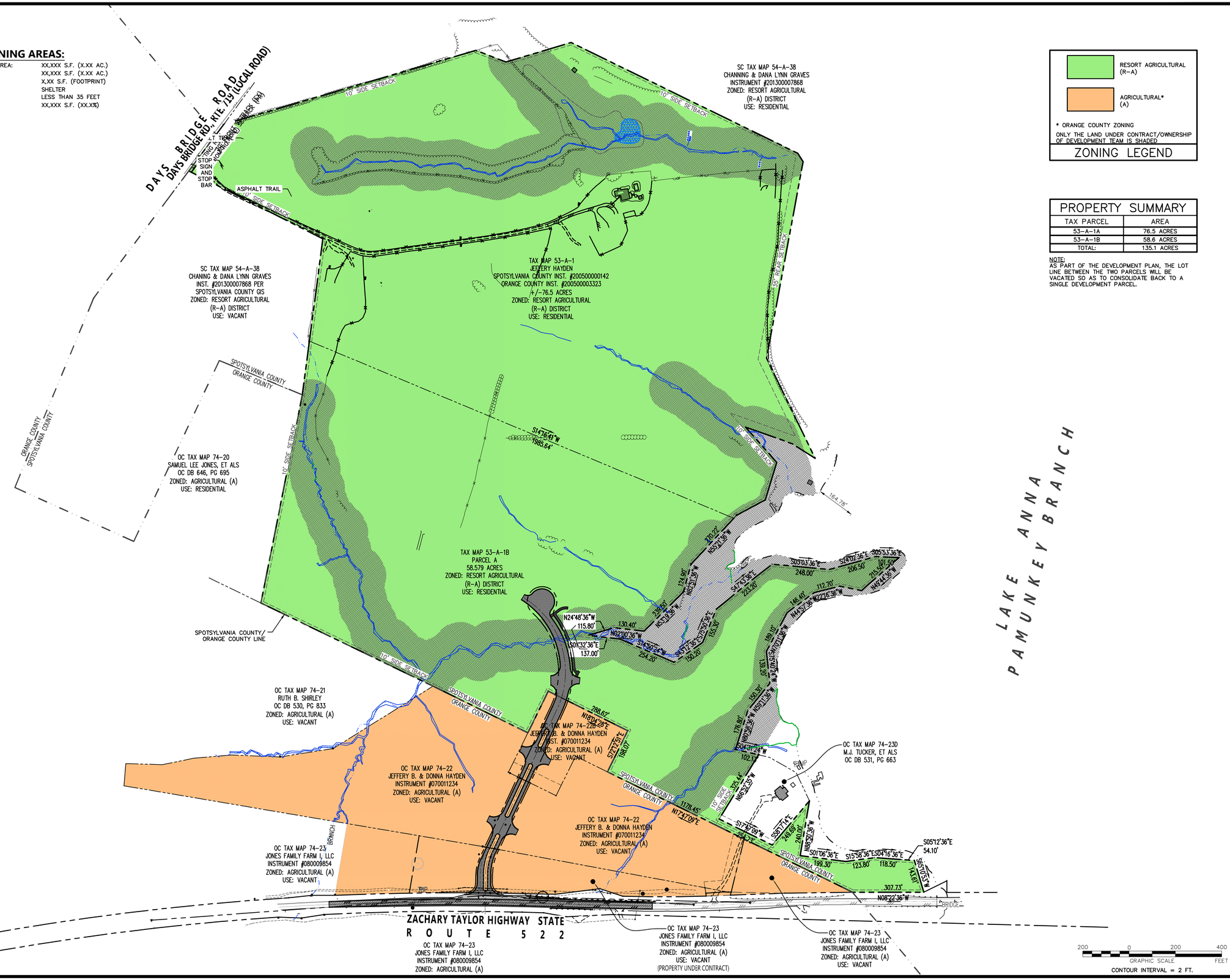
C-7.1 SITE TRANSPORTATION PLAN 11/04/2021 12:12:22 PM Mwelsh DWG To PDF.pc3 1:1

ZONING/PLANNING AREAS:

TOTAL PROJECT/PARCEL AREA:	XX,XXX S.F. (X.XX AC.)
TOTAL DISTURBED AREA:	XX,XXX S.F. (X.XX AC.)
TOTAL BUILDING AREA:	X,XX S.F. (FOOTPRINT)
BUILDING USE(S):	SHELTER
BUILDING HEIGHT:	LESS THAN 35 FEET
LOT COVERAGE (% IMP):	XX,XXX S.F. (XX.X%)



RESORT AGRICULTURAL (R-A)

AGRICULTURAL* (A)

* ORANGE COUNTY ZONING

ONLY THE LAND UNDER CONTRACT/OWNERSHIP OF DEVELOPMENT TEAM IS SHADED

ZONING LEGEND

PROPERTY SUMMARY	
TAX PARCEL	AREA
53-A-1A	76.5 ACRES
53-A-1B	58.6 ACRES
TOTAL:	135.1 ACRES

NOTE:
AS PART OF THE DEVELOPMENT PLAN, THE LOT LINE BETWEEN THE TWO PARCELS WILL BE VACATED SO AS TO CONSOLIDATE BACK TO A SINGLE DEVELOPMENT PARCEL.

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FOUR SEASONS RV CAMPGROUND RESORT
GENERAL DEVELOPMENT PLAN - GRAPHIC
FOR SPECIAL USE PERMIT

TAX MAP NUMBERS
53-A-1
53-A-1B
16736 DAYS BRIDGE RD, ORANGE, VA 22960
SPOTSYLVANIA COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
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ZONING AND PLANNING SHEET

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FOUR SEASONS RV RESORT

SPECIAL USE PERMIT APPLICATION, SPOTSYLVANIA COUNTY, VA

GENERAL DEVELOPMENT PLAN – NARRATIVE

COMMONWEALTH OF VIRGINIA
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I. EXISTING SITE INFORMATION

A. Parcels: The proposed development involves parcels 53-A-1 and 53-A-1B, measuring 76.50 acres and 58.58 acres, respectively.

B. General: The site is currently comprised of two parcels totaling approximately 135 acres located to the East of Zachary Taylor Highway (Route 522). Following the recent County boundary line adjustment process between Orange and Spotsylvania Counties, both parcels are now fully in Spotsylvania County. The properties are bounded to the South by Lake Anna and to the North and East by farmland and single-family residential homes. To the West is undeveloped land within Orange County that is under the same ownership and sales-contract as the subject parcels. The subject parcels and adjoining Spotsylvania County parcels are currently zoned R-A Resort Agricultural.

C. Existing Development: The site is currently minimally developed with a couple of residences and associated out-buildings. Amidst the usual residential and farm buildings, there are a few buildings of historic significance; these include a residential home, an old brick schoolhouse, and a smokehouse. The plan to preserve this trio of existing buildings will be addressed later in the narrative.

D. Utilities: There is no public water or sewer within or adjacent to the site; all existing buildings are served by well and septic systems. The site is currently served with overhead power.

E. Hydrology / Environmental: The entirety of the site's stormwater runoff runs overland into various small streams and valleys that flow to the South and ultimately discharge into Lake Anna. A jurisdictional determination has been conducted to determine the full extents of jurisdictional waters on the site including streams and wetlands. It is also understood that the entirety of Spotsylvania County falls under the Chesapeake Bay Preservation Act and is therefore subject to protection area provisions.

F. Access: The existing access point for the existing residences on the property is located on Days Bridge Road (Rt. 719), through a roadway named Miss Molly's Lane. This is a narrow and winding road that is not suitable to significant changes in traffic volume nor suited to regular large-vehicle traffic. Additionally, the property does have a platted access easement out to the west through the adjacent parcels over to Rt. 522. Though this access has not yet been developed, plans are already under review within Orange County and VDOT for the development of this entrance into the property.

G. There are no known cemeteries on the property.

II. PLANNING AND ZONING CONSIDERATIONS

Evaluation of the proposed special use permit application requires reviewing the use through the lens of the Spotsylvania County Comprehensive Plan as well as the Zoning Ordinance. This application was prepared with that in mind. The following shows the specific policies or strategies of the Comprehensive Plan and how our proposed plan relates to them; additional, it addresses key elements of the Zoning Ordinances and how they are satisfied through the proposed plan.

A. Comprehensive Plan Considerations

1. Primary Development Boundary:

"A major aim of any Comprehensive Planning process is ensuring that the provision of community facilities and public services is phased with demand. One of the most effective tools for directing the timing and location of new development is the establishment of a Primary Development Boundary to define the area within which public water and sewer utilities will be provided. The Primary Development Boundary is shown on the Future Land Use Map. Land within the boundary is intended to develop with higher residential densities and more intensive non-residential uses than outside of the boundary." The strategic creation of the Primary Development Boundary and the corresponding limitation of public water and sewer infrastructure serves well as a means of pacing the spread intense development. However, that policy specifically targets the limitation of development "with *higher residential densities* and *more intensive non-residential uses*"; as such, it does not apply to the proposed RV campground resort since it is a low-intensity use that will be easily served by private, onsite water and sewer systems.

2. 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." The site master plan has been carefully prepared with the specific purpose of preserving the vast majority of the trees and mature vegetation – most of which is located within riparian buffer areas of the tributary streams. The development has been arranged onto the previously cleared pasture areas. Furthermore, supplemental plantings – particularly within the previously cleared portions of the riparian buffers and slopes – are planned so as to enhance the vegetative quality of the site.

3. Agricultural and Forestal Land Use Policies:

"2. Discourage rezonings or special use permits for land uses incompatible with adjacent agricultural, silvicultural, or forestal operations or that would have an adverse effect on the continued viability of these uses." The proposed site plan is not incompatible with adjacent agricultural operations nor will it harm their ongoing forestal operations.

"4. The County should encourage the development of tourist related services. These uses should be compatible with the existing development and may include bed and breakfast type inns, farmers' markets, and resorts." The proposed RV resort is a perfect example of the type of tourist related development that will draw visitors to the Lake Anna region without causing undue urbanization of the rural character of the County. Guests will be drawn from across Virginia, the mid-Atlantic, and across the US to enjoy the natural beauty of Lake Anna in this RV resort campground, and they will visit the stores, restaurants, and other tourist destinations of Spotsylvania County. And it will all be done in a manner that is compatible with the existing rural landscape of southern Spotsylvania County.

4. Transportation Policies:

"Policy 2: Ensure that new development does not degrade Levels of Service and mitigates its impact on the transportation network." In order to avoid potential negative impacts to Route 522, the Development plan provides both left and right turn lanes into the resort entrance. Calculations further support that this project will not degrade the level of service on Route 522.

Transportation Impact Assessment (TIA): "A Transportation Impact Analysis is required for all rezoning or special use proposals that meet the criteria established by the Virginia Department of Transportation or when a proposed development will generate 100 peak hour trips or 750 daily trips." A trip generation calculation has been prepared and provided within this application package that demonstrates that this RV resort falls well below these thresholds and will thus not require a full TIA. Nevertheless, we have done a trip generation and turn lane analysis (using ITE and VDOT data) to address the transportation portion of the application.

5. Historic Resources Policies

"Policy 1: Encourage and promote the voluntary protection and preservation of scenic, historic, cultural, architectural, and archaeological resources." The Four Seasons RV Resort is committed to the protecting and preserving the scenic resources of Spotsylvania County and the Lake Anna region; maintaining those resources are part of the key to our success for decades to come. The master plan demonstrates how the terrain, topography, and natural resources have been priorities and preserved while still allowing the creation of a showcase place for guests to enjoy these very 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 processes." The property contains three existing buildings of historic significance; our plan has voluntarily adapted so as to preserve and showcase all three of these historic structures. These are addressed in greater detail later in the application narrative.

"Policy 3: Integrate historic and cultural preservation goals with economic development, tourism, capital facility, and public safety goals." The Four Seasons RV resort is a cornerstone of economic development and tourism, and it fully integrates the preservation of the historic structures into its plan.

6. Natural Resources Policies

"Policy 1: Balance the protection of environmental resources and natural wildlife habitats with development." The Four Seasons RV Resort campground defines its development success by the ability to protect the environmental resource and natural wildlife habitat of our property and Lake Anna; to destroy these surrounding resources would undercut our very viability. To accomplish this, we have:

- minimized impervious cover of the property (~20% impervious cover) and kept that coverage off the steeply sloped portions of the property and out of the riparian buffer areas;
- developed a Low Impact Development (LID) stormwater management strategy that will foster groundwater recharge and treat the vast majority of runoff prior to allowing it to return through the riparian buffers to the tributaries and back into Lake Anna;
- preserved and protected the vast majority of the riparian buffer areas and even proposing to supplement tree plantings in previously cleared portions of the riparian buffer areas;
- committed to preparing an annual Nutrient Management Plan (NMP) for the development and abiding by that plan;
- provide onsite recycling collection; and
- commit to providing a dark sky lighting solution.

"Policy 3: Seek to create public / private partnerships to promote and protect natural resources while integrating natural resource goals with community and economic development, tourism and, public safety goals." The Four Seasons RV Resort is exactly that – a private development venture that is promoting the natural resources of Spotsylvania County and the corresponding tourism and economic development therein while achieving the natural resource protection goals established by the County – because the County's goals align precisely with our goals as an outdoor campground.

B. Zoning Considerations

a. Existing Zoning: Resort-Agricultural (R-A) district

b. **"Purpose and intent: The purpose of the resort agricultural (R-A) district is to provide for low-density, single-family detached residential and agricultural uses in a rural setting on or near a lake."** The Four Seasons RV Resort is low-density (~20% impervious coverage) on Lake Anna, and it is one of the special uses permitted under the Resort-Agricultural zoning.

c. Special Uses permitted in R-A: The following uses may be established as special uses in the resort agricultural (R-A) district, subject to approval by the board of supervisors:

(5) Camp or recreation ground;
(6) Community center;
(7) Convenience store;
(10) Fuel dispensing service;
(12) Golf course and clubhouse;
(14) Marina, dock and boating facility, commercial;

From among the long list of special uses that are permitting within the Resort-Agricultural zoning, these are the ones that most closely capture the various elements of the proposed Four Seasons RV Resort. Of course, in this application, we are handling all these uses in one common resort campground application.

d. Development Standards:

i. "(2) Non-residential: Floor area ratio of 0.20." Our Floor to Area Ratio (FAR) is well below the allowed maximum for non-residential uses; the proposed FAR is ~0.01.

ii. (e) Minimum yards: All of the required yards have been provided, and, in many cases, they have been significantly exceeded.

iii. "(f) Maximum height: Thirty-five (35) feet." All of the proposed structures will stay under the maximum allowable height of 35 feet.

e. Adjacent zoning and land uses: All the adjacent Spotsylvania County properties are likewise zoned Resort-Agricultural and are currently being used in an agricultural and/or residential manner. The master plan has been arranged to avoid any acute impacts to adjacent land uses.

III. PROPOSED DEVELOPMENT

A. Use: The proposed development will be a recreational vehicle (RV) motorcoach resort and campground, a use that is permitted by Special Use Permit (SUP) in the Resort Agricultural (R-A) zoning district in Spotsylvania County. The intent is to provide individual campground sites for recreational vehicles with utility hookups including water, sanitary sewer, and electric. In addition, various amenities will be provided throughout the site as recreation for the park's users.

B. Single SUP: As expected within a fully developed resort campground, there are a number of different "uses" – each of which, on their own, might have required a special use permit (SUP). Because this project is a single development that will function as a gated resort serving only the resort guests (and not available to the general public), these various uses are being bundled together and handled as a single, overarching SUP application. The specific amenities and uses are addressed more fully below, but they include functions that might be classified within the zoning ordinance as: campground, community center, clubhouse with dining services, fuel dispensing service, convenience store, and marina, dock and boating facility. To reiterate, all of these uses will be provided only to the campground resort guests and not open to the public; therefore, this application seeks a single SUP for the entire development covering all internal uses.

C. Single Campground Owner: The Four Seasons RV Resort campground, including the 300 RV camp sites, will be owned and operated as a single business entity. None of the RV camp sites will be sold, ground-leased, condo-sold, or otherwise transferred.

D. Resort Standards: This RV resort has set several key standards to guide the project in achieving the fantastic resort quality desired; these include the following:

    a. Quality Standards: In order to assist in creating and maintaining the "5-star resort" experience intended, all RV units must contain the RV Industry Association (RVIA) certification seal signifying the unit complies with all of the manufacturing standards that assure the life, health and safety contained in NFPA 1192. All RVs must be in like-new condition, licensed, and in road-ready condition. Regarding the age of RV's permitted within the resort, rather than put a hard fast rule on the age, we enforce a "Pride of Ownership" standard. Any RV 10 years or older must submit a photo of their RV to be approved by management. Many vintage RV's have been restored and showstoppers; we want these units in this resort. "Resort Quality Standards" are achieved through strict adherence to guidelines and management's enforcement of these guidelines.

    b. Safety Standards: The resort will be designed in accordance with the National Fire Protection Association (NFPA) Standard for Recreational Vehicle Parks and Campgrounds, 2021 Edition (NFPA 1194).

c. Accessibility and Mobility: The resort will comply with the accessibility / mobility standards outlined in NFPA 1194 (2021 Edition), including providing the proper number of accessible sites and proper accessibility within amenities.

E. Number of RV Camp Sites: The resort is proposing to develop 300 individual RV sites of varying sizes. "Bronze" sites will be approximately 3,200 square feet. "Silver" sites will be approximately 4,000 square feet, and "Gold" sites will be approximately 5,000 square feet. Each site will have a parking area for the recreational vehicle, a personal vehicle, a lawn/patio area, a picnic table, and a campfire ring.

F. Park Model RVs: Some ratio of the RV camp sites will be provided with "Park Model" RV unit; this ratio is expected to fluctuate with the market need through the years yet stay within the 0% to 30% range (percentage out of all RV sites within resort). Park Model RVs are designed to look like a home, made for camping, and offer more space than any other RV type. Park model RVs are actually titled and registered just like any other RV. Just like any other RV, they required onsite hook-ups for electricity, sewer, and water and are built with wheels so that they can be easily moved into and around campgrounds. One of the great benefits of the park model RVs is that it opens our luxury resort up to guests across a broader range – appealing to guests who may not be able to afford their own luxury RV and yet wish to enjoy a beautiful stay at the Four Seasons Resort on Lake Anna. Additionally, a common trend is for non-RV friends to come stay within a park model RV so as to enjoy a weekend trip with their RV-owning friends. Inclusion of the park model RVs within the overall resort mix will continue to raise our image, our offerings, our appeal, and the success of this resort.

G. Proposed Amenities: Beyond the elements of each RV camp site, the Four Seasons RV Resort has a lot to offer our guests; there is a wide array of campground amenities that will make this operate as a first-class resort:

a. **Entrance / Guard House**: The main entrance to the site will have a guard house and large parking area for several recreational vehicles to allow for resort visitors to check-in without blocking egress into and out of the resort.

b. **Welcome Center**: The first main facility upon entry to the resort is the Welcome Center that will have resort management offices as well as a store for merchandise.

c. **Golf Cart Rental Facility**: Near the Welcome Center, guests will find a golf cart rental facility where the resorts houses, maintains, and rents golf carts for the convenience of resort guests.

d. **Swimming Pool and Clubhouse / Snack Shop**: A clubhouse facility featuring a snack shop along with a tiki bar are being proposed in the Northern portion of the proposed resort. In addition to these building-facilities, a swimming/water features amenities area is being proposed featuring a large swimming pool, hot tub, kiddie pool, splash-pad, water slides and/or a lazy river. This facility will have limited vehicle parking as

well as golf cart parking for the resort guests. The pool deck area will feature ample loungers, chairs, and tables with umbrellas.

e. **Outdoor Recreation Amenities**: Adjacent to the pool complex is a suite of outdoor recreation amenities including a basketball court, pickleball courts, gaga pits, large playground, sand volleyball courts, and a yoga lawn.

f. **Multipurpose Recreation Building**: A multipurpose building will function like the community center of the campground - housing an adult lounge area, a teen lounge, a multipurpose room with a stage, an indoor fitness center, and a restaurant for the resort guests – allowing both dining in or carry-out. In light of the food preparation and services, this building will obtain necessary Health Department permits.

g. **Dog Park**: Owners and their 4-legged friends will enjoy a dog park with separate areas for large and small dogs; this will be designed with various amenities for the dogs and their owners, including water, shade, benches for owners, and play elements for their pups.

h. **Restroom / Laundry Facilities**: Several small restroom and laundry facilities are positioned around the campground as a convenience for the resort guests; some of these will provide limited golf cart parking.

i. **Boat Launch**: A private boat launch into Lake Anna is provided for use by the resort guests and staff, affording them the ability to put in and remove their boats from the lake. A small turnaround / queueing area is provided for vehicles/trailers to turnaround or park and wait for their turn to use the boat ramp. The ramp will be coordinated with Dominion to ensure compliance with their requirements; this boat launch is *not* open to the public.

j. **Resort Boat-Fueling Station**: A private boat-fueling station will be located at the dock adjacent to the launch; this is private and for use by the resort and their guests only.

k. **Boardwalk / Boat Docks**: A wooden boardwalk is proposed along the shoreline of Dickerson's Point with boat docks for boats belonging to the resort and to resort guests; the boat docks are *not* available to the public. Space will also be provided for law enforcement if they wish to have a boat slip at this end of the lake. Our *original plan* was to construct docks capable of housing up to 300 boats for a 1:1 ratio between camp sites and boat storage. *However, the strong feedback received during the pre-application and community meeting process led to further consideration.* After careful review of the community feedback, consideration of safety concerns, and evaluation of campground impacts, the project has been *significantly reduced*. The proposed plan will only provide **49 boat slips** – an 84% reduction of boat slips from the original plan!

i. **Dockage tabulations**: A tabulation is included in the supporting appendices that outlines the calculation of allowable dockage area (permitted construction over water) based upon the Dominion Energy's General Guidelines – Construction and Use Standards. The tabulation shows that a significant amount of over-water dockage could be permitted based upon the property's significant shoreline length (over 3,000 LF) and demonstrates that we are only requesting permission for a very small percentage of that allowable area for the boat slips.

l. **Water Recreation Area**: As an extension of the boardwalk, at the tip of Dickerson's Point a large water recreation area is proposed that will be flanked on all sides by piers/docks to create a safe perimeter for swimming, floating and various water amenities such as Wibit floating water park amenities. Wibit waterplay units are modular in design and can be customized to fit various depths and shorelines.

m. **Marina Snack Shack, Bait Shop, and Tiki Bar**: Up above Dickerson's Point, overlooking the lake and the waterfront activities, resort guests can enjoy a treat on the front porch of the snack and bait shop. Or, for our guests over 21, they can enjoy an evening cocktail at the tiki bar as they gather to watch the sunset. This facility will be equipped to prepare and serve food and will thus obtain necessary Health Department permits.

n. **Community Campfire Rings**: For additional group gathering opportunities, several community campfire rings are proposed. These will be constructed of fireproof materials with sufficient buffers to prevent any potential fire hazards. These community campfire rings are in addition to the individual fire pit / ring provided at each RV site.

o. **Amphitheaters**: Several small amphitheaters are planned to be constructed utilizing the natural topography of the land. These amphitheaters will include small stages for potential performances and/or gatherings, but they will not feature any amplification system.

p. **Historic Building Preservation**: Within the property sits a trio of historically significant structures. The primary residential house on the property is Edgewood; it was originally constructed in the Federal architectural style in ~1827. It was fashionably updated in the middle part of the 19th century with Italianate detailing on the facade. Immediately adjacent to Edgewood is a brick school (1830) and a historic log smokehouse. The resort master plan has been revised to avoid impact to this trio of historic structures and allow an opportunity for their preservation and possible restoration. The intention for these historic structures is that they will be protected and stabilized at a minimum with the potential for further restoration in the future. These will make a great local-statement of the Spotsylvania history to share with the guests.

q. **Other Elements of Resort Quality**: Four Seasons at Lake Anna is indeed a true resort. What constitutes a resort in the world of Outdoor Hospitality is often the same thing that constitutes a resort for hotels: amenities and guest services. High quality finishes and well-planned infrastructure add to the resort feel: full hookup RV sites with 20/30/50 AMP pedestals, full water and sewer access, professionally installed pavers, level concrete or paver pads, and ample landscaping bring an upscale look and feel. Strategically placed gas fire pits in common areas create gathering places for family and friends. Bath houses finished with tiled showers and floors, and granite or marble countertops make a guest feel they are in a luxurious hotel rather than an outdoor resort. High speed wifi is another top-notch amenity required by today's demanding RV goer. All of these will be part of the success at Four Seasons RV Resort.

IV. PROFESSIONAL RESORT MANAGEMENT:

A. Management Company: Providing professional management of the resort is almost as important as the amenities themselves; for this reason, the Four Seasons at Lake Anna RV Resort has partnered with Advanced Outdoor Solutions. Advanced Outdoor Solutions (AOS) manages RV Parks and Campgrounds all across America. The average size of an AOS park is 350 sites. AOS has not had a single park close in any location. Unlike many businesses that budget losses in the first few years, all AOS park budgets are created with year one NOI. Careful management of revenue and expenses allow AOS parks to meet overall revenue and NOI projections. A sound bottom-line through proven practices is what ensures long term success of this project. Here is a short list of other RV campground resorts managed by AOS:

a. Madison RV Resort and Golf Club: https://madisonrvresort.com/resort-rules/

b. Castaways RV Resort: https://castawaysrvoc.com/

c. Masseys Landing: https://www.masseyslanding.com/

d. Cabana Club Florida: https://cabanaclubresort.com/

e. Niagara Braches Campground, Niagra Falls: https://branchesofniagara.com/

B. Proven Quality and Experience: In our many years in business, AOS has designed, built, and managed many RV Resorts. In fact, AOS was awarded the first ever Good Sam 10/10/10 perfect score at a campground in Maryland. AOS just won this again at one of Florida locations.

C. Resort Rules: A firm but fair list of Resort Rules is one of the ways that AOS maintains consistency and cleanliness throughout the resort. Rules regarding what is and is not permitted on a site, pet policies, trash management, and number of persons per site goes a long way in maintaining quality of the resort and limiting any deviation from our resort aesthetics.

D. Management Team: AOS is proud of our team of professionals and our strictly enforced chain of command. Each AOS resort is run by employees hired and trained by our management team. The team members at each location are supervised by a regional manager who in in daily contact with the GM at the resort. Each GM is equipped and empowered with a vast array of resources and training. Weekly calls are held with all GM's and Quality Control checks must be passed on a regular basis. Resort rules, guidelines, guest services, maintenance, safety and risk management are all part of the GM training at AOS.

V. TRANSPORTATION, CIRCULATION, AND ACCESS

As addressed in the Comprehensive Planning section earlier, the Four Seasons RV resort has performed the necessary engineering analysis to evaluate possible impacts and then provided infrastructure improvements well beyond those required – all to insure that the public roadway system is not degraded in any way. Bur our transportation planning considerations do not stop at the right-of-way; the entire Four Seasons RV Resort has been carefully planned with transportation in mind.

A. Access: The proposed access point for the RV Resort is strategically located on Zachary Taylor Highway (Route 522) through an existing fifty (50) foot wide access easement through the adjoining parcels to the West. This access easement is located approximately two-thousand (2,000) feet from the bridge crossing Lake Anna to the Southwest. This will provide excellent site distance along 522 for safe access. A detailed trip generation and turn lane analysis revealed that turn lanes along Rt. 522 are not warranted; VDOT reviewed this previously and concurred. However, due to public concern and a desire for maximum safety, the development plan proposed left and right turn-lanes at the resort entrance along Rt. 522. These turn lanes and entrance road improvements have already been designed and are currently under review by Orange County, DEQ, and VDOT.

    a. Supporting Calculations: In the supporting appendix, there is a detailed trip-generation calculation and calculations to show the turn-lane warrant evaluation process. Based upon the feedback received from County Staff during the pre-application process, the analysis was revised to provide a 2% annual traffic growth rate along Route 522; the 2019 AADT data was then grown up to a 2023 year for analysis. Again, these revised calculations still reveal that turn-lanes are not warranted; nevertheless, Four Seasons is proposing to include both left and right turn lanes along Rte. 522 for maximum safety. Please take note in reviewing the trip-gen calculations that we have *not* used the average trip-generation rate provided by the ITE Trip Gen manual but have used the *maximum* trip-gen rate for our calculations, to be overly conservative in our calculations. By that approach and assuming 300 RV sites, we are showing 129 peak hour vehicle trips. To translate that peak-hour value to an average daily trips (ADT) value, we have divided the peak value by the peaking factor (k-factor) of the adjacent roadway. Using this approach, the estimated ADT for the RV resort is 1418 vehicles trips per day.

B. Circulation: An internal roadway network has been developed for both circulation to and from the individual RV sites as well as the various amenities through the proposed resort. The roadways will have a minimum twenty-four (24) foot wide asphalt pavement surface with concrete roll-top curb on both sides for stormwater runoff conveyance. The turning radii at intersections have been designed to be a minimum of forty-five (45) feet to accommodate the larger recreational vehicles and the cul-de-sacs at the dead-ends of the roadways will have a minimum one-hundred (100') diameter. Furthermore, the horizontal and vertical

alignments of the roadway networks have been planned with the recreational vehicles in mind. In addition to the roads, an internal trail network is being development for use by both resort guests; the trail system itself will be a fantastic amenity for guest and will facilitate easy circulation throughout the resort by guests.

C. Fire Access / Deliveries / Dumpsters: As we have designed the roadway networks to accommodate large recreational vehicles, the design also meets the needs for fire truck and trash truck access. Each site within the development will be able to be reached by fire trucks and the turning radii and cul-de-sacs allow for fire trucks to navigate the resort without needing to back up.

D. Parking: As required by County Ordinance, parking has been provided for all employees during peak seasonal employment. Furthermore, supplemental parking spaces have been provided near key activity areas (e.g. pool complex) in order to serve guests with special needs. In general, resort guests will keep their personal vehicles at their camp site and will use other means to get around the resort – namely walking, biking, or electric golf carts.

E. Emergency-Only Auxiliary Access: The existing access point that serves the existing residences (Miss Molly's Lane along Days Bridge Road) will be retained yet gated/secured for the exclusive use of emergency services or emergency evacuation under the direction of emergency personnel; it will be barred from all other use. Having a secondary emergency exit is not only good planning, it is often a requirement of insurance providers. This rear emergency-only access point has been confirmed to have sufficient turning radius to allow a fire truck to enter as well as to allow (in emergency evacuation) the exiting of RVs. The gate will be locked so that only the resort management or emergency services can unlock it. A Knox-box arrangement will be installed; this means first responders will be able to gain entrance or leave the site by having a Knox Box or SOS system installed on the gate. An SOS system permits the gate to open when a siren is sounded. This is standard, and often required by code, in municipalities across the US.

VI. LANDSCAPE AND BUFFERS

The Four Seasons RV Resort did not approach the landscape and buffers as a afterthought; on the contrary, the entire development has been shaped around preservation of the majority of the existing sensitive landscape areas and preservation or enhancement of the riparian buffers. Furthermore, care has been given to meeting or exceeding the required buffers with neighboring parcels.

A. Screening: The landscaping and buffer plan sheet (pg. 3) within the Generalized Development Plan – Graphic shows the proposed screening treatments around the property.

B. Clearing: Most of the development has been strategically aligned with the existing agriculturally-maintained (cutting hay) areas, but there will be some limited areas of clearing required. The general nature of clearing and preservation have been indicated on the landscaping and buffer plan sheet within the Generalized Development Plan – Graphic.

C. Supplemental Plantings of Riparian Buffers: In addition to preserving the majority of the riparian vegetation, the Four Seasons RV Resort will supplement with additional plantings in the riparian buffer areas – many of which were previously cleared for agricultural operations. This supplemental planting will include low vegetation (bushes and grasses) in addition to new over-story and under-story trees, all of a native variety.

D. Additional tree plantings: Beyond the riparian buffer areas, additional trees and landscaping will be added throughout the resort to provide shade in key areas (near playground), a well-manicured look at facilities (at buildings, around pool complex), and to fill-in large open areas. Tree plantings will be carefully planned so as to meet the positive objectives without blocking the lovely lake views.

E. Perimeter Fencing: Perimeter fencing is regularly used in RV resorts where natural barriers do not occur. Buffers such as forested land, streams, and lakes provide natural delineation and fencing is usually not needed in such locations. Where these do not exist, fencing that is thematic in nature is planned to provide a clear delineation between the resort and adjacent properties.

VII. UTILITIES

The utility planning for the Four Seasons RV Resort has been carefully considered to be sure that no adverse negative impacts will be created. Planning for water supply, safe wastewater treatment and disposal, sight lighting, and even trash / recycling collection services have all been planned.

A. RV Site Utilities: Each RV site is intended to have connections for water service, sanitary sewer service, and power. Given that there are no public utilities available within or adjacent to the site, all water and sanitary sewer infrastructure will be developed and constructed on-site including private well(s), water treatment, and storage for domestic water service and wastewater collection, conveyance (including multiple small lift stations), treatment, and on-site disposal. Power service will be coordinated with Dominion. A more detailed discussion of the resort-wide utilities is addressed further into the narrative.

B. Wastewater: The Resort will develop and operate a Large Alternative Onsite Sewage System. This system will be designed, installed, maintained, and operated in compliance with *Virginia Sewage Handling & Disposal Regulations*, the *Alternative Onsite Sewage System Regulations* and all other local codes.

    a. Collection and Conveyance: Each of the RV sites within the resort will have an individual sewer connection within the site; these sewer lines will flow by gravity to one of the several pump stations distributed throughout the resort. These small pump stations will then pump the wastewater back up to the designated area for treatment & dispersal into subsurface disposal areas. Likewise, each of the various amenity buildings within the resort will also flow by gravity into these same pump stations.

    b. Treatment and Disposal: Current health department regulations and policies would suggest a sewage flow rate pf (50 gpd/site). The design would include operational flexibility to handle variations in flow based on the seasonal occupancy of the resort and measures to handle peak flows near 100% capacity. The soil investigations to date have identified sufficient soil areas to install a subsurface soil absorption system and the required 100% reserve for Chesapeake Bay Act compliance. Since this will be a Large AOSS in the Chesapeake Bay Watershed, the treatment system will be designed to meet the 8 part per million (ppm) Total Nitrogen Discharge limit at the end of the treatment system and the 5 ppm groundwater limit at the limits of the project boundary. The dispersal system will include pressure dosing as required for systems in this size range and will likely be accomplished via drip irrigation.

    c. Soils: The soils on the property are well suited for development with both conventional and alternative onsite sewage systems. Due to the size of the dispersal area required and to maintain required setbacks Lake Anna and any Resource Protection Areas (RPA), an alternative system will be designed. A similar sized system

in similar soils in Fauquier County Virginia has approximately 3 acres of dispersal area on a 5 acre parcel. This includes the required 100% reserve area.

C. Water: The Resort will develop and operate a community water system; this system will be designed, maintained, and operated in compliance with applicable Virginia Department of Health regulations. An "Interim Hydrogeologic Assessment" has been performed and a summary provided; this summary letter of report is included in the supporting appendices.

   a. Source: The resort will rely on drilled wells for the water supply. Water wells will be located in high potential areas based upon a Hydrogeological Analysis in order to develop long term, safe and sustainable supplies. The well(s) will be constructed in accordance with Virginia Department of Health (VDH), Office of Drinking Water (ODW) standards. Groundwater supplies will be subjected to long-term (minimum of 24 hours) constant rate testing and water samples will be collected and analyzed for quality in accordance with VDH-ODW direction. Data collected during the pumping test will be subjected to analyses and a groundwater management plan will be designed to ensure longevity of the supply. *The "Interim Hydrogeologic Assessment" provided is intended to address concerns during this special use permitting phase; however, a complete yield and drawdown study will be performed during the design development phase so as to verify that there will not be adverse impacts on groundwater supply in the surrounding properties.*

   b. Storage and Distribution: The treated water supply will be stored in a central location with storage volumes designed to balance the well-yield (supply) with the resort demand, accounting for necessary peak flow conditions. Following the treatment and storage of the domestic water supply, the water will be distributed through a resort waterline system. Each RV camp site will have an individual water connection. This system will be provided with proper backflow protection and comply with all applicable regulations.

   c. There are *not* plans for any lake water pumping for irrigation or other needs.

D. Fire Protection: A dry-barrel fire hydrant system, pulling water from the lake, is provided near the boat launch; this will serve as a water source for pump trucks within the resort.

E. Electric Service: Power/electric service for the entire site including the RV sites, resort amenities, and facilities will be coordinated with Dominion Power.

F. Propane: A propane bulk-storage tank will be available for the sale of propane tank refills to the resort guests.

G. Site lighting: RV campers and guests highly dislike light pollution. One of the great enjoyments of camping is sitting outside and enjoying a spectacular night sky. Night sky lighting is our aim, even if not required by local governments. A full site lighting plan will be designed and constructed in accordance with Spotsylvania County code and dark-sky

requirements. Lighting is intended for both safety and circulation purposes while maintaining an appreciation for the natural surroundings.

H. Resort-wide WIFI: Internet service, including resort-wide wireless internet, will be coordinated with the local internet service provider.

I. Trash and Recycling - Collection and Management: For our resort guests, staff will provide regular pickup of trash and recycling; these will be taken to a central dumpster and recycle bin in the service / maintenance yard. Not only does this provide a 'red-carpet service' to the guest, but it keeps the park clear of clutter and trash at all hours of the day and night.

VIII. STORMWATER MANAGEMENT & ENVIRONMENTAL

Perhaps one of the greatest concerns of any development on or around the lake is the potential for impacts to the environment, particularly due to stormwater runoff. With this in mind, the Four Seasons RV Resort has fashioned our entire site plan with the stormwater and environment in focus. The plan provided provides a true Low Impact Development (LID) strategy – minimizing lot coverage, avoiding grading of steep slopes, protecting riparian buffers, maximizing overland sheet flow, and a strategically distributed system of diversions and bioretention filters. Altogether, this LID SWM strategy protects the natural resources of Spotsylvania County and Lake Anna while allowing economic development through a tourist resort. One of our most critical design objectives is to avoid contributing to the recent Harmful Algae Blooms (HAB) and to assist in elimination of them.

A. General: All site work will comply with the Department of Environmental Quality's and the County of Spotsylvania's stormwater management ordinance, including water quantity control and water quality control. In addition, the development will meet the applicable standards of the Chesapeake Bay Preservation Act (CBPA).

B. Water Quantity: The water quantity strategy for the project will be to utilize the Virginia Runoff Reduction Method to the greatest extent possible to reduce post-development runoff volumes and demonstrate channel adequacy from the developed areas to the Lake. As indicated in the water quality section, the entirety of the site's developed areas will be routed through a series of grass swales which will feed into bioretentions strategically placed throughout the site. These bioretentions will then discharge into the streams and tributaries that ultimately discharge into Lake Anna. Through the use of grass swales and bioretentions, runoff volume and velocities will be reduced significantly and will demonstrate compliance with local and state requirements for downstream channel adequacy.

C. Water Quality: As previously indicated, there will be need for water quality control measures or mitigation resulting from this construction. Utilizing the Virginia Runoff Reduction Method, our design will seek to address as much water quality requirements through on-site treatment as possible. A combination of grass swales and bioretention cells will both reduce runoff (assisting with water quantity control) as well as treat stormwater runoff for pollutants prior to sending it downstream and eventually to the Lake. We will be utilizing the proposed trail networks as diversions to direct runoff from the developed areas into the proposed bioretention cells. These trail diversions will also serve to protect the Chesapeake Bay Preservation Areas from untreated stormwater runoff. In addition, offsite nutrient credit purchasing will be utilized to address any additional treatment needed should onsite treatment be unable to fully address the state and local code requirements.

D. Nutrient Management Plan (NMP): In addition to the proposed water quality stormwater management plan, we will provide a professionally prepared Nutrient Management Plan

to mitigate any potential impacts to Lake Anna and prevent potential harmful algae blooms. This NMP will provide specific guidance to management on how to manage the lawn and landscape within the Resort in a way that is custom tailored to the nutrient needs and nutrient uptake of the site; this will provide scientifically driven direction so as to prevent contribution of nutrients to Lake Anna. The NMP will be updated annually.

E. Jurisdictional Waters and Nationwide Permitting: There are several jurisdictional waters located throughout the site including perennial and intermittent streams as well as wetlands. These areas have been confirmed through a preliminary jurisdictional determination and will be reviewed and approved by the Virginia Corps of Engineers. As a part of the development process, we will be seeking a Nationwide Permit for the disturbance of up to three hundred (300) linear feet of streams and 0.10 acres of wetlands. However, the bulk of these jurisdictional waters will be avoided through the strategic layout of the roads and sites and the use of retaining walls for stream crossings.

IX. PROJECT INPUT AND REFINEMENT PROCESS

This Four Seasons RV Resort plan was not created in a vacuum; though originally created by the Development team, it has been shaped, influenced, and improved by input from the Spotsylvania County Staff and the community.

A. Pre-Application Process: In December 2020, the Development team made our first pre-application submittal to Spotsylvania County. In January 2021, the Development Team met (via Webex online meeting) with the Spotsylvania County TRC to discuss the pre-application package. That meeting was followed by input from the County Staff documenting was discussed during the meeting. Additionally, multiple follow-up calls took place to allow the Development team to discuss with the staff several of the specific comments.

B. Virtual Community Meeting: In February 2021, as required by the County SUP process, the Four Seasons RV Resort hosted a "Virtual Community Input Meeting" online. In this online website format, the project was shared and explained with the community. Mailers were issued directly to the property owners within a certain radius of the project. Additionally, through online social media platforms and community networks, the project information was published far and wide throughout the County. Over a two week period, community input was gathered through email; these emails were collected and shared with the County Staff. Most importantly, the Development team reviewed the feedback and sought for opportunities to refine the plan to address key concerns. One example of how the community input has shaped the plan can be seen in the dramatic reduction in the number of boat slips proposed (down 84% from 300 slips to 49 slips).

C. Professional Management Input: In March, a professional Management Firm (Advanced Outdoor Solutions) was engaged as part of the project team. With them came input and guidance shaped by experience across the nation in managing premier RV resorts. Over the course of March and April, the plan was refined by their input.

X. CONCLUSION

The Spotsylvania County Zoning Ordinance spells out the "Standards of Review" for evaluation of a Special Use Permit (Sec. 23-4.5.7). The plan is to be evaluated to see that it satisfies the following standards:

A. **"That the proposed use is in accord with the comprehensive plan and other official plans adopted by the county."** As demonstrated herein, the Comprehensive Plan seeks to encourage and support development that encourages economic development and tourism, particularly around the Lake, and does so in a manner that protects and preserves natural resources as well as historic resources.

B. "That the proposed use or development of the land will be in harmony with the scale, bulk, coverage, density, and character of the area or neighborhood in which it is located." The proposed plan features only ~20% impervious area coverage and a FAR of 0.01; that is extremely low-intensity development and very much in harmony with the character of the agricultural area.

C. "That the proposed use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof." Nothing about the proposed plan will hinder or harm the development of the surrounding properties.

D. "That the proposed use will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use." No part of the Four Seasons Resort will adversely affect the health or safety of persons residing or working in the surrounding area. The concerns about the number of boats (due to the original proposal of 300 boat slips) was taken into consideration; the plan has been dramatically reduced to provide only 49 boat slips. This should go a long way to mitigating any concerns about dangers caused through the potential introduction of 300 boats into this portion of the Lake.

E. "That the proposed use will not be detrimental to the public welfare or injurious to property or improvements within the neighborhood." Nothing about the proposed plan will hinder or harm the development of the surrounding properties.

F. "That the proposed use is appropriately located with respect to transportation facilities, water supply, wastewater treatment, fire and police protection, waste disposal, and similar facilities." Though the resort will not be served by any public water and wastewater, it is still providing a responsible plan for addressing those services within the development. Circulation has been planned for emergency response vehicles within the site, and an emergency-only rear access to the development (with a Knox-box lock assembly) will be provided for emergency responders if needed. Solid waste is being handled in a professional manner.

G. "That the proposed use will not cause undue traffic congestion or create a traffic hazard." The Four Seasons RV Resort has strategically planned for the transportation infrastructure –

avoiding use of any minor roads, the plan focuses access onto an appropriately-sized roadway (Route 522). Furthermore, the potential for any traffic impacts has been mitigated through the introduction of left and right turn lanes.

H. "That the proposed use will have no unduly adverse impact on environmental or natural resources." As demonstrated throughout this application, the protection and preservation of the natural, environmental resources is not an afterthought; it is a necessary centerpiece to a successful RV campground resort. In fact, the elimination of agricultural uses (cutting hay within the riparian buffers, placement of fertilizer, grazing of cattle, etc.) and implementation of our LID stormwater management strategy combined with a Nutrient management Plan will all work to improve the environment of the property and the Lake. In this regard, the County's objectives are completely aligned with those of the Four Seasons RV Resort: protect and enhance the natural beauty of the property, the lake, and even the water so that our resort guests have the best possible outdoor vacation experience possible.

Appendix A: Schematic Layouts of RV Camp Sites

Bronze Concept
Silver Concept
Gold Concept

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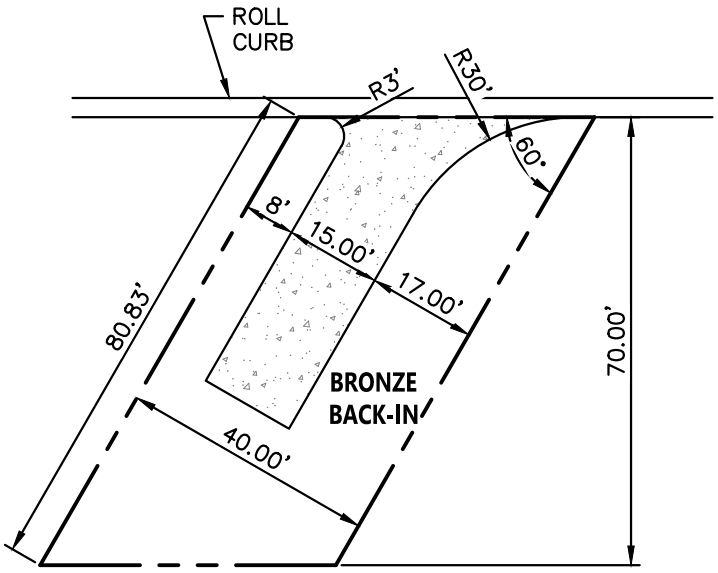
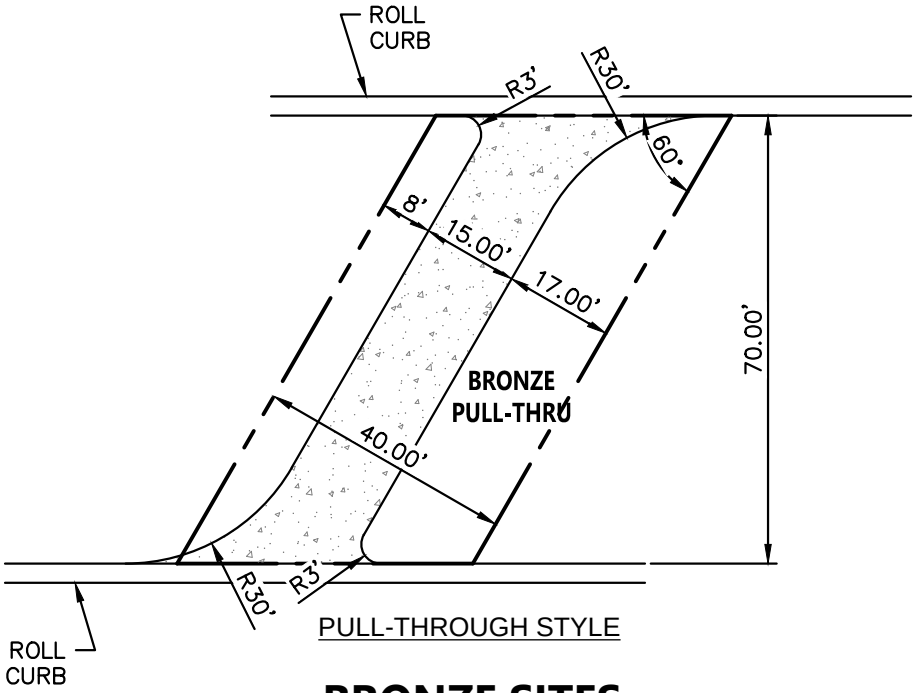


BACK-IN STYLE



PULL-THROUGH STYLE

BRONZE SITES

APPROX. 3,200 SF

GAY AND NEEL, INC.
ENGINEERING ◆ LAND PLANNING ◆ SURVEYING
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Web: www.gayandneel.com

BRONZE SITES LAYOUT PLAN

SPOTSYLVANIA COUNTY
MOTORCOACH RESORT
GENERALIZED DEVELOPMENT PLAN
SPOTSYLVANIA COUNTY, VIRGINIA

REVISIONS

PROJECT TEAM	
PIC	TREVOR M. KIMZEY, PE
PM	MATTHEW P. TOMLINSON, PE
DSGN	MBL

DATE	GNI JN	SHEET
12/22/2020	2945	1 OF 3

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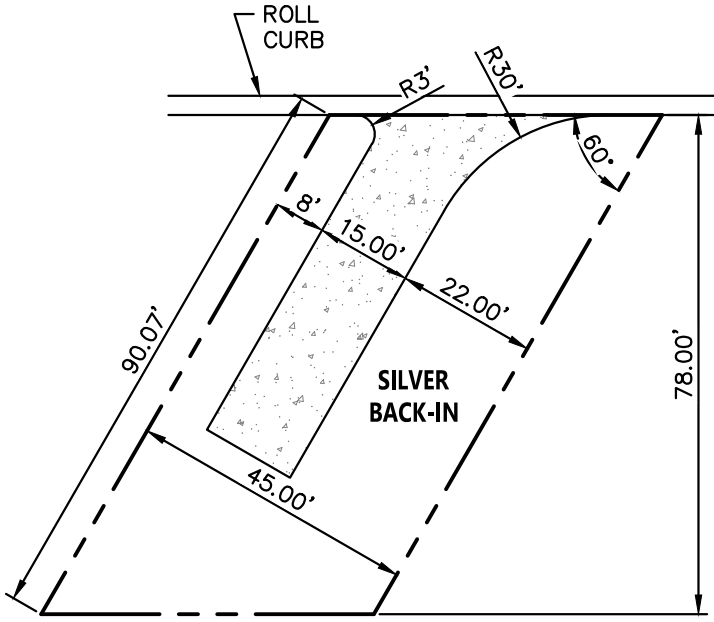
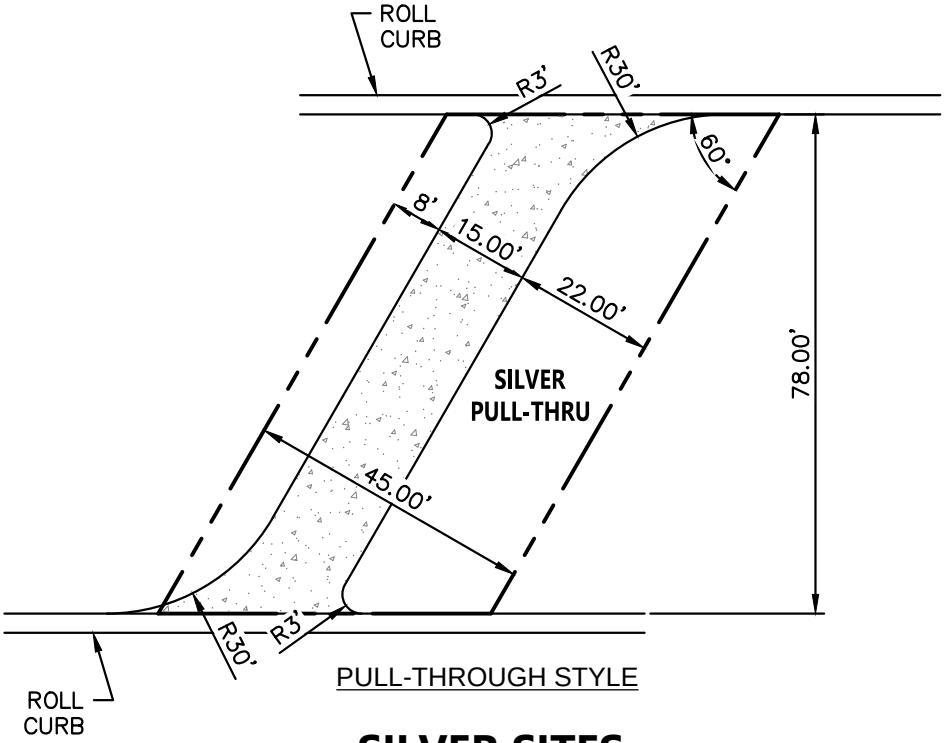


BACK-IN STYLE



PULL-THROUGH STYLE

SILVER SITES

APPROX. 4,050 SF

GAY AND NEEL, INC.
ENGINEERING ◆ LAND PLANNING ◆ SURVEYING
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SILVER SITES LAYOUT PLAN

SPOTSYLVANIA COUNTY
MOTORCOACH RESORT
GENERALIZED DEVELOPMENT PLAN
SPOTSYLVANIA COUNTY, VIRGINIA

REVISIONS

PROJECT TEAM	
PIC	TREVOR M. KIMZEY, PE
PM	MATTHEW P. TOMLINSON, PE
DSGN	MBL

DATE	GNI JN	SHEET
12/22/2020	2945	2 OF 3

X:\Drawings\2945\ENGINEERING\Design\Plans\Sheets\2945_Sht_SUP_Overall_Site.dwg
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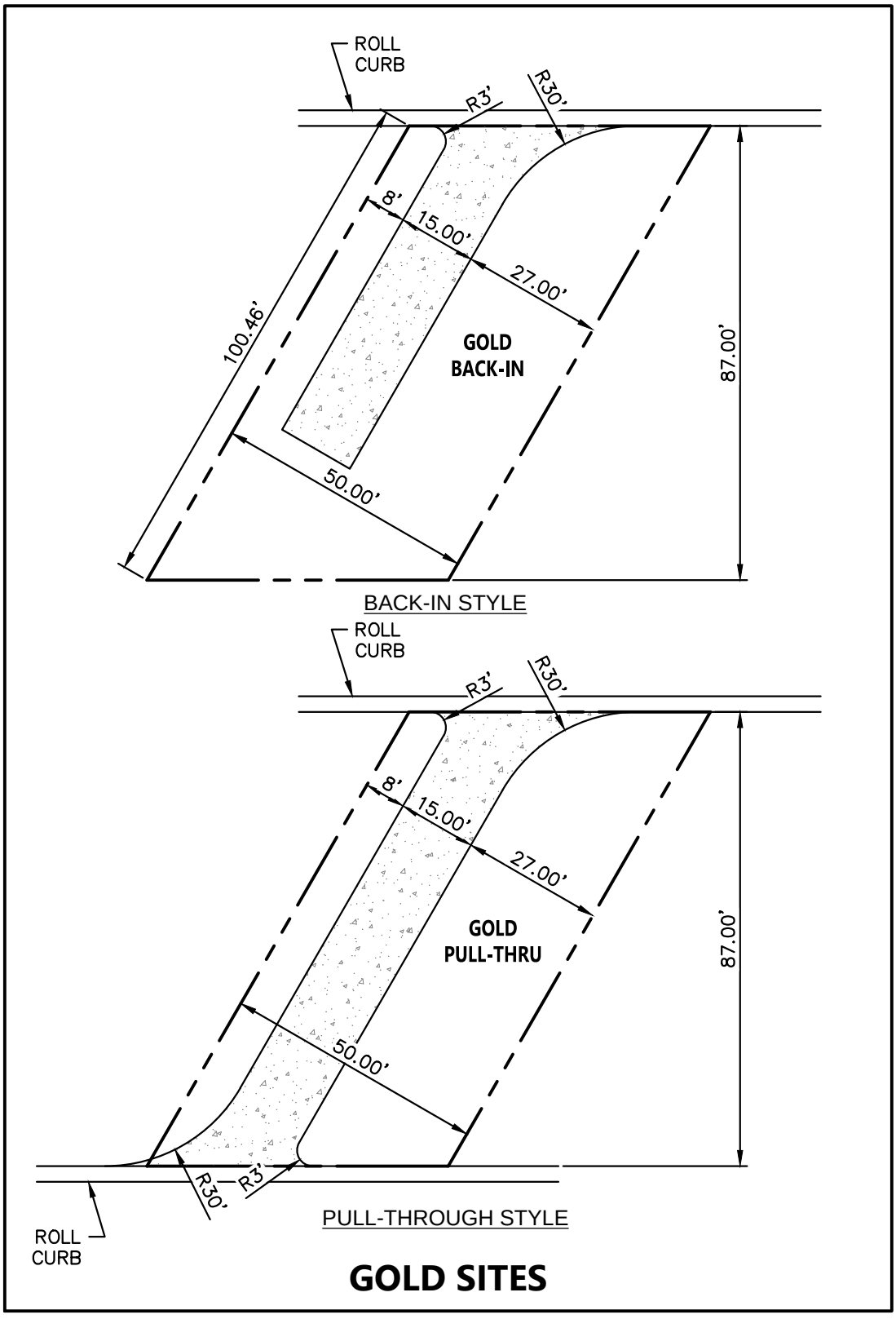

GOLD SITES

APPROX. 5,000 SF

GAY AND NEEL, INC.
ENGINEERING ◆ LAND PLANNING ◆ SURVEYING
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GOLD SITES LAYOUT PLAN

SPOTSYLVANIA COUNTY
MOTORCOACH RESORT
GENERALIZED DEVELOPMENT PLAN
SPOTSYLVANIA COUNTY, VIRGINIA

REVISIONS

PROJECT TEAM	
PIC	TREVOR M. KIMZEY, PE
PM	MATTHEW P. TOMLINSON, PE
DSGN	MBL

DATE	GNI JN	SHEET
12/22/2020	2945	3 OF 3

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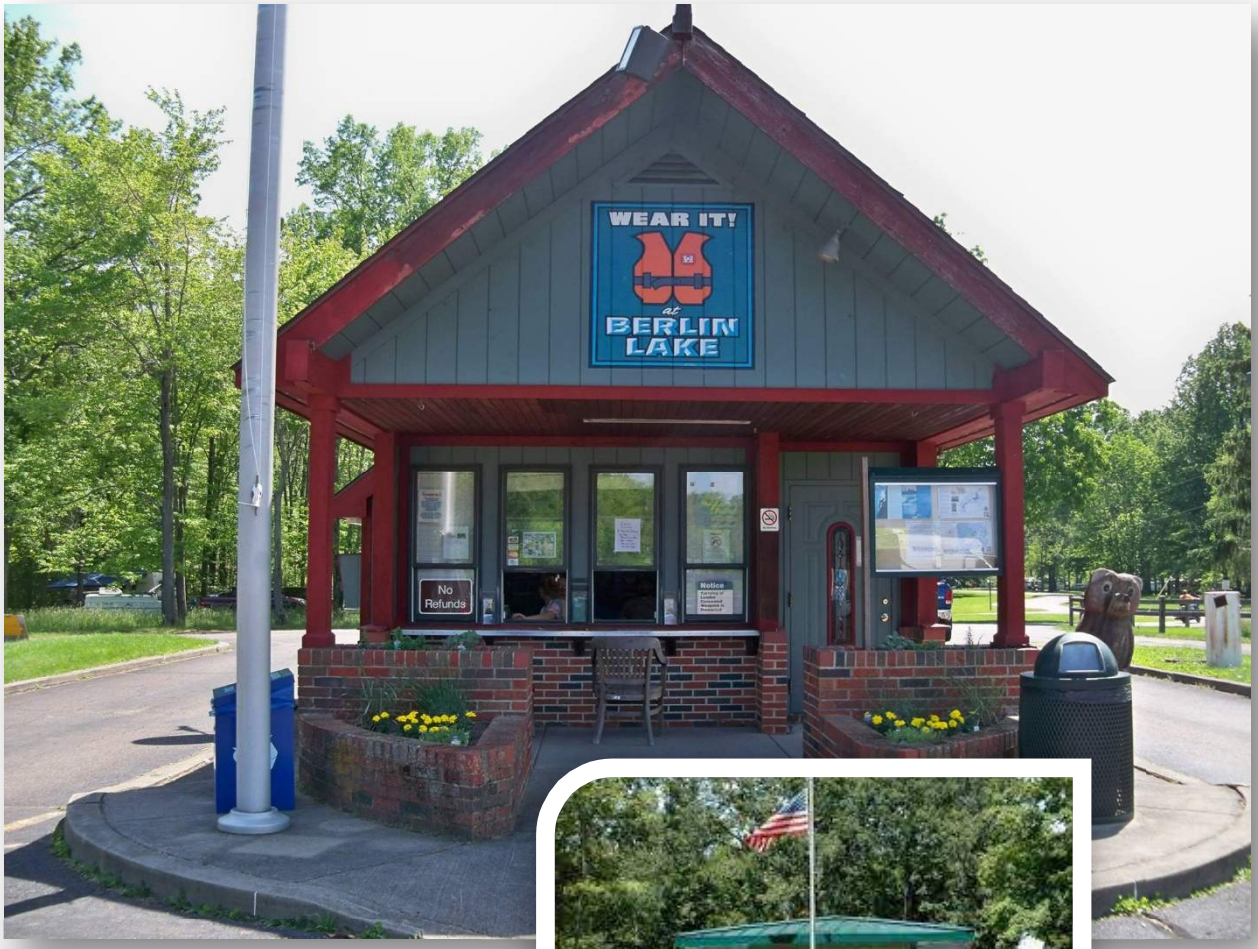
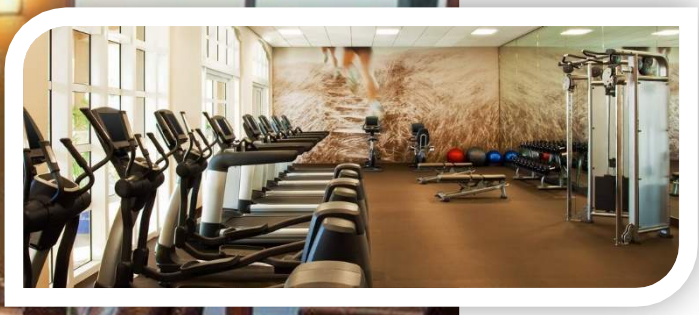
Appendix B: Architectural & Resort Style Sample Photos

SAMPLE GATE-HOUSE BUILDINGS



SAMPLE POOL PATIO AND CLUBHOUSE STYLES

SAMPLE OF RECREATIONAL AND FITNESS FACILIITES



SAMPLE OF OUTDOOR DINING PATIOS

SAMPLES OF OUTDOOR RECREATION EQUIPMENT

SAMPLE WELCOME CENTER BUILDINGS

Appendix C: Trip Generation and Turn Lane Analysis

Provided to satisfy the "Traffic Impact Study" for the SUP application, though the required thresholds for a full TIS / TIA were not met/triggered.

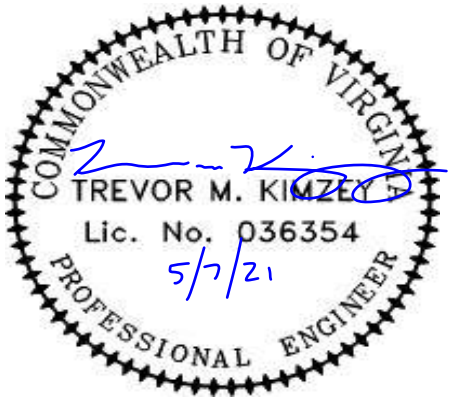
RIGHT-OF-WAY IMPROVEMENTS ZACHARY TAYLOR HIGHWAY

TURN LANE CAPACITY ANAYLYSIS
FOR PROPOSED IMPROVEMENTS

Located in:

Orange County, Virginia

Project Number: 2945
Date:4/30/2021



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GNI JN: 2945

VDOT TRAFFIC COUNT DATA

Virginia Department of Transportation
Traffic Engineering Division
2019
Annual Average Daily Traffic Volume Estimates By Section of Route
Primary and Interstate Routes

Route	Jurisdiction	Length	AADT	QA	4Tire	Bus	Truck 2Axle	Truck 3+Axle	Truck 1Trail	Truck 2Trail	QC	K Factor	QK	Dir Factor	AAWDT	QW
		Spotsylvania County Line														
522 Zachary Taylor Hwy	Orange County	8.87	3200	G	92%	1%	1%	1%	5%	0%	C	0.091	F	0.604	3200	G
		SR 20 Constitution Hwy														
522 Zachary Taylor Hwy	Orange County	6.84	6500	G	92%	1%	1%	1%	5%	0%	F	0.095	F	0.633	6500	G
		Culpeper County Line														
		Orange County Line														
522 Zachary Taylor Hwy	Culpeper County	6.36	6600	G	93%	0%	1%	2%	4%	0%	F	0.087	F	0.596	6600	G
		23-652 Cedar Grove Rd														
522 Zachary Taylor Hwy	Culpeper County	0.92	8500	G	93%	0%	1%	2%	4%	0%	C	0.090	F	0.585	8600	G
		SR 3 Germanna Hwy														
		SR 3; Zachary Taylor Hwy														
522 3 Germanna Hwy	Culpeper County	0.32	17000	G	93%	0%	1%	1%	4%	0%	C	0.084	F	0.564	17000	G
		US 15, US 29														
522 3 Germanna Hwy	Culpeper County	0.34	12000	G	96%	0%	1%	1%	2%	0%	C	0.084	F	0.566	13000	G

Year	AADT
2019	3200
2020	3264
2021	3330
2022	3397
2023	3465

*2019 AADT data projected to year 2023 based on an assumed 2% annual growth rate

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Determine Existing Traffic on Adjacent Roadway:

GNI JN: 2945

522 (Zachary Taylor Highway)

Data Collection from VDOT AADT Publications:

Annual Average Daily Traffic Number (AADT)=	3200	*Vehicles*
Peak Hour Factor = K Factor (K)=	0.091	*ratio of AADT occuring during the "peak hour" period*
Directional Factor (DF)=	0.604	*Ratio of the "peak hour" traffic volume moving in the major direction*

Calculation of "Peak Hour" Volumes and Directional Distributions:

Direction		AM "Peak Hour"		
Northbound	NB = AADT * K * DF	NB=	176	*VPH during "peak hour"*
Southbound (Advancing)	SB = AADT * K * (1-DF)	SB=	115	*VPH during "peak hour"*

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Determine Existing Traffic on Adjacent Roadway:

GNI JN: 2945

522 (Zachary Taylor Highway) - 2023 Projected Traffic Volume

Data Collection from VDOT AADT Publications:

Annual Average Daily Traffic Number (AADT)=	3465	*Vehicles*
Peak Hour Factor = K Factor (K)=	0.091	*ratio of AADT occuring during the "peak hour" period*
Directional Factor (DF)=	0.604	*Ratio of the "peak hour" traffic volume moving in the major direction*

Calculation of "Peak Hour" Volumes and Directional Distributions:

Direction		AM "Peak Hour"		
Northbound	NB = AADT * K * DF	NB=	190	*VPH during "peak hour"*
Southbound (Advancing)	SB = AADT * K * (1-DF)	SB=	125	*VPH during "peak hour"*

AM Peak Trip Generation

Campground/Recreational Vehicle Park
(416)

Portion of trips entering and leaving the campsite during the peak hour

Vehicle Trip Ends vs: Occupied Campsites
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. Num. of Occupied Campsites: 57
Directional Distribution: 36% entering, 64% exiting

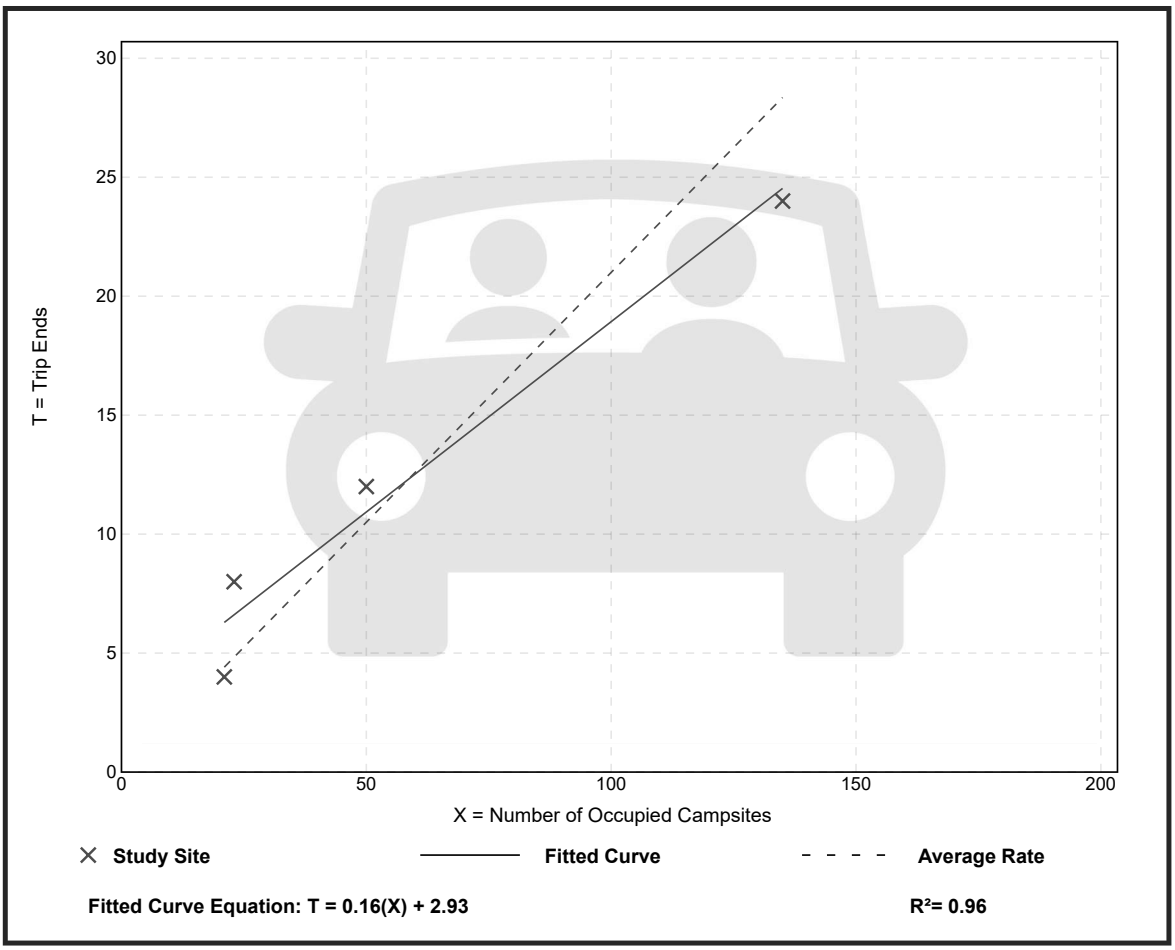
Average number of trips generated per campsite in the peak hour (Vehicles/Hour)

Vehicle Trip Generation per Occupied Camp Site

Average Rate	Range of Rates	Standard Deviation
0.21	0.18 - 0.35	0.06

Data Plot and Equation

Caution – Small Sample Size



Trips entering the campsite used for left turn lane analysis

PM Peak Trip Generation

Campground/Recreational Vehicle Park
(416)

Portion of trips entering and leaving the campsite during the peak hour

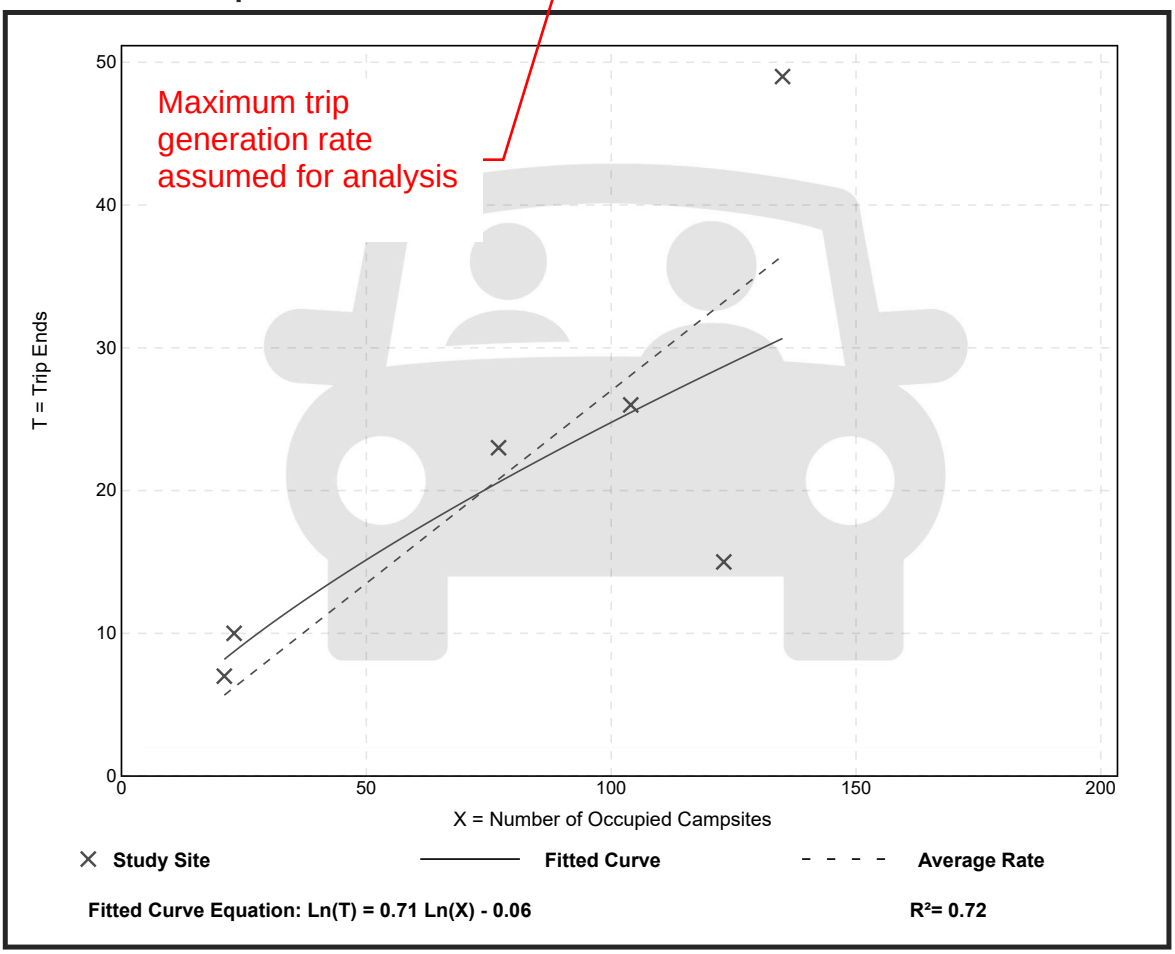
Vehicle Trip Ends vs: Occupied Campsites
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Occupied Campsites: 81
Directional Distribution: 65% entering, 35% exiting

Average number of trips generated per campsite in the peak hour (Vehicles/Hour)

Vehicle Trip Generation per Occupied Camp Site

Average Rate	Range of Rates	Standard Deviation
0.27	0.12 - 0.43	0.11

Data Plot and Equation



Trip Gen Manual, 10th Edition ● Institute of Transportation Engineers

**PM Peak Volume Used for Analysis Due to Greater Trip Generation

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Determine Trip Generation and Left/Right for Proposed Development/Site:

GNI JN: 2945

Land Use: Campground/Recreational Vehicle Park (416)

Data Collection from ITE Trip Gen Manual and Determination of Left & Right Turns into Site:

Independent Variable Entered into Table = **300 Sites**

Trip Gen Rate = Data obtained directly from ITE Trip Gen. Manual

Peak Hour Rate = Number of Ind. Variable Units X Trip Gen Rate

Entering Trips Ratio (%) = Data obtained directly from ITE Trip Gen. Manual

Vehicles Entering during Peak Hour = Rate of Vehicles Trips during Peak Hour X Entering Trip Ratio

Right Turns During Peak Hour * = Vehicles Entering during Peak Hour X Directional Factor (DF) of Adjacent Street

Left Turns During Peak Hour * = Vehicles Entering during Peak Hour X (1 - Directional Factor (DF) of Adjacent Street)

** Turn Lane Note:* **Directional factors for AM and PM turn lanes are reversed to reflect the reverse-flow of the directional factor on adjacent street.*

Weekday - Peak Hour of Adjacent Street (7-9 am)

Ind. Variable		Trip Gen Rate		Units of Ind. Variable		Peak Hour Rate		Entering Trips Ratio (%)	Vehicles Entering during Peak Hour		Right Turns During Peak Hour	Left Turns During Peak Hour
Sites	**AM Peak Hour Calcs:**	0.43	VPH/Unit	300	Sites	129	VPH	36%	47	VPH	28	19

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GNI JN: 2945

Right Turn Lane Evaulation

LENGTH OF STORAGE (*)		TAPER - Rural (*)	
Rural - For Design Speeds 50 MPH or Higher	*L - 200' min. (For 240 or fewer vehicles during peak hour, making turn)	- For Design Speeds 35 MPH or Higher	**T - 200' Min.
Rural - For Design Speeds 45 MPH or Less	*L - 100' min. (For 60 or fewer vehicles during peak hour, making turn)	- For Design Speeds 30 MPH or Less	**T - 100' Min. (single) **T - 200' Min. (dual)
*Distance L to be adjusted upward as determined by capacity analysis for Left and Right Turn Storage.		**Tapers are to be straight-line unless local policy requires reverse curves. In congested areas the taper length may be reduced to increase storage length. However, a design waiver shall be required.	
LENGTH OF STORAGE		TAPER - Urban	
Urban - Length determined by capacity analysis for Left and Right Turn Storage (100' Minimum)		- For Design Speeds 50 MPH or Higher	**T - 200' Min.
		- For Design Speeds 45 MPH or Less	**T - 100' Min. (single) **T - 150' Min. (dual)

FIGURE 3-1 RIGHT AND LEFT TURN LANE CRITERIA FOR SINGLE AND DUAL LANES

For rural highways with design speeds of 50 miles per hour or greater, a minimum storage length of 200' is required for 240 or fewer vehicles per hour making the turn and using the right turn lane. Based on the design decision to include 200 feet of right turn storage (100ft right turn lane, 200 ft right turn lane taper), the turn lane can support up 240 VPH making the turn into the proposed development based on Figure 3-1 shown above. Current trip generation rates suggests only 28 vehicles will be making a right turn into the proposed entrance during the peak hour.

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Left Turn Lane Evaulation

2019 Traffic Volume			
Roadway Opposing Volume:	176	VPH	*522 (Zachary Taylor Highway)*
Roadway Advancing Volume:	115	VPH	*522 (Zachary Taylor Highway)*
2023 Projected Traffic Volume			
Roadway Opposing Volume:	190	VPH	*522 (Zachary Taylor Highway)*
Roadway Advancing Volume:	125	VPH	*522 (Zachary Taylor Highway)*

Figure 3-11 & 3-12: Warrant for Left-Turn Storage Lanes on Two-Lane Highways (V=50 mph)

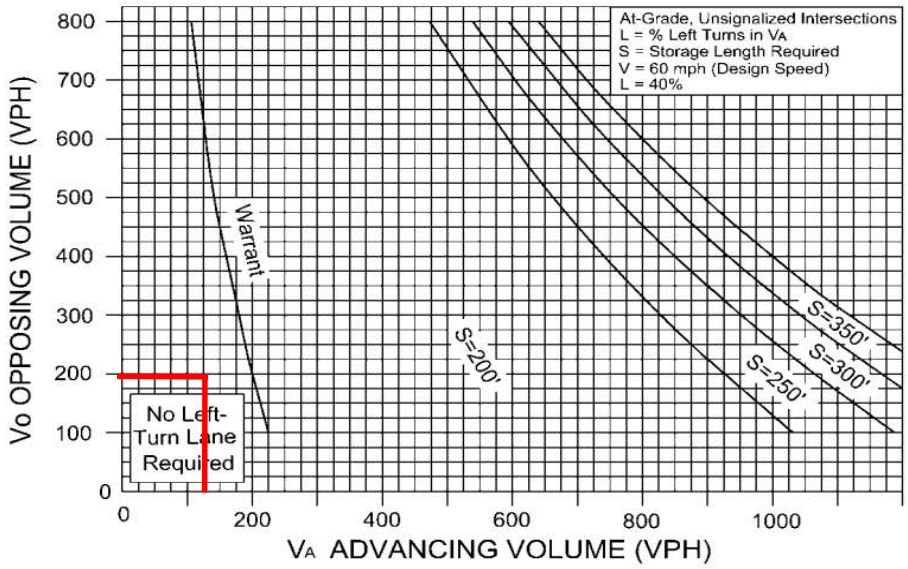

FIGURE 3-21 WARRANT FOR LEFT TURN STORAGE LANES ON TWO LANE HIGHWAY

Based on the analysis above, a left turn lane is not warranted. However, a left turn lane is provided in the proposed site plan that is to include 200 feet of left turn storage (100 ft left turn lane and 200 ft left turn lane taper), the turn lane can support up to 40% left turn volume of advancing vehicle volume. This will allow for 46 left turns into the entrance during the peak hour. Current trip generation rates suggests only 19 vehicles will be making a left turn into the proposed entrance during the peak hour.

Appendix D: Allowable Over-water Dockage Tabulation

Four Seasons RV Resort Campground

Shoreline and Dockage Calculation Tool

GNI JN 2945 5/6/2021

Total Shoreline of Property: 3,250 LF (Approx)

Summary of relevant info from Dominion Energy:

- Commercial and Common Areas

  The following is the maximum square footage (SF) permitted over water:
  - 0-99 linear feet of waterfront = 90 SF per linear foot of shoreline
  - 100-500 linear feet of waterfront = 75 SF per linear foot of shoreline
  - >500 linear feet of waterfront = 55 SF per linear foot of shoreline

- Resort Development and Planned
  If lake structures are included as part of the proffered conditions during the rezoning process, the maximum square footage shall be included. The standards set forth in this section should be used in the development of the proffered conditions regulating lake structures.

Permitted area allowed over water per LF of Shoreline:	55	SF
Allowed Dock / Pier Area:	178,750	SF

Assumed Area per Slip			**<-- Values are rounded up to be conservative**
Uncovered Slip:	180	SF (approx)	
Covered Slip:	420	SF (approx)	

Permittable Number of Slips - Scenarios		
Scenario 1: All Uncovered:	993	slips
Scenario 2: All covered:	426	slips
Scenario 3: Half Covered / Half Uncovered	709	slips

Proposed Scenario				
49	Covered Slips:	20,580	SF (approx)	
-	Uncovered Slips	-	SF (approx)	
	Total Area:	**20,580**	**SF (approx)**	**12% = Portion of allowable coverage area utilized**

Appendix E: Property Plat

LINE	BEARING	DISTANCE
L1	N 82°51'12" W	124.90'
L2	N 02°00'12" W	130.40'
L3	N 24°48'12" W	115.80'
L4	S 01°32'12" E	137.00'
L5	S 43°12'12" E	150.20'
L6	S 75°50'12" E	155.30'
L7	S 45°51'12" E	86.40'
L8	S 05°53'12" E	101.50'
L9	N 03°01'48" E	96.10'
L10	N 22°16'12" W	112.70'
L11	N 44°57'12" W	146.40'
L12	S 75°49'48" W	139.20'
L13	N 59°11'12" W	150.30'
L14	S 04°31'48" W	102.13'
L15	S 17°47'33" W	254.73'
L16	S 15°56'12" E	123.80'
L17	S 04°16'12" E	118.50'
L18	S 05°12'12" E	54.10'
L19	S 65°11'17" W	143.61'
L20	N 55°21'12" W	17.68'

PER MERIDIAN N PC-E-89

OC TAX MAP 74-21
RUTH B. SHIRLEY
OC DB 530, PG 833

STONE FOUND

OC TAX MAP 74-20
SAMUEL LEE JONES, et als
OC DB 646, PG 695

S 87°06'15" E 915.26'

DAYS BRIDGE ROAD - ROUTE 719
50' R.O.W.

SC TAX MAP 54-A-38
CHANNING & DANA LYNN GRAVES
I#201300007868
PER SPOTSYLVANIA COUNTY GIS

STONE FOUND

N 89°07'49" E 235.05'

IPS

N 89°07'50" E 445.48'

POST FOUND

BRICK HOUSE

POLE BARN

FRAME SHED

50' RIGHT OF WAY EASEMENT
I#070008462

OC TAX MAP 74-22
JEFFRY B. & DONNA HAYDEN
I#070011234

OC TAX MAP 74-23
JONES FAMILY FARM I, LLC
I#080009854

N 17°47'33" E 455.47'

PARCEL A
58.579 ACRES

(APPROXIMATE)
ORANGE COUNTY
SPOTSYLVANIA COUNTY

NEW LAKE

S 14°17'05" W 1985.64'

PRIVATE 50' RIGHT OF WAY EASEMENT HEREBY RESERVED

OC TAX MAP 74-22B
JEFFRY B. & DONNA HAYDEN
I#070011234

N 72°12'27" W 200.00'

N 19°04'52" E 583.00'

S 72°12'27" E 198.07'

ZACHARY TAYLOR HWY - STATE ROUTE 522

TAX MAP 53-A-1
JEFFREY HAYDEN
SPOTSYLVANIA COUNTY INSTRUMENT #200500000142 (WILL)
ORANGE COUNTY INSTRUMENT #200500003323 (WILL)
+/- 76.5 ACRES

POLE BARNS

STEEL GARAGE

FRAME GARAGE

FRAME HOUSE

FRAME SHED

BRICK SHED

50' RIGHT OF WAY EASEMENT
I#070011180
SPOTSYLVANIA COUNTY: PF 4, PG 708
ORANGE COUNTY: PLAT FILE E-94

STONE FOUND

N 17°47'33" E 117.45'

OC TAX MAP 74-23
JONES FAMILY FARM I, LLC
I#080009854

OC TAX MAP 74-23D
M. J. TUCKER, et als
DB 531, PG 663

S 66°52'11" E 325.44'

N 80°58'12" W 176.80'

N 56°16'50" W 249.69'

S 88°50'12" E 240.00'

N 01°08'12" W 199.30'

N 09°22'12" W 307.73'

LIMITS OF 100' RPA

100 YR S.F.H.A. ZONE "A" LIMITS

EX.SHORELINE

VEPCO
DBA
DOMINION
DB 286, PG 163

N 59°11'12" W 239.50'

S 47°43'48" E 223.20'

S 03°03'12" E 248.00'

S 24°02'12" E 236.50'

N 29°44'12" W 215.50'

IPS

N 55°21'12" W 21.68'

N 81°16'12" W 165.50'

S 40°08'48" W 203.40'

SC TAX MAP 54-A-38
CHANNING & DANA LYNN GRAVES
I#201300007868

SC TAX MAP 54-A-38
CHANNING & DANA LYNN GRAVES
I#201300007868

0 200 400 600

ANNUAL EXEMPT DIVISION PLAT
TAX MAP 53-A-1

LIVINGSTON MAGISTERIAL DISTRICT SPOTSYLVANIA COUNTY, VIRGINIA
AND
TAYLOR MAGISTERIAL DISTRICT ORANGE COUNTY, VIRGINIA
SCALE: 1" = 200' AUGUST 31, 2017

LAKE ANNA LAND SURVEYS
362 OVERTON DRIVE MINERAL, VIRGINIA 23117
540-894-7550

Appendix F: Interim Hydrologic Assessment

December 22, 2020

Cardno

10988 Richardson Road
Ashland, VA 23005
USA
Phone 804 798-6525
Fax 804 798-5907

www.cardno.com

Mr. Trevor M. Kimzey, Director of Engineering
Gay and Neel Engineering, Inc
1260 Radford Street
Christiansburg, VA 20473

RE: Interim Hydrogeological Assessment

Dear Mr. Kimzey,

Please find the following report for the proposed Lake Anna Motor Coach Resorts. The purpose of the work is to describe the hydrogeological framework and the potential of developing adequate resources of groundwater for the proposed development.

Background

The site encompasses approximately 135 acres and is located on the east side of US Rout 522 approximately 1.0 miles south of the intersection of Route 522 and Terry's Run Road and is bounded on the south by Lake Anna. It is understood that the developers plan to develop a Motorcoach Resort that will support approximately 300 sites. Water will be derived from a private well (groundwater) and wastewater will be treated and disposed of on-site via a waste disposal system into the soil. The average daily consumption of water has been estimated by SES, Inc at approximately 15,000 gallons per day (gpd). The water demand would require a groundwater resource (s) capable of producing about 10 gallons per minute (gpm).

Hydrogeology

The site is located within the Piedmont Physiographic Province of Virginia, an area characterized by rolling terrain and well-developed drainage networks underlain by igneous and metamorphic rocks. Groundwater is derived from a fractured bedrock aquifer.

The overlying material of weathered rock (saprolite) and soil is typically relatively granular and porous; it may house a shallow water-table aquifer separate from, but hydraulically connected to and interacting with, the underlying fractured bedrock aquifer. The water table in shallow aquifers is often a subdued replica of topography, in which groundwater flow is generally from areas of higher elevation (recharge zones) toward areas of lower elevation (discharge zones). The source of groundwater in both aquifers is ultimately from precipitation (recharge) that infiltrates through the soil and weathered rock.

Bedrock wells in this region of Virginia derive water from a fractured bedrock aquifer in which groundwater occurrence and movement are controlled primarily by fractures, (fissures and joints) within the rock. The characteristics of these fractures determine a wells' yield. A high-yielding well is likely connected to large, and/or many fractures which are connected to a recharge zone (often overlying saprolite). On the other hand, low-yielding wells typically intersect few, and/or small fractures which are connected to a limited recharge zone (water bearing fractures).

Geology and Soils

The site is underlain by Ordovician to Silurian age meta igneous rocks of the Ellisville Pluton (Carter, Mark W., Burton, William C., McAleer, Ryan J., DiGiacomo-Cohen, Mary L. and Sauer,R. Tyler, 2019, Geology of the Mineral and Lake Anna West quadrangles, Virginia: Virginia Division of Geology and Mineral Resources Publication 189). These are described as mostly granodiorites containing quartz, plagioclase and potassium feldspars and biotite with a number of accessory minerals. A 2012 Hydrogeological study conducted by True North Environmental found that the average yield of 171 wells drilled in the Ellisville Pluton was about 12 gpm.

According to the National Resource Conservation Service (NRCS), the ridges and sideslopes of the site are underlain by variants of the Abel, Appling, Colfax, Wedowee, and Louisburg soils series. These are described as very deep, well drained, moderately permeable soils that were weathered from felsic igneous and metamorphic rocks of the Piedmont uplands.

Conclusion

The site is located within a region of the state where groundwater occurrence and movement are controlled by fractures, fissures, joints and faults within a mostly solid rock. The source of groundwater is rainfall (precipitation) that is often stored with the overlying soilsand acts as a reservoir for the deeper bedrock aquifer. The Ellisville Granodiorite is a brittle crystalline rock, that where fractured, has the potential to produce reliable yields of water.

Once developed, it is thought that groundwater withdrawal /demand will be about 10 gpm. Given the underlying bedrock, deep soils and a relatively large area to search (approximately 137 acres), Cardno concludes that it is reasonable to expect that adequate groundwater resources can be developed on and for the site.

Limitations

The work performed in conjunction with this project, and the data developed, are intended as a description of available information. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a specific location not investigated.

Generally accepted industry standards were used in the preparation of this report. Stated opinions and conclusions are not intended as a guarantee. The only reliable way to confirm that a sustainable groundwater resource is present is to drill a well and test it for quantity and quality.

Cardno appreciates the opportunity to provide hydrogeological consulting services. Please contact us if you have any questions.

Sincerely,

Vincent Day, PG
Senior Hydrogeologist, Principal – Water Supply -
Direct Line +1 804-368-1003
Mobile: 434-923-0888
Email: vincent.day@cardno.com

CC: Trey Wills

Trevor Kimzey

From: Vincent Day <vincent.day@cardno.com>
Sent: Monday, October 25, 2021 10:58 AM
To: Trevor Kimzey
Cc: Jason Early
Subject: RE: Four Seasons RV Resort at LKA: Summary of hydrogeologic discussions (JN 2945)

Trevor,

We concur that it is likely that the site can be serviced by a single well – however, it would be prudent to plan to have a back up well too. And we are confident that the groundwater supply can be developed and do not see a reason (from the standpoint of investment) to identify and develop the resource prior to committing to the project.

We agree that the "ballpark" time and costs are as you have stated.

Regarding recharge: we would have to evaluate the site and conduct a Theoretical Groundwater Assessment and Water Budget using acceptable industry methods and information derived from stream gaging and the USGS; however, it seems reasonable to expect that the net consumption would be negligible given your plans for stormwater, waste disposal, stated open land, average rainfall and published recharge estimates available via USGS.

We cannot speculate about adverse impact without conducting a Hydrogeological Study & Aquifer Test where in-depth information about soils, geology, fractures, faults (geometry of the rocks) and site specific formations then conducting pumping tests and measuring responses of drawdown (if observed) in non-pumping wells, identifying the location of offsite wells, etc. – with analysis of the data and interpretation of the results

Please let me know if you have any additional questions.

Best,

Vincent Day
SENIOR HYDROGEOLOGIST
PRINCIPAL - WATER SUPPLY
CARDNO

Direct +804-368-1003; Cell ph: 434-923-0888
Address 10988 Richardson Road , Ashland, Virginia 23005
Email vincent.day@cardno.com Web www.cardno.com

The health, wellbeing and livelihoods of our people, families, clients and communities is Cardno's key priority. Our teams are responding to COVID-19 with robust business continuity plans and we will continue to work closely with our people and clients to support them every day. *> LEARN MORE*

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From: Trevor Kimzey <tkimzey@gayandneel.com>
Sent: Monday, October 25, 2021 8:51 AM
To: Vincent Day <vincent.day@cardno.com>
Cc: Matt Tomlinson <mtomlinson@gayandneel.com>
Subject: Four Seasons RV Resort at LKA: Summary of hydrogeologic discussions (JN 2945)
Importance: High

RE: FOUR SEASONS RV RESORT AT LKA: SUMMARY OF HYDROGEOLOGIC DISCUSSION
JN 2945

Mr. Day:

Thanks again for taking time this week to discuss with me once again the hydrogeologic issues of the Four Seasons RV Resort proposed at Lake Anna in Spotsylvania County. As we have discussed, this is part of an ongoing Special Use Permit process and is a topic that generates a great deal of concern from citizens, staff, planning commissioners. In our multiple calls, I have appreciated your decades of expertise in this area and how you have been able to clear up any concerns for me and my client. I am going to summarize our discussions here and ask that you confirm if these summaries are correct; it is my intent to share this record with the Planning Commission with the aim of alleviating concerns associated with handling the hydrogeologic study after the SUP approval process. Obviously, if I have misunderstood or misrepresented anything, I would ask that you please correct me immediately.

Complete Hydrogeologic Evaluation
A complete "hydrogeologic study / evaluation" involves a great deal of work performing preliminary research and reconnaissance, drilling and testing a well site, additional monitoring and analysis, coordination with the Health Department, and a preparation of a report. That overly simplified scope of work will typically take several months (4-6) and, for a project of this size, can cost in the range of $40,000 to $50,000. This is important for me, the public, and the Commissioners to understand as it illustrates why such a process has not yet been undertaken. Simply put, it is a large investment of time and money that is a significant financial risk to the Developer *until the 'land use decision' is unresolved*. It is important to note that, if there were reasons to believe that this site might not be able to provide the necessary water source to support the project, then it would be worth the risk to get this issue resolved earlier in the process, perhaps prior to the SUP process. However, in our situation, you have made it abundantly clear to me, based upon your decades of experience, that our situation is not like this. In our case, it is very probable to expect that the Four Seasons RV Resort will be able to provide the necessary groundwater source within the project property and do so without any adverse impacts upon neighboring properties. Knowing this, it becomes very reasonable to first resolve the 'land use issues' (SUP, in our case) prior to making the large investment in the hydrogeologic evaluation and report.

Hydrogeologic Study & Aquifer Testing
A "hydrogeologic study / evaluation", as requested, involves a great deal of work performing preliminary research and reconnaissance, coordination with the Health Department, drilling, a pumping test that includes monitoring of water levels in non-pumping wells, analysis and interpretation of aquifer characteristics and a preparation of a report.

That overly simplified scope of work will typically take several months (4-6) and would cost and estimated $40,000 to $50,000. This is important for me, the public, and the Commissioners to understand as it illustrates why such a process has not yet been undertaken. While it is important to our clients that groundwater consumption is sustainable and managed in a way that adverse impacts to offsite groundwater supplies are avoided, it is a significant investment of time and money prior to obtaining *a 'land use decision'*. We are, however, suggesting that this be a required condition of the SUP – that such a study be performed and approved. It is important to note that, if there were reasons to believe that this site might not be able to provide the necessary water source to support the project, then it would be worth the risk to get this issue resolved earlier in the process, perhaps prior to the SUP process. However, in our situation, you have made it abundantly clear to me, based upon your decades of experience, that our situation is not like this. In our case, it is very probable to expect that the Four Seasons RV Resort will be able to provide the necessary groundwater source

within the project property and do so without any adverse impacts upon neighboring properties. Knowing this, it becomes very reasonable to first resolve the 'land use issues' (SUP, in our case) prior to making the large investment in the hydrogeologic evaluation and report.

Hydrogeologic Considerations

Having summarized above the rationale for the timing of a hydrogeologic report, I will attempt here to summarize the various hydrogeologic considerations that you have pointed out to me in our phone calls – the reasons that you see for why developing a well-sourced water system for the Four Seasons RV Resort, and doing so without adverse impacts on neighbors, is very probable. Prior to the list, I will point out for the record and as a reminder to you, that you have already provided my client with an "Interim Hydrogeologic Assessment" on Dec. 22, 2020 (which was included in the original SUP application as Appendix F); that assessment document does a good job summarizing some of the regional geology. Other considerations that we have discussed include the following:

- The **size of the property** is a key factor; at ~135 acres, we have a great deal of area and great deal of ground water to work with.
- One of the benefits of a property of that size is that it puts a **significant distance between our well(s) and the those of our neighbors**. The distance from our closest property line to neighboring houses (and wells) is well over 300 feet; however, the distance from our likely well location(s) to those existing neighbors is well over a thousand feet. With distances such those, the potential for adverse impacts decreases significantly.
- Another benefit of such a large property is the **large amount of pervious ground surface and the corresponding groundwater recharge** into the aquifer. The pervious ground surface provides the opportunity for water to enter back into the ground; maintaining a large amount of pervious ground cover (our plan shows approximately 78% pervious ground cover) increases the groundwater recharge rate. It simply becomes a "math problem" – more ground, more recharge, more groundwater, less impact.
- Directly related to the above is how the site plan approaches stormwater. The worst case would be for the site to have a great deal of impervious surface, capture all of that runoff into curb-inlets, keep all the runoff in a closed storm-piping system, rush it to the bottom of the site, and discharge it to the lake. That is precisely the opposite of what the Four Seasons RV site plan has proposed. Our plan employs a Low Impact Development (LID) approach to stormwater management (SWM) that minimizes impervious ground cover, maximizes overland flow, provides dozens of distributed bioretention filters that encourage infiltration, before final releasing non-infiltrated water back into the on-site streams and wetlands throughout the property. This **LID approach to stormwater works to maximize groundwater recharge** to the benefit of the underlying aquifer.
- Another important aspect of the "equation" is **the amount of water needed**. A larger demand will have a larger potential for negative impact (e.g. drawdown) on the underlying aquifer; an example of this might be a commercial shopping center. In our case, however, our project only requires a "modest well yield" – able to provide an average yield of ~10 gallons per minute. Compared to a high-demand project, our project with its modest water demand will be significantly less likely to negatively impact neighboring properties.
- That modest water demand correlates directly to the **number of wells required** for the project. In light of your decades of experience, and based upon all of these factors, you are expecting (*not guaranteeing*) that the project could be served with only a single well. Indeed, it is reasonable to expect that one well can provide the necessary volume of water. However, adding an additional well would not increase the volume of water ultimately withdrawn from the ground. The water from the well(s) would then be routed to a centralized water treatment, storage, and distribution system – thereby allowing the steady, even draw on the wells to meet a water demand that will fluctuate and peak at various times throughout the day.
- Additionally, there are **already 3 wells on the property** serving the existing needs that have been on this property for decades; it is possible that one or more of these wells, if not disturbed by the site development, could provide an opportunity for monitoring for ground water changes.
- Finally, it is important that the entire Four Seasons RV Resort (all buildings and every single camp site) is provided with complete sewer service (sewer hookup for every RV site). All of this wastewater is routed to a centralized collection, treatment, and disposal system. In this case, the fully treated effluent will be dispersed *back into ground onsite* over several acres. By capturing all the wastewater and disposing of it (after state of the art treatment) back into the ground, it creates almost a "closed loop" for the groundwater. Almost all of

the water pulled from the aquifer to meet the water demands of the project are returned (in fully treated form) back into ground and allowed to recharge the aquifer. This **"water balance"** is one more key consideration for why this project will have no problem providing the necessary well water system and avoiding any negative impacts on the neighboring properties.

I trust that I have captured in simplified form most of the hydrogeologic considerations that you pointed out to me. I understand that there are many other aspects of hydrogeology that you will eventually address in your complete hydrogeologic evaluation – items such as fracture tracing, drilling, evaluation of bearing zones, etc. The items above, combined with your expertise in all the other aspects of hydrogeology, are what give you confidence for our water system and the lack of impact on neighboring properties. In light of that, it remains our recommendation to the County that the large scale investment of time and money into the complete hydrogeologic study can be handled after the 'land use' issues (SUP) are resolved – as one of the early aspects of the site design process.

I thank you again for your time to consult and advise me on this project. If I have misrepresented anything in this summary, please let me know immediately. If not, please confirm that I have captured what we have discussed.

Respectfully,

Trevor M. Kimzey, P.E.
Director of Engineering
tkimzey@gayandneel.com
(540) 392-2459 (cell)

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Appendix G: Wastewater System Overview

Prepared For:

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Wastewater System Overview
Lake Anna Four Seasons RV Resort
Spotsylvania County, Virginia

July 30, 2021

SES MID ATLANTIC LLC
Our People Are Our Difference

COMMONWEALTH OF VIRGINIA
PETER V. BROOKS
No. 018243
PROFESSIONAL ENGINEER

Peter M. Brooks, PE

SES MID ATLANTIC, LLC 9251 INDUSTRIAL COURT
SUITE 101, MANASSAS, VA 20109
T: 571-292-3106 F: 540-428-3989
410 RIVAGE PROMENADE, WILMINGTON, NC 28412
T: 804-432-3752

The Onsite Sewage System

The RV resort will process and disperse all wastewater generated by the facility onsite. There will be no discharge of treated sewage to Lake Anna or any creek, stream, or other body of surface water. Final dispersal of the highly treated wastewater will be via in-ground soil absorption areas. The areas planned for soil absorption are located ¼ mile or more from Lake Anna within the upland, high-ground areas of site, away from slopes, riparian buffers, and tributary streams.

Each RV site and the various amenity buildings will have an individual sewer connection to gravity sewer lines. The sewer lines will terminate at stations that will pump the wastewater to the North end of the project for treatment and absorption into the ground. The entire system will be designed and constructed in accordance with the Virginia Department of Health Regulations and honor any local requirements in the Spotsylvania County Utilities Water and Sewer Design and Construction Standards Manual.

The process for obtaining a permit from the Virginia Department of Health (VDH) and Spotsylvania County for this type of system has five major steps.

1) A preliminary engineering conference to review a preliminary engineering report identifying
    a) the characteristics and quantity of wastewater requiring treatment and dispersal
    b) the type of sewer collection, wastewater treatment and wastewater dispersal system
    c) the location and characteristics of the soils proposed for the dispersal system

2) Field investigation including
    a) soil tests by VDH staff to confirm the conclusions of the soils report
    b) evaluation of infiltration testing completed by the project soil scientist

3) Payment of regulatory fees and submission of surveyed locations of the dispersal areas after field review by VDH staff

4) Submission of formal construction plans, an application and fees for a construction permit

5) Installation of the permitted system, final inspection and issuance of an operations permit

Successful completion of Steps 1 – 3 will result in a certification letter whereby VDH will acknowledge sufficient capacity of the absorption area for the wastewater flow from the RV resort.

Steps 4 & 5 will be completed during the site plan approval and construction process. The application and submission of formal construction plans typically will require 45 – 60 days to complete. VDH will require approximately 60 additional days for review, which allows time for comments, discussion and revisions before the construction permit is issued. A construction permit will be required prior to the local VDH allowing the release of any building permits on the property. Installation of the system and issuance of an operations permit will be required prior to VDH releasing occupancy permits for any new structures.

Design & Construction Standards

The developer has agreed to design and construct the sewer collection system to the standards in the Spotsylvania County Utilities Water and Sewer Design and Construction Standards Manual. Spotsylvania County does not have treatment system standards adopted for the design and construction of onsite sewage systems. Therefore, these will be designed and constructed to meet state VDH regulatory standards.

1. The proposed design of the wastewater treatment system will be compliant with the highest level of treatment for any onsite sewage system in Virginia. Conventional septic systems commonly used for residential development at Lake Anna have the lowest level of treatment for onsite sewage systems in Virginia.

2. The discharge limits for this system are equal to or more stringent than the three wastewater plants operated by the Spotsylvania County Utilities Department. All of Spotsylvania's plants discharge into streams or rivers and have less restrictive limits on Total Nitrogen. This system will disperse into the soil and not directly into Lake Anna, a stream or a river. The soil dispersal area provides filtration and biological removal of nutrients such as Nitrogen and phosphorus as well as the removal of bacteria and viruses beyond that of the three plants operated by the County. Conventional septic systems do little to reduce any of these contaminants.

3. The operations permit for the system will be evaluated and renewed every 5 years. Therefore, regulation revisions may require that the treatment level or process be altered. Conventional septic systems are excluded from the renewable permit requirements.

4. This system will be designed and operated to comply with the 8 ppm nitrogen limit requirements for systems installed in the Chesapeake Bay Watershed. In addition, the dispersal system will be installed 12" below the original ground surface and utilize pressurized drip distribution. This provides an additional measure of nitrogen reduction and is recognized as best available practice for systems installed in the Chesapeake Bay Watershed. Conventional septic systems do little to reduce these contaminants.

5. Though not required by county or state regulations, the developer will also provide additional treatment to reduce phosphorus concentrations in the wastewater. This is in response to concerns about levels of phosphorus in the lake and its relationship to harmful algae blooms. Conventional septic systems do little to reduce these contaminants.

6. Though not required by the regulations in this type of soil, the developer will also provide disinfection of the final effluent to further reduce the presence of bacteria and viruses. The design may include ultraviolet or other means of disinfection of the final wastewater prior to dispersal in the drip system. Conventional septic systems do little to reduce these contaminants.

7. Prior to the treatment system being placed in operation, groundwater monitoring stations will be installed, developed and sampled to document naturally occurring base levels for nitrogen and fecal coliform. Once an operations permit is issued for the system, the monitoring stations will be purged and sampled annually to monitor the shallow ground water aquifer.

Ownership & Operation Water & Sewer

VDH regulations require that the wastewater treatment system, dispersal field, wells, water treatment system, water distribution lines and sewer collection lines all be owned by a single owner. This includes fee simple title or permanent easements giving a single owner full control to inspect, operate, maintain, repair and or replace any component. Once the water and sewer systems are placed in operation, the agency that issued the construction permit will continue to regulate the systems. The licensed operator is responsible for collecting required samples, performing routine maintenance and completing necessary repairs in accordance with the requirements established by the respective agency during the permitting process.

VDH ODW (Office of Drinking Water) will monitor and regulate the water system and the Spotsylvania County Health Department will monitor and regulate the sewage system. If the operator fails to collect a required sample, perform required maintenance or a sample exceeds permit limits, VDH has established processes for warnings and enforcement action. Minor issues may be handled with requirements to re-sample or take other minor corrective actions. Major issues or repeat occurrences of minor issues are handled with formal Notices of Alleged Violation requiring the operator to take more decisive action.

Additionally, should the County desire, the operator and/or system owner will provide County officials with ongoing copies of all routine operating documents.

Appendix H: Addressing Outstanding Concerns

Revised November 4, 2021

Addressing Outstanding Concerns Raised at PC Work-Session

Spotsylvania County staff raised concerns about several items they perceived as "outstanding" on the day prior to the planning commission work-session and again as part of the staff presentation during the planning commission work-session on October 20, 2021. At this work session we were ready willing and able to provide and answer all questions and points that arose. These items have been captured below, taken from the comment letter and staff presentation; responses have been provided for each item, with the maximum information currently available (recognizing that some of these items are still 'in process' or will be addressed after the SUP decision as part of the site plan process). Therefore, in accordance with prior precedence, we also included recommended SUP conditions herein that the County of Spotsylvania should insert into the Staff recommended conditions that will alleviate any and all lingering concerns the County may have with the project.

Concern 1: The Generalized Develop Plan (9/17/21) is still showing a private drive connection within Orange County that would trigger an accessary use situation and require a zoning action within Orange County.

Response:

The private driveway connection oversight pointed out by staff has been corrected; the revised site plan (revision date 10/25/2021) no longer has any private driveway connections within Orange County. Therefore, no zoning actions (SUP or otherwise) will be required from Orange County. ***Please see revised Overall Site Concept Plan (C2-01) with revision date 11/04/2021 attached; additionally, all other GDP Plans have been updated, noted with 11/04/21 revision date, and included in revised materials.***

Recommended Condition: All private driveway connections for the proposed Four Seasons RV Resort shall be from a public road located entirely within Spotsylvania County.

Concern 2: A hydrological study has not been performed to confirm what, if any, adverse impacts to existing wells.

Response:

Staff's comment implies that no evaluation has been performed at all; that is simply not true. The original application included (in Appendix F) and Interim Hydrologic Assessment from Senior Hydrogeologist Vincent Day of Cardno, Inc., a hydrogeologist with a great deal of expertise and ample experience around this region and within Spotsylvania County. That Interim Hydrologic Assessment addressed some of the preliminary matters about regional geology and outlined the modest water demand for this project. That letter was intended to make it clear that the project would wait to do the complete hydrogeological assessment following the necessary land-use decision through the SUP process.

Considering the ongoing concern raised by the Staff and a couple Planning Commissioners during the PC work-session, we have engaged in further dialogue with Senior Hydrogeologist Vincent Day to clarify the issues related to the proposed well and the necessary hydrogeological evaluation; that email thread with Mr. Day is included herein. We offer it as support for why it is very appropriate for the complete hydrogeological evaluation to wait until after the SUP approval.

Furthermore, it should be noted that there is prior precedent in Spotsylvania County for the Planning Staff recommending a project for SUP approval with matters to be finalized prior to other governmental approvals such as issuance of a land disturbing permit, site plan approval, or issuance of a certificate of occupancy.

Given the positive preliminary findings as well as the guidance and approval of an experienced and respected Hydrogeologist, Vincent Day of Cardno, combined with the precedent of addressing similar situations on SUPs with conditions, there should be no reason that all concerns regarding the water usage and hydrological studies on this project cannot be addressed through the condition noted below.

Please see the attached email exchange with Vincent; it is offered herein as an additional item for Appendix F of the Generalized Development Plan Narrative already in staff possession

Recommended Condition: Prior to the submittal of a site plan for review, a complete hydrogeologic study of shall be performed by a professional hydrogeologist, in accordance with the regulations of the VDH Office of Water Programs, to determine the location of the proposed well(s), determine the required yield from the well(s), and confirm that the proposed well(s) will not adversely impact any of the existing wells on surrounding properties. This hydrogeological study, including all, well development and testing, must be approved prior to the approval of the Four Seasons RV Resort site development plan.

The Hydrogeological Report will include the results of the Aquifer Test and include:

- **Evaluation for any potential adverse or undesired affects to the water resources caused by the estimated combined groundwater withdrawal from all of the proposed development wells; examples of adverse effects are the possibilities of lowering or depleting off-site surface water or groundwater sources.**
- **A pumping plan and schedule to meet the water demands while minimizing potential impacts to existing wells.**
- **A calculated Area of Impact (AOI) will be estimated and defined by both the 5-foot and 1-foot drawdown contour of all wells pumping at normal demand under a 180-day projection. The baseline (static) for drawdown calculation will be the piezometric surface (static) under pre-pumping conditions. The dynamic for drawdown shall be the piezometric (static) surface under pumping conditions projected out in time a minimum of 180 days.**
- **If the calculated 5-foot AOI extends beyond the footprint of the proposed development the developer shall also submit a plan to monitor water levels in wells (e.g., observation wells) to**

characterize needs for future adjustments in the pumping plan and schedule (existing observation wells or production wells may be utilized as long-term observation wells).

- **Mitigation efforts may include a Water Conservation and Management Plan for limiting the amount of groundwater used, alternative pumping plans and schedules, plans for restricting non-essential water usage during water shortage emergencies (e.g., droughts), or other strategies proposed by the developer.**

Finally, within the final site plan, the onsite water system (supply, treatment, storage, and distribution) shall be designed, permitted, and monitored in accordance with all applicable regulations of the Virginia Department of Health Office of Water Programs.

Concern 3: Environmental determination work is incomplete, namely the jurisdictional determination (JD) process (for wetlands and streams) and the determination of perenniality and corresponding designation of Riparian Buffer Areas (RPAs).

Response:

In the Planning Commission work-session (10/20/21), Staff represented to the Planning Commission that no work had been done on the environmental determinations; that is inaccurate. Much of the work has been done already, and those items that have not be completed were addressed with conservative assumptions so as to be sure that the site plan represented herein would not require significant alterations later.

Within our original application (December 2020), the location of the wetlands and streams within Parcel 53-A-1B (the 58.5 acre parcel along County line) were shown, as determined from our Jurisdictional Determination (JD) Process in 2020. The documentation from the USACE was not included, but the wetlands and streams were shown on the plan. The USACE issued a "Preliminary Jurisdictional Determination" (PJD), and this PJD paperwork has now been added to the narrative package as **Appendix I: Jurisdictional Determination Documentation**.

Additionally, the Jurisdictional Delineation process for the other parcel (# 53-A-1) was ordered and is underway. As of last week (Friday, 10/22/2021), the environmental field work was already completed and the survey data collection / field work was completed. The data from the field has been added into our plans and is now shown in the updated GDP Plans for both parcels (#53-A-1 and #53-A-1B) with revision date 11/04/2021.

Our environmental consultant's Jurisdictional Delineation report preparation is underway with expectation of being completed and submitted to the USACE for review in mid-November 2021. The final JD approval process by the USACE could take several more months due to their backlog in processing applications. The applications have been prepared by our environmental consultants, Ecosystem Solutions; they are a respected expert in their field with most JDs being approved as submitted with no revisions (as was the case with the previous JD process for parcel #53-A-1B and the adjacent parcels in Orange County).

In addition to the JD process with the USACE, the applicant recognizes that there is also the matter of the Riparian Buffer Area (RPA) designations as required by the Chesapeake Bay Preservation Act (CBPA); those RPA designations are dependent upon the perenniality determination scorecard process in conjunction with Spotsylvania Environmental Staff. Our environmental consultants, Ecosystem Solutions, have already completed their field work and 'scorecards', and have provided our team with the updated locations of perenniality throughout the two parcels. We recognize that the perenniality scorecards and corresponding reports must still be reviewed and approved by the Spotsylvania County staff; this information will come together in November 2021 and be submitted to SC Staff for review and approval. Up until this week, our entire application has been prepared with the *conservative approach* that assumed all the streams were perennial and therefore showed RPA buffers along both sides of all the streams. With the field work complete, we are now able to update our plans to show what we believe will be the final RPAs as dictated by the perenniality scorecards/reports. In most cases the RPAs were confirmed as shown or reduced; in one location the RPAs extended further and required minor modification to the GPD Plan. We have adjusted our Overall Site Concept Plan to avoid the RPA buffer areas.

Furthermore, in an effort to show a greater level of care and thus ease concerns from the County and public, we have determined to add an additional "twenty-foot (20') setback from the RPA buffer limits" as shown on the revised Site Concept Plan. The GDP Plan has been revised and reduced to achieve this setback. As shown on the revised plan, a 20' offset from the RPA limits has been shown in dashed yellow linework. The hardscape site elements have been pulled back out of these areas. Three necessary exceptions are: (1) the work associated with the public roadway crossing through the RPA zone, (2) the boat launch that must access the lake through the RPA, and (3) the trails that serve as the top-cap of the stormwater diversions and in many cases run along within the upper portion of the RPA so as capture and treat all the stormwater runoff from the project. Elsewhere, the GDP Plan has been revised to provide this 20' setback.

Please see the attached Appendix I: Jurisdictional Determination Documentation with the previous Jurisdictional Determination paperwork for parcel 53-A-1B.

Please also see the revised (10/25/2021) Overall Site Concept Plan (C2-01)

Additionally, there is prior precedent in Spotsylvania County for the Planning Staff recommending a project for SUP approval with a recommendation to finalize environmental concerns after the issuance of a SUP but prior to project development. In light of such precedence, the submitted PJD Documentation for Parcel 53-A-1, and the mid-November delivery date for information relating to Parcel 53-A-1, there should be no reason that all remaining concerns regarding environmental determinations on this project cannot be addressed through the condition noted below.

Recommended Condition: Prior to the submittal of a site plan for review, the required Jurisdictional Determination (JD) process shall be completed with the US Army Corps of Engineers (USACE); additionally, the perenniality determination process shall be completed and approved by Spotsylvania County environmental staff to approve the exact locations of the Riparian Buffer Areas (RPA).

Additionally, the final site plan shall provide an additional twenty-foot (20') setback around the RPA limits. Within that additional 20' setback from the RPA limits, no hardscape site elements shall be allowed except (1) the work associated with the public roadway crossing through the RPA zone, (2) the boat launch that must access the lake through the RPA, and (3) the trails that serve as the top-cap of the stormwater diversions and in many cases run along within the upper portion of the RPA so as capture and treat all the stormwater runoff from the project.

Concern 4: Plan has not sufficiently or directly addressed how it will address the harmful algae blooms (HABs).

Response:

Staff has represented that the Four Seasons RV Resort as not addressed the Harmful Algae Blooms (HABs); that is simply not true; the entire concept plan and approach have been fashioned around the HAB concerns.

First, it is obvious but important to point out that the Harmful Algae Blooms (HABs) predate the Four Seasons RV Resort and are therefore *not* caused by the Resort. The HABs are a very real concern and warrant a great deal of study and attention by the overall LKA community, but they are *not* the result of our development. Any implied causation is uninformed and unfounded. In fact, all the studies to date point to the contributing watershed coming into the upper portions of the lake – namely the runoff from the large agricultural lands upstream of the lake.

Additionally, it is important to acknowledge that the Four Seasons RV Resort cannot correct or resolve the problem since it is not the source of the problem. Our project has not, therefore, offered any direct "solutions" to something that is a regional, multi-county problem.

However, the Four Seasons RV Resort has not ignored the HAB-concerns or the larger water-quality issues; on the contrary, the entire concept plan and approach have been crafted with the HAB concerns in mind. This can be seen in our application in many aspects:

- Use of Low Impact Development (LID) approach to planning and stormwater management;
- Lot-coverage has been kept to a minimum (~21%) so as to minimize runoff and allow maximum groundwater recharge through pervious ground cover;
- Priority on use of overland flow (sheet flow and grass channel flow) for stormwater conveyance over the use of storm drainage piping – thereby allowing filtration, infiltration, and deceleration of stormwater runoff;
- Uses of dozens of distributed bioretention filter cells to maximize stormwater infiltration and filtration;
- Maximizing the protection of critical open space areas including, but not limited to, the riparian buffer areas;

- Providing stormwater diversion berms (capped by walking trails) throughout the resort so that the runoff from nearly all of the developed areas within the resort is captured and treated prior to being released in a reduced manner into dozens of distributed discharge points; and
- Proposing a wastewater treatment and disposal system that far superior that of any residential septic system (so prominent around the lake) and that exceeds the state requirements by providing a phosphorous removal component and effluent disinfection prior to dispersal into the soil.

Again, the entire Four Seasons RV Resort concept plan and approach have been crafted with the HAB concerns and the larger water-quality concerns in the forefront of minds.

Furthermore, we would like upgrade a previous proffered condition to further improve our water quality position. Previously, the GDP Narrative indicated that the project would provide an annual Nutrient Management Plan (NMP) to be sure that the resort was not over-fertilizing in a way that would allow Nitrogen (N) and Phosphorus (P) to runoff into the lake. Now, in lieu of providing a NMP, the Four Seasons RV Resort will proffer to *prohibit the use of any fertilizer that contains Nitrogen (N) and Phosphorus (P);* we feel this goes one step further to protect the water quality of our Lake.

Regarding the impact of HABs on the Four Seasons RV Resort, it has been stated repeatedly that the resort will be able to operate even during swim-advisories due to all of our on-land recreational activities (e.g. pool); additionally, we will inform guests regarding swim-advisories and enforce them on our waterfront.

Finally, it should be noted that the Four Seasons RV Resort has already reached out on multiple occasions to the groups around LKA who are doing research into the HABs in hopes of learning from their findings. We have previously expressed interest in coming alongside the ongoing research efforts by making our facilities and grounds available for ongoing or future research efforts.

Recommended Conditions: The final site plan shall be in substantial conformance with the approved generalized development plan (GDP) site concept plan, particularly regarding the LID site features – lot coverage and the approach to the stormwater collection, conveyance, management, and discharge.

The final site Stormwater Management Plan shall be designed to meet, at a minimum, all applicable federal, state, and local regulations and requirements, including, but not limited to:

- **The stormwater management plan shall be designed to meet the VA DEQ minimum standards, all Spotsylvania County regulations, and applicable standards from the Chesapeake Bay Preservation Act.**
- **As an additional means of water quality protection, Four Seasons RV Resort will prohibit the use of any fertilizer that contains Nitrogen (N) and Phosphorus (P).**

- **The SWM plan will provide 100% of the required water quality treatment through onsite BMPs; no offsite nutrient credits shall be purchased to address water quality requirements.**

The Erosion and Sediment Control Plan shall be designed to meet the state minimum standards as outlined in the VA Erosion and Sediment Control Handbook as well as any additional Spotsylvania County regulations.

Concern 5: The Generalized Development Plan is still proposing a beach along the lakeshore; a beach will not be permitted per Chesapeake Bay requirements.

Response:

The Generalized Development Plan has been amended to remove the beach from the plan. Please see attached, revised (10/25/21) C2-01 Overall Site Plan.

Recommended Condition: In keeping with the requirements of the Chesapeake Bay Preservation Act (CBPA) regarding the Riparian Buffer Areas, the Four Seasons RV Resort may only place approved "water dependent activities" within the RPA along the shoreline of Lake Anna; these include, but are not limited to, items such as piers, boardwalks, docks, and boat launches; items that are deemed to not be "water dependent activities" shall not be allowed within the shoreline of Lake Anna.

Concern 6: The primary access to the project is from a proposed public road that comes from US 522 withing within Orange County; the plans for the public entrance road and associated improvements has not yet been approved.

Response:

The site plans for the public entrance road are currently working through the review and approval process. In fact, for the Orange County portion of the road, the plans are in their third round of review. Most recently, the on October 12, 2001, the VDOT Louisa Residency, who is reviewing the turn lanes on US 522 and the portion of the road in Orange County, indicated that they had no further comments, thus declaring their portion of the VDOT plan items resolved and approavable. The plan review began in Orange County because that was originally the extent of the entrance road. However, the design was then expanded to reach to a new point within the Spotsylvania County parcels to a cul-de-sac termination. The applicant attempted to make a full and complete site submittal to Spotsylvania County in late August, but the County recommended that we first go through a pre-application process. That pre-application process was completed, and the plans are awaiting submittal for review. We are holding that plan submittal process awaiting the "perenniality determination" from the environmental consultant that is due in November 2021. That is the status of the site plan review process for the entrance road.

As demonstrated above and in the SUP Conditions executive summary, this is similar type of concern that County Staff has recommended to the Board of Supervisors to be addressed after the SUP but before the issuance of a site plan. A simple, straight forward condition, as stated below, would alleviate any concerns staff may have.

Recommended Condition: The new public entrance road from US 522 into the Four Seasons RV Resort, from station 10+00 to station 24+25 (approximate), shall be designed as a public road in accordance with VDOT standards and specifications and shall be set within a dedicated 60' wide public right-of-way; road shall be reviewed and approved by VDOT, Orange County, and Spotsylvania County; road shall be accepted by VDOT into the secondary road system as a necessary condition to opening the Four Seasons RV Resort.

Concern 7: The project will be served by onsite wastewater treatment and disposal system, and that raises concerns for the County.

Response:

The Four Seasons RV Resort is proposing a wastewater treatment and disposal system that far superior that of any residential septic system (so prominent around the lake) and that exceeds the state requirements by providing a phosphorous removal component and effluent disinfection prior to dispersal into the soil. This has been outlined in a white-paper document by Mike Lynn, our subject matter expert consultant and trusted wastewater consultant; that document has been included in Appendix G of this application / narrative since the first submittal. I will not reiterate those key points here but reference that Appendix again.

The exact combination of strategies for Phosphorus reduction are still being considered and will be finalized in the wastewater system design. Phosphorus reduction is a fairly new science, and most efforts are still focused on larger wastewater systems with direct discharge into water bodies. It has not been as widely studied in onsite systems, primarily because the soil absorption area is already the best natural Phosphorus reducer. Phosphorus is naturally reduced by the same biological treatment processes that reduce biological load, suspended solids, and Nitrogen. Typical reductions in Phosphorus are 50% with aerated systems compared to little, if any, reduction in conventional septic systems. Additional reduction with chemical additions such as Alum or other chemically infused filters will be considered to further reduce Phosphorus. Additional treatment for Phosphorus reduction must be weighed against the impact it might have on the regulated discharge of Nitrogen in the State Health Regulations which must be adhered to.

One additional consideration about this wastewater system that is very different from a centralized system for a residential neighborhood (beyond some of the specific upgrades proffered in our system) is the relationship between revenue and ongoing operations. In a residential development, if a system begins to show signs of trouble for possible failure, the developer has already completed the project, sold the homes/lots, and is no longer party to the project; it becomes a problem of the home owners and HOA. The situation with the Four Seasons RV Resort is very different. The

Owner/Operator of the RV resort depends upon ongoing successful operation of this wastewater system for their stream of revenue. If the system fails, their permits to operate the system fail, thus stopping the stream of revenue and closing the resort and thereby cutting off the stream of wastewater as well. Therefore, if the ongoing testing and monitoring required by the Health Department to operate the system shows signs of emerging problems, it is paramount for the resort Owner/Operator to address the problems directly and promptly.

Furthermore, this wastewater system will be owned by a private utility system company that owns and operates the wastewater treatment and disposal system. As such, there are already legal requirements by the stat that require testing, monitoring, permit compliance, and financial security.

All of this serves to alleviate any concerns of the County about possibly system failure or the developer "walking away from" a failing system.

Recommended Conditions: The onsite wastewater collection, treatment, and distribution system shall be design, permitted, and monitored in accordance with all applicable regulations of the VDH and meet, at a minimum, all Spotsylvania County Utility Design and Construction Standards Manual (latest edition).

In additional to the VDH regulations, the onsite wastewater treatment system shall be designed to provide phosphorous removal and effluent disinfection.

Concern 8: What is the nature of the amphitheater elements and what limitations will be placed upon them to prevent noise impacts upon adjacent neighbors.

Response:

These "amphitheater areas" are very simple and are intended to be informal gathering places for campground resort guests: a family reunion gathering, a coach speaking with a team, a teacher speaking to a class on a field-trip, a group of campers meeting for an outdoor church service, a scout-leader addressing his troop, or any number of other similar informal gatherings that could take place in a campground. It is not a "performance venue" and will not be provided with any audio-amplification system; the lack of an amplification system has been noted in the narrative for clarity. Thus, we do not feel that any special screening, shield, or acoustical treatment or analysis is necessary.

Recommended Condition: The amphitheaters within the Four Seasons RV Resort shall NOT be constructed with an audio-amplification system; however, a portable amplification system can be used, so long as it complies with the existing noise ordinances of Spotsylvania County. Furthermore, regarding the maximum permissible sound pressure levels set forth in section 14-51 of the Spotsylvania County code, the amphitheaters shall comply with the "Residential" zoning classification limits. Additionally, these shall be for use only by guests of Four Seasons RV Resort and are not to be used for hosting performances for the public.

Concern 9: How many park model RVs / sites will there be?

Response:

This question has come up a few times – asking about how many "park model RV units" will be allowed within the resort. This was addressed in the original application within the GDP narrative; it was proposed to "fluctuate with the market . . . yet stay within the 0% to 30% range (percentage out of all RV sites within the resort)." This allows the Four Seasons the needed flexibility to adapt to the market and remain at the top RV resorts within the nation – which is one our stated goals for this project. This is also a great way to make this premier RV resort available to everyone, even those who are not in a position to own their own RV. By having park models distributed within the resort, guests who do not own their own can still take part in camping, perhaps with friends or family who do have an RV.

Recommended Condition: The Four Seasons RV Resort shall cap the maximum amount of 'park-model RV units' at 30% of the total number of developed camp sites; these park-model RV units shall abide by the same maximum stay limitations set for all the other RV camp sites.

Concern 10: Will there be maximum stay limitations?

Response:

We understand the concerns about allowing long-term stays within the resort. It can be abused to the detriment of the resort and the County, and it is completely inconsistent with our vision and our business model. Therefore, the maximum stay-duration for a guest at the Four Seasons RV Resort will be 3 weeks. It is not in our business model to allow reduced-rate, long-term stays; that simply eats up space and drives down rates. That is the opposite of our business model. Four Seasons RV Resort aims to create a high-volume of short-term stays, averaging only a few nights, to get the maximum amount of turnover and volume through the resort.

This maximum stay is address in the recommended proffer below and is also addressed the draft rules for the resort (Appendix J). These draft rules are provided so that the County staff, Planning Commission, and Board of Supervisors can see the level of care that is planned to operate the resort; please see attached **Appendix J: Draft Rules for Four Seasons RV Resort.**

Recommended Condition: The Four Seasons RV Resort shall limit guest stays to 3 week (21 consecutive nights) maximum and shall prohibit guests from switching to new sites for consecutive stays after hitting the 3 week maximum stay.

Concern 11: Are there plans to evaluate shoreline erosion / stabilization?

Response:

As a part of the site plan design and permitting process, Four Seasons RV will perform all shoreline erosion / stabilization studies required by Dominion Power or by Spotsylvania County as a part of the permitting process – site plan permitting, dock-construction permitting, and boat launch permitting. Furthermore, recognizing that wave action from boats is the area of greatest concern,

Four Seasons RV will implement (if permitted by Spotsylvania County) a no-wake zone across the entire frontage of our property.

Recommended Condition: The Four Seasons RV Resort shall prepare and submit a "Bouy Application" so as to implement a "no wake zone" across the entire lake-frontage of our resort as part of the site plan application process; assuming County approval of the application, the bouy system shall be implemented and maintained for the duration of the Four Seasons RV Resort.

Appendix I: USACE Preliminary Jurisdictional Determination (PJD) Documentation

Appendix includes the following files from the USACE:

- NAO-2020-02103_20201130__JD FORM -.pdf
- NAO-2020-02103_20201130_PreliminaryJDLetter.pdf
- NAO-2020-02103_20201130_SupplementalApplicationdocx.pdf
- NAO-2020-02103_WetlandMap.pdf
- NAO-2020-02103_WetlandMapPart2.pdf

Appendix 2 - PRELIMINARY JURISDICTIONAL DETERMINATION (PJD) FORM

BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR PJD:

B. NAME AND ADDRESS OF PERSON REQUESTING PJD:

C. DISTRICT OFFICE, FILE NAME, AND NUMBER:

D. PROJECT LOCATION(S) AND BACKGROUND INFORMATION:
(USE THE TABLE BELOW TO DOCUMENT MULTIPLE AQUATIC RESOURCES AND/OR AQUATIC RESOURCES AT DIFFERENT SITES)

State: County/parish/borough: City:

Center coordinates of site (lat/long in degree decimal format):

Lat.: xx.xxx° Long.: yy.yyy°

Universal Transverse Mercator:

Name of nearest waterbody:

E. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

☐ Office (Desk) Determination. Date:

☐ Field Determination. Date(s):

TABLE OF AQUATIC RESOURCES IN REVIEW AREA WHICH "MAY BE" SUBJECT TO REGULATORY JURISDICTION.

Site number	Latitude (decimal degrees)	Longitude (decimal degrees)	Estimated amount of aquatic resource in review area (acreage and linear feet, if applicable)	Type of aquatic resource (i.e., wetland vs. non-wetland waters)	Geographic authority to which the aquatic resource "may be" subject (i.e., Section 404 or Section 10/404)

1) The Corps of Engineers believes that there may be jurisdictional aquatic resources in the review area, and the requestor of this PJD is hereby advised of his or her option to request and obtain an approved JD (AJD) for that review area based on an informed decision after having discussed the various types of JDs and their characteristics and circumstances when they may be appropriate.

2) In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "pre-construction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an AJD for the activity, the permit applicant is hereby made aware that: (1) the permit applicant has elected to seek a permit authorization based on a PJD, which does not make an official determination of jurisdictional aquatic resources; (2) the applicant has the option to request an AJD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an AJD could possibly result in less compensatory mitigation being required or different special conditions; (3) the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) undertaking any activity in reliance upon the subject permit authorization without requesting an AJD constitutes the applicant's acceptance of the use of the PJD; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a PJD constitutes agreement that all aquatic resources in the review area affected in any way by that activity will be treated as jurisdictional, and waives any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an AJD or a PJD, the JD will be processed as soon as practicable. Further, an AJD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331. If, during an administrative appeal, it becomes appropriate to make an official determination whether geographic jurisdiction exists over aquatic resources in the review area, or to provide an official delineation of jurisdictional aquatic resources in the review area, the Corps will provide an AJD to accomplish that result, as soon as is practicable. This PJD finds that there *"may be"* waters of the U.S. and/or that there *"may be"* navigable waters of the U.S. on the subject review area, and identifies all aquatic features in the review area that could be affected by the proposed activity, based on the following information:

SUPPORTING DATA. Data reviewed for PJD (check all that apply)

Checked items should be included in subject file. Appropriately reference sources below where indicated for all checked items:

☐ Maps, plans, plots or plat submitted by or on behalf of the PJD requestor:
Map: _____.

☐ Data sheets prepared/submitted by or on behalf of the PJD requestor.
☐ Office concurs with data sheets/delineation report.
☐ Office does not concur with data sheets/delineation report. Rationale: _____.

☐ Data sheets prepared by the Corps: _____.

☐ Corps navigable waters' study: _____.

☐ U.S. Geological Survey Hydrologic Atlas: _____.
☐ USGS NHD data.
☐ USGS 8 and 12 digit HUC maps.

☐ U.S. Geological Survey map(s). Cite scale & quad name: _____.

☐ Natural Resources Conservation Service Soil Survey. Citation: _____.

☐ National wetlands inventory map(s). Cite name: _____.

☐ State/local wetland inventory map(s): _____.

☐ FEMA/FIRM maps: _____.

☐ 100-year Floodplain Elevation is: ____. (National Geodetic Vertical Datum of 1929)

☐ Photographs: ☐ Aerial (Name & Date): _____.
or ☐ Other (Name & Date): _____.

☐ Previous determination(s). File no. and date of response letter: _____.

☐ Other information (please specify): _____.

IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.

_____
Signature and date of
Regulatory staff member
completing PJD

_____
Signature and date of
person requesting PJD
(REQUIRED, unless obtaining
the signature is impracticable)[1]

[1] Districts may establish timeframes for requestor to return signed PJD forms. If the requestor does not respond within the established time frame, the district may presume concurrence and no additional follow up is necessary prior to finalizing an action.

DEPARTMENT OF THE ARMY
US ARMY CORPS OF ENGINEERS
NORFOLK DISTRICT
FORT NORFOLK
803 FRONT STREET
NORFOLK VA 23510-1011

November 30, 2020

PRELIMINARY JURISDICTIONAL DETERMINATION

Northern Virginia Regulatory Section
NAO-2020-02103 (North Anna River)

Mr. Jon Roller
Ecosystem Services
1793 Allie St. Suite A
Charlottesville, Virginia 22903

Dear Mr. Roller:

This letter is in response to your request for a preliminary jurisdictional determination for waters of the U.S., including wetlands, for an approximately 101-acre site generally located east of Route 522, south of Belmont Road, in Spotsylvania and Orange Counties, Virginia.

The wetland map prepared by Ecosystem Services, entitled "Orange RV Campground Aquatic Delineation Map, Lake Anna, Virginia," dated August 21, 2020, and on file with the Corps provides the locations of the waters on the property listed above. The basis for this delineation includes application of the Corps' 1987 Wetland Delineation Manual, the Eastern Mountains and Piedmont Region Regional Supplement, the positive indicators of wetland hydrology, hydric soils, hydrophytic vegetation, and the presence of an ordinary high-water mark. This letter is not confirming the Cowardin classifications of these waters.

The Norfolk District has relied on the information and data provided by the applicant or agent. If such information and data subsequently prove to be materially false or materially incomplete, this verification may be suspended or revoked, in whole or in part, and the Government may institute appropriate legal proceedings.

Discharges of dredged or fill material, including those associated with mechanized landclearing, into waters on this site may require a Department of the Army permit and authorization by state and local authorities including a Virginia Water Protection Permit from the Virginia Department of Environmental Quality (DEQ), a permit from the Virginia Marine Resources Commission, and a permit from your local wetlands board. This letter is a confirmation of the Corps preliminary jurisdiction for the waters on the subject property and does not authorize any work in these areas. Please obtain all required permits before starting work in the delineated waters.

This is a preliminary jurisdictional determination and is therefore not a legally binding determination regarding whether Corps jurisdiction applies to the waters in question. Accordingly, you may either consent to jurisdiction as set out in this

preliminary jurisdictional determination and the attachments hereto if you agree with the determination, or you may request and obtain an approved jurisdictional determination.

Enclosed is a copy of the “Preliminary Jurisdictional Determination Form”. Please review the document, sign, and return one copy to me at silvia.b.gazzera@usace.army.mil within 30 days of receipt and keep one for your records. This delineation of waters is valid for a period of five years from the date of this letter unless new information warrants revision prior to the expiration date.

If you have any questions, please contact me at the e-mail listed above or at (804)212-6817.

Sincerely,

Silvia. B. Gazzera, Ph.D.
Environmental Scientist
Northern Virginia
Regulatory Section

Enclosure(s)

Cc:
DEQ
Spotsylvania County
Orange County

DEPARTMENT OF THE ARMY
US ARMY CORPS OF ENGINEERS
NORFOLK DISTRICT
FORT NORFOLK
803 FRONT STREET
NORFOLK VA 23510-1011

November 30, 2020

Supplemental Preapplication Information
Project Number: NAO-2020-02103

1. A search of the Virginia Department of Historic Resources data revealed the following:

   ☐ No known historic properties are located on the property.
   ☒ Tribal consultation may be required.
   ☐ The following known architectural resources are located on the property:

   ☐ The following known archaeological resources are located on the property:

   ☐ The following known historic resources are located in the vicinity of the property (potential for effects to these resources from future development):

NOTE:
1) The information above is for planning purposes only. In most cases, the property has not been surveyed for historic resources. Undiscovered historic resources may be located on the subject property or adjacent properties and this supplemental information is not intended to satisfy the Corps' requirements under Section 106 of the National Historic Preservation Act (NHPA).
2) Prospective permittees should be aware that Section 110k of the NHPA (16 U.S.C. 470h-2(k)) prevents the Corps from granting a permit or other assistance to an applicant who, with intent to avoid the requirements of Section 106 of the NHPA, has intentionally significantly adversely affected a historic property to which the permit would relate, or having legal power to prevent it, allowed such significant adverse effect to occur, unless the Corps, after consultation with the Advisory Council on Historic Preservation (ACHP), determines that circumstances justify granting such assistance despite the adverse effect created or permitted by the applicant.

2. A search of the data supplied by the U.S. Fish & Wildlife Service, the Virginia Department of Conservation and Recreation and the Virginia Department of Game and Inland Fisheries revealed the following:

   ☐ No known populations of threatened or endangered species are located on or within the vicinity of the subject property.
   ☒ The following federally-listed species may occur within the vicinity of the subject property: **Northern-Long eared Bat (*Myotis septentrionalis*)**

   ☐ The following state-listed (or other) species may occur within the vicinity of the subject property:

Please note this information is being provided to you based on the preliminary data you submitted to the Corps relative to project boundaries and project plans. Consequently, these findings and recommendations are subject to change if the project scope changes or new information becomes available and the accuracy of the data.

MAP 2

MAP 3

MAP 4

MAP 5

Lake Anna

DP#1
DP#2
DP#3
DP#4
DP#5
DP#6
DP#7
DP#8
DP#9
DP#10
DP#11
DP#12
DP#13
DP#14
DP#15
DP#16
DP#17
DP#18
DP#19
DP#20
DP#21
DP#22
DP#23
DP#24
DP#25
DP#26
DP#27

Belmont Rd

U.S. 522 Zachary Taylor Hwy

367 ft

304 ft

ORANGE RV CAMPGROUND AQUATIC DELINEATION MAP
MAP 1 - OVERVIEW MAP

ECOSYSTEM SERVICES

LAKE ANNA, VIRGINIA

1739A Allied Street Charlottesville, VA 22903 | 540.239.1428 | www.ecosystemservices.us

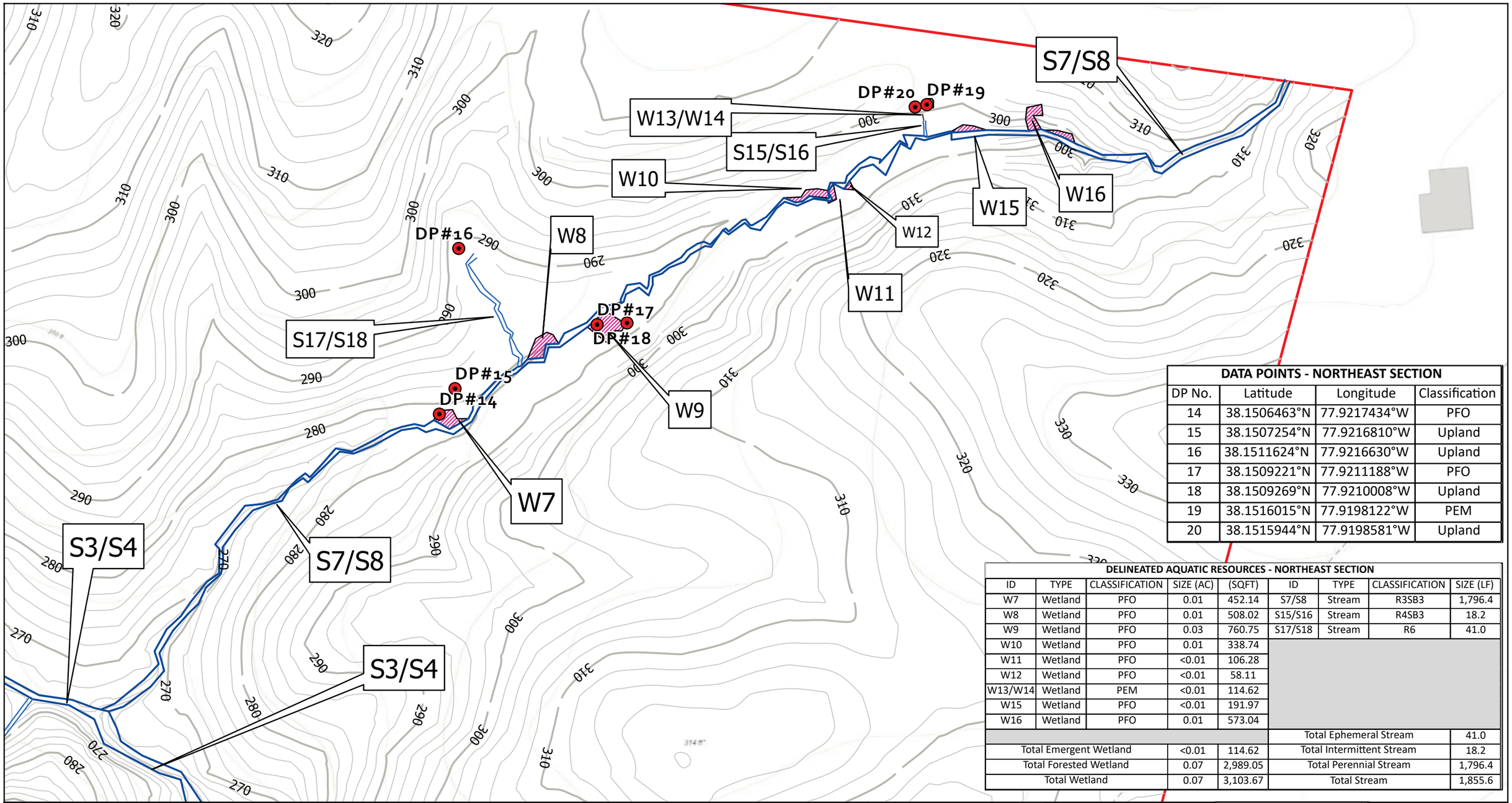
- Data Points
- Ephemeral Stream
- Intermittent Stream
- Perennial Stream
- Culvert
- PFO Wetland
- PEM Wetland
- Open Water
- Driveway
- Surveyed Lake Boundary
- 2' Contours
- 10' Index Contours
- Project Area

Map 1 of 5
Overview Map

August 21, 2020
Survey Data from GNI
Map produced by ES, LLC

N

0 150 300 Feet

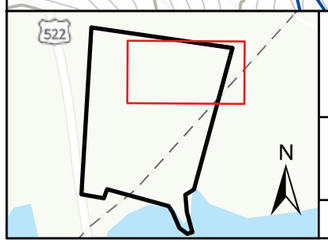


DATA POINTS - NORTHEAST SECTION

DP No.	Latitude	Longitude	Classification
14	38.1506463°N	77.9217434°W	PFO
15	38.1507254°N	77.9216810°W	Upland
16	38.1511624°N	77.9216630°W	Upland
17	38.1509221°N	77.9211188°W	PFO
18	38.1509269°N	77.9210008°W	Upland
19	38.1516015°N	77.9198122°W	PEM
20	38.1515944°N	77.9198581°W	Upland

DELINEATED AQUATIC RESOURCES - NORTHEAST SECTION

ID	TYPE	CLASSIFICATION	SIZE (AC)	(SQFT)	ID	TYPE	CLASSIFICATION	SIZE (LF)
W7	Wetland	PFO	0.01	452.14	S7/S8	Stream	R3SB3	1,796.4
W8	Wetland	PFO	0.01	508.02	S15/S16	Stream	R4SB3	18.2
W9	Wetland	PFO	0.03	760.75	S17/S18	Stream	R6	41.0
W10	Wetland	PFO	0.01	338.74				
W11	Wetland	PFO	<0.01	106.28				
W12	Wetland	PFO	<0.01	58.11				
W13/W14	Wetland	PEM	<0.01	114.62				
W15	Wetland	PFO	<0.01	191.97				
W16	Wetland	PFO	0.01	573.04				
					Total Ephemeral Stream			41.0
Total Emergent Wetland			<0.01	114.62	Total Intermittent Stream			18.2
Total Forested Wetland			0.07	2,989.05	Total Perennial Stream			1,796.4
Total Wetland			0.07	3,103.67	Total Stream			1,855.6



ORANGE RV CAMPGROUND AQUATIC RESOURCES DELINEATION MAP
MAP 2 - NORTHEAST SECTION

ECOSYSTEM SERVICES

LAKE ANNA, VIRGINIA

1739A Allied Street Charlottesville, VA 22903 | 540.239.1428 | www.ecosystemservices.us

Data Points
Ephemeral Stream
Intermittent Stream
Perennial Stream
PFO Wetland
PEMWetlands
OpenWater
Culvert
Driveway
2' Contours
10' Index Contours
Project Area

Map 2 of 5
Northeast Section
of project area

August 21, 2020
Survey Data from GNI
Map produced by ES, LLC

N
0 50 100 Feet

DATA POINTS - SOUTHEAST SECTION			
DP No.	Latitude	Longitude	Classification
1	38.1466760°N	77.9204036°W	Upland
2	38.1463944°N	77.9205365°W	PEM
3	38.1469142°N	77.9217658°W	PEM
4	38.1469678°N	77.9218475°W	Upland
5	38.1491561°N	77.9201456°W	Upland
6	38.1486530°N	77.9206870°W	PFO
7	38.1482753°N	77.9206860°W	Upland
8	38.1467356°N	77.9220615°W	Upland
9	38.1483850°N	77.9224429°W	PEM
10	38.1485154°N	77.9225069°W	Upland
22	38.1466728°N	77.9215603°W	PFO
23	38.1466538°N	77.9218055°W	Upland

Project Boundary

Lake Anna

S1/S2

S5/S6

W3/W4

W2

W1

W6

S7/S8

S3/S4

W17

W5

S3/S4

DP#1
DP#2
DP#3
DP#4
DP#5
DP#6
DP#7
DP#8
DP#9
DP#10
DP#14
DP#15
DP#16
DP#17
DP#18
DP#22
DP#23

DELINEATED AQUATIC RESOURCES - SOUTHEAST SECTION								
ID	TYPE	CLASSIFICATION	SIZE (AC)	(SQFT)	ID	TYPE	CLASSIFICATION	SIZE (LF)
W1	Wetland	PFO	0.7	30,384.82	S1/S2	Stream	R6	29.1
W2	Wetland	PEM	<0.01	135.01	S3/S4	Stream	R3SB3	3,071.3 (total)
W3/W4	Wetland	PFO	0.04	1,709.53	S5/S6	Stream	R4SB3	975.7
W5	Wetland	PEM	0.24	10,471.63				
W6	Wetland	PFO	0.02	841.59				
W17	Wetland	PFO	0.38	16,344.28				
					Total Ephemeral Stream			29.1
Total Emergent Wetland			0.24	10,606.64	Total Intermittent Stream			975.7
Total Forested Wetland			1.13	49,280.22	Total Perennial Stream			3,071.3
Total Wetland			1.37	59,886.86	Total Stream			4,076.1
Open Water			1.03	45,032.91				

N

ORANGE RV CAMPGROUND AQUATIC RESOURCES DELINEATION MAP
MAP 3 - SOUTHEAST SECTION

ECOSYSTEM SERVICES

1739A Allied Street Charlottesville, VA 22903 | 540.239.1428 | www.ecosystemservices.us

LAKE ANNA, VIRGINIA

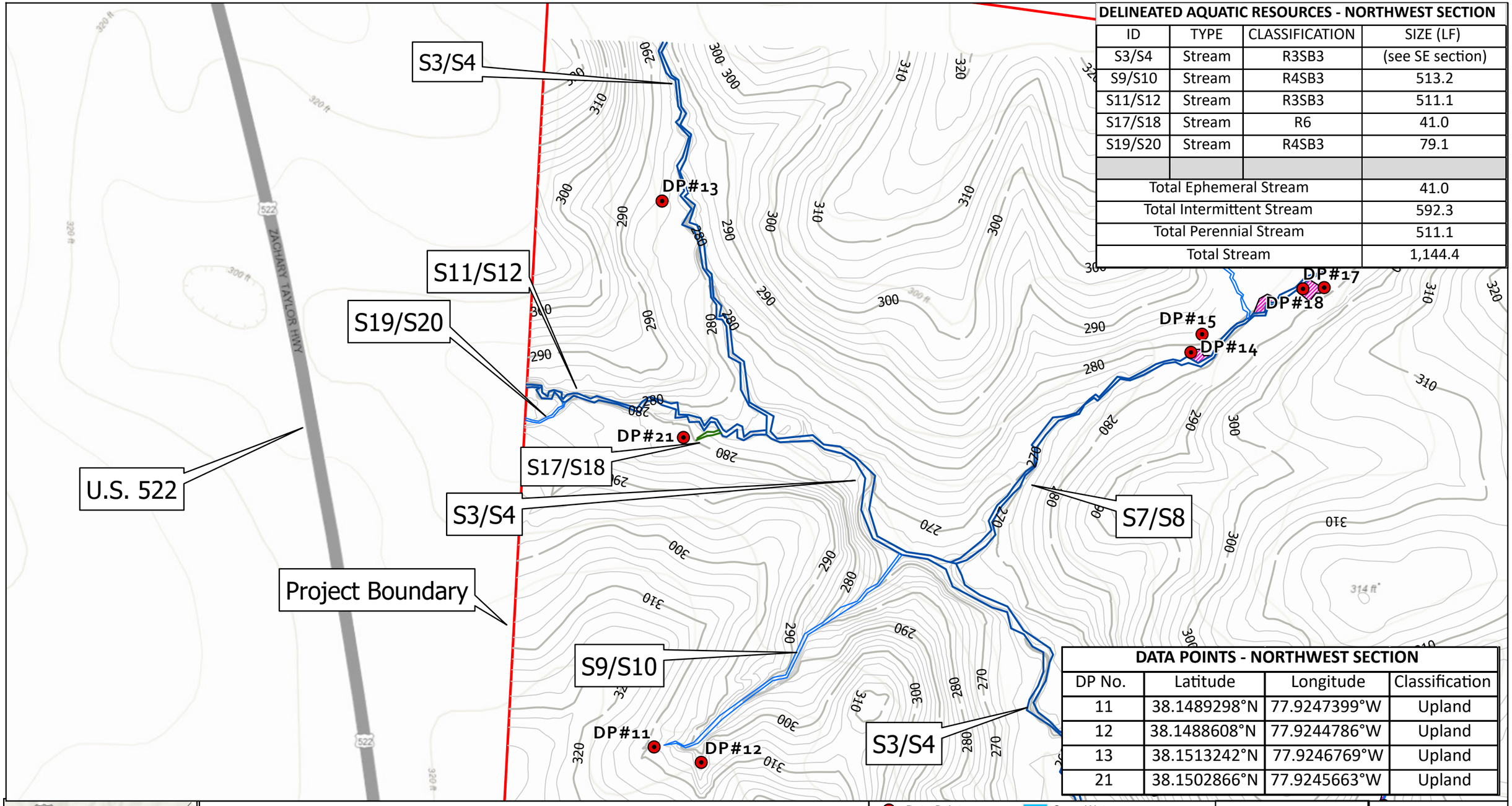
- Data Points
- Ephemeral Stream
- Intermittent Stream
- Perennial Stream
- Culvert
- PFO Wetland
- PEM Wetland
- Open Water
- 2' Contours
- 10' Index Contours

Map 3 of 5
Southeast Section
of project area

August 21, 2020
Survey Data from GNI
Map produced by ES, LLC

N

Feet
0 50 100

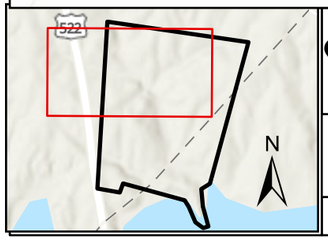


DELINEATED AQUATIC RESOURCES - NORTHWEST SECTION

ID	TYPE	CLASSIFICATION	SIZE (LF)
S3/S4	Stream	R3SB3	(see SE section)
S9/S10	Stream	R4SB3	513.2
S11/S12	Stream	R3SB3	511.1
S17/S18	Stream	R6	41.0
S19/S20	Stream	R4SB3	79.1
Total Ephemeral Stream			41.0
Total Intermittent Stream			592.3
Total Perennial Stream			511.1
Total Stream			1,144.4

DATA POINTS - NORTHWEST SECTION

DP No.	Latitude	Longitude	Classification
11	38.1489298°N	77.9247399°W	Upland
12	38.1488608°N	77.9244786°W	Upland
13	38.1513242°N	77.9246769°W	Upland
21	38.1502866°N	77.9245663°W	Upland



ORANGE RV CAMPGROUND AQUATIC RESOURCES DELINEATION MAP
MAP 4 - NORTHWEST SECTION

ECOSYSTEM SERVICES
1739A Allied Street Charlottesville, VA 22903 | 540.239.1428 | www.ecosystemservices.us

LAKE ANNA, VIRGINIA

- Data Points
- Ephemeral Stream
- Intermittent Stream
- Perennial Stream
- PFO Wetland
- PEM Wetland
- Open Water
- Culvert
- Driveway
- 2' Contours
- 10' Index Contours
- Project Area

Map 4 of 5
Northwest Section
of project area

August 21, 2020
Survey Data from GNI
Map produced by ES, LLC

N
Feet
0 50 100

DATA POINTS - SOUTHWEST SECTION			
DP No.	Latitude	Longitude	Classification
24	38.1457002°N	77.9229636°W	PFO
25	38.1465041°N	77.9238975°W	Upland
26	38.1472928°N	77.9245665°W	Upland
27	38.1459635°N	77.9232041°W	Upland

S21/S22
DP#26
S23/S24
DP#25
W18
S21/S22
W19
DP#27
DP#24
DP#4
DP#3
DP#8
DP#23
DP#22
DP#1
DP#2

DELINEATED AQUATIC RESOURCES - SOUTHWEST SECTION								
ID	TYPE	CLASSIFICATION	SIZE (AC)	(SQFT)	ID	TYPE	CLASSIFICATION	SIZE (LF)
W18	Wetland	PFO	0.25	10,853.97	S21/S22	Stream	R3SB3	918.9
W19	Wetland	PFO	0.01	615.03	S23/S24	Stream	R4SB3	202.0
					Total Intermittent Stream			202.0
Total Forested Wetland			0.26	11,469.00	Total Perennial Stream			918.9
Total Wetland			0.26	11,469.00	Total Stream			1,120.9

ORANGE RV CAMPGROUND AQUATIC RESOURCES DELINEATION MAP
MAP 5 - SOUTHWEST SECTION

ECOSYSTEM SERVICES
1739A Allied Street Charlottesville, VA 22903 | 540.239.1428 | www.ecosystemservices.us

LAKE ANNA, VIRGINIA

- Data Points
- Ephemeral Stream
- Intermittent Stream
- Perennial Stream
- PFO Wetland
- PEM Wetlands
- Open Water
- Culvert
- Driveway
- Surveyed Lake Boundary
- 2' Contours
- 10' Index Contours
- Project Area

Map 5 of 5
Southwest Section
of project area

August 21, 2020
Survey Data from GNI
Map produced by ES, LLC

N
Feet
0 50 100

Appendix J: Draft Rules for Four Seasons RV Resort

The rules attached herein are a draft and are subject to revision by the Resort Owner/Management as necessary to address the safe and effective operation of the resort.

Use common sense and courtesy.

Remember you are a guest.

Please respect and protect our property.

Be considerate of other guests.

CANCELLATION POLICY: Reservations may be cancelled up to 14 days prior to scheduled arrival. 25% of deposit, plus tax will be forfeited. For 13 days to 3 days prior to scheduled arrival, 100% of deposit will be forfeited. Full fee charged for all sites and dates if "no show" or if guest gives less than 2 days notice prior to arrival date. **We do not offer full refunds.**

If you need to cancel your reservation, you must call the resort during business hours. Email notifications are not accepted.

REFUNDS: Camping is an outdoor experience. No refunds or credits provided due to the discomfort of nature. No refunds or credits will be made for early departures.

LATE ARRIVALS: All reservations must be paid in full, on day of arrival, if arriving after office hours. If not, reservations are subject to be cancelled. *Reservations not paid in full on arrival date are subject to cancellation*.

VIDEO / CAMERA SURVEILLANCE: Property and Buildings are monitored. Customer grants to Four Seasons RV Resort, its representatives and employees the right to take photographs of me and my property in connection with the above-identified subject. Customer authorizes Four Seasons RV Resort, its assigns and transferees to copyright, use and publish the same in print and/or electronically. I agree that Four Seasons RV Resort may use such photographs of me with or without my name and for any lawful purpose, including for example such purposes as publicity, illustration, advertising, and Web content.

CHECK OUT: Check out time is 11:00 am. An additional charge of $100.00 per hour will be assessed for late departures with a one hour minimum charge.

QUIET HOURS: 10:30 pm until 8:00 am. Children under 16 must return to their own site by 10:00 pm.

SPEED LIMIT: 7 mph or less throughout the park.

PROHIBITED: Generators, Tents, Any type camper without hookups, Tarps, Overnight use of any kind of outside lighting as a consideration of other campers, Illegal drug use, Fireworks, Firearms, Disorderly Behavior, Walking through other peoples' sites, Oil Changes and Lubes, Clotheslines, Hanging Clothes Outside, Hot Grills on Picnic Tables, Any permanent connections, Foundations, Porches, Storage Buildings/Units/Trailers or similar-type structures, Roofs shall NOT be constructed. No digging, flag poles, signs, plantings, landscaping, stakes, lawn ornaments, etc. on sites. Do not cover grass with mats, carpet, etc. No ropes or chains tied to utilities, trees, or signs. Do not put nails in trees. No liquid waste of any kind may be dumped on ground or in dumpsters. There is a $300 charge for sewage spills. All campers / vehicles must be clean & in good repair or, you will be asked to leave with no refund.

CAMPERS: Parents/caregivers are responsible for appropriate behavior of their children. Be aware of where your children are and what they are doing at all times. Children MUST be supervised in bath house and restrooms. Parent/guardian will be held financially liable for damages caused by their children.

BICYCLE, ROLLERBLADES, SKATEBOARDS, SCOOTERS: Ride only on roadways and do not ride after dusk. Do not park or ride them on grass, playground, pool area, or through landscaping. Virginia Law requires all children less than 17 years to wear a helmet while riding a bicycle.

DRONES: Drones are not permitted anywhere on Four Seasons property for privacy and safety reasons.

VEHICLES AND TRAILERS: You are permitted one RV and one Vehicle per assigned site. Vehicles and trailers that do not fit completely on your concrete pad must be parked in visitor parking area (additional charge). Do not park on patio, grass, another site, or in the road.

GOLF CARTS: (Electric Carts Only) MUST be registered at check in. Permit required and may be obtained in office. No one under the age of 18 is permitted to drive any cart without a parent/grandparent on board. This includes Four Seasons rental carts and privately owned carts brought onto our property. *Privately owned golf carts must have proof of proper liability insurance and must be shown with a minimum of $50,000 coverage in Personal Injury and Property Damage held on the golf cart.* Furthermore, guests hereby agree to full indemnify and hold harmless Four Seasons RV Resort for any and all claim or loss arising from the use of guests Golf Cart. **Golf Carts are not permitted off the premises.**

LAUNDRY FACILITIES: Hours as posted. Do not leave clothes unattended.

GARBAGE: Please keep your site tidy. STACK and TIE garbage and place at curb, by your site for courtesy pick-up at 10:30am. For your convenience, we also have a dumpster located behind the office. If management must clean your site, there will be an extra charge.

SEWER CONNECTORS: Use of rubber donut or watertight collar on all sewer connections is required. Available for purchase at office if needed.

WATER HYDRANTS: Our water hydrants are frost proof, however, water must be turned off with hoses disconnected from the hydrant and camper when temperatures are below 32 degrees Fahrenheit. *Guest is financially responsible for any frozen hydrants and damage due to non-compliance.*

FIREWOOD, FIREPITS, FIREPLACES: NO OUTSIDE FIREWOOD PERMITTED IN THE RESORT. Firewood is available for purchase at office and will be delivered to your site free of charge. Please do not stack firewood on grass and do not cut down trees. Campfires are allowed only in designated fire pits and must be attended to at all times. Absolutely no burning of garbage, paper, cans, glass, etc. in your fire pit or fireplaces. Firewood only. Please do not overload! Fireplaces are designed for campfires only, not bonfires. Excessive heat will cause rocks to explode/crack. *Damage to fireplace will be the financial responsibility of the guest.*

ALCOHOL: Absolutely no public display, please keep in a koozie or cup.

BOAT RAMP: Boat ramp is only for use of registered guests. Please remove your vehicle from ramp promptly after loading or unloading and park it at your site or in overflow parking.

JACK PADS: Please use jack pads on sites (Wood, Plastic, or Rubber).

MAIL SERVICES: There is no mail service or package delivery on or to the property. Please make alternate arrangements.

EMERGENCY PHONES: Located by pool deck and outside the office.

OCCUPANCY: MAXIMUM of 6 people allowed (Including registered guests and visitors) per site at any one point and time.

PETS: Must be on a maximum 6' leash length. Need to be current on all vaccines. May not be left outside when owners are away from Site or Resort, nor may they be left inside RV to continually bark. Excessive barking, growling, or any aggressive behavior will not be tolerated. If your pet is not under control, you may be asked to leave Resort without a refund. Other than service dogs, pets are not allowed in buildings or pool area. Do not tie your pet to Resort property including trees and picnic tables. Clean up after your pet and properly dispose of all pet waste/litter in proper receptacle. NO DISPLAY OF PET CAGES OR FENCES. Breed/Species restrictions apply. Furthermore, guests hereby agree to full indemnify and hold harmless Four Seasons RV Resort for any and all claim or loss arising from any incident concerning an animal brought to Four Seasons RV Resort.

POOL: Pool privileges are for paid campers only. Posted hours and rules must be observed. Swim at your own risk. There is no lifeguard on duty. While Resort personnel may be present in pool area, they DO NOT HAVE LIFEGUARD TRAINING. An adult must accompany all children under 16 years and those who cannot swim.

INFLATABLES / LIFE JACKETS: All persons (including visitors) registered to site agree legally to release Four Seasons RV Resort and its agents, employees, and representatives from any and all injuries or damages incurred arising out of the use of the inflatable units and or use of the pool generally. Life Jackets are strongly recommended for all ages when swimming in the lake.

VISITOR POLICIES: All persons not registered to site at check in will be considered visitors. They must register at office before entering the Resort, obtain a car permit &, pay the appropriate visitor fees. Cars parked without valid permit are subject to towing at any time at your cost. Permit must be visible on dash at all times. Visitor parking is in designated parking lot behind registration office only. All day visitors must leave by 10:00 pm or purchase an overnight pass. Visitors may be restricted during periods of high occupancy. Registered campers are responsible for their visitors and will be held financially responsible for any damage to our property. Please make sure your guests are aware of the community rules. Those who do not comply will be considered trespassing. No visitors will be allowed to bring a boat.

CAUTION: Please enter campsite with care and safety. Damages to Four Seasons RV Resort property is the financial responsibility of Registered Guests.

ACCIDENTS / INCIDENTS: Have to be reported to management and have a report filed no later than 2 hours of accident / incident.

SITE RESERVATIONS: Are not guaranteed as to actual location. Four Seasons RV Resort will make every attempt to accommodate your request.

MAXIMUM RESERVATION LENGTH: The maximum reservation/stay duration shall be 21 nights.

CAMPER / RV: All units must be factory manufactured only. No washing of RV or vehicles.

VENDORS: No sale or solicitation of any product including but not limited to souvenirs, food, merchandise, etc. "For Sale" signs permitted only on private campers/vehicles.

Four Seasons RV Resort is privately owned. Four Seasons RV Resort and its agents, employees, and representatives will not be responsible for and assumes no liability in the event of loss due to fire, theft, accidents, Mother Nature, or any other loss, whether it may be injury or loss of property. Management also reserves the right to refuse service to anyone and to evict without prior notice anyone who creates a disturbance, nuisance, or deliberately breaks any of the Resort's policies. Eviction will be immediate and without reimbursement of any camping fees.

All information and rates are subject to change without notice.

Shannon D. Fennell

Subject: FW: [EXTERNAL]: Proposed RV park on Lake Anna

From: William Field [mailto:wfieldva@gmail.com]
Sent: Monday, May 17, 2021 12:52 PM
To: Paulette Mann <PMann@spotsylvania.va.us>
Subject: [EXTERNAL]: Proposed RV park on Lake Anna

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I wanted to contact you to let you know that I oppose the proposed RV Park on Lake Anna.
This development will harm the lake and property values North West of Stubbs bridge. The density far exceeded the by right residential development.
We already have issues with algae, this high density development will not help the situation. Adding additional boat traffic will make the algae blooms worse. Not to mention the noise and light pollution.

Please help protect our property values and beauty of the lake and recommend this project be denied.

Thank you
William Field
102 Windway Dr, Orange
434 760 0684

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This email was Malware checked by Sophos http://www.sophos.com

Shannon D. Fennell

Subject: FW: [EXTERNAL]: Proposed RV park on Lake Anna

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To: Paulette Mann <PMann@spotsylvania.va.us>
Subject: [EXTERNAL]: Proposed RV park on Lake Anna

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This development will harm the lake and property values North West of Stubbs bridge. The density far exceeded the by right residential development.
We already have issues with algae, this high density development will not help the situation. Adding additional boat traffic will make the algae blooms worse. Not to mention the noise and light pollution.

Please help protect our property values and beauty of the lake and recommend this project be denied.

Thank you
William Field
102 Windway Dr, Orange
434 760 0684

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This email was Malware checked by Sophos http://www.sophos.com

Shannon D. Fennell

From: Stephane Muszynski <estephane@gmail.com>
Sent: Monday, June 7, 2021 10:42 AM
To: Barry Jett; Deborah H. Frazier; Kevin Marshall; Timothy J. McLaughlin; David Ross; Aimee Mann; Chris Yakabouski; Travis Bullock; Jennifer Maddox; Gerald Childress; Paulette Mann; Jacob Lane; Raymond Bell; Leon Hughes
Cc: Wendy Muszynski
Subject: [EXTERNAL]: Opposition to RV Park project in North Lake Anna

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

ATTN: Planing (Zoning) Committee for Spotsylvania County

Hello,
We are writing to express our opposition to and concern regarding the proposed Orange County Resort and special use permit for the agricultural land to develop an RV community and boat docks and the Upper Pamunkey Creek north branch of Lake Anna.

Our primary concerns are:

1. A dangerous increase in boat traffic due to density in a small area at a dead end of the lake
2. Negative impact to quality of life for homeowners in what has been a relaxing, relatively quiet area
3. Damage to property shorelines from excessive marine traffic and recreational wake
4. Traffic congestion and accidents on 522, which is a narrow 2 lane road, from the RVs and boat trailers coming to and from the development.
5. Environmental concerns related to the toxic algae that appears in that area every year

As residents on the parallel north tip of Lake Anna, at Southwind Shores II, we have seen boat traffic already increase significantly each year over the past 3 years, with a huge increase in 2020. Boats are dangerously close to one another, too many in a very narrow section, some pulling up to 8 children on 3 tubes while passing other boats with water skiers and jetskis. The Northern tips of these 2 fingers of Lake Anna are quite busy, and adding the potential for up to 150 more boats in that small section is fraught with danger and accidents under such density. Boaters tend to stay in that area because of the long no-wake zone around The Cove, and that marine gas station is very busy with traffic jams every weekend servicing the high volume of boats in the north end of the lake already.

Over the past couple of years, No Wakesurf areas have been designated in both of these northern fingers but the density of wakeboarders, skiers, jet skis, and other boaters has only increased dramatically since then. We are opposed to creating a total No Wake Zone where residents live and access their boat houses, we believe in supporting these recreational activities of the lake, but our fear is that the community reaction would be to make the whole area a no-wake zone because of the dangerous number of boats that would be using these narrow sections of the lake.

The weekend traffic on 522 is already very heavy, and adding that much additional traffic from large RVs and boat trailers to this narrow 2 lane road supporting all of the residents and visitors to this proposed development would significantly increase the number of accidents, road damage, and stress for current residents and visitors. This agricultural area is not designated to support a large community development, and the road would have to be widened to provide an entrance and exit to the development, ultimately costing taxpayers money.

This tip of the Upper Pamunkey Branch is always the first area to be plagued with the toxic algae every year, and most likely to have it the longest, and is currently too shallow for boat access in most areas where the development is proposed. Dredging for the very large docks proposed would upset the current environmental balance, and the high number of boats moving from that area to other parts of the lake could end up spreading the algae to other areas.

A development allowing for such high density in this dead-end of the upper north point of the lake is destined for disaster. Please consider the negative impacts and block the approval for this SUP and development.

Shannon D. Fennell

From:	funkhous1@comcast.net
Sent:	Thursday, June 17, 2021 10:43 AM
To:	Barry Jett; Deborah H. Frazier; Kevin Marshall; Timothy J. McLaughlin; David Ross; Aimee Mann; Chris Yakabouski; Leon Hughes; Travis Bullock; Jennifer Maddox; Gerald Childress; Paulette Mann; Jacob Lane; Raymond Bell
Subject:	[EXTERNAL]: Opposition to Development of Four Seasons RV Resort

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear officials,

I am writing to express my opposition to the RV resort development proposal on Lake Anna on the top of Pamunkey Creek. I am a current full time resident living in The Sunset Cove development.

Lake Anna boat traffic is already very high on most summer weekends. It is inconceivable to me that an RV Park with the ability to accommodate 300 RVs and accompanying boats would be a positive thing for our lake. The location is at the northernmost part of the lake in a shallow area. Every boater there will be headed south to go past Hunters Landing and further. Boating accidents will no doubt increase and will irreparably change that part of the Lake permanently .

The current density of boating traffic throughout the Lake is sufficiently high based on single family dwellings for lakefront houses and attached subdivisions or communities. Why would we purposefully increase our boat traffic by hundreds of boats along a tight corridor at the top of the lake?

The developers may make a substantive profit. They claim tax revenues will increase. But will quality of life increase for landowners and boaters along the Pamunkey corridor? No, it will be harmed.

Please vote NO on any upcoming votes connected to this matter. I do not wish to have a huge resort flooding transient boaters down the Pamunkey. RVers are already well served by Christopher Run and other campgrounds around the lake. We simply do not have room for this type of expansion.

Thank you.

If you have further questions, feel free to contact me.

Trish and Allen Funkhouser

301-524-5992 cell

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Shannon D. Fennell

From: Terry Ouverson <touverson@gmail.com>
Sent: Monday, June 7, 2021 2:02 PM
To: Travis Bullock; Jennifer Maddox; Gerald Childress; Paulette Mann; Jacob Lane; Raymond Bell
Subject: [EXTERNAL]: Proposed Fpur Seasons RV Park SUP 21-0005

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

June 7, 2021

Terry Ouverson
Margaret Mitchell
17025 Arrow Point Drive
Orange, Virginia 22960

Spotsylvania Planning Commission and Board of Supervisors,

We are writing to state our opposition to the proposed Four Seasons RF Park (SUP 21-0005), and to ask the Commission and Board deny the requested Special Use Permit. We are the property owners of the above-stated address, which is lot 7 in the Pamunkey Point subdivision, immediately adjacent to the proposed high-density development.

We are aware that several others have submitted letters opposing the proposal. Concerns include environmental damage, boater and traffic safety, increased health hazards, inconsistency with the comprehensive plan, and general degradation of the quality of life currently afforded by the rural nature of the upper end of the lake. We will not elaborate on these points but would commend your attention to the letters submitted by Michael and Marianne Gick, and John W. Cox and Lo-An T. Nguyen. We share all the concerns discussed in these thorough and well-researched letters.

We are especially concerned about the environmental and human health safety impacts any high-density development would have on this fragile portion of the lake. Already, toxic algae blooms in the upper end of the lake cause it to be essentially unusable for human recreation for much of the summer. **The county should approve no proposal for anyone that increases the density beyond the general standards of the current comprehensive plan until human health protections have been restored.**

In conclusion, we request that any decision also specifically address how that decision advances the vision for the lake stated in the Lake Anna Special Are Plan, which specifies that "the Counties of Louisa, Orange, and Spotsylvania will, using a cooperative, coordinated approach, implement a master plan for the Lake Anna watershed that will maintain high water quality, reduce pollution from both point and non-point sources, protect the environment, maintain the rural landscape, manage growth, provide adequate public safety services ... This will be achieved. by using the principles of sustainability, tools of growth management and other sound planning practices to reduce soil erosion and nutrient runoff, reduce litter, maintain open space, provide adequate habitat for wildlife and maintain maximum plant diversity, while providing the requisite public services."

Thank you for the opportunity to comment.

Shannon D. Fennell

From: Terry Camarata <camarataterry@gmail.com>
Sent: Wednesday, May 19, 2021 10:13 AM
To: Paulette Mann
Cc: lkakim@yahoo.com
Subject: [EXTERNAL]: Concerns regarding Seasons RV Park

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To Whom It May Concern:

I am voicing my concerns and apprehension regarding the development and building of Seasons RV Park.

The original proposal was for 50 units/ boat slips, and it has now increased by 500% to 300! At the August meetings, the developers were dishonest from the beginning. They have continually submitted amendments at the last minute and made changes that the board was not prepared for. Big builders that are greedy and do not care about the environment of the lake, continue to push through and make changes to get what they want even when it is not what is best for the lake community.

I have been a resident here for17 years and the algae bloom continues to get worse. Swimming restrictions are serious and affect recreation at the lake during the peak season. This type of infrastructure will exacerbate this problem. In addition, this property was zoned for agriculture and should be developed in a way to protect the land, not destroy it!

Other serious concerns: Orange County denied this and yet the property was rezoned to attempt approval in Spotsylvania; Gas station and store on agricultural zoned land; Dredging for this property and the environmental impact; Boat ramp, docks and slips in an area of the lake that is way too shallow to support it; This area of the lake is narrow, the level of boat traffic being discussed would cause harm to fish habitats, increase accidents and create traffic nightmares going through the no wake zones and navigating travel under bridges.

This RV park will have a long-term negative impact on Lake Anna. Please do not allow the greed of these developers to change the direction of proper growth on Lake Anna!

Thank you for your consideration of Lake Anna residents concerns. Please do what is best for Lake Anna!

Sincerely,

Terry Camarata

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Shannon D. Fennell

From: Susan Biondi <sbiondirn@aol.com>
Sent: Sunday, June 13, 2021 5:49 PM
To: Deborah H. Frazier; Barry Jett; Kevin Marshall; Timothy J. McLaughlin; David Ross; Aimee Mann; Chris Yakabouski; Leon Hughes; Paulette Mann
Subject: [EXTERNAL]: RV Resort

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

To The Board, My husband Richard and I bought our property on Pamunkey Creek in 1982. We built a home for weekend and vacation use in 1984. In 2008, we moved here full time. Our property is about one half mile south of the proposed RV site. As you can imagine, the lake and surrounding area has undergone a significant change over those years. There are so many reasons to not approve this resort, it would read like a book. I will highlight just some of the most disturbing reasons why the Board of Supervisors should not approve this project.

1. As of June 4, 2021, we now have an algae bloom at my property, for which the Virginia Department of Health has issued a No Swim Advisory on the Upper and Middle Pamunkey Branch to where it joins with Terry's Run. These blooms have usually occurred mid to late July and into August. This is the earliest we have seen an active bloom since owning the property. I submitted seven color 8 X 10 photos of the algae bloom that occurred in front of our property in August 2016. It was horrific.

2. Due to larger and more powerful boats passing by our waterfront property, we have installed bulkhead #3, which had to be constructed using stone. It was a very significant expense for us on a fixed income. The second wooden bulkhead, professionally installed, failed to hold up under the constant pounding from wakes and it tore apart. In addition, the soil from our property was washing away back into the lake due to erosion at the bottom of the destroyed bulkhead. And, we just had a dock company come last week and reinstall a step on the stairs entering into the lake. The wakes are so violent, they tore it off the stair frame. There is not enough width in this area for wakes to dissipate and reduce the velocity.

3. Due to excessive boat traffic on a sunny, July afternoon just a few years ago, an 11 year old girl on a tube being pulled by a boat had to be air lifted to a trauma center. The boat pulling her tube had to move over as they were heading south and several boats were heading north. The tube moved out of the wake and it slammed into a dock. I am a registered nurse and had to rescue the child until the helicopter and medics arrived. There have been so many near misses that occur more frequently as the summer goes on and there are more vacationers and visitors to the lake. We no longer use our boat or go out on our jet skis on weekend days. It's just too dangerous. I invite the entire board to sit on my dock on a sunny summer weekend and watch what goes on. You will be shocked! The activity of tubing has become most popular. Tubes are being towed by boats, pontoon boats and jet skis. In order to add to the thrill of being pulled on a tube, the towing vehicles drive in a zigzag pattern to accommodate the added thrill. Drivers are not watching for boats approaching behind them and when "tubers" are thrown off the tubes, they are left floating in the water until the towing vehicle realizes what happened, turns around and approaches the tuber. This is when we close our eyes and hope other boaters see them.

4. The area is too narrow and shallow. I have photos where the lake level was down two feet. There was no water under our jet ski or boat lifts. We had to mow the lake bottom for about 10 feet out from our bulkhead. The accident as described above speaks to the narrowness. We just had a "No Wake Surfing" application approved for the area in front of Runnymede Subdivision. We proved to the Department of Wildlife Resources just how narrow, dangerous and destructive it has become in this area. The sheriff who came to the area to assess for the no wake surfing zone advised that the zone should be extended all the way to the Rt. 522 bridge due to the narrowness of the lake in this area.

5. There is no strong internet in this area. There are several small internet companies, but with 300 sites, that means at least 600+ cell phones and computers being used when the resort is at full capacity. That assures us poor internet service for at least the weekend, if not during the week. No one we've spoken to ever heard of microwaving a signal as they propose.

Shannon D. Fennell

From: Steve Cross <swcross1@gmail.com>
Sent: Wednesday, July 28, 2021 9:46 AM
To: Paulette Mann
Subject: [EXTERNAL]: SUP for RV park at Lake Anna (Pamunkey Branch) - Please vote NO

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Thompson and Ms. Carter.

I am writing to urge you to vote **NO** on the Special Use Permit application for the proposed RV Park on the Pamunkey Creek branch of Lake Anna.

We own a waterfront home near where the Pamunkey Branch meets Terry's Run and are Spotsylvania County taxpayers. As you know, this portion of Lake Anna is relatively narrow and already crowded with boat traffic for most of the summer, especially weekends and holidays. We believe that this RV Park with many boat slips would result in significant safety issues for this area and would in a major way negatively affect the quality of life and overall experience. I strongly suspect that this will make living or vacationing there much less desirable. I also understand that in the past, even smaller multiuse properties in this area have been closed because of safety concerns. Why repeat the same mistake?

I am sure you are also aware of the fact that there have been major issues with Harmful Algae Bloom in this area of the lake for 4 consecutive years in mid to late summer. I can only imagine that this RV Park project would worsen the issue (not likely to be resolved any time soon) AND expose even more people to the related health concerns associated with HAB.

There seems to me to be many reasons why this RV Park project is a bad idea.

I strongly urge you to vote NO on the Special Use Permit for this RV Park project on the Pamunkey Branch of Lake Anna.

Thank you for your time and consideration.

Steve and Ellen Cross
6216 Ruth Lane, Mineral

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This email was Malware checked by Sophos http://www.sophos.com

Shannon D. Fennell

From: Steve Cross <swcross1@gmail.com>
Sent: Wednesday, July 28, 2021 9:57 AM
To: Shannon D. Fennell
Subject: [EXTERNAL]: SUP for RV park at Lake Anna (Pamunkey Branch) - Please vote NO

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Fennell,

I am writing to urge you to vote **NO** on the Special Use Permit application for the proposed RV Park on the Pamunkey Creek branch of Lake Anna.

We own a waterfront home near where the Pamunkey Branch meets Terry's Run and are Spotsylvania County taxpayers. As you know, this portion of Lake Anna is relatively narrow and already crowded with boat traffic for most of the summer, especially weekends and holidays. We believe that this RV Park with many boat slips would result in significant safety issues for this area and would in a major way negatively affect the quality of life and overall experience. I strongly suspect that this will make living or vacationing there much less desirable. I also understand that in the past, even smaller multiuse properties in this area have been closed because of safety concerns. Why repeat the same mistake?

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There seems to me to be many reasons why this RV Park project is a bad idea.

I strongly urge you to vote NO on the Special Use Permit for this RV Park project on the Pamunkey Branch of Lake Anna.

Thank you for your time and consideration.

Steve and Ellen Cross
6216 Ruth Lane, Mineral

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Shannon D. Fennell

From: Sherry Garner <ilveyawne@yahoo.com>
Sent: Sunday, June 13, 2021 11:31 PM
To: Paulette Mann
Subject: [EXTERNAL]: Fw: RV park

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I have wrote previously about not wanting the RV park or so much development around Lake Anna. I am writing again due to an incident today. A little about me. I am a single mother of a 9 year old. I have lived in this county my whole life. I work nights and sleep during the day. This morning while I was sleeping apparently a group of about 10 cars decided to have a gathering in my yard on Stubbs Bridge Road. When the park is full they have no where to go. My mother who lives across the street, from me, came home from church to find everyone just hanging out in my yard. It scared her because she didn't know what was going on. Once she realized she told them to get out. Do you realize how dangerous this situation is? I am sleeping and my daughter could have any time been taking by these people. When I am sleeping my daughter stays with my parents. What if she would have walked over to get something from out of her room with all these people out there. You guys want to put in a RV park to add more people to the area? This guy already said he wants to make the area like northern Virginia. Do you want the extra people and crime that come with that? Please be smart and start saying NO to all this development.

Thank you from a life long resident of Spotsy,
Sherry Garner

Sent from Yahoo Mail for iPhone

Shannon D. Fennell

From: Robert Jack II <scottncarole@msn.com>
Sent: Tuesday, August 17, 2021 8:30 AM
To: Shannon D. Fennell
Subject: [EXTERNAL]: Status of SUP21-0005 Four Season RV Resort

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Shannon—my name is Robert S. Jack II and I live at 6521 Water View Lane, Mineral VA 23117. I am seeking the status of the subject special use permit and any public hearings or proposed actions by the county regarding this project.

Thank you in advance for your assistance in this matter.

Respectfully

Robert S.Jack II

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This email was Malware checked by Sophos http://www.sophos.com

Shannon D. Fennell

From: Pat Graham <chattypatgraham@aol.com>
Sent: Monday, May 24, 2021 11:37 AM
To: Shannon D. Fennell
Subject: [EXTERNAL]: Opposition to RV park project proposal
Attachments: Opposition to RV Park-2.docx

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Spotsy Planning Committee
Spotsy Board of Supervisors

Dear Planning Commission & Supervisors:

We have been full time residents at the lake since 2017. While that is not a long time, it has been long enough to realize that the lake itself, the surrounding area and the residents are all affected by the influx of building and increased volume of boaters and water enthusiasts on this beautiful lake. We live in Spotsylvania County and own property downstream from the proposed RV park. We own an RV, travel to RV resorts and parks in other counties in VA and other states in the U.S. and recognize the impact a park of this size would make here.

We object to the proposed RV park for two primary reasons:

- **Concern for human life**: State route 522 is a traffic nightmare already from Route 20 to well past 208 toward the town of Mineral from Friday through Sunday throughout the spring and summer. The increase of large vehicles on the same 'already over-burdened', dangerous roads would create a safety concern. Couple that with the fact that the added traffic will be distracted newcomers with sizable rigs is truly a recipe for disaster that would undoubtedly result in additional accidents and unfortunate deaths.
  Moreover, increased traffic on the water also contributes to accidents which harm or kill people. As residents, we have learned to limit our time on the water to weekdays as much as possible due to the amount of activity on the lake during the weekends. Given that working families (such as mine) are limited to weekends for boating, this has already changed the dynamics of living here at the lake and this sizable increase of potential boaters would eliminate any chance to enjoy weekend water activities with our family.

- **Concern for the environment**: The portion of the lake around the proposed RV site has typically been flagged for various contaminants and algae the past few years and seems to be increasing YOY. The probability that swimming would be prohibited for a some/all of the swimming season would greatly distract the potential RV clientele - not to mention that the pollutants will travel down-stream to those of us in it's path. We are concerned that the initial plan for an 'upscale RV community' would regress to a trailer park with daily/weekend rates and storage for non-residents boats and campers. Additionally, there are numerous pollutants that would be added to the ground and water if a park of this site is established at the proposed location given the need for sewage facilities etc.

Lake Anna is still breath taking and serene at most times. We ask that you help preserve the health and beauty of the lake and it's residents and visitors through thoughtful consideration of this project and it's probable impact, and urge you to refuse to approve this project.

Respectfully,
Pat and Danny Graham
Morgan I LKA

Shannon D. Fennell

From: Michael Feigin <michael.m.feigin@gmail.com>
Sent: Wednesday, May 19, 2021 9:54 AM
To: Paulette Mann
Subject: [EXTERNAL]: Four Seasons RV Park

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I understand that the Four Seasons RV Park has re-applied for approval for this development. As a full time Lake Anna resident, I write again to express my deep concerns about the proposed RV park at Upper Pamunkey Creek. There are many things about this proposal that concern me, but I have two major concerns:

1. That area of the lake is ground zero for harmful algae blooms. These HABs, as we call them, are not only harmful to the lake and the wildlife around the lake, but to humans, as well. The HABs have been responsible for no swim warnings for the last few years, which greatly reduces the beauty and charm of being a lake resident, is potentially harmful to us, our children and our pets, hurts our tourist trade and hurts our property values. If this proposal is approved, the developers must be required to adhere to the highest standards obtainable to keep the lake clean and free from nitrogen and phosphorus.
2. The developer has proposed a staggering 300 boat slips. I can't even wrap my mind around how that would impact the lake. Already on weekends the lake is filled with boats. It is unsafe as it is, both for boaters and swimmers. The incredible turbulence caused by all of these boats is accelerating shore erosion and harming the lake. I know that there was a boat ramp on the Pamunkey immediately across from the proposed development that on a busy weekend launched about 25 boats. Just this amount of boats was considered too dangerous and the boat ramp was shut down. I can't imagine how dangerous 300 boats would be, or the extent of the negative impact on the lake.

I have other concerns, but these are the two critical ones. Lake Anna is the life blood of this community. We all must do our part to protect it for our enjoyment and the enjoyment of future generations.

--
Michael Feigin
michael.m.feigin@gmail.com

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This email was Malware checked by Sophos http://www.sophos.com

Reasons that Mr. Carter and the Wills companies cannot be trusted to adhere to their promises and plans, Part 1:

According to the RV park development plan made available to neighboring residents, **"The source of groundwater is rainfall (precipitation) that is often stored with the overlying soil sand** [which] **acts as a reservoir for the deeper bedrock aquifer. The Ellisville Granodiorite** [Pluton] **is a brittle rock, that where fractured, has the potential to produce reliable yields of water."**

1) There **is no bedrock aquifer**! This area is underlain by the Ellisville Granodiorite Pluton, which is **12.5 Miles deep!** A pluton is volcanic magma that solidified before it reached the surface. It is solid impermeable rock with cracks in it. Where there are cracks, the groundwater from the surface can sink into those cracks. No cracks = no water. (An aquifer is **permeable rock or sand** that is saturated with water). Granodiorite **is not permeable!** The only water available in granodiorite is in the cracks. (My house is built on the granodiorite rock and when the basement leaked, 6 or more inches of water would sit in it indefinitely!) After my house sat empty for 2 years, we carried 30 gallons out of the granodiorite sump in buckets after an extended drought!!!

2) **Without pressure fracking the rock, the water available is very limited.** My property is only a little downstream from this proposed development (tax map 54-9-2). My family has lived on this land for over 200 years and we are on our 4th well in my memory. The previous 3 wells went dry, so we had to find a new crack with water in it! That little phrase "**where fractured"** means they will drill deep holes, then use hydraulic fracking to crack the pluton rock, rather than just drilling to find water. **They have no control over how the rock fractures**, so a "reliable" source of water is usually caused by the cracks opening up to the lake. This is why so many people have trouble with bacteria in their water. They are essentially drinking lake water. There is no way to get a reliable yield of water for 300 sites without opening enough cracks in the bedrock to let in lake water. (As you pump water out of the cracks, water from the lake seeps in) My well is 800 feet from the lake and sits on 69 acres in the middle of a forest, but where will these wells be? And what effect on houses nearby? The cracks could open in such a way as to negatively impact other people's wells (by connecting to the cracks that feed water to other wells).

3) **They say 10 gal/minute is sufficient for 300 sites???** "The typical residential water flow rate for small households is between 6-12 gallons per minute (GPM). This means that most households consume about 100-120 gallons of water every day" (from waterfilterspot.com). These RVs are for vacations, which is likely to mean guests, so probably more people than just the family. Let's say one July - a very busy time of year - after a not unusual drought, all 300 RVs flush their toilets at around the same time, how many gallons will they need? Then there's showers, drinking water, and laundry facilities, restaurants - I am sorry, I just don't believe this figure. You need enough water for the busiest, most crowded

Michael Wheat
12293 Weller Rd.
Monrovia, MD. 21770

6212 Eds Rd.
Mineral, VA.

Spotsy Planning Committee
Spotsy BOS

Dear Planning Commission & Supervisors

While I don't live in Spotsylvania, I own property on Lake Anna downstream from the proposed trailer park. I object to the proposed trailer park for the following reasons:

1. Access from state route 522 into the community by large 5th wheels and trailers (some towing boats) will be a safety hazard to all who travel along this route. What I have seen in the application so far does not show any recognition of this concern nor does it show a solution (traffic light, road widening, etc.)
2. Use of the water will stir up contaminants from the lake bottom (only 10 feet dep or less). The upper parts of Lake Anna continually show levels of EColi, Hazardous Algae Bloom (HAB), and PCBs (carcinogens). Users of the trailer park will be less exposed than users and residents further down lake given the temporary rental of spaces within the trailer park. Residents along the lake (your voters and taxpayers plus Louisa County residents) will suffer the added exposure caused by prop wash in the shallows which will drift down lake.
3. Added boat traffic in the up-lake area will result in more grounded boats due to shallow water, more wake damage and erosion to the shoreline.
4. Pump-out facilities and a private sewage treatment facility will dump effluents into the lake with no where to go but down-lake thus further polluting the lake and eroding the tax base. The history of private sewage treatment facilities nationwide is eventual take over by the taxing authority for remedial and clean-up activities.
5. It's possible that the lack of adequate internet and cell phone coverage in the area will cause eventual bankruptcy of the trailer park leaving you the county with an albatross you will be forced to care for using more taxpayer revenues.

So far, Spotsylvania has collected about $7,000 in application fees. This may be looked at as the beginning of a revenue flow that would be desirable to the county until one looks at the costs of remediation. While that added cost might be after you individually leave your respective posts, your good name will carry forward and future Commission and BOS members will be given scapegoats for project.

I urge you to refuse to approve this project. Save your voters the pollution, and costs embedded in this project. Save your good names. Save my lake.

Sincerely.

Michael & Jennifer Wheat

Shannon D. Fennell

From: Leon Hughes
Sent: Tuesday, May 25, 2021 5:27 PM
To: Shannon D. Fennell
Subject: FW: [EXTERNAL]: Ellisville Pluton

FYI meant to copy you

From: Leon Hughes
Sent: Tuesday, May 25, 2021 5:26 PM
To: Benjamin Leach <BLeach@spotsylvania.va.us>
Subject: FW: [EXTERNAL]: Ellisville Pluton

Ben,
Any assistance with preparing a response to citizens comments will be helpful. This is the first of two emails.

From: Mary Radloff <maradloff@gmail.com>
Sent: Monday, May 24, 2021 5:42 PM
To: Leon Hughes <LHughes@spotsylvania.va.us>
Subject: [EXTERNAL]: Ellisville Pluton

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

This is from an article in American Journal of Science, June 2013. I believe that Christopher Owens may still have the contact information for the geologist that came here and talked to us. As you can see on the map, the proposed Four Seasons RV Park, down to Conway Point are underlaid by the Ellisville Pluton.

--
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Sent from my iPhone
--
This email was Malware checked by Sophos http://www.sophos.com

Shannon D. Fennell

From: Lynn Fernandes <lynn@humanizingbusiness.com>
Sent: Sunday, June 6, 2021 7:14 AM
To: Barry Jett; Deborah H. Frazier; Kevin Marshall; Timothy J. McLaughlin; David Ross; Aimee Mann; Chris Yakabouski; Leon Hughes; Travis Bullock; Jennifer Maddox; Gerald Childress; Paulette Mann; Jacob Lane; Raymond Bell
Subject: [EXTERNAL]: Lake Anna RV park

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Please NO!

Please note this development is NOT ALLOWED BY-RIGHT and was unanimously denied by Orange County earlier this year. Now the Developer is seeking an 'exception' to develop it in Spotsy. Consider the increased boat traffic, road traffic, noise, lights, impact to wildlife, algae bloom expansion, accidents, trash, and so forth. Please get involved.

We have been living on Lake Anna since 1997 please do not let this happen to our retirement slice of heaven. PLEASE

Lynn Fernandes, BPC
Human Performance Coach
Chief of Operations

Cell: (804) 690-5966
Email: lynn@humanizingbusiness.com
Website: humanizingbusiness.com

--
This email was Malware checked by Sophos http://www.sophos.com

Shannon D. Fennell

From: Lynn Fernandes <lynn@humanizingbusiness.com>
Sent: Tuesday, June 8, 2021 5:17 PM
To: Barry Jett; Deborah H. Frazier; Kevin Marshall; Timothy J. McLaughlin; David Ross; Aimee Mann; Chris Yakabouski; Leon Hughes; Travis Bullock; Jennifer Maddox; Gerald Childress; Paulette Mann; Jacob Lane; Raymond Bell; Shannon D. Fennell
Subject: [EXTERNAL]: totally AGAINST four seasons RV park

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Please help keep this lake and nice environment

Lynn Fernandes, BPC
Human Performance Coach
Chief of Operations

Cell: (804) 690-5966
Email: lynn@humanizingbusiness.com
Website: humanizingbusiness.com

--
This email was Malware checked by Sophos http://www.sophos.com

Shannon D. Fennell

From: Lori Wolak <loriwolak@gmail.com>
Sent: Wednesday, May 19, 2021 10:30 AM
To: Paulette Mann
Subject: [EXTERNAL]: 4 seasons RV park

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To the BOS - We do not want or need a 300 RV park on Lake Anna. This would totally ruin the Pamunky arm of the lake. The road and lake traffic would be unsupportable. Please do NOT allow this to happen. I have had my Lake Anna home since 1997, and while I know growth is necessary for local businesses, this is not the kind of growth we need.

Lori Wolak
Mobile 703-898-5745
SAFe 4/5 Certified PO/PM

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This email was Malware checked by Sophos http://www.sophos.com

Shannon D. Fennell

From: LeRoy Froom <lfroom@outlook.com>
Sent: Wednesday, June 9, 2021 5:17 PM
To: Barry Jett; Deborah H. Frazier; Kevin Marshall; Timothy J. McLaughlin; David Ross; Aimee Mann; Chris Yakabouski; Leon Hughes; Travis Bullock; Jennifer Maddox; Gerald Childress; Paulette Mann; Jacob Lane; Raymond Bell
Subject: [EXTERNAL]: Opposition to Development of Four Seasons RV Resort

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear officials,

I am writing to express my opposition to the RV resort development proposal on Lake Anna on the top of Pamunkey Creek. I am a current full time resident living in The Sunset Cove development.

Lake Anna boat traffic is already very high on most summer weekends. It is inconceivable to me that an RV Park with the ability to accommodate 300 RVs and accompanying boats would be a positive thing for our lake. The location is at the northernmost part of the lake in a shallow area. Every boater there will be headed south to go past Hunters Landing and further. Boating accidents will no doubt increase and will irreparably change that part of the Lake permanently .

The current density of boating traffic throughout the Lake is sufficiently high based on single family dwellings for lakefront houses and attached subdivisions or communities. Why would we purposefully increase our boat traffic by hundreds of boats along a tight corridor at the top of the lake?

The developers may make a substantive profit. They claim tax revenues will increase. But will quality of life increase for landowners and boaters along the Pamunkey corridor? No, it will be harmed.

Please vote NO on any upcoming votes connected to this matter. I do not wish to have a huge resort flooding transient boaters down the Pamunkey. RVers are already well served by Christopher Run and other campgrounds around the lake. We simply do not have room for this type of expansion.

Thank you.

If you have further questions, feel free to contact me.

LeRoy Froom
Lfroom@outlook.com
301-651-6912
Sent from my iPad
--
This email was Malware checked by Sophos http://www.sophos.com

Shannon D. Fennell

From: Kimberly Wolfe <lkakim@yahoo.com>
Sent: Monday, June 7, 2021 4:48 PM
To: Paulette Mann
Subject: [EXTERNAL]: Fw: Objection to proposed RV park on lake Anna.

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----- Forwarded Message -----
From: KIM0164 <kim0164@aol.com>
To: "lkakim@yahoo.com" <lkakim@yahoo.com>
Sent: Monday, June 7, 2021, 11:06:33 AM EDT
Subject: Fwd: Objection to proposed RV park on lake Anna.

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Gary Jackson <morgan.hoa.lka@gmail.com>
Date: 6/7/21 8:45 AM (GMT-05:00)
To: Kim Wolfe <kim0164@aol.com>
Subject: Fwd: Objection to proposed RV park on lake Anna.

- [Gary]

Gary@Jackson4.com
Phone: 703-634-9630

Please use my Jackson4.com address for Replies

---------- Forwarded message ---------
From: **Leonid Koryukin** <leonid.koryukin@gmail.com>
Date: Sun, Jun 6, 2021, 11:03 PM
Subject: Objection to proposed RV park on lake Anna.
To: <bjett@spotsylvania.va.us>, <dhfrazier@spotsylvania.va.us>, <kmarshall@spotsylvania.va.us>, <mclaughlinTJ@spotsylvania.va.us>, <david.ross@spotsylvania.va.us>, <BOS@spotsylvania.va.us>, <cyakabouski@spotsylvania.va.us>, <lhughes@spotsylvania.va.us>, <tbullock@spotsylvania.va.us>, <jmaddox@spotsylvania.va.us>, <gchildress@spotsylvania.va.us>, <planning@spotsylvania.va.us>, <jlane@spotsylvania.va.us>, <rbell@spotsylvania.va.us>

Dear County Officer:

It has come to my attention that an application for a permit for an RV park and related amenities, previously unanimously voted against by the Orange County, has now been filed with Spotsylvania County.

Shannon D. Fennell

From: Leonid Koryukin <leonid.koryukin@gmail.com>
Sent: Sunday, June 6, 2021 11:03 PM
To: Barry Jett; Deborah H. Frazier; Kevin Marshall; Timothy J. McLaughlin; David Ross; Aimee Mann; Chris Yakabouski; Leon Hughes; Travis Bullock; Jennifer Maddox; Gerald Childress; Paulette Mann; Jacob Lane; Raymond Bell
Subject: [EXTERNAL]: Objection to proposed RV park on lake Anna.

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear County Officer:

It has come to my attention that an application for a permit for an RV park and related amenities, previously unanimously voted against by the Orange County, has now been filed with Spotsylvania County.

Given the negative environmental and lake load impacts, I would suggest that the County do NOT approve the application.

Sincerely,

Leonid Koryukin
6203 Bryn Lane, Mineral, VA 23117
(703) 8692578

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This email was Malware checked by Sophos http://www.sophos.com

Shannon D. Fennell

From: Kimberly Pomatto
Sent: Tuesday, June 8, 2021 8:52 AM
To: Shannon D. Fennell
Cc: Paulette Mann
Subject: FW: [EXTERNAL]: Environmental inpact

Please add to public correspondence file.

From: Stanger, Kimberly H <KSTANGER@AACPS.org>
Sent: Monday, June 7, 2021 9:07 PM
To: Chris Yakabouski <CYakabouski@spotsylvania.va.us>; Kevin Marshall <KMarshall@spotsylvania.va.us>; Timothy J. McLaughlin <McLaughlinTJ@Spotsylvania.va.us>; David Ross <David.Ross@Spotsylvania.va.us>; Barry Jett <BJett@spotsylvania.va.us>; Aimee Mann <AMann@spotsylvania.va.us>; Travis Bullock <TBullock@spotsylvania.va.us>; jmaddox@sportsylvania.va.us; Gerald Childress <GChildress@spotsylvania.va.us>; Paulette Mann <PMann@spotsylvania.va.us>; Jacob Lane <JLane@spotsylvania.va.us>; Raymond Bell <RBell@spotsylvania.va.us>; Kimberly Pomatto <KPomatto@Spotsylvania.va.us>; Josh Frederick <JFrederick@spotsylvania.va.us>; ncurtis@spotsyvania.va.us; jfredrick@sportsylvania.va.us; amann@spotsylvania.va.u; Leon Hughes <LHughes@spotsylvania.va.us>
Subject: [EXTERNAL]: Environmental inpact

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To Whom It May Concern:

I am writing to you to express my apprehension of developing and building 4 Seasons RV Park.

First, the original proposal was for 50 units/ boat slips, and it has now increased by 500% to 300! During the August meetings, the developers were not honest from the beginning. They continued to submit amendments at the last minute and make changes that the board wasn't prepared for. In the notes, it indicated that twice " lots of information was missing". The big builders that are greedy and do not care about the environment of the lake, continue to push through and make changes to get what they want. Even though it isn't what is best for the lake.

I have been a resident here for15 years and the algae continues to get worse, start earlier, and last longer. The swimming restrictions are serious and affect the recreation at the lake during the peak season. This type of infrastructure will exacerbate the algae problem. This property was zoned for agriculture and should be developed in a way to protect the land, not destroy it! If you know that you can't put a gas station and store on an agricultural property, then why is in the proposal?

Another concern is why did Orange County deny this proposal, but yet was rezoned to try to get approved by Spotsylvania? Sounds like a sneaky, greedy backdoor entry to me?

In addition, I do not support any dredging for this property due to the environmental impact. This type of project and construction will have a detrimental impact on the environment. I am concerned for the aquatic life as well as the human life. You can no undo such an environmental disaster.

If the boat ramp that was proposed in the past couldn't get approved because it was too shallow, then how can it get approved now?

Lastly, this part of the lake is narrow and shallow. This amount of boat traffic would create harm to the fish habitats, increase accidents, and be a traffic nightmare going through the no wake zone and under the bridges.

This part of the lake cannot handle this type of property and boat slips! If there were 3/80 people that were concerned about this months ago, shouldn't you stop and think about the long-term negative impact this RV park will have on Lake Anna. Don't let greed from these developers get in the way of what is right. These

Shannon D. Fennell

From: Leon Hughes
Sent: Tuesday, June 29, 2021 7:47 AM
To: Shannon D. Fennell; Kimberly Pomatto
Subject: FW: [EXTERNAL]: Current conditions at Lake Anna in the water of proposed RV PARK

FYI

B. Leon Hughes, AICP
Director of Planning and Zoning
Spotsylvania County
(D)540-507-7220
(O)540-507-7434

From: Kimberly Wolfe <lkakim@yahoo.com>
Sent: Monday, June 28, 2021 4:20 PM
To: Leon Hughes <LHughes@spotsylvania.va.us>
Subject: [EXTERNAL]: Current conditions at Lake Anna in the water of proposed RV PARK

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Hi Mr Hughes,
I was just down at the proposed RV Park area of Lake Anna & have pictures to date with current depth at exact area of boat slips.
I will be sending picture for you & the planning committee to see as the algae BEGINS TO BLOOM.
ALL WATERS AT 522 Bridge are murky & look like someone poured 40 gallons of milk in the lake. Murky & low water ONLY MEANS Algea BLOOM is on the growth!!

Very murky & 4 feet deep in the center of Lake!
Thanks, Kim Wolfe

Sent from Yahoo Mail on Android

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Shannon D. Fennell

From: Leon Hughes
Sent: Friday, August 20, 2021 10:57 AM
To: Shannon D. Fennell
Subject: FW: [EXTERNAL]: Fw: Algae Pics
Attachments: image0.jpeg; image1.jpeg; image2.jpeg

FYI

B. Leon Hughes, AICP
Director of Planning and Zoning
Spotsylvania County
(D)540-507-7220
(O)540-507-7434

From: Kimberly Wolfe <lkakim@yahoo.com>
Sent: Tuesday, July 20, 2021 9:54 AM
To: Leon Hughes <LHughes@spotsylvania.va.us>; Barry Jett <BJett@spotsylvania.va.us>
Subject: [EXTERNAL]: Fw: Algae Pics

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Here are picture of lake TODAY!!! PASS THEM AROUND TO YOUR PLANNUNG COMMUNITTEE. Worst than ANY OTHER year ever here at Lake Anna.

Sent from Yahoo Mail on Android

---- Forwarded Message ----
From: "Julie West" <joyfuljulz@icloud.com>
To: "Kimberly Wolfe" <lkakim@yahoo.com>
Cc:
Sent: Tue, Jul 20, 2021 at 8:37 AM
Subject: Algae Pics
Hi, I live on Lake Anna, at Woodside Branch, with Christopher Owens, Mary Radloff, and Daniel Radloff. This is what it looked like yesterday in our cove. It has never been this bad. Please share with whomever you feel necessary.

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This email was Malware checked by Sophos http://www.sophos.com

Shannon D. Fennell

From: Leon Hughes
Sent: Thursday, July 1, 2021 9:15 AM
To: Shannon D. Fennell; Kimberly Pomatto
Subject: FW: [EXTERNAL]: Harmful Algae Bloom Advisory Issued for Upper Pamunkey Branch – Lake Anna In Orange and Spotsylvania Counties – Newsroom

FYI

B. Leon Hughes, AICP
Director of Planning and Zoning
Spotsylvania County
(D)540-507-7220
(O)540-507-7434

From: Kimberly Wolfe <lkakim@yahoo.com>
Sent: Thursday, July 1, 2021 9:13 AM
To: Leon Hughes <LHughes@spotsylvania.va.us>; Barry Jett <BJett@spotsylvania.va.us>; Kevin Marshall <KMarshall@spotsylvania.va.us>; dfrazier@spotsylvania.va.us
Subject: [EXTERNAL]: Harmful Algae Bloom Advisory Issued for Upper Pamunkey Branch – Lake Anna In Orange and Spotsylvania Counties – Newsroom

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

July 1,2021 and we HAVE HAB at the site of the proposed RV PARK. A POSTED DO NOT SWIM ADVISORY FROM VDH!!!

https://www.vdh.virginia.gov/news/2021-news-releases/harmful-algae-bloom-advisory-issued-for-upper-pamunkey-branch-lake-anna-in-orange-and-spotsylvania-counties/

Sent from Yahoo Mail on Android

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Shannon D. Fennell

From: Kathleen Doody <kkdinva1@gmail.com>
Sent: Thursday, June 17, 2021 8:24 AM
To: Deborah H. Frazier; Kevin Marshall; Timothy J. McLaughlin; David Ross; Aimee Mann; Chris Yakabouski; Leon Hughes; Travis Bullock; Jennifer Maddox; Gerald Childress; Paulette Mann; Jacob Lane; Raymond Bell
Subject: [EXTERNAL]: Opposition to the Proposed RV Park Development on Lake Anna

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Supervisors:

I am writing to let you know of my opposition to the proposed RV Park at Lake Anna on the upper Pamunkey River. I am currently a full time resident at Sunset Cove and prior to that owned property at Lake Anna Plaza.

I am also a member of the Lake Anna Civic Association (LACA). I know they have advised you of their/our concerns of which I fully agree. Of special interest to me is the water quality. It has only been in the last few years that the harmful algae bacteria has become an issue and the shallow waters of the upper Pamunkey River seem to be especially susceptible to the point of No Swim Advisories being issued.

I am certainly not against development here but have always been skeptical of developers who come from out of town promising large UPSCALE projects.
Currently with the COVID situation, citizens have a pent up desire to travel and get out of the city. There has been a huge increase in RV sales across the country and they have discovered Lake Anna's serenity and beauty. All activity here has exploded !!! Here is my fear.....if approved, in a few years when other travel destinations/options are "back to normal" this will become just another trailer park with mostly full time residents. I sincerely hope I am wrong.

Please vote "no" on this project in its current extremely large footprint.

Thank you for reading this and especially for giving all residents of Lake Anna an opportunity to weigh in.

Kathleen Doody
kkdinva1@gmail.com
703-475-8312

--
This email was Malware checked by Sophos http://www.sophos.com

Shannon D. Fennell

From: jwc012 <jwc012@yahoo.com>
Sent: Thursday, June 3, 2021 2:47 PM
To: Paulette Mann
Subject: [EXTERNAL]: Letter -- Opposing Proposed the Four Seasons RV Resort
Attachments: 21May21-4SRV-Impacts.pdf; Carter.pdf

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Carter —

We are Lake Anna property owners at 217 Windway Dr., Orange, VA. We recently learned of application by Four Seasons RV Resort to gain a Special Use Process application to build a major commercial resort with a large number of RV sites, docks, launch ramps and other extensive commercial operations within two parcels (53-A-1 and 53-A-1B) currently zoned resort-agricultural. This is very close to our property and is completely out of harmony with more than 100 existing single family homes and farms in the neighborhood.

- **We strongly oppose the Four Seasons RV Resort SUP, and hope the Spotsylvania County Planning Commission and Board of Supervisors will deny the SUP. A similar SUP was recently unanimously rejected by the Orange County Planning Commission.**

Our reasons are completely in accord with Spotsylvania County Division 5 Zoning Laws for special use exceptions: Sec 23-6.5.3 Special Uses: "(5) Camp or recreation ground; (14) Marina, dock and boating facility, commercial; and (16) Outdoor sports and recreation, commercial."

The RV resort clearly fails 7 of the 8 criteria required by the Special Uses Standards of Review, as written in Spotsylvania County law Division 5 Special Uses Sec. 23-4.5.7, as shown in briefing charts we prepared (please download our charts at https://tinyurl.com/UpperPamunkey).

The RV resort would be completely out of harmony with more than 100 single family homes and farms in this non-commercial neighborhood; it would also significantly impair safety and property values. Boat traffic from the project can only move east in this shallow, narrow part of Lake Anna. This would greatly increase the already serious safety, health, shoreline erosion and homeowner dock damage issues in the Upper Pamunkey. Significant health and safety hazards from congestion, numerous boat wakes and algae blooms will occur. Negative effects from traffic congestion (boat and RV), boat wakes, algae blooms and liability will be terrible.

The RV/camping market is already well-served at Lake Anna by three existing large RV/campsites within 9-18 minutes of the proposed project.

We have documented all of these facts in 32 charts (attached & via https://tinyurl.com/UpperPamunkey) we're providing to you as well other members of the Spotsylvania County Planning Commission and the Board of Supervisors.

Sincerely,

John W. Cox and Lo-An Nguyen-Cox
217 Windway Dr.
Orange, VA 22960
703-759-2943

--
This email was Malware checked by Sophos http://www.sophos.com

Shannon D. Fennell

From: Jim Pattee <4wheelfever@comcast.net>
Sent: Tuesday, June 8, 2021 3:10 PM
To: Barry Jett; Deborah H. Frazier; Kevin Marshall; Timothy J. McLaughlin; David Ross; Aimee Mann; Chris Yakabouski; Leon Hughes; Travis Bullock; Jennifer Maddox; Gerald Childress; Paulette Mann; Jacob Lane; Raymond Bell; Shannon D. Fennell
Subject: [EXTERNAL]: Four Seasons RV Park

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

The Willis Companies proposal raises concerns regarding both environmental and safety impacts to the lake.

Specifically the proposed density of 300 sites and 300 slips is more than I believe is acceptable density for the R/A zoning. The amount of boat traffic added to this end of the lake and the subsequent environmental impacts will ultimately decrease boater safety, increase the HAB issues and ultimately create the necessity for boating restrictions in an already congested wake boarding area of the lake.

Upper Pamunkey Creek at the 522 bridge is "ground zero" for Harmful Algae Blooms and the corresponding no-swim advisories issued by Virginia Department of Health. HABs are caused by excessive nutrients including nitrogen and phosphorus. Traditional septic systems do very little to remove the nutrients that are the primary cause of HABs. We are pleased that the developers have proposed a large alternative Onsite Sewage System (AOSS). They are proposing a 50 gallon per day (GPD) per site plant. With 300 proposed RV sites, this amounts to a plant that would need at least a 15,000 gallon per day VDH or DEQ permit. We would propose the following:

- Any privately owned AOSS poses significant financial risk to the county and the surrounding communities. For the county to approve, we would ask the developer to voluntarily post and maintain an ample financial bonds to assure the proper operation of the plant. We are concerned that a privately held plant could pose a risk without the proper bonds and financial assurances. It is unusual for VDH to require such a bond, but if possible the developer should volunteer for VDH to make this a requirement.
- Given the high risk of HABs in this area, we would propose that the developer voluntarily accept a higher standard than required in removal of BOTH nitrogen and phosphorus from the effluent. For AOSS over 10,000 GPD, VDH mandates a maximum Total Nitrogen limit of 8 mg/l. Given the very fragile environment of this part of the lake, we would ask the developer to voluntarily limit Total Nitrogen to the "state of the industry" levels of a maximum of 3-4 mg/l. We would ask that the developer demonstrate compliance with not only the required 5 mg/l total nitrogen level in groundwater after dilution by infiltrated rainfall, but a higher standard of 3 mg/l.
- Pressurized shallow dispersal in soil treatment systems should be utilized to augment nutrient removal. If properly designed, this type of drip system should reduce total nitrogen by as much as 50%.

- The research is clear that the buffers of vegetation immediately adjacent to the lake are very high in the nutrients that cause HABs. Erosion along the shoreline causes phosphorus "bombs" especially when trees fall into the lake. 50 years or more of phosphorus buildup is released into Lake Anna. Increasing the number of boats in this narrow area of the lake by over 400% will substantially increase erosion. Therefore, as required in the Chesapeake Bay Act in the Resource Protection Area, the developer must be required to properly install rip rap erosion prevention upon the entirety of their project.

2: Given the large increase in the capacity of RV sites within the current proposal, we are concerned with the amount of hardscape (pavement) that will be required. Pavement causes runoff which ends up in the creeks and eventually into the lake. We applaud the developers focus on storm water runoff, but this is one of the most environmental sensitive areas at Lake Anna. It is imperative that the developer engage an environmental consultant and commit to planting a significant number of native over-story trees, under-story trees, bushes/grasses and the like. There would be a mandate if approved to planting a nutrient buffer of native plants in the area within 6 feet of the lake. There would be a goal to minimize any planting of grass and a focus on a forested concept. The greater the competition for nutrients, the less nutrients end up in the lake. Pavement and grass are the enemy of the lake and major contributors to HABs.

3: One of the biggest concerns is with the number of boat slips and the amount of additional traffic that the Four Seasons resort would generate. The prior Orange County Resort proposal included 150 boat slips and the new iteration includes a staggering 300 slips.

- The entire Upper Pamunkey Creek which is 3 miles long has approximately 88 slips currently. It has taken close to 50 years for this to occur. To add over three times the number of slips in a short period will create an unsafe boating environment on one of the most narrow, shallow and windy parts of the lake. It is simply a recipe for serious injury or death.
- In the early days of the lake, there was a boat ramp on the lake adjacent to the 522 bridge immediately across from the proposed development. The ramp was owned and operated by DGIF (Now DWR) at the time. The ramp was considered too dangerous for this section of the lake and was closed. On a busy weekend, there might only be 25 boats launched from this location and it was determined to be an unsafe section of the lake. Reintroduction of a marina with 300 boat slips is unacceptable and is not appropriate at the northern end of Upper Pamunkey Creek.
- We would not support a number of permanent slips on this property that would be in excess of the number that would be allowed by right if a traditional single family detached home development were approved. By right, this property at just over 135 acres, assuming a number of acres would be for roads and common areas, it is likely the maximum number of homes that would be allowed would be approximately 50-55 homes. We would ask the developer to not exceed the number of docks or slips that would be allowed if there were a residential community. At maximum, no more than 40-50 docks should be permitted.
- Most of the water surrounding this development (as shown on the map below) is very shallow. The developer should disclose if they plan to request permission to dredge. This is a very important consideration given the significant nutrients that would be released if dredging were permitted. We would not support approval for dredging in this highly sensitive area of the lake.
-

Shannon D. Fennell

From: Hilda Altman <halt8479@yahoo.com>
Sent: Wednesday, July 28, 2021 9:42 PM
To: Paulette Mann
Subject: [EXTERNAL]: SUP21-0005 Four Season RV Resort

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July 28, 2021

Mary Lee Carter,

I am asking you to **vote against SUP21-0005** Four Season RV Resort!

My family owns a working farm on Lake Anna. It has been in our family since the 1930's. The proposed RV Park located off Rt. 522 and 719 is less than 2 miles from us. We will be able to view the RV Park from our farm! I have many concerns about this proposed RV Park.

- 300 RV sites will add a lot of people and boats to the lake and traffic to the roads in this growing area. Increased **vehicular and boat traffic** are a huge safety concern.
- Traffic on RT 522 moves at a speed of 55 mph or faster at all times of the day/night. The number of vehicles on the road, especially during the summer months, is greatly increased. This RV Park will create additional traffic and a safety issue with large RV/vehicles turning into and out of the park. Over the years, there have been serious accidents on this stretch of road. The area has farmland so there are times when slow moving farm equipment is sharing the road. Rt. 719 is a narrow secondary road that has potholes and has heavy traffic due to subdivisions on the lake. This road will not accommodate RVs safely and should not be used as an alternate access to the RV Park. **Traffic safety** is an enormous concern for our community already and this proposed RV Park will only magnify these issues!
- This proposed RV Park will be located on the upper end of the lake. It is shallow and narrow in comparison to other areas of the lake. The RV Park will add a lot of additional boats into a small area creating **boating safety** issues! Once campers launch their boats, they have only one direction in which to travel since the lake ends just above the RT 522 bridge. That will be a lot of boats sharing a small narrow part of Lake Anna! During dry seasons, the lake water levels drop considerably. Our dock has been sitting on dry land more than once. When this occurs the lake only grows more shallow, narrow and even more dangerous for boats in this area. This area of the lake cannot safely accommodate the number of additional boats that the RV Park will add to the area!
- Our property already is experiencing **land erosion** along the shoreline due to boats/jet ski/wake boarders on the lake. This RV Park will only create further erosion due to increased water traffic on the lake. We are concerned about the impact this will have on our property and farm!
- For several years we have had an issue with **harmful algae bloom (HAB)** on the lake which leads to "no swimming" restrictions in our area. Added runoff from the park and boat traffic churning up the water will intensify this problem.

Please consider these issues and **vote against** granting a SUP for this RV Park!

Thank you for your time and service!

Hilda B Altman, Landowner

Shannon D. Fennell

From: Hilda Altman <halt8479@yahoo.com>
Sent: Wednesday, July 28, 2021 9:52 PM
To: Shannon D. Fennell
Subject: [EXTERNAL]: SUP21-0005 Four Season RV Resort

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July 28, 2021

Shannon Fennell,

I am asking you to **vote against SUP21-0005** Four Season RV Resort!

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- 300 RV sites will add a lot of people and boats to the lake and traffic to the roads in this growing area. Increased **vehicular and boat traffic** are a huge safety concern.
- Traffic on RT 522 moves at a speed of 55 mph or faster at all times of the day/night. The number of vehicles on the road, especially during the summer months, is greatly increased. This RV Park will create additional traffic and a safety issue with large RV/vehicles turning into and out of the park. Over the years, there have been serious accidents on this stretch of road. The area has farmland so there are times when slow moving farm equipment is sharing the road. Rt. 719 is a narrow secondary road that has potholes and has heavy traffic due to subdivisions on the lake. This road will not accommodate RVs safely and should not be used as an alternate access to the RV Park. **Traffic safety** is an enormous concern for our community already and this proposed RV Park will only magnify these issues!
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- For several years we have had an issue with **harmful algae bloom (HAB)** on the lake which leads to "no swimming" restrictions in our area. Added runoff from the park and boat traffic churning up the water will intensify this problem.

Please consider these issues and **vote against** granting a SUP for this RV Park!

Thank you for your time and service!

Hilda B Altman, Landowner

Shannon D. Fennell

From: Hawanty Page <hawanty4@gmail.com>
Sent: Wednesday, May 19, 2021 11:02 AM
To: Paulette Mann
Cc: Kimberly Wolfe
Subject: [EXTERNAL]: Four Season RV Park

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Committee,

I understand that there will be a planning committee tonight.

I am writing to voice my OBJECTION to have Four Season RV Park at Lake Anna. I care a lot about the Lake and I don't want it to be commercialized!!

Thank you,
Hawanty

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This email was Malware checked by Sophos http://www.sophos.com

Shannon D. Fennell

From: edmund.j.hall@dominionenergy.com
Sent: Thursday, July 29, 2021 1:02 PM
To: Paulette Mann; Travis Bullock; Jennifer Maddox; Gerald Childress; Jacob Lane; Raymond Bell; Shannon D. Fennell
Subject: [EXTERNAL]: RV Park - Disapprove

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I wish to express my very strong objection to the building of the RV park along hwy 522 in Spotsylvania county. This will greatly affect not only the communities close to this proposed development on the lake, but also the communities along 522 and 208. Loss of property values, increased (slow moving RV) merging traffic along the 522 & 208 corridors and a bottle neck of 300 boats from the 522 bridge down to the state park. Specifically my concerns are:

1. The developer has proposed turn lanes into the park from 522, but has not taken into consideration the large RV's leaving the park and attempting to merge onto 522. If you have been near Christopher Run campground from Friday afternoons to Sunday evenings you have likely experienced impatient RV & Campers merging slowly into 522 and then taking 1/2mile or more until they are up to speed. This is a very big safety concern. What's next... stop lights or round-a-bouts? I personally have had to slam on my breaks many times and had loads shift in my truck and trailer due to this situation. Going from 55mph to 5mph rapidly and hoping that the vehicle behind me can also adjust is not a good situation.

2. There is also only one direction that boats can travel when leaving the proposed park (South-East) and there are multiple sharp curves and turns along the boat traffic flow towards the Cove Restaurant and on to the State Park. Someone is going to get hurt or worse as traffic increases along this very narrow creek corridor. Jet skis and fast moving boats are already making travel in this area dangerous.

Thank you for your time and allowing me to express my concerns and disapproval of such a development.

Ed Hall
112 Windway Dr.
Orange VA, 22960

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Shannon D. Fennell

From: Earl Mielke <earlmielke@gmail.com>
Sent: Thursday, June 10, 2021 10:56 AM
To: Paulette Mann
Subject: [EXTERNAL]: proposed RV park

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello:

I am writing to express my concerns regarding the proposed RV park on Lake Anna near the rt 522 bridge on the Pamunkey branch. According to the Spotsylvania County map, all of the land upstream of Hunters Landing is currently zoned for either agricultural or low density residential. And the future map on the Spotsylvania County website shows the same zoning is planned. There is no current or planned zoning in this area for businesses.

This is the reason we bought and built in this area of the lake. Property owners have spent millions of dollars on their homes knowing they would not be subject to businesses opening up inside this residential area. The current and future Spotsylvania plans confirm this.

This proposed RV park would change all of this. A marina, amphitheater, 300 RV parking spots, a pool, bath houses, fire pits, boat and paddle board rentals, a store and restaurants would create a large business operation right in the middle of hundreds of single family homes. (if you figure an average of 3 people per RV and 85% occupancy, that's 765 people here every day for 180 +/- days per year.). Just imagine how this area of Lake Anna would change!

I hope that we stick with the current zoning as this "special use" doesn't work in this area. I know you've received many letters from property owners showing all of the challenges this RV park would create (boat traffic, car traffic, HAB's, noise, lights, etc). We don't want to lose sight of the residential nature of this portion of the lake, how Spotsylvania has planned for this to continue to be residential and how hundreds of people have invested in their property based on the knowledge that this area would NOT allow businesses in the middle of these homes. To allow this would send a message to everyone thinking about investing in Lake Anna – that the zoning can change and you may live next door to a business. Business operations should be located in the "business" or industrial areas around the lake which are already zoned for these operations.

Thanks for your time, your consideration and your support for us, the taxpayers of Spotsylvania County.

Yours truly,

Earl Mielke

214 Windway Dr

Orange, VA 22960

Spotsylvania County

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This email was Malware checked by Sophos http://www.sophos.com

Shannon D. Fennell

From: Earl Mielke <earlmielke@gmail.com>
Sent: Thursday, June 10, 2021 11:01 AM
To: Shannon D. Fennell
Subject: [EXTERNAL]: proposed RV park

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms.Fennell:

I am writing to express my concerns regarding the proposed RV park on Lake Anna near the rt 522 bridge on the Pamunkey branch. According to the Spotsylvania County map, all of the land upstream of Hunters Landing is currently zoned for either agricultural or low density residential. And the future map on the Spotsylvania County website shows the same zoning is planned. There is no current or planned zoning in this area for businesses.

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Thanks for your time, your consideration and your support for us, the taxpayers of Spotsylvania County.

Yours truly,

Earl Mielke

214 Windway Dr

Orange, VA 22960

Spotsylvania County

--

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Shannon D. Fennell

From: Donald Bragg <onerunner1@verizon.net>
Sent: Tuesday, June 15, 2021 9:30 PM
To: Kevin Marshall; Barry Jett; Timothy J. McLaughlin; Leon Hughes; Paulette Mann
Subject: [EXTERNAL]: Four Seasons RV Park
Attachments: RV Park 3.docx

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Please see attached letter regarding the Four Seasons RV Park.

Thank you,
Don and Patsy Bragg

--
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Dulaney C Logan Jr
6224 Julian Lane
Mineral VA23117

Hm 410-757-0032
Cell 410-991-4217
dulaneylogan@verizon.net

Spotsylvania Planning Committee
9019 Old Battlefield Blvd.
Spotsylvania, VA 22553

Dear Planning Commission & Supervisors

It's my lake too! While I don't live in Spotsylvania, I own property on Lake Anna downstream from the proposed trailer park. I object to the proposed trailer park for the following reasons:

1. Access from state route 522 into the community by large 5th wheels and trailers (some towing boats) will be a safety hazard to all who travel along this route. What I have seen in the application so far does not show any recognition of this concern nor does it show a solution (traffic light, road widening, etc.)
2. Use of the water will stir up contaminants from the lake bottom (only 10 feet dep or less). The upper parts of Lake Anna continually show levels of EColi, Hazardous Algae Bloom (HAB), and PCBs (carcinogens). Users of the trailer park will be less exposed than users and residents further down lake given the temporary rental of spaces within the trailer park. Residents along the lake (your voters and taxpayers plus Louisa County residents) will suffer the added exposure caused by prop wash in the shallows which will drift down lake.
3. Added boat traffic in the up-lake area will result in more grounded boats due to shallow water, more wake damage and erosion to the shoreline.
4. Pump-out facilities and a private sewage treatment facility will dump effluents into the lake with no where to go but down-lake thus further polluting the lake and eroding the tax base. The history of private sewage treatment facilities nationwide is eventual take over by the taxing authority for remedial and clean-up activities.
5. It's possible that the lack of adequate internet and cell phone coverage in the area will cause eventual bankruptcy of the trailer park leaving you the county with an albatross you will be forced to care for using more taxpayer revenues.

So far, Spotsylvania has collected about $7,000 in application fees. This may be looked at as the beginning of a revenue flow that would be desirable to the county until one looks at the costs of remediation. While that added cost might be after you individually leave your respective posts, your good name will carry forward and future Commission and BOS members will be given scapegoats for project.

I urge you to refuse to approve this project. Save your voters the pollution, and costs embedded in this project. Save your good names. Save my lake.

Sincerely,

Dulaney C Logan Jr

Dear Board of Supervisors, Planning Commissioners, and Planning Department Staff:

We are writing to voice our opposition to the proposed Four Seasons RV Park on Rt 522. We purchased a lake front home in Oak Ridge Subdivision last year because it was on a quiet area of the lake. One thing we quickly learned was how this area of the lake has been besieged by Harmful Algae Bloom (HAB). Due to the Upper Pamunkey River being very shallow and narrow, it is already significantly affected by the farming operations nearby. Adding more run-off will only cause the problem to get worse. Not to mention that adding 49 boats slips/boats and wake surfing units will cause additional wave damage. Shoreline erosion is a persistent issue and the proposed increase in boat traffic will cause significant damage. Spotsylvania residents are spending thousands of dollars to protect their shoreline but with the increase in boat traffic over the past several years, many protection structures have failed. I expect this number to increase exponentially. Operations of the park, including waste management and groundskeeping, may also introduce additional contaminants to the lake.

As I stated, the Pamunkey River at the 522 bridge is very shallow and will be greatly stirred up by the additional boat traffic associated with the park. I cannot over stress the safety concerns this will cause! When attending the information meeting last week, I heard there have been several boating accidents in that area over the last few years. You can certainly imagine that this will increase with boaters coming in that are not familiar with, or vested in the best interest of the lake. Increasing the boat traffic, especially with boaters from outside of the area who may not understand Lake Anna, its changing depths, narrow channels, floating and hidden debris, laws and regulations, will be more likely to be unfamiliar with and ignore boating regulations. This is very concerning. Is it safe to assume these 'visitors' will be treated the same way Virginia handles boat rentals, which means they will be required to have completed the Virginia Boating Safety Course, passed the exam, and obtained their Boater Education Card? Their lack of understanding of the particulars surrounding Lake Anna, may cause more accidents, property damage, and disabled boats. Also, it is my understanding that in the early days of the lake, the Department of Game and Inland Fisheries (DGIF) operated a boat ramp directly across from the proposed RV resort, deemed it too dangerous in this section of the lake, and closed it permanently. We would think you would be doing everything in your power to lower the number of accidents and deaths on the lake, and adding additional traffic and watercraft doesn't seem to be the way to best serve the lake residents.

Noise pollution associated with the park is also a concern to us. Noise from the park itself, especially the proposed amphitheaters, will resonate along the upper areas of the lake. Then there is the noise associated with additional boats, from voices, engines, and the ever-louder sound systems.

While the developer indicated there will be improvements to the road along Rte 522 this is an area of major concern. On the roadways, the potential of 300 RVs up to 47 feet long with or without towing a boat, car, or golf cart, moving usually at a slower speed than normal traffic, may cause people to take chances passing in less than ideal conditions possibly resulting in accidents on the road. Additionally, even though the road at the entrance to the proposed resort does not lie in Spotsylvania County, the

Shannon D. Fennell

From: David Silverman <d.silverman@earthlink.net>
Sent: Tuesday, October 12, 2021 7:09 PM
To: Shannon D. Fennell; Leon Hughes
Cc: Barry Jett
Subject: [EXTERNAL]: FW: Four Seasons RV Park SUP
Attachments: RV Resort Response Draft.docx

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I have been reviewing the documents that are part of the back and forth between the Planning Commission and the Applicant. While I am continuing to review them, and their "lack of answers" there was one that caught my attention causing me to send this note immediately. The applicant states in number 35 that they received no comments from their bare minimum website in leu of a public meeting. I know of many responses they received. Mine was one. It is noted below and I have sent this same note to the planning commission and had it responded to as being entered into the record. (Thank you for responding and entering it in the record). At best this applicant is disingenuous. I will also send the generic response I received confirming that they got my letter. They stated on their site that they would provide feedback and none was ever provided. Just the generic response letter they handed out at the face to face meeting attended later (don't have the date). Mr. Jett was part of that meeting.

I'm sure you will get many other responses and presentations at the meeting. I just could not let this go unanswered at this point.

Thanks,

David Silverman

From: David Silverman <d.silverman@earthlink.net>
Sent: Thursday, February 18, 2021 10:25 AM
To: communitymtngfeedback@gayandneel.com
Subject: Four Seasons RV Park Concerns and Questions

Please find attached a word document letter with our feedback, concerns and questions on the lake Anna RV Park project. You may direct any follow up questions, responses and confirmations to this email address.

Thanks,

David Silverman
Sent from my iPhone
Please excuse any typos.

February 18, 2021

To: Gay and Neel Inc

From: David & Marcia Silverman
18486 Zachary Taylor Hwy
Orange, VA 22960

RE: Four Seasons RV Resort Park

We appreciate the detailed project plan that was shared on the website and the opportunity to comment on our questions and concerns with the project. Our driveway is almost directly across from the proposed entrance to the park (south side of 522). Based in the drawing provided, it falls within the area of 522 proposed to be expanded. From a safety perspective, the turn lanes are an improvement over the previous proposal; however, they do not completely mitigate the impact on the flow of traffic on that part of 522 that pass by our driveway. Vehicles traveling on 522 in both directions, especially those towing boats, will steer wide of large RV vehicles in the turn lanes causing potential accidents, harm to our entrance, mailbox or family members and friends who utilize our driveway. We not only have safety concerns with the proximity of the entrance, but also concerns with possible issues caused by construction traffic in and out of the entrance during the construction phase. Additionally, in keeping with the rural setting along this stretch of 522, we would like to understand the size, look, lighting and potential signage to be used for the entrance directly on 522. We appreciate the developer creating the large natural buffer before RVs get to the welcome / check-in area. We would like to maintain the rural nature of what is seen and heard directly on 522. On this roadway expansion issue alone, we would like to request a direct conversation with the developer to better understand the impacts to our access and egress of our property as well as possible ways to mitigate them. A few roadway / traffic related questions-

- How transient will guests be? How many nights' stay will be the minimum?
- What is the average length of stay for your guests? Will they rent a space for the season and come and go or is it a few nights and then check out like a hotel?
- Do you expect access and egress to be increased on weekends when traffic on 522 is already the greatest or will people come mid-week?
- Can the entrance be relocated further North of 522 away from our driveway?
- Why can't the other entrance be used for at least exit, reducing the load on the 522 entrance? RVs are slow and getting to speed on 522 when pulling out will create issues especially during busy times. And again, safety issue for vehicles pulling trailers in both directions.
- Will you ever seek to purchase the remainder of the property near the entrance and develop it (tear down trees)? We know the developer currently does not own that property today. Is there any planning or thought for that down the road?

We are concerned with noise levels. We built our home in a secluded and private cove to get away from the N. Va. noise and light. It is a peaceful property with only 1 other home nearby (shares our driveway access). We appreciate the night lighting proposed to mitigate light, but there has been no mention of noise levels or mitigation. In fact, there is a proposed amphitheater, marina, common areas which we

my concerns even stronger. We have enough boating and jet ski accidents and deaths on the lake already. Adding more inexperienced boaters can't help but make it worse.

A few additional questions:

- Will the marina sell gasoline?
- Will there be boat / jet ski rentals?
- Will slips be rented beyond visitors during their stay?
- How will you police licensing requirements?
- Why would you need covered slips for temporary visitors?
- You are asking for an equal number of slips to RV lots. Do you expect every RV to be bringing a boat/jet ski?

Our drinking water table (Well) could be affected by the significant increase in water use. I have no idea how to know if this will be a problem or not but would expect a study to be done. Similarly, with your proposed waste treatment and water runoff, we have concerns that the water table (not to mention the lake) will be negatively impacted. Right now, other than significant amounts of calcium (hard water), the well water is very clean.

Lastly, we are of course concerned with our property value being harmed by a large commercial development so close by. Can you provide any research or information that would alleviate this concern?

Again, we appreciate the request to hear and address our questions and concerns. Should this project be approved, we will be neighbors and the more you can do to help us feel comfortable with a large commercial development like this, the better. If the developer is amenable, we would like to have a conversation with them. Especially regarding the roadway concerns that are unique to us. We can be reached via email at d.silverman@earthlink.net for any response and/or next steps.

Thank you for your time.

Sincerely,

David and Marcia Silverman

Shannon D. Fennell

From: Carla Percy James <CPJConsulting@outlook.com>
Sent: Monday, June 14, 2021 9:37 AM
To: Barry Jett; Deborah H. Frazier; Kevin Marshall; Timothy J. McLaughlin; David Ross; Aimee Mann; Chris Yakabouski; Leon Hughes; Travis Bullock; Jennifer Maddox; Gerald Childress; Paulette Mann; Jacob Lane; Raymond Bell
Subject: [EXTERNAL]: Proposed Four Seasons RV Resort

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Spotsylvania Board of Supervisors
Planning Commissioners
Planning Department

Dear Sir or Madam,

This letter is regarding the proposed Four Seasons RV Resort. We are extremely concerned about this project as our "common area" where we park our boat and enjoy the lake is very near the RV park location. We have seen an increase in boat traffic since we bought our home in 2012 which has not only caused erosion and impact to the wildlife, but the noise and boat traffic makes enjoying the lake at times challenging. This RV Park will significantly impact not only the boat traffic, but road traffic and the aforementioned items above. Additionally, this area of the lake has suffered from Algae blooms over the last couple of summers and a "no swimming" alert was issued. It is difficult to imagine how the park with 300 RV campsites and 49 boat docks, would not contribute to the furtherance of this problem as runoff is a major contributor.

We do not believe a RV park will add value to our lake community and oppose the approval of this development.

Sincerely,

Craig & Carla James
6403 Carter Lane
Mineral, VA 23317

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This email was Malware checked by Sophos http://www.sophos.com

Shannon D. Fennell

From: Donna Kirley <dkirleyrdh@aol.com>
Sent: Monday, June 7, 2021 11:05 AM
To: Jennifer Maddox; Gerald Childress; Jacob Lane; Raymond Bell; Paulette Mann
Subject: [EXTERNAL]: Fwd: Urge Planning Commission to NOT approve The RV Park SUP

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Begin forwarded message:

From: Donna Kirley <dkirleyrdh@aol.com>
Subject: Urge Planning Commission to NOT approve The RV Park SUP
Date: June 7, 2021 at 9:51:07 AM EDT
To: tbullock@spotsylvania.va.us

June 6, 2021

County of Spotsylvania
Planning Commission
9019 Old Battlefield Blvd.
Spotsylvania, VA. 22553

Subject : Request for SUP for Four Seasons RV Park in the Upper Pamunkey Creek section of Lake Anna.

This application causes so many concerns, we do not quite know where to begin.
We urge the Planning Commission and Board of Supervisors to NOT APPROVE the SUP.
The RV resort application fails in 7 out of 8 criteria required by the Special Use Standards of Review in Spotsylvania County law. Division 5 Special Uses Sec. 23-4.5.7

* The whole idea for a resort of this size and character is totally inappropriate for this narrow and shallow end of Lake Anna. There are a great number of property owners who are against this type development.

* The potential of "day users" who could "rent" a boat or jet ski **without** the completion of the state approved Coast Guard Boating course to operate on Lake Anna causes great concern for safety in our area of the which is narrow. The boat traffic it would create would be an increased safety hazard to all.

Shannon D. Fennell

Subject: FW: [EXTERNAL]: Proposed RV park on Lake Anna

From: William Field [mailto:wfieldva@gmail.com]
Sent: Monday, May 17, 2021 12:52 PM
To: Paulette Mann <PMann@spotsylvania.va.us>
Subject: [EXTERNAL]: Proposed RV park on Lake Anna

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I wanted to contact you to let you know that I oppose the proposed RV Park on Lake Anna.
This development will harm the lake and property values North West of Stubbs bridge. The density far exceeded the by right residential development.
We already have issues with algae, this high density development will not help the situation. Adding additional boat traffic will make the algae blooms worse. Not to mention the noise and light pollution.

Please help protect our property values and beauty of the lake and recommend this project be denied.

Thank you
William Field
102 Windway Dr, Orange
434 760 0684

--
This email was Malware checked by Sophos http://www.sophos.com

Shannon D. Fennell

From: Joe Cotton <cottfam01@gmail.com>
Sent: Monday, June 7, 2021 9:50 AM
To: Barry Jett; Deborah H. Frazier; Kevin Marshall; Timothy J. McLaughlin; David Ross; Aimee Mann; Chris Yakabouski; Leon Hughes; Travis Bullock; Jennifer Maddox; Gerald Childress; Paulette Mann; Jacob Lane; Raymond Bell
Subject: [EXTERNAL]: SUP21-0005 Four Season RV Resort

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To All.

I am taking the time to write to you to voice my concern and disapproval of this SUP.

Please do not let them destroy our beautiful Lake Anna.

It will, already is, become over crowded.

Building above the wetlands should never be allowed. It will destroy the beauty of this lake and hurt the wildlife.

If this is allowed there will be more boating accidents on this lake.

I am strongly against this SUP and can't believe it is even allowed to be discussed.

Please save our Lake Anna and vote NO.

Thank you for your time.

Barb Cotton 540-842-5302

--
This email was Malware checked by Sophos http://www.sophos.com

Shannon D. Fennell

From: Andy <afeinstein@yahoo.com>
Sent: Friday, May 21, 2021 6:41 AM
To: Shannon D. Fennell
Subject: [EXTERNAL]: RV Park

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I live right near where this is proposed in the Rolling Woods HOA. At our recent annual meeting we had unanimous and vocal opposition to this.

Andy

--
This email was Malware checked by Sophos http://www.sophos.com

Shannon D. Fennell

From: Alex Gutenson <alexgutenson@gmail.com>
Sent: Friday, May 21, 2021 4:06 PM
To: Shannon D. Fennell
Subject: [EXTERNAL]: List of Concerns for proposed LKA RV Resort
Attachments: List of Issues to be addressed sent to Developer and Planning Commission.docx

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Shannon,
I had originally sent this list to the Developers of the RV resort during the "virtual public hearing" that they advertised last fall. They did not answer a single question, but I understand that they have gone ahead and moved forward with the SUP application.
We live downstream of this proposed RV resort in a narrow and heavily traveled portion of the lake and can tell you this is probably one of the worst locations for something of this scale. The combination of shallow water, nutrient dense sediment on the lake bed, and heavy boat traffic make this ground zero for the algae blooms that are plaguing us each summer.
We have not spoken to one resident who is in favor of this type of development on Lake Anna. Nobody asked for it and nobody wants it.
We have no problem with single family homes, or public amenities that enhance the experience of the lake..restaurants, marinas, breweries, etc. located in deeper and wider areas of the lake, but absolutely do not want a high density private facility that will further burden the lake and the residents who are heavily invested in the lake.
We understand that every landowner has the right to request a special use permit within the bounds of the zoning code, but believe strongly that this is way beyond the intent of Resort Agricultural, and is in fact a Commercial Use and should be rejected accordingly.
Thank you for your time and attention to this matter, and your commitment to upholding the zoning codes established to protect our valued rural land.

Alex Gutenson
Livingston District
703-568-8519

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This email was Malware checked by Sophos http://www.sophos.com

Catherine P Logan
6224 Julian Lane
Mineral VA23117

Hm 410-757-0032
Cell 410-991-4217
dulaneylogan@verizon.net

Spotsy Planning Committee
9019 Old Battlefield Blvd.
Spotsylvania, VA 22553

cc:Spotsylvania Board of Supervisors
9019 Old Battlefield Boulevard
Suite 310
Spotsylvania, VA 22553

Dear Planning Commission & Supervisors

It's my lake too! While I don't live in Spotsylvania, I own property on Lake Anna downstream from the proposed trailer park. I object to the proposed trailer park for the following reasons:

1. Access from state route 522 into the community by large 5th wheels and trailers (some towing boats) will be a safety hazard to all who travel along this route. What I have seen in the application so far does not show any recognition of this concern nor does it show a solution (traffic light, road widening, etc.)
2. Use of the water will stir up contaminants from the lake bottom (only 10 feet dep or less). The upper parts of Lake Anna continually show levels of EColi, Hazardous Algae Bloom (HAB), and PCBs (carcinogens). Users of the trailer park will be less exposed than users and residents further down lake given the temporary rental of spaces within the trailer park. Residents along the lake (your voters and taxpayers plus Louisa County residents) will suffer the added exposure caused by prop wash in the shallows which will drift down lake.
3. Added boat traffic in the up-lake area will result in more grounded boats due to shallow water, more wake damage and erosion to the shoreline.
4. Pump-out facilities and a private sewage treatment facility will dump effluents into the lake with no where to go but down-lake thus further polluting the lake and eroding the tax base. The history of private sewage treatment facilities nationwide is eventual take over by the taxing authority for remedial and clean-up activities.
5. It's possible that the lack of adequate internet and cell phone coverage in the area will cause eventual bankruptcy of the trailer park leaving you the county with an albatross you will be forced to care for using more taxpayer revenues.

So far, Spotsylvania has collected about $7,000 in application fees. This may be looked at as the beginning of a revenue flow that would be desirable to the county until one looks at the costs of remediation. While that added cost might be after you individually leave your respective posts, your good name will carry forward and future Commission and BOS members will be given scapegoats for project.

I urge you to refuse to approve this project. Save your voters the pollution, and costs embedded in this project. Save your good names. Save my lake.

Sincerely.
Catherine P Logan

Shannon D. Fennell

From: Alex Gutenson <alexgutenson@gmail.com>
Sent: Tuesday, June 15, 2021 6:48 PM
To: Shannon D. Fennell
Subject: [EXTERNAL]: Four Seasons RV Resort Density Concerns

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Good Evening Shannon,

I had previously sent you my list of concerns (the same list that was sent to Developer during the "virtual public hearing" last fall but was never addressed by the Developer) regarding the proposed Four Seasons RV Resort and appreciate your response that each item would be read.

We have had a few weeks now to review the updated SUP submission for the RV Park and then had the pleasure of attending the public "infomercial" that was put on with 4 days notice a week ago by the Developer and its Management Team. There were a few concerns that were partially answered, but the tough questions still remain unanswered, and there seems to be a growing list of concerns and additional questions every time we learn more about the SUP details. I expect these will get asked by others and your team, and hopefully be answered during your team's review, so I am not going to revisit this very long and growing list at this time.

What I want to focus on now is what I believe to be the common theme among the residents and frequent visitors of Lake Anna who opposed the idea of this RV Park proposal. Almost every issue that comes up is related to the high density of this RV Park and the fact that the land surrounding Lake Anna is primarily zoned Resort Agricultural which is specifically intended to be low density and to preserve the rural nature of the area. An indirect benefit of this low density and rural preservation is that it limits access to the lake and maintains safe occupancy levels on the lake and its surrounding infrastructure. These components together (low density, rural preservation, safe waterways and highways) are what attracts so many to invest in Lake Anna by deciding to build vacation homes, retirement estates and now permanent residences for those that don't have to live close to where they work. The consideration of an RV Park threatens all of this and puts doubt in stakeholders minds that Lake Anna may not be the best place to invest their life savings.

In Spotsylvania County alone, there are over 1,700 undeveloped acres zoned RA with water frontage on Lake Anna. These are primarily farm lands with varying degrees of agricultural activity. As these farms continue to get squeezed out due to economic and regulatory pressures, they are the target of Developers looking to maximize the returns on investments. In the past, most of these have been developed into single family neighborhoods with a select few waterfront lots, numerous lake access lots, and usually a common area with boat ramps and owned or leased boat slips. All within the current intent of RA zoning. These communities provide access to the lake for a combination of full time residents, weekenders, and short term renters. If you have ever visited the lake during a summer weekend, you would see that these communities alone provide an abundance of activity and traffic on and off the lake, often times to the point that many full time residents and weekenders elect to stay at home to avoid the safety hazards associated with the increased traffic. The available undeveloped acreage, if developed according to current zoning standards, would provide access to the lake of an additional 560 single family detached homes. While this would be a huge influx of additional users on the lake, it is by-right and this right should be preserved, but at the same time should also be considered the maximum occupancy of the lake. Anything beyond this occupancy should be carefully evaluated by all stakeholders for current and future impacts, and conditions put in place that protect the lake, its communities and the surrounding infrastructure.

Shannon D. Fennell

From: Alan Bennett <alan.c.bennett@gmail.com>
Sent: Friday, June 4, 2021 1:41 PM
To: Barry Jett; jlane@spotsylvania.va.gov; Leon Hughes; Shannon D. Fennell
Subject: [EXTERNAL]: Four Seasons RV Resort Value Proposition
Attachments: RV Park_e.pdf

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Alan Bennett
6212 Bills Rd.
Mineral, VA 23117
alan.c.bennett@gmail.com

June 4, 2021

Barry Jett, Livingston District Supervisor
Jacob Lane, Livingston District Planning Commissioner
Leon Hughes, Director of Planning and Zoning
Shannon Fennell, Planner III

Dear Sirs:

I have been a Spotsylvania County Lake Anna property owner since 1996. I currently live in the Morgan Subdivision between Dillard's Bridge and Stubb's Bridge.

I have analyzed (please see the attachment) the Four Seasons RV Resort value proposition and I have a concern that the Resort will not bring good value to the County. There is a strong possibility the Resort will not be economically advantageous to the County due to lower total revenue from all Upper Pamunkey River properties and the cost of providing services to the Resort community. Also, the Upper Pamunkey will no longer be a safe and enjoyable water sports location and because of the likelihood of increased nutrient pollution, the area will experience an increase in Harmful Algae Blooms.

Please forward the attached value proposition analysis to other members of the Planning Commission and Board of Supervisors. I believe its content will be useful to the County's evaluation of the Resort's special use permit application.

Sincerely,

Alan Bennett

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Four Seasons RV Resort Value Proposition

This paper examines Spotsylvania County's value proposition for the Four Seasons RV Resort located near the 522 Bridge crossing Lake Anna's Upper Pamunkey Creek. The value proposition addresses the economics of such a business relationship and the environmental impact associated with nutrient and noise pollution; water safety; and County resident's quality of life.

Currently, the Four Seasons RV Resort is proposing a 300 pad resort. According to the United States Census Bureau, the average family household consists of 3.15 people. Given Lake Anna is a family vacation destination; we can assume the demographics associated with each rented/leased/owned pad will be similar. Also, during the high season, it is safe to assume that there will be 100% utilization of the Resort's RV pads. Given the aforementioned numbers, we need to think of the Resort not as a 300 RV pad entity but a 945 person community of non-County residents.

Also and from a recent survey, 54% of RV owners travel with pets. So if one assumes just one pet for each of these RV owners, the Resort will be a community of 945 people and 162 pets.

Economics

If the proposed Resort property, currently zoned Resort-Agriculture, is granted a special use permit to be an RV resort, it's clear Spotsylvania County will receive additional revenue derived from levied property tax and sales tax applied to goods and services purchased at the Resort. A key question though that needs to be answered is will the received revenue offset the cost to the County for providing services to a 945 person, 162 pet community. The Resort community will require police, fire, rescue, emergency, solid waste disposal, animal control, code enforcement and other community services that all come at a cost.

The planning commission and the board of supervisors also need to consider the very likelihood that any increase in Resort tax revenue will also be offset by loss of property tax revenue from current and future developed properties along the Upper Pamunkey Creek. It's a given that this area of the lake will be a less desirable location to live if a 945 person high density RV resort is developed. Current and future properties will not see property valuations equivalent to more desirable Lake Anna locations. As a result, the County will not be able to maximize property tax revenue from Upper Pamunkey Creek properties.

It is also important to note that the proposed resort is located at the County's northwest boundary. Because of its remote location relative to the County's businesses and population, the County will not benefit from job growth and tax revenues normally associated with new businesses. With the exception of the Cove/Hunters Landing, the Resort's residents **will not** be purchasing goods and services from County businesses. Nearby restaurants, gas stations, grocery stores, minimarts, hardware stores, pharmacies, medical and veterinarian services, salons, barber shops, etc. are all located in Louisa County. If any county will benefit from the proposed resort, it will be Louisa and not Spotsylvania.

residents will frequently be filing noise complaints with the County Sheriff's office and County administrators.

Safety

"Recreational Carrying Capacity" is a term used in lake management to establish a level of activity a lake can sustain before user enjoyment deteriorates and safety decreases. State and local governments conduct studies of their respective lakes and use the results of these studies to determine how many boats they will allow on a given lake at any given time and what regulations will be enforced to ensure all boaters will have an enjoyable and safe boating experience. A good rule of thumb is that water sport boats require 20 acres of space and fishing boats require 10 acres of space in order for their users to have a pleasurable and safe outing.

The surface area of the Upper Pamunkey Creek from the 522 Bridge to the far end of the Runneymede Subdivision is approximately 190 acres. Given different mixes of boat types, boat use in this area of Lake Anna should be limited to 10 to 20 boats which is typical of today's use by local residents and visitors. By any measure, adding the potential for an additional 50 to 300 boats from a Resort will make the Upper Pamunkey Creek waters unusable for kayaking, canoeing, and paddle boarding and most assuredly will result in boating accidents and most likely, fatalities.

A Recreational Carrying Capacity study of the Upper Pamunkey Creek would provide the Planning Commission and Board of Supervisors a better understanding of the impact increased boating activity will have on this area to the safety and enjoyment of water sports enthusiasts. The study should not be limited to just boating and fishing but to include kayaking, canoeing, paddle boarding, jet skiing, etc.

Residents Quality of Life

The County Planning Commission and Board of Supervisors need to be sensitive to the impact the Resort will have on county residents living in the Upper Pumunkey Creek. This area of the lake will essentially become unusable to them. The increased boat wake from 300 boats will prohibit them from canoeing, kayaking, and paddle boarding; enjoying calmer waters to water ski and wakeboard; and will most likely result in increase soil erosion and property damage. They will also have to contend with noise and light pollution and will most likely see their water quality impaired even more. As an added insult, they will experience decreased property values and they will see the Resort's out of area residents consuming County resources at the expense of their tax dollars.

Summary

The strongest argument for approving the Resort would be the potential for additional tax revenue. However, when you factor in the County services required of the Resort and the property devaluation of nearby county properties, there is a strong likelihood that the Resort will actually cost the County money. Similarly, the small numbers of jobs that the RV Resort will create and the monies RV Resort residents will spend at local business will also not benefit the County. Because of the Resort's physical location, Louisa County will be the beneficiary.

Shannon D. Fennell

From: Kimberly Pomatto
Sent: Tuesday, June 8, 2021 2:19 PM
To: Shannon D. Fennell
Subject: FW: [EXTERNAL]: Say No to Four Seasons RV Park/Resort
Attachments: Four Seasons RV Park - June 2021.pdf

From: WWC POA <wwcpoa@gmail.com>
Sent: Tuesday, June 8, 2021 9:37 AM
To: Chris Yakabouski <CYakabouski@spotsylvania.va.us>; Kevin Marshall <KMarshall@spotsylvania.va.us>; Timothy J. McLaughlin <McLaughlinTJ@Spotsylvania.va.us>; David Ross <David.Ross@Spotsylvania.va.us>; Barry Jett <BJett@spotsylvania.va.us>; Deborah H. Frazier <DHFrazier@spotsylvania.va.us>; Aimee Mann <AMann@spotsylvania.va.us>; Travis Bullock <TBullock@spotsylvania.va.us>; Jennifer Maddox <JMaddox@spotsylvania.va.us>; Gerald Childress <GChildress@spotsylvania.va.us>; Paulette Mann <PMann@spotsylvania.va.us>; Jacob Lane <JLane@spotsylvania.va.us>; Raymond Bell <RBell@spotsylvania.va.us>; Kimberly Pomatto <KPomatto@Spotsylvania.va.us>; Josh Frederick <JFrederick@spotsylvania.va.us>; Nanci L. Curtis <NCurtis@spotsylvania.va.us>; Josh Frederick <JFrederick@spotsylvania.va.us>; Aimee Mann <AMann@spotsylvania.va.us>; Leon Hughes <LHughes@spotsylvania.va.us>
Cc: peery.agee@dom.com; laca@lakeannavirginia.org; rmarkjohnson142@gmail.com; jimwhitedistrict2@gmail.com; kmarshall@orangecountyva.gov; jcrozier@orangecountyva.gov; lframe@orangecountyva.gov; LCBS_GSD@louisa.org; LCBS_MD@louisa.org; LCBS_MRD@louisa.org; LCBS_PHD@louisa.org; LCBS_CD@louisa.org; LCBS_LD@louisa.org; LCBS_JD@louisa.org
Subject: [EXTERNAL]: Say No to Four Seasons RV Park/Resort

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

June 8, 2021

To: Spotsylvania County Board of Supervisors and Permit Decision Makers
From: WWC Property Owners Association, Inc.
Cc: Louisa County Board of Supervisors, Orange County Board of Supervisors, Dominion Energy-Peery Agee, Lake Anna Civic Association
Subject: **Say No To the Four Seasons RV Park/Resort**

We write to you today to ask that you say **no** to the Four Seasons RV Park/Resort.

The last Lake Anna Special Area Plan, created jointly by Spotsylvania, Orange, and Louisa Counties, made clear that "Development patterns of sprawl threaten the rural character, the environment, and the existing quality of life in the Lake Anna Watershed."*
https://www.lakeannavirginia.org/Lake-Anna-Special

Existing infrastructure for water quality, fire and rescue safety, roadways, and water safety will not support development of this scale in our rural community:

- The lake is already overcrowded for recreational enjoyment on weekends and holidays. Inexperienced boaters create risk for others on the water.
- Our roads are rural and not ready to accept the influx of this many people, their RVs, and their boats. See the skid marks made on a regular basis by accidents or near misses on Routes 522 and 208.
- The proposed on-site sewer systems create further risk to our water quality. The developers are proposing this methodology at a site already regularly experiencing harmful algae bloom every year that make our beautiful lake unswimmable.

Mr. Wills and Mr. Hayden have offered no evidence that they can protect the rural character, the environment, and our present and future quality of life at Lake Anna.

Shannon D. Fennell

From: Earl Mielke <earlmielke@gmail.com>
Sent: Monday, July 26, 2021 9:55 AM
To: Shannon D. Fennell
Subject: [EXTERNAL]: proposed RV park

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Hello Ms. Fennell:

I am the President of the Runnymede Property Owners Association which is a community of 46 residential lots and homes located just downstream of the proposed RV park on the Pamunkey creek portion of Lake Anna. We have polled the members of our community and 100% of our property owners are against the approval of SUP for the Four Seasons RV park. Our members have numerous reasons to be opposed. The planning commission has received feedback from our members regarding these reasons over the past several months.

Most importantly, in the current Spotsylvania Comprehensive plan, all of the waterfront property upstream of Hunters Landing is defined as low density residential or agricultural. While not yet approved, the updated comprehensive plan continues to show this section of the lake as low density residential or agricultural.

Why would the commission approve a SUP which would allow the addition of a multimillion dollar commercial development right in the middle of all of these existing homes? We understand that the Resort-Agricultural zoning allows for a special use permit but if approved, this commercial development would not fit in with either the existing or the proposed comprehensive master plan for the county.

Another point to consider, about 20 years ago there was a DGIF (now DWR) public boat ramp on the opposite side of the 522 bridge. This was closed mainly due to safety reasons relating to shallow water and safety on such a narrow portion of the lake. There were 10-12 people using the public ramp at this location on a typical weekend. With 300 proposed RV pads and 49 boat slips, it would be far more dangerous than the old public ramp that closed by the state for safety concerns.

Our community enjoys our neighborhood and we have invested heavily in our properties knowing this area is designated as low density housing and agricultural in the comprehensive plan. To change this now, after so much investment by our community would be unfair. We relied on the comprehensive plan in making decisions to retire and live in Runnymede.

For these reasons and many more, we urge you to oppose the application for the SUP. Please honor the master plan and keep commercial operations in commercial or mixed use areas and please, do not allow a multimillion dollar business to sit amongst existing and future residential properties.

Thanks for your help and your understanding.

Property Owners Association, Inc.
14A Windwood Coves Boulevard
Lake Anna
Mineral, VA 23117
Gatehouse:540.894.0818
www.windwoodcoves.info

SENT VIA EMAIL

June 8, 2021

To: Spotsylvania County Board of Supervisors and Permit Decision Makers

From: WWC Property Owners Association, Inc.

Cc: Louisa County Board of Supervisors, Orange County Board of Supervisors, Dominion Energy-Peery Agee, Lake Anna Civic Association

Subject: **Say No To the Four Seasons RV Park/Resort**

We write to you today to ask that you say **no** to the Four Seasons RV Park/Resort.

The last Lake Anna Special Area Plan, created jointly by Spotsylvania, Orange, and Louisa Counties, made clear that "Development patterns of sprawl threaten the rural character, the environment, and the existing quality of life in the Lake Anna Watershed."* https://www.lakeannavirginia.org/Lake-Anna-Special

Existing infrastructure for water quality, fire and rescue safety, roadways, and water safety will not support development of this scale in our rural community:

- The lake is already overcrowded for recreational enjoyment on weekends and holidays. Inexperienced boaters create risk for others on the water.
- Our roads are rural and not ready to accept the influx of this many people, their RVs, and their boats. See the skid marks made on a regular basis by accidents or near misses on Routes 522 and 208.
- The proposed on-site sewer systems create further risk to our water quality. The developers are proposing this methodology at a site already regularly experiencing harmful algae bloom every year that make our beautiful lake unswimmable.

Mr. Wills and Mr. Hayden have offered no evidence that they can protect the rural character, the environment, and our present and future quality of life at Lake Anna.

Our community joins with others in asking that you **do not** approve this development under any circumstances. Thank you for your consideration.

Sincerely,

Windwood Coves Property Owners Association, Inc.
Board of Directors

Shannon D. Fennell

From: Greg Baker <greg.baker@lakeannavirginia.org>
Sent: Tuesday, October 12, 2021 6:53 PM
To: Shannon D. Fennell; Leon Hughes
Subject: [EXTERNAL]: Four Seasons RV Park SUP

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Shannon,

On the applicant's response dated 8/5/21, question # 35 requesting all comments from the virtual community meeting and the actual in-person community meeting on June 7th, the applicant responded that there were "no comments that were received after the virtual community meeting on June 7th."

This in fact may be true, but it is purposely disingenuous at best and highly unlikely. The "virtual meeting" was in February and the "in-person" meeting was held June 7th. While the applicant may not have received comments after the June 7th meeting, they did receive well over 100 comments during their February virtual meeting. The Applicant has not responded to staff's request.

In response to the numerous comments in February, Gay and Neel responded to the community and their response can be seen here: https://drive.google.com/file/d/1Z2vFqIrDyjmzkfQxTah0xijRsMebqcxT/view

There were many comments that were sent in February and staff requested those comments in the response dated 6/25/21. The applicant did not provide them and I would suggest that staff specifically ask again for the comments that were received to the mailbox that was established for this purpose: communitymtngfeedback@gayandneel.com. It is clear that the applicant does not want to disclose well over 100 negative comments to staff and the planning commission.

I personally responded in February on behalf of LACA and my comment which was sent on 2/21/21 is below along with a email response that was sent to all those that responded. I am personally aware of dozens of comments that were sent and have copies of several of those comments that I could forward. In their reply email below, they admit to receiving well over 100 email comments.

The original website for the community meeting stated that all comments would receive a response and that all comments would be shared with planning commission staff. The original website was taken down and has been replaced with an updated "advertisement" for the RV park. However, LACA made a copy of the original website and can be accessed here: https://drive.google.com/file/d/15AALTCjRzFuVO9C6mUBNHRyfVOx-jk99/view

At the bottom of the website, you can see that they requested feedback, promised a response and to forward all feedback to the county. In fact, the applicant did not respond individually nor did they provide staff with the numerous comments that they received. All of these comments should be part of the application packet that is presented to the planning commission.

In addition, I personally attended the in-person meeting and there were numerous negative comments made verbally at that meeting. I would suggest that the applicant summarize the concerns in a memo and provide that to staff. I recall that you were at that meeting personally as well. Perhaps the meeting was recorded by the

We appreciate the opportunity to give feedback and hope that the developer will take our recommendations to heart and make appropriate improvements to the proposal.

Respectfully,
Greg Baker
President
Lake Anna Civic Association

The Four Seasons at Lake Anna RV Park

Lonnie Carter and the Will Companies (Tim and Trey Wills) are proposing to build an upscale RV park on Upper Pamunkey Creek in Spotsylvania County. According to the Spotsylvania GIS system, the property is owned by Jeffrey Hayden. You may see the property in question on the County GIS system by clicking here. The property's PIN is 53-A-1 and 53-A-1B. The property is currently zoned Resort-Agricultural and will need a Special Use Permit (SUP) approved by the Spotsylvania County Board of Supervisors for the development to proceed. (If you would like to understand the rules related to Resort-Agricultural, you may click here to read more.) The original iteration of this development was called Orange County Resort which was also an RV park. The new iteration is twice as large as originally proposed and now includes two parcels of land. The property will now lie completely in Spotsylvania County after Orange and Spotsylvania Counties have settled the location of the county line. The properties' entrance is on a parcel of land that will still be in Orange County.

The original application (Orange County Resort) was presented to the Orange County Planning Commission and was denied in a unanimous vote.

little to remove the nutrients that are the primary cause of HABs. We are pleased that the developers have proposed a large alternative Onsite Sewage System (AOSS). They are proposing a 50 gallon per day (GPD) per site plant. With 300 proposed RV sites, this amounts to a plant that would need at least a 15,000 gallon per day VDH or DEQ permit. We would propose the following:

- Any privately owned AOSS poses significant financial risk to the county and the surrounding communities. For the county to approve, we would ask the developer to voluntarily post and maintain an ample financial bonds to assure the proper operation of the plant. We are concerned that a privately held plant could pose a risk without the proper bonds and financial assurances. It is unusual for VDH to require such a bond, but if possible the developer should volunteer for VDH to make this a requirement.
- Given the high risk of HABs in this area, we would propose that the developer voluntarily accept a higher standard than required in removal of BOTH nitrogen and phosphorus from the effluent. For AOSS over 10,000 GPD, VDH mandates a maximum Total Nitrogen limit of 8 mg/l. Given the very fragile environment of this part of the lake, we would ask the developer to voluntarily limit Total Nitrogen to the "state of the industry" levels of a maximum of 3-4 mg/l. We would ask that the developer demonstrate compliance with not only the required 5 mg/l total nitrogen level in groundwater after dilution by infiltrated rainfall, but a higher standard of 3 mg/l.
- Pressurized shallow dispersal in soil treatment systems should be utilized to augment nutrient removal. If properly designed, this type of drip system should reduce total nitrogen by as much as 50%.
- Currently, VDH does not mandate removal of phosphorus. However, phosphorus is the key component of HABs. We would ask that the developer voluntarily install a system to remove phosphorus as well to the "state of the industry" levels.
- Concentrations of nutrients are important to monitor, however, it is the mass of nutrients that most impacts the development of HABs on the lake. We would ask that the developer commission a study with a qualified soil's engineering firm to recommend what would be considered the "state of the industry" in reduction of total mass outputted from the development. Then voluntarily accept that level of output as a standard. This can be achieved by either reducing the

sampling research. Our hypothesis is that stirring of the sediment in the lake releases nutrients increasing the likelihood of HABs outbreaks. Upper Pamunkey Creek near the 522 bridge is very shallow making it susceptible to boat prop wash. The depth of the lake in this section is under 8 feet and much shallower in immediately vicinity of the proposed development. In a typical summer, it is not unusual for the depth of the lake to drop 1 to 2 feet from the normal level of 250 feet above sea level even further reaching the navigation safety in this area. We would urge the developer to promise to only promote non-motorized activities as a way to further mitigate nutrient release in this shallow area based on boat prop wash.

- The research is clear that the buffers of vegetation immediately adjacent to the lake are very high in the nutrients that cause HABs. Erosion along the shoreline causes phosphorus "bombs" especially when trees fall into the lake. 50 years or more of phosphorus buildup is released into Lake Anna. Increasing the number of boats in this narrow area of the lake by over 400% will substantially increase erosion. Therefore, as required in the Chesapeake Bay Act in the Resource Protection Area, the developer must be required to properly install rip rap erosion prevention upon the entirety of their project.

2: Given the large increase in the capacity of RV sites within the current proposal, we are concerned with the amount of hardscape (pavement) that will be required. Pavement causes runoff which ends up in the creeks and eventually into the lake. We applaud the developers focus on storm water runoff, but this is one of the most environmental sensitive areas at Lake Anna. It is imperative that the developer engage an environmental consultant and commit to planting a significant number of native over-story trees, under-story trees, bushes/grasses and the like. There would be a mandate if approved to planting a nutrient buffer of native plants in the area within 6 feet of the lake. There would be a goal to minimize any planting of grass and a focus on a forested concept. The greater the competition for nutrients, the less nutrients end up in the lake. Pavement and grass are the enemy of the lake and major contributors to HABs.

3: One of the biggest concerns is with the number of boat slips and the amount of additional traffic that the Four Seasons resort would generate. The prior Orange County Resort proposal included 150 boat slips and the new iteration includes a staggering 300 slips.

proposed docks. Given our opposition to the sheer number of slips, we would suggest the following:

-
  - Eliminate the L Shaped Dock entirely.
  - Move the swim area around the point into the cove as indicated below. This would allow better sight lines to the lake and make boating navigation safer.
  - Remove the second sections of the two lower proposed docks. We believe that Dominion Energy rules have a maximum distance into the lake of 150 feet. We believe that these covered slips violate this rule.

4: We commend the developer for offering to install dark-sky lighting. This should be a requirement of all future developments on Lake Anna.

5: This property is zoned Resort-Agricultural. From Section 23-6.5.1: "*The purpose of the resort agricultural (R-A) district is to provide for low-density, single-family detached residential and agricultural uses in a rural setting on or near a lake.*" The zoning language does provide for special uses such as a campground. LACA does not believe that the intent of the zoning language would classify a 300 site RV park with 300 boat slips as a "campground" in a rural setting. This is a major commercial operation in an area of the lake that is not conducive to this level of boat traffic. We would encourage the developer to find a more suitable location for a commercial operation on the lake consistent with the recent Spotsylvania County Comprehensive Plan Update. Alternatively, allow for the RV park to be developed without slips nor a boat launch. This is a beautiful piece of property and would be desirable with the amenities, the swimming dock and non-motorized boating activities.

6: We are very pleased with the developer's willingness to install turn lanes on Rt. 522. The reluctance of the prior developer to provide turn lanes was

Shannon D. Fennell

From: Greg Baker <greg.baker@lakeannavirginia.org>
Sent: Wednesday, October 13, 2021 11:43 AM
To: Shannon D. Fennell; Leon Hughes
Cc: LACA Leadership
Subject: [EXTERNAL]: Cove Depths

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Shannon,

Here some photos that a LACA member took of the depth of the cove where the boat launch and boat docks are located. Less than 5 feet deep. The second image is the view from where the first picture was taken looking into the cove where the boat docks are being proposed. The third picture is the algae bloom and scum on the water in the same cove.

Thanks,
Greg

--
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October 13, 2021

Ms. Shannon Fennell
Spotsylvania County Planning & Zoning
9019 Old Battlefield Blvd
Suite 320
Spotsylvania, Virginia 22553

RE: Four Seasons RV Resort SUP

Dear Ms. Fennell and Planning Commission Staff:

Thank you for all that you do for the county and the community. I understand that you plan to do a third response to the applicant today, October 13th. We would ask you to consider several factors in developing your response and ultimately, staff's opinion of the Four Seasons SUP.

We would like to first focus on the applicant's failure to address or alter their plans as it pertains to the 8 Standards of Review. There have been virtually no concessions offered to materially change the fact that this development fails all 8 Standards of Review.

LACA has the following concerns as it relates to the 8 Standards:

#1: That the proposed use is in accord with the comprehensive plan and other official plans adopted by the county

It is clear that a large high density commercial operation is the antithesis of what is planned for this section of the county in the long-term comprehensive plan. This property is designated as Rural Residential with recommended density of one home per two acres. The plan states that rezoning should be considered if the applicant can demonstrate a need for a commercial zone and that there is a lack of a similar facility. The applicant fails to meet either of these burdens. There is no need for a commercial 300 site campground in a residential neighborhood and there is an existing campground within 4 miles of the facility and 2 others within 8-14 miles. The applicant has been unwilling to size this project to fit the existing neighborhood nor make any concessions to reduce its major impact to the current residential neighborhoods and farms that surround the property.

#2: That the proposed use or development of the land will be in harmony with the scale, bulk, coverage, density and character of the area or the neighborhood in which it is located

The proposed development is in an area of the county that has established neighborhoods made up of homes on 1 to 2+ acres, agricultural or forested lands.

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abundantly clear, the system that is being proposed will still release additional nutrients into an already seriously impaired portion of Lake Anna.

There is no valid argument that a 300 site RV park is somehow a better alternative than 6-12 single family homes that the developer by right may develop or leaving the property as is. This application puts the nearby communities at further risk and ironically, puts the very customers that they hope to attract at risk as well.

An additional safety concern is adding 49 additional boat slips in a very narrow and shallow portion of Lake Anna especially adding commercial boat rentals to the property. The local communities successfully worked to close a state operated boat launch located immediately across from the proposed site due to safety concerns. On a busy weekend, this boat ramp only catered to a couple dozen users. Adding 49 additional boats to this section of the lake significantly increases the safety risks of those that live in this section of the lake.

#5: That the proposed use will not be detrimental to the public welfare or injurious to property or improvements with the neighborhood:

There are very real health risks and boating safety risks that will occur if the proposed RV park is approved as previously discussed. There are also additional public welfare issues that would result if the SUP is granted. There are significant erosion problems on this part of the lake. Even if the applicant invests in the shoreline protections for their own property, the applicant is not offering to subsidize the shoreline protections of their many existing neighbors. Adding 49 boats operating in this narrow portion of the lake will negatively impact the shorelines of the existing neighbors. By right, the applicant could build a total of 6-12 single family homes. Adding approximately 3 times the boating traffic with a proposed high-density transient/rental development will increase erosion and will damage existing shoreline improvements that have been installed by the neighboring communities. Erosion also causes 50 years of accumulated phosphorus to run off into the lake exaggerating the excessive nutrients in this very shallow part to the lake. For example, when erosion causes a tree to fall in the lake it creates a phosphorus bomb going off in the lake. LACA is also currently investigating the embedded phosphorus in the lake bottom. It is very likely that boat traffic in shallow areas dislodges phosphorus that is embedded in the lake bottom causing it to be recirculated back into the water column and thus available to feed harmful algae blooms.

#6: That the proposed use is appropriately located with respect to transportation facilities, water supply, wastewater treatment, fire and police protection, waste disposal and similar facilities:

The applicant's proposed commercial development is not located near water or sewage treatment facilities. Therefore, they must establish onsite sewage treatment which has been addressed earlier and will add to the excessive nutrient problem that the lake is experiencing. LACA is very concerned with the suggestion that a well producing only 10 GPM will support 300 families and their guests visiting the resort. The property is located on the Ellisville Pluton which is a 12-mile-deep volcanic formation of hard rock. There is no aquifer under the property. All well water is retrieved from rainwater that is stored in the cracks and crevices of the Ellisville Pluton. LACA is concerned that stressing the existing wells of the surrounding communities with a high-density commercial development puts the surrounding neighborhoods at risk of limited access to water. An additional risk exists when water is pumped from these cracks and crevices, pressure will cause the lake water itself to back fill these cracks bringing unsafe HAB infected water into our wells.

#7: That the proposed use will not cause undue traffic congestion or create traffic hazards:

While the developer has agreed to add turn lanes which is an absolute safety necessity, adding hundreds of large RVs potentially towing vehicles or boats to Route 522 is a dangerous endeavor. Route 522 is already the site of numerous accidents and sadly the site of several fatalities over the past few years. This is a country road with small or no shoulders

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C: The developer has stated that they have significant experience with HABs and "red tides". They have also stated that are more aggressive than DEQ or EPA in dealing with HABs. When asked to prove or expand on these bold statements, the applicant has said that this information is not needed for the county to evaluate the SUP for land use. We strongly disagree. Adding a high-density commercial devolvement in an environmentally fragile area requires more than unsupported bold statements and "trust us" to convince the community that we should permanently welcome them. This is "ground zero" for HABs on Lake Anna. According to our LACA Water Quality Team Captain that covers this section of the lake, the water quality on the Upper Pamunkey this year is the worst that he has seen in 30 years of visiting the lake.

In the 2021 water quality sampling by both DEQ and LACA, the sampling station immediately near the RV park was far and away the worst sampling station on Pamunkey Creek.

In addition, the applicant's operator has supposedly donated at least 1MM to water quality although no details were provided. We would suggest that if they have the capacity to work to solve the HAB issue, that they would voluntarily invest a significant sum to water testing at Lake Anna and/or towards remediation of the HAB issue which will likely cost in the 10s of millions.

The applicant also states that their guests are for the most part environmentalist. They further state that if they destroy our waters and our environment, that they basically would destroy the reason people come to them. However, entering a location that already is unusable for the majority of the boating season and adding nutrients to the environment is the exact opposite of this claim.

D: The applicant suggests that the county has ample information to make a decision without dimensions of impervious surfaces. These surfaces cause storm water runoff and we are being asked to again "trust" the applicant as to the impact these surfaces have to runoff in this environmentally fragile area.

E: If they are accurate in the very limited uses of the amphitheater, will the applicant agree to never host a professional musical concert on the premises as a condition of approval? Otherwise, screening or some type of sound shield should be required. What assurance if the SUP is approved will the community have that this will not become a music venue.

Additionally, sound travels very efficiently over water. Residents that live on a lake can hear a normal conversation of a boater several hundred yards away. Adding a high-density RV park with corresponding activities assure that the residents of the adjacent communities will be negatively impacted. Nearby residents chose to purchase a home on this portion of the lake to enjoy nature and quiet tranquility. Adding a high-density RV park is not in harmony with the hundreds of existing nearby homeowners.

F: The applicant discusses an enforced "quiet time" on the property, but they do not define the start and stop times of "quiet time". Would the applicant elaborate on the actual times that noise will be limited?

G: A decommission plan should be required. Opening a RV resort on a lake without access to the lake in the majority of the boating season is a inherit risky venture. It would seem appropriate to have a decommissioning plan in the event that the RV resort fails once the public realizes that access to swimming in the lake is prohibited for the majority of the season.

H: LACA is extremely concerned with having rental boats operated out of this remote location on the lake. Adding additional boats in and by itself increases safety concerns. The applicant uses contradictory language in their response to staff questions concerning rentals and boating licenses. They say that the do not intend to rent boats, yet in other answers they suggest that they will contract with a local business to bring in rental boats. How can the public be assured of the answer?

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M: The applicant's operator has suggested in the June 7th meeting that they will be using "park model" RV units. These are glorified mobile homes that remain on site that the operator rents out by the day. They are effectively residential stationary homes. They state that no residential dwellings units are proposed as part of the project, but later they suggest that park model RVs will fluctuate to keep in step with market conditions. This is contradictory to their statement that there are no residential dwellings on the proposal. We would ask for further clarity on this issue or an agreement to not allow park model RV units as a condition of approval.

LACA is also concerned with the viability of an RV park on a lake that is not usable for the majority of the warm season. In case of a failure, the operator could easily convert the majority of the RV sites to effectively a mobile home park. We would suggest banning the ability to use park model units.

The operator's Castaway Resort recently announced the addition of "fully equipped cottages". It is clear that the operator uses permanent residences as part of their business model. What assurances can the applicant give that will prevent the installation of permanent residences on this property?

N: The applicant discusses their by right ability to install a total number of boat slips of 300+ and then takes credit for lowering the number of slips to 49. However, by right, the property may only have 6-12 homes built and therefore only 6-12 docks built. The ability to build a greater number of slips is dependent on approval of the SUP, which is far from certain. LACA would suggest limiting the number of docks to 12 to correspond with the number of docks available if this were a residential community. The applicant consistently suggests that there are ample on-site amenities to occupy guests if there is a no-swim advisory. They state that the majority of their guests would likely use stand up paddleboard, kayaks or similar non-motorized activities. They are less than clear on their desire to have boat rentals on site. Therefore, why approve more than 6-12 docks?

O: The applicant suggests that there has been no indication that the public access from Route 522 will be refused by Orange County. However, the Orange County Planning Commission voted 7-0 against the proposed SUP when it was presented to their commission. "No indication" cannot be implied that the applicant will receive approval.

P: The applicant is suggesting that they will install a microwave internet connection for their guests and it will not impact the county residents. Microwave internet transmission is adversely affected by weather conditions, terrain, temperature, humidity, precipitation, and wind. Lakes and water formations are extremely reflective surfaces with respect to radio transmissions which leads to signal degradation. All connections within range of a microwave tower will share the same bandwidth. Connection speeds are significantly reduced and degraded as more and more users connect to the network. Finally, this plan relies on line-of-sight communication between an access point and the end receiver. Signal strength cannot be sustained during inclement weather or through brush or trees. Even if the applicant sets up a dedicated system, as it degrades with 500-750 users, those guests will resort to using their cell phone coverage. This will degrade the coverage for the local communities that rely on cell coverage for both communication and internet access. The current cell coverages in this area are at best mediocre. Adding many hundreds of cell phone users to the existing cell phone towers will impact the current residents of this portion of the county and degrade their access to cell phone coverage even further.

Q: Based on the applicant's cover sheet, they state that their building area is 74,724 square feet. This is the equivalent of 30 single family 2400 square foot homes, double the number of home that the applicant by right may build.

The impervious coverage ratio is 1,250,000 square feet or the equivalent of over 20 football fields. This would never be approved for a traditional residential development on the property.

Shannon D. Fennell

From: Greg Baker <greg.baker@lakeannavirginia.org>
Sent: Wednesday, October 13, 2021 11:45 AM
To: Shannon D. Fennell; Leon Hughes
Subject: [EXTERNAL]: Castaway/Four Seasons

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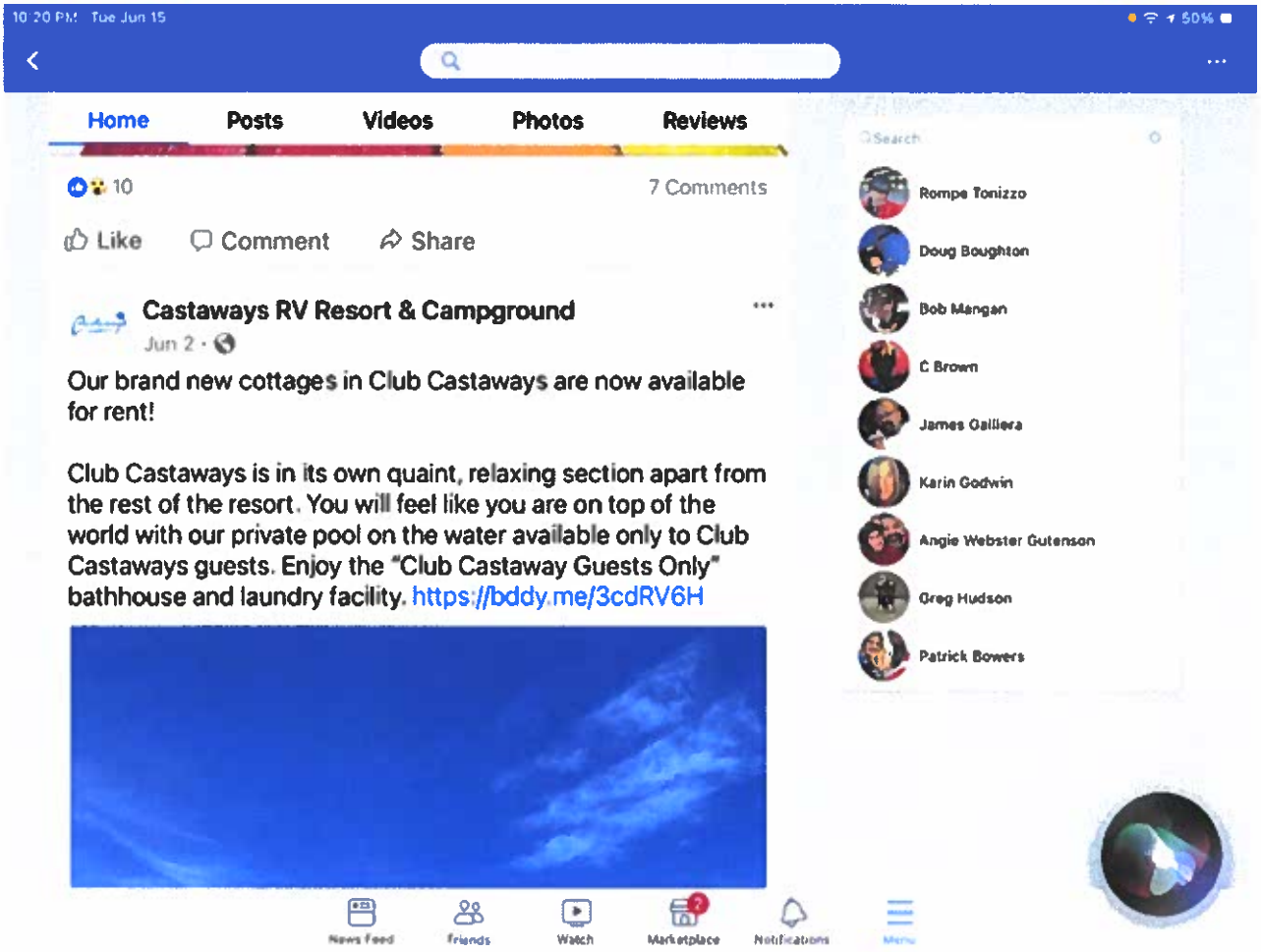
Shannon,

Finally, here is a screen shot of the Castaway website showing the announcement of the Cottages on property. This is very concerning.

Thanks,
Greg



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Shannon D. Fennell

From: Greg Baker <greg.baker@lakeannavirginia.org>
Sent: Wednesday, October 13, 2021 11:22 AM
To: Shannon D. Fennell; Leon Hughes
Cc: LACA Leadership
Subject: [EXTERNAL]: Four Seasons RV SUP Application Response
Attachments: Four Seasons SUP - lisa.pdf

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Dear Shannon,

Sorry that I did not get this to you earlier today, but I was a very large task to do on short notice. Please accept my apologies for any typos that I missed in an effort to get the document to you quickly. Would you please confirm receipt.

Best,
Greg

Greg Baker
President
Lake Ana Civic Association

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Shannon D. Fennell

From: Richard Prosek <rprosek@gmail.com>
Sent: Tuesday, November 9, 2021 9:01 AM
To: Shannon D. Fennell
Subject: [EXTERNAL]: Fwd: RV Park considerations

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Sent from my iPad

Begin forwarded message:

> **From:** Richard Prosek <rprosek@gmail.com>
> **Date:** November 9, 2021 at 8:57:14 AM EST
> **To:** lhughes@spotsylvania.va.us
> **Subject: RV Park considerations**
>
> Good morning,
>
> While not opposed to providing more access to Lake Anna, the proposed RV Park LOCATION is unacceptable for the following reasons:
>
> 1. Safety: Docking of large numbers of boats works in an area like the vicinity of the 208 bridge as the boaters can disperse in different directions from a wider section of the lake without causing excessive congestion. The proposed location is at a narrow part of the lake with very shallow water to the west. The net effect of this will be large volumes of boaters all heading to the east through a narrow section of the lake.
>
> 2. Water quality: the harmful algae bloom issue has become more acute and the proposed location is very near “ground zero” for this problem. Concentrating more activity in this area will only exasperate this problem.
>
> 3. A lack of balance for long and short term gains. While this development will provide short-term gains for a small number of people (ie the developer), it will result in long-term adverse affect in terms of quality of life and property values for all home owners west of the 208 bridge.
>
> Please keep these three items in mind as disposition of this project is decided.
>
> Richard Prosek
> 703.887.4516
>
> Sent from my iPad

- -

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Shannon D. Fennell

From: Leon Hughes
Sent: Wednesday, November 3, 2021 2:23 PM
To: Paulette Mann; Shannon D. Fennell; Kimberly Pomatto
Subject: FW: [EXTERNAL]: opposition to RV Park

From: Carla <carla@faustini.com>
Sent: Monday, November 1, 2021 8:11 PM
To: Leon Hughes <LHughes@spotsylvania.va.us>
Subject: [EXTERNAL]: opposition to RV Park

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November 1, 2021

Dear Mr. Hughes,

We are opposed to the Four Seasons RV Park Proposal on Lake Anna. We are residents of the cove upstream from the park and feel we will be adversely impacted by the park.

The lake and cove above the park is extremely shallow and people run aground on a regular basis. It is far worse because the water level fluctuates as the water level goes down seasonally and in dry periods. This gets dangerous with the debris including logs, lumber, sticks and trash, that comes down into the lake from the Pamunkey Creek. These often submerged obstacles are dangerous to boats and water sports. For example, we have not been able to get our boat out of our slip due to the low in water level these past five weeks.

The cove is ground zero for Hazardous Algae Blooms (HAB) due to the nutrients washing into the cove from farms, and potted plant growers in Orange County. These HABs make swimming and water sports dangerous and impossible during the summer months. We have noticed that a HAB bloom spurt occurs every weekend because jet skiers stir up the bottom sediments which are nutrient rich. This toxic soup gets airborne with the spray from the jet skiers, which is even more dangerous.

The traffic on 522 is high speed and RV's and trailers invariably slow down traffic and impatient drivers pass them at high speed. Adding additional RV's and crossing lanes on the road will make it even more dangerous.

Other RV parks have lamented they have long term residents that they can't get rid of. We fear that the RV park will become a semi permanent home for undesirable and illegal transients.

The lake at this location is narrow and adding boat slips, more boats, swimmers, fuel spills and congestion will make it dangerous and unpleasant. Due to the fact they have no-skin-in-the-game they will not take care of the lake and treat it properly.

Thank you for your consideration of these issues and we sincerely wish you to deny the application once and for all time. If you are vacillating on the decision to deny the application we request you visit the area so you can be aware of its frailty and the potential impact.

Regards ,

Jonathan and Carla Terrell

6317 Chickahominy Court

Orange, Virginia

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Shannon D. Fennell

From: Greg Baker <greg.baker@lakeannavirginia.org>
Sent: Tuesday, October 12, 2021 6:53 PM
To: Shannon D. Fennell; Leon Hughes
Subject: [EXTERNAL]: Four Seasons RV Park SUP

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Shannon,

On the applicant's response dated 8/5/21, question # 35 requesting all comments from the virtual community meeting and the actual in-person community meeting on June 7th, the applicant responded that there were "no comments that were received after the virtual community meeting on June 7th."

This in fact may be true, but it is purposely disingenuous at best and highly unlikely. The "virtual meeting" was in February and the "in-person" meeting was held June 7th. While the applicant may not have received comments after the June 7th meeting, they did receive well over 100 comments during their February virtual meeting. The Applicant has not responded to staff's request.

In response to the numerous comments in February, Gay and Neel responded to the community and their response can be seen here: https://drive.google.com/file/d/1Z2vFqIrDyjmzkfQxTah0xijRsMebqcxT/view

There were many comments that were sent in February and staff requested those comments in the response dated 6/25/21. The applicant did not provide them and I would suggest that staff specifically ask again for the comments that were received to the mailbox that was established for this purpose: communitymtngfeedback@gayandneel.com. It is clear that the applicant does not want to disclose well over 100 negative comments to staff and the planning commission.

I personally responded in February on behalf of LACA and my comment which was sent on 2/21/21 is below along with a email response that was sent to all those that responded. I am personally aware of dozens of comments that were sent and have copies of several of those comments that I could forward. In their reply email below, they admit to receiving well over 100 email comments.

The original website for the community meeting stated that all comments would receive a response and that all comments would be shared with planning commission staff. The original website was taken down and has been replaced with an updated "advertisement" for the RV park. However, LACA made a copy of the original website and can be accessed here: https://drive.google.com/file/d/15AALTCjRzFuVO9C6mUBNHRyfVOx-jk99/view

At the bottom of the website, you can see that they requested feedback, promised a response and to forward all feedback to the county. In fact, the applicant did not respond individually nor did they provide staff with the numerous comments that they received. All of these comments should be part of the application packet that is presented to the planning commission.

In addition, I personally attended the in-person meeting and there were numerous negative comments made verbally at that meeting. I would suggest that the applicant summarize the concerns in a memo and provide that to staff. I recall that you were at that meeting personally as well. Perhaps the meeting was recorded by the

applicant, if so, that recording should be made available. You may recall, that the meeting was well attended (I would estimate 75 in attendance) and virtually all those in attendance were opposed to the SUP.

I am working diligently to review the applicant responses and the updated plans. Little has been done by the applicant to address the 8 standards of review. I will follow up by tomorrow morning with LACA's many concerns.

Good evening,
Greg

Greg Baker
President
Lake Anna Civic Association

Begin forwarded message:

From: Community Meeting Feedback <communitymtngfeedback@gayandneel.com>
Subject: RE: Lake Anna Civic Association - Four Seasons RV park
Date: March 9, 2021 at 12:42:16 PM EST
To: Greg Baker <greg.baker@lakeannavirginia.org>

Thank you for taking the time to provide your input. We understand that preparing and providing input takes time and thought, and we appreciate your willingness to invest that in our project. As you might imagine, we have received well over a hundred responses – many of which are very detailed, comprehensive, and full of questions. In light of that, we will not be able to craft an individual response to each of the comment-emails received. However, we have saved the responses, read through them, and chronicled the feedback contained therein. We will take all comments into consideration as we evaluate how to move forward in making this a success. Thanks again for your time and energy to provide your feedback.

Trevor Kimzey
For the Four Seasons at Lake Anna

From: Greg Baker <greg.baker@lakeannavirginia.org>
Sent: Sunday, February 21, 2021 8:15 PM
To: Community Meeting Feedback <communitymtngfeedback@gayandneel.com>
Cc: Allan Lassiter <allan.lassiter@lakeannavirginia.org>
Subject: Lake Anna Civic Association - Four Seasons RV park

The Lake Anna Civic Association (LACA) represents approximately 750 families that live or own property at Lake Anna. You may learn more about our organization at www.lakeannavirginia.org

The chairman of our land use committee, Allan Lassiter, myself and several members of our board of directors have studied the proposal listed on your website and have published a list of concerns and suggestions. LACA's feedback is listed on our website for both LACA members and the public at large at https://www.lakeannavirginia.org/page-18174

We appreciate the opportunity to give feedback and hope that the developer will take our recommendations to heart and make appropriate improvements to the proposal.

Respectfully,
Greg Baker
President
Lake Anna Civic Association

The Four Seasons at Lake Anna RV Park

Lonnie Carter and the Will Companies (Tim and Trey Wills) are proposing to build an upscale RV park on Upper Pamunkey Creek in Spotsylvania County. According to the Spotsylvania GIS system, the property is owned by Jeffrey Hayden. You may see the property in question on the County GIS system by clicking here. The property's PIN is 53-A-1 and 53-A-1B. The property is currently zoned Resort-Agricultural and will need a Special Use Permit (SUP) approved by the Spotsylvania County Board of Supervisors for the development to proceed. (If you would like to understand the rules related to Resort-Agricultural, you may click here to read more.) The original iteration of this development was called Orange County Resort which was also an RV park. The new iteration is twice as large as originally proposed and now includes two parcels of land. The property will now lie completely in Spotsylvania County after Orange and Spotsylvania Counties have settled the location of the county line. The properties' entrance is on a parcel of land that will still be in Orange County.

The original application (Orange County Resort) was presented to the Orange County Planning Commission and was denied in a unanimous vote.

This application has a new team of developers and it is apparent that the new developers have a more polished plan than was presented to Orange County.
The developers are required to host a community meeting and solicit feedback/questions from citizens of the county. Because of Covid, the meeting is being held virtually until February 24th. You may see their presentation here. (If the website is not available, a PDF of the website is stored here.) Feedback must be received by March 1st, 2021. You may send your feedback by email to CommunityMtngFeedback@gayandneel.com OR you may send a written response by US Mail to:

Gay and Need, Inc.
1260 Radford Street
Christiansburg, VA 24073

The developer will respond to any feedback received by the deadline and include the feedback and any replies to the Spotsylvania Planning Department. The developer, if they choose to proceed, will present at the Planning Commission of Spotsylvania. The Planning Commission (PC) will hold a vote to recommend approval or rejection of the development. However, the ultimate authority is with the Spotsylvania County Board of Supervisors (BOS). The developer may go before the BOS regardless of the recommendation of the PC.
LACA neither supports or opposes development on Lake Anna. Our mission statement is as follows:
Lake Anna Civic Association's mission is to preserve and protect the cleanliness, beauty, and safe use of Lake Anna and its watershed through communication, advocacy, education, and community involvement to benefit the membership and all lake users.
LACA's goal is to provide feedback on all possible developments at the lake in accordance with our Mission Statement.

LACA has the following concerns/Comments related to the four seasons at Lake Anna RV park:

1: Upper Pamunkey Creek at the 522 bridge is "ground zero" for Harmful Algae Blooms and the corresponding no-swim advisories issued by Virginia Department of Health. HABs are caused by excessive nutrients including nitrogen and phosphorus. Traditional septic systems do very

little to remove the nutrients that are the primary cause of HABs. We are pleased that the developers have proposed a large alternative Onsite Sewage System (AOSS). They are proposing a 50 gallon per day (GPD) per site plant. With 300 proposed RV sites, this amounts to a plant that would need at least a 15,000 gallon per day VDH or DEQ permit. We would propose the following:

- Any privately owned AOSS poses significant financial risk to the county and the surrounding communities. For the county to approve, we would ask the developer to voluntarily post and maintain an ample financial bonds to assure the proper operation of the plant. We are concerned that a privately held plant could pose a risk without the proper bonds and financial assurances. It is unusual for VDH to require such a bond, but if possible the developer should volunteer for VDH to make this a requirement.
- Given the high risk of HABs in this area, we would propose that the developer voluntarily accept a higher standard than required in removal of BOTH nitrogen and phosphorus from the effluent. For AOSS over 10,000 GPD, VDH mandates a maximum Total Nitrogen limit of 8 mg/l. Given the very fragile environment of this part of the lake, we would ask the developer to voluntarily limit Total Nitrogen to the "state of the industry" levels of a maximum of 3-4 mg/l. We would ask that the developer demonstrate compliance with not only the required 5 mg/l total nitrogen level in groundwater after dilution by infiltrated rainfall, but a higher standard of 3 mg/l.
- Pressurized shallow dispersal in soil treatment systems should be utilized to augment nutrient removal. If properly designed, this type of drip system should reduce total nitrogen by as much as 50%.
- Currently, VDH does not mandate removal of phosphorus. However, phosphorus is the key component of HABs. We would ask that the developer voluntarily install a system to remove phosphorus as well to the "state of the industry" levels.
- Concentrations of nutrients are important to monitor, however, it is the mass of nutrients that most impacts the development of HABs on the lake. We would ask that the developer commission a study with a qualified soil's engineering firm to recommend what would be considered the "state of the industry" in reduction of total mass outputted from the development. Then voluntarily accept that level of output as a standard. This can be achieved by either reducing the

density of the development or reducing the concentration of the nutrients.

- We would ask that ground water monitoring wells be put in place and the developer test the wells at least quarterly and provide that data via the RV park's website within 2 weeks of testing.
- A well designed AOSS can still fail without proper operation and maintenance. We would ask that the developer develop an Operations and Maintenance Manual and that Manual be available to the public. The developer would also post to their website at least annually the logs to show to the county and the surrounding homeowners their commitment to running a state of the art AOSS.
- Since VDH nor the county can enforce standards higher than code, there needs to be an enforcement mechanism for failure to comply with any promises made by the developer. The developer should acknowledge that they would be liable in civil court if they did not continually maintain the nutrient removal standards promised.
- Given the dangers to their visitors, the developer should assure the county that any no-swim advisories issued by Virginia Department of Health will be advertised on their website as well as signs posted at the entrance to the RV park, any on-site marinas and the entrances to any docks.
- The operator should be required to close their beaches and swim areas if a no-swim advisory is issued for this section of the lake. This information should be published on their website as well. (This is required of the state park when they are under a VDH no-swim advisory.)
- Given the significant increase in population density that would occur if this SUP were approved, the PC should require the developer to post an additional proffer to the Lake Anna Advisory Committee (LAAC) to pay for phase 2 of the HAB watershed study. Phase 1 of the study is underway at a cost of approximately $58,000. Phase 2 of the study covers a much larger area including the location of this proposed resort. It is likely to cost in the neighborhood of $100,000 to $150,000. This proffer would be a win-win for both the county and the developer. No-swim advisories on Upper Pamunkey Creek are detrimental for the lake, the surrounding communities, the environment, wildlife and of course any visitors to the RV park.
- LACA is currently working with Randolph Macon College and Virginia Department of Environmental Quality doing sediment

sampling research. Our hypothesis is that stirring of the sediment in the lake releases nutrients increasing the likelihood of HABs outbreaks. Upper Pamunkey Creek near the 522 bridge is very shallow making it susceptible to boat prop wash. The depth of the lake in this section is under 8 feet and much shallower in immediately vicinity of the proposed development. In a typical summer, it is not unusual for the depth of the lake to drop 1 to 2 feet from the normal level of 250 feet above sea level even further reaching the navigation safety in this area. We would urge the developer to promise to only promote non-motorized activities as a way to further mitigate nutrient release in this shallow area based on boat prop wash.

- The research is clear that the buffers of vegetation immediately adjacent to the lake are very high in the nutrients that cause HABs. Erosion along the shoreline causes phosphorus "bombs" especially when trees fall into the lake. 50 years or more of phosphorus buildup is released into Lake Anna. Increasing the number of boats in this narrow area of the lake by over 400% will substantially increase erosion. Therefore, as required in the Chesapeake Bay Act in the Resource Protection Area, the developer must be required to properly install rip rap erosion prevention upon the entirety of their project.

2: Given the large increase in the capacity of RV sites within the current proposal, we are concerned with the amount of hardscape (pavement) that will be required. Pavement causes runoff which ends up in the creeks and eventually into the lake. We applaud the developers focus on storm water runoff, but this is one of the most environmental sensitive areas at Lake Anna. It is imperative that the developer engage an environmental consultant and commit to planting a significant number of native over-story trees, under-story trees, bushes/grasses and the like. There would be a mandate if approved to planting a nutrient buffer of native plants in the area within 6 feet of the lake. There would be a goal to minimize any planting of grass and a focus on a forested concept. The greater the competition for nutrients, the less nutrients end up in the lake. Pavement and grass are the enemy of the lake and major contributors to HABs.

3: One of the biggest concerns is with the number of boat slips and the amount of additional traffic that the Four Seasons resort would generate. The prior Orange County Resort proposal included 150 boat slips and the new iteration includes a staggering 300 slips.

- The entire Upper Pamunkey Creek which is 3 miles long has approximately 88 slips currently. It has taken close to 50 years for this to occur. To add over three times the number of slips in a short period will create an unsafe boating environment on one of the most narrow, shallow and windy parts of the lake. It is simply a recipe for serious injury or death.
- In the early days of the lake, there was a boat ramp on the lake adjacent to the 522 bridge immediately across from the proposed development. The ramp was owned and operated by DGIF (Now DWR) at the time. The ramp was considered too dangerous for this section of the lake and was closed. On a busy weekend, there might only be 25 boats launched from this location and it was determined to be an unsafe section of the lake. Reintroduction of a marina with 300 boat slips is unacceptable and is not appropriate at the northern end of Upper Pamunkey Creek.
- We would not support a number of permanent slips on this property that would be in excess of the number that would be allowed by right if a traditional single family detached home development were approved. By right, this property at just over 135 acres, assuming a number of acres would be for roads and common areas, it is likely the maximum number of homes that would be allowed would be approximately 50-55 homes. We would ask the developer to not exceed the number of docks or slips that would be allowed if there were a residential community. At maximum, no more than 40-50 docks should be permitted.
- There does not appear to be an area for boats trailers to be stored on the plans. Assuming this is added, it would expand the amount of pavement and create additional hardscape. (See above)
- Most of the water surrounding this development (as shown on the map below) is very shallow. The developer should disclose if they plan to request permission to dredge. This is a very important consideration given the significant nutrients that would be released if dredging were permitted. We would not support approval for dredging in this highly sensitive area of the lake.
- We have significant concerns with the locations of several of the on-water slips and amenities. Specifically the locations of the swim area and the "L" shaped dock off the point of the property. We are concerned with the intrusion into the main section of the lake of the

proposed docks. Given our opposition to the sheer number of slips, we would suggest the following:

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  - Eliminate the L Shaped Dock entirely.
  - Move the swim area around the point into the cove as indicated below. This would allow better sight lines to the lake and make boating navigation safer.
  - Remove the second sections of the two lower proposed docks. We believe that Dominion Energy rules have a maximum distance into the lake of 150 feet. We believe that these covered slips violate this rule.

4: We commend the developer for offering to install dark-sky lighting. This should be a requirement of all future developments on Lake Anna.

5: This property is zoned Resort-Agricultural. From Section 23-6.5.1: "*The purpose of the resort agricultural (R-A) district is to provide for low-density, single-family detached residential and agricultural uses in a rural setting on or near a lake."* The zoning language does provide for special uses such as a campground. LACA does not believe that the intent of the zoning language would classify a 300 site RV park with 300 boat slips as a "campground" in a rural setting. This is a major commercial operation in an area of the lake that is not conducive to this level of boat traffic. We would encourage the developer to find a more suitable location for a commercial operation on the lake consistent with the recent Spotsylvania County Comprehensive Plan Update. Alternatively, allow for the RV park to be developed without slips nor a boat launch. This is a beautiful piece of property and would be desirable with the amenities, the swimming dock and non-motorized boating activities.

6: We are very pleased with the developer's willingness to install turn lanes on Rt. 522. The reluctance of the prior developer to provide turn lanes was

one of our major concerns and the current developer has appropriately addressed this safety issue. We are not experts on VDOT requirements, but we would like to be assured that the turn lanes being offered would easily accommodate 2 or 3 large RVs waiting to turn into the resort. We also commend the developer for providing a gated rear entrance to the property for emergencies. Unlike Rt. 522, Rt. 719 is a smaller and windier road. Access to the property at this entrance should indeed be gated and RV traffic should be prohibited from entering or exiting the property from this location except for emergencies.

7: If the development is approved we would strongly recommend the use of dry hydrants throughout the property. Combine high density camping, RVs (with gas or diesel onboard) and outdoor fire pits, it is clear that serious fire dangers will exist. Installing a system of dry hydrants would be a rather inexpensive addition that could eventually save a life. We would recommend consulting with Spotsylvania County fire and rescue to discuss the optimal placement of dry hydrants throughout the property. We would also recommend that if a ramp is approved, that it be appropriate for access for the Spotsylvania County Fire and Rescue Boat

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October 13, 2021

Ms. Shannon Fennell
Spotsylvania County Planning & Zoning
9019 Old Battlefield Blvd
Suite 320
Spotsylvania, Virginia 22553

RE: Four Seasons RV Resort SUP

Dear Ms. Fennell and Planning Commission Staff:

Thank you for all that you do for the county and the community. I understand that you plan to do a third response to the applicant today, October 13th. We would ask you to consider several factors in developing your response and ultimately, staff's opinion of the Four Seasons SUP.

We would like to first focus on the applicant's failure to address or alter their plans as it pertains to the 8 Standards of Review. There have been virtually no concessions offered to materially change the fact that this development fails all 8 Standards of Review.

LACA has the following concerns as it relates to the 8 Standards:

#1: That the proposed use is in accord with the comprehensive plan and other official plans adopted by the county

It is clear that a large high density commercial operation is the antithesis of what is planned for this section of the county in the long-term comprehensive plan. This property is designated as Rural Residential with recommended density of one home per two acres. The plan states that rezoning should be considered if the applicant can demonstrate a need for a commercial zone and that there is a lack of a similar facility. The applicant fails to meet either of these burdens. There is no need for a commercial 300 site campground in a residential neighborhood and there is an existing campground within 4 miles of the facility and 2 others within 8-14 miles. The applicant has been unwilling to size this project to fit the existing neighborhood nor make any concessions to reduce its major impact to the current residential neighborhoods and farms that surround the property.

#2: That the proposed use or development of the land will be in harmony with the scale, bulk, coverage, density and character of the area or the neighborhood in which it is located

The proposed development is in an area of the county that has established neighborhoods made up of homes on 1 to 2+ acres, agricultural or forested lands.

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There are no commercial endeavors within miles of the proposed locations. A 300 hundred site commercial RV resort with pools, marinas, boat launches, amphitheater and other amenities is equivalent to dropping a Wal-Mart into a residential community. Unfortunately, there are no accommodations that the applicant could suggest that would create harmony with this established rural residential portion of Spotsylvania County.

#3: That the proposed use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof:

The applicant has suggested in their replies that their operator's other RV properties in the Mid-Atlantic region have had a positive effect to the surrounding communities. They mention Castaway, which is located between a golf course and Ocean City airport along a bay. Across the bay is an uninhabited island. Castaway is effectively located in a commercial area with no surrounding homes which is very different from requesting a SUP in an established residential neighborhood at Lake Anna. The second, Massey's Landing, is located within a short distance of a mobile home park, a marina, a bait and tackle shop and restaurants. These RV properties were not developed next to existing residential communities, but rather in more appropriate commercial centers and/or mixed-use areas. In both cases, these RV parks are on bays across from uninhabited islands separating the bays from the ocean. It is a stretch to assume that an RV park developed in a remote residential and agricultural portion of Spotsylvania County would improve the property values of the adjacent and nearby communities, quite the opposite is surely the case. The established communities of Kelly's Landing, Summerview Point, Runnymede and Pamunkey Point, which are all within 1.5 miles of the proposed commercial developments are already dealing with no-swim advisories that prevent the safe use of the lake in front of these communities for a majority of the swimming and boating season. To add a commercial development within a stone's throw would further impair existing property values for literally hundreds of these homeowners.

#4: That the proposed use will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use:

It is well known that the site of the proposed development has suffered from four consecutive years of harmful algae blooms and no-swim advisories issued by the Virginia Department of Health. The toxins that are released from HABs create serious health risks which include liver and kidney disease as well as potential death. Academic research confirms that the excessive nutrients of Nitrogen and Phosphorus cause HABs. This is compounded by local farmer's livestock accessing the lake directly across from the proposed site. Adding a high-density development within this part of the lake is a health risk disaster.

The applicant admits that they are aware of the HAB issue and take swim restrictions very seriously, promising to close access to the swim areas with caution tape and promising to notify their guests by text and email. They mention that they are familiar with HAB using a term, Red Tide which is a sea surface phenomenon that does not describe the endemic algae problem on Lake Anna. The proposed RV Park operator also mentioned this at their June 7th community meeting. Red Tides are very different than the persistent HAB problems that occur at Lake Anna. Red Tides happen periodically on certain coastal regions; beaches close temporarily and then reopen soon thereafter. The annual HAB issue at Lake Anna is persistent and starts typically in early July and lasts for the remainder of the boating season. The proposed RV park's beaches will therefore be taped off and unusable from July until November of every year.

Most importantly, adding a high-density development will increase the amount of nutrients that are added to the lake in the Upper Pamunkey branch. Adding an alternative on-site septic system (AOSS) to treat 300 RV sites with 600-750 occupants during the summer unquestionably adds Nitrogen and Phosphorus to the lake and will increase the HAB occurrences. LACA will concede that an AOSS is far superior to a mass drain field using a traditional septic system. We also commend the applicant for adding funding for reducing phosphorus in their AOSS system. However, to be

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abundantly clear, the system that is being proposed will still release additional nutrients into an already seriously impaired portion of Lake Anna.

There is no valid argument that a 300 site RV park is somehow a better alternative than 6-12 single family homes that the developer by right may develop or leaving the property as is. This application puts the nearby communities at further risk and ironically, puts the very customers that they hope to attract at risk as well.

An additional safety concern is adding 49 additional boat slips in a very narrow and shallow portion of Lake Anna especially adding commercial boat rentals to the property. The local communities successfully worked to close a state operated boat launch located immediately across from the proposed site due to safety concerns. On a busy weekend, this boat ramp only catered to a couple dozen users. Adding 49 additional boats to this section of the lake significantly increases the safety risks of those that live in this section of the lake.

#5: That the proposed use will not be detrimental to the public welfare or injurious to property or improvements with the neighborhood:

There are very real health risks and boating safety risks that will occur if the proposed RV park is approved as previously discussed. There are also additional public welfare issues that would result if the SUP is granted. There are significant erosion problems on this part of the lake. Even if the applicant invests in the shoreline protections for their own property, the applicant is not offering to subsidize the shoreline protections of their many existing neighbors. Adding 49 boats operating in this narrow portion of the lake will negatively impact the shorelines of the existing neighbors. By right, the applicant could build a total of 6-12 single family homes. Adding approximately 3 times the boating traffic with a proposed high-density transient/rental development will increase erosion and will damage existing shoreline improvements that have been installed by the neighboring communities. Erosion also causes 50 years of accumulated phosphorus to run off into the lake exaggerating the excessive nutrients in this very shallow part to the lake. For example, when erosion causes a tree to fall in the lake it creates a phosphorus bomb going off in the lake. LACA is also currently investigating the embedded phosphorus in the lake bottom. It is very likely that boat traffic in shallow areas dislodges phosphorus that is embedded in the lake bottom causing it to be recirculated back into the water column and thus available to feed harmful algae blooms.

#6: That the proposed use is appropriately located with respect to transportation facilities, water supply, wastewater treatment, fire and police protection, waste disposal and similar facilities:

The applicant's proposed commercial development is not located near water or sewage treatment facilities. Therefore, they must establish onsite sewage treatment which has been addressed earlier and will add to the excessive nutrient problem that the lake is experiencing. LACA is very concerned with the suggestion that a well producing only 10 GPM will support 300 families and their guests visiting the resort. The property is located on the Ellisville Pluton which is a 12-mile-deep volcanic formation of hard rock. There is no aquifer under the property. All well water is retrieved from rainwater that is stored in the cracks and crevices of the Ellisville Pluton. LACA is concerned that stressing the existing wells of the surrounding communities with a high-density commercial development puts the surrounding neighborhoods at risk of limited access to water. An additional risk exists when water is pumped from these cracks and crevices, pressure will cause the lake water itself to back fill these cracks bringing unsafe HAB infected water into our wells.

#7: That the proposed use will not cause undue traffic congestion or create traffic hazards:

While the developer has agreed to add turn lanes which is an absolute safety necessity, adding hundreds of large RVs potentially towing vehicles or boats to Route 522 is a dangerous endeavor. Route 522 is already the site of numerous accidents and sadly the site of several fatalities over the past few years. This is a country road with small or no shoulders

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and very limited sight lines. Adding a major reason for large RVs potentially trailering vehicles to routinely travel this country road will invariably increases traffic hazards and will likely cause increased accidents. Adding 1418 daily trips (concentrated on weekends and holidays) is significantly more traffic than what the current residential neighborhoods create when they enter Route 522. The applicant is proposing this additional traffic without adding a traffic signal.

#8: That the proposed use will have no unduly adverse impact on the environment or natural resources:

We have already discussed the adverse impact that a high-density commercial development will have on the lake by contributing to the excessive nutrients that cause HABs. In addition, the location of the proposed site is within the water zone that Virginia DEQ has designated as the highest level of impaired streams in the state. Adding a high-density development to this environmentally impaired area of the state will certainly not stabilize or decrease the number of impaired streams, but rather exacerbate the impairments.

In summary, it is clear that the SUP application should be denied based on failures of all eight of the standards of review established by Spotsylvania County. We urge staff to recommend denial of the SUP application to the planning commission and for the planning commission and the board of supervisors to deny this application.

We would also like to address some of the commentary in the various replies in the applicant's responses to staff dated August 5th, 2021 and September 21st, 2021:

A: There are abundant references to shallow water in this area of the lake. The applicant claims that the depth is 8 feet, yet their only proof is a supposed depth finder reading. LACA has visited the site and in the location of the proposed docks, the depth is 6 feet or less as you travel further in the cove. These depths are taken at normal lake level which is 250 feet above sea level. However, the lake is often 1 to 2 feet below normal in the middle of summer, this can often bring this area of the lake to 4-5 feet deep or less. The applicant has shown several pictures of one boat in the area and suggests that this proves that lake depths are not an issue. These pictures are misleading because the pictures show boats in the navigable waters beyond the boat ramp or slips. Factual water depths data in the cove where the proposed boat slips are to be located have not been provided.

The applicant does not want to complete a more detailed boat channel analysis that reveal the fundamental flaws in locating a boat ramp and docks on the proposed site. A proper bathymetry survey should be required.

LACA is concerned for several reasons related to the narrow and shallow characteristics of this portion of the lake. First, consider adding 49 boats to this narrow section of the lake and the corresponding safety hazards. Notice that there is only one boat in each picture. Imagine the impact to this cove if 49 boats are added.

Secondly, add 49 boats and their propellors or jets stirring up the phosphorus laden lake bottom and releasing these bacterial and algae nutrients into the lake. The applicant insists that they have no plans to dredge. However, as the lake level fluctuates from 6 feet to much lower levels, RV park customers will not be able to easily launch their boats or access boat docks. LACA is concerned that an approved SUP will enable the applicant to obtain a dredging permit from DEQ. Dredging in an environmentally unstable area and releasing additional nutrients would be highly detrimental.

B: The applicant is asking for a SUP to be approved for a high-density commercial development outside the scope of the long-term comprehensive plan and in several instances ask the staff and the planning commission to effectively "trust" them. They suggest that staff does not need certain items to make an informed land use decision. LACA strongly disagrees. This is a very dangerous and risky SUP application. There should be significant effort by the applicant to assure staff and more importantly the community, of the design elements of the buildings, structures, potential dredging plans, the type and location of walkways within fragile areas, landscaping plans, streets, sidewalks, etc.

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C: The developer has stated that they have significant experience with HABs and “red tides”. They have also stated that are more aggressive than DEQ or EPA in dealing with HABs. When asked to prove or expand on these bold statements, the applicant has said that this information is not needed for the county to evaluate the SUP for land use. We strongly disagree. Adding a high-density commercial devolvement in an environmentally fragile area requires more than unsupported bold statements and “trust us” to convince the community that we should permanently welcome them. This is “ground zero” for HABs on Lake Anna. According to our LACA Water Quality Team Captain that covers this section of the lake, the water quality on the Upper Pamunkey this year is the worst that he has seen in 30 years of visiting the lake.

In the 2021 water quality sampling by both DEQ and LACA, the sampling station immediately near the RV park was far and away the worst sampling station on Pamunkey Creek.

In addition, the applicant’s operator has supposedly donated at least 1MM to water quality although no details were provided. We would suggest that if they have the capacity to work to solve the HAB issue, that they would voluntarily invest a significant sum to water testing at Lake Anna and/or towards remediation of the HAB issue which will likely cost in the 10s of millions.

The applicant also states that their guests are for the most part environmentalist. They further state that if they destroy our waters and our environment, that they basically would destroy the reason people come to them. However, entering a location that already is unusable for the majority of the boating season and adding nutrients to the environment is the exact opposite of this claim.

D: The applicant suggests that the county has ample information to make a decision without dimensions of impervious surfaces. These surfaces cause storm water runoff and we are being asked to again “trust” the applicant as to the impact these surfaces have to runoff in this environmentally fragile area.

E: If they are accurate in the very limited uses of the amphitheater, will the applicant agree to never host a professional musical concert on the premises as a condition of approval? Otherwise, screening or some type of sound shield should be required. What assurance if the SUP is approved will the community have that this will not become a music venue.

Additionally, sound travels very efficiently over water. Residents that live on a lake can hear a normal conversation of a boater several hundred yards away. Adding a high-density RV park with corresponding activities assure that the residents of the adjacent communities will be negatively impacted. Nearby residents chose to purchase a home on this portion of the lake to enjoy nature and quiet tranquility. Adding a high-density RV park is not in harmony with the hundreds of existing nearby homeowners.

F: The applicant discusses an enforced “quiet time” on the property, but they do not define the start and stop times of “quiet time”. Would the applicant elaborate on the actual times that noise will be limited?

G: A decommission plan should be required. Opening a RV resort on a lake without access to the lake in the majority of the boating season is a inherit risky venture. It would seem appropriate to have a decommissioning plan in the event that the RV resort fails once the public realizes that access to swimming in the lake is prohibited for the majority of the season.

H: LACA is extremely concerned with having rental boats operated out of this remote location on the lake. Adding additional boats in and by itself increases safety concerns. The applicant uses contradictory language in their response to staff questions concerning rentals and boating licenses. They say that the do not intend to rent boats, yet in other answers they suggest that they will contract with a local business to bring in rental boats. How can the public be assured of the answer?

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P.O. Box 217
Lake Anna, Virginia 23117-0217
www.LakeAnnaVirginia.org

Adding rental boats which are often rented by novice boaters dramatically increase safety risks. In one of their responses, the applicant states that Virginia State Law requires all operators of powered watercraft to have completed a boat safety course. This is blatantly not true. The law provides a loophole for boat rental customers. You may rent a boat in Virginia without a boater safety license as long as you complete a very basic training program by the rental company. This is confirmed on the DWR website: https://dwr.virginia.gov/boating/education/faq/

A short 15-minute orientation does not compare to the 3-8 hours required to complete the actual boating safety course. LACA would request that boat rentals not be provided as a condition of the SUP.

Rental boats and safety must also be considered within the unfortunate presence of alcohol and now, marijuana which has been legalized in Virginia since July, 2021. Operating a boat under the influence is serious crime and can be deadly. Will the numerous food/concessions/tiki bars/restaurants in the development serve alcohol? Once legalized, will there be a dispensary added to the resort?

I: LACA sent a previous email related to the disingenuous response related to the comments received at the community meetings. The applicant carefully crafted a response that avoided submitting well over 100 negative comments that they received at the virtual community meeting in February. The applicant also promised the community that they would forward all of these comments to the county. We would request that all of these community responses be submitted to the planning commission and the board of supervisors and become a part of the record for this application.

J: They claim that their resort will be a significant source of revenue for the county. However, at what cost? The existing rural residential zoning laws are what were in place when property owners made decisions to purchase their homes. These are promises that must be kept and are not to be swept away by the whims of a wealthy developer at odds with several long-existing communities.

The existing residential communities will suffer if the SUP is approved in their backyard. In addition, much of any ancillary revenue will go to businesses located in Louisa County, not Spotsylvania County. There are no businesses or restaurants in Spotsylvania County that are certain to benefit from this SUP's approval. While it may be beneficial to Louisa County, it is at the expense of Spotsylvania County citizens.

LACA also questions the remarkable conclusions that the applicant makes in terms of revenue and ultimate taxes to the county. The applicant is claiming revenue of $15MM per year. For example, they stated in the June 7th community meeting that they charge $40-60 per site and they model a 60% occupancy throughout the year. However, they are ignoring the adverse impact of text and email news of HABs and no-swim advisories. Taken at face value, 60% of 300 site is 180 sites on average rented for $50 a night. That works out to revenue of approximately $3.3MM in rental revenues. (300 x 60% x $50) It is unrealistic to imagine $12MM additional taxable revenue being generated from other services. It is also clear that any ancillary tax revenue generated by RV park visitors would go to Louisa County. This may be a low impact development to the county resources such as schools, but it is an extremely high impact to the local neighborhoods.

K: The applicant is asking for a SUP as opposed to a rezoning. The proposal includes a restaurant (although it is called it a dining room in a clubhouse), a lounge, tiki bars, bait shop and concessions. This is clearly a commercial operation. The applicant should go the rezoning process as opposed to requesting a SUP.

L: Applicant suggests an annual 60% occupancy and an average stay of 5 days. This suggests that only 180 of the sites would be in use. However, it is likely that the occupancy in the boating season is near 90% and that in the winter it is far less. This impacts the environment during the worst of times. In the summer, when HABs are in full force, it is likely that the RV park will be at capacity. In the winter, when the cold weather impedes HABs, the RV park will not be in use.

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M: The applicant's operator has suggested in the June 7th meeting that they will be using "park model" RV units. These are glorified mobile homes that remain on site that the operator rents out by the day. They are effectively residential stationary homes. They state that no residential dwellings units are proposed as part of the project, but later they suggest that park model RVs will fluctuate to keep in step with market conditions. This is contradictory to their statement that there are no residential dwellings on the proposal. We would ask for further clarity on this issue or an agreement to not allow park model RV units as a condition of approval.

LACA is also concerned with the viability of an RV park on a lake that is not usable for the majority of the warm season. In case of a failure, the operator could easily convert the majority of the RV sites to effectively a mobile home park. We would suggest banning the ability to use park model units.

The operator's Castaway Resort recently announced the addition of "fully equipped cottages". It is clear that the operator uses permanent residences as part of their business model. What assurances can the applicant give that will prevent the installation of permanent residences on this property?

N: The applicant discusses their by right ability to install a total number of boat slips of 300+ and then takes credit for lowering the number of slips to 49. However, by right, the property may only have 6-12 homes built and therefore only 6-12 docks built. The ability to build a greater number of slips is dependent on approval of the SUP, which is far from certain. LACA would suggest limiting the number of docks to 12 to correspond with the number of docks available if this were a residential community. The applicant consistently suggests that there are ample on-site amenities to occupy guests if there is a no-swim advisory. They state that the majority of their guests would likely use stand up paddleboard, kayaks or similar non-motorized activities. They are less than clear on their desire to have boat rentals on site. Therefore, why approve more than 6-12 docks?

O: The applicant suggests that there has been no indication that the public access from Route 522 will be refused by Orange County. However, the Orange County Planning Commission voted 7-0 against the proposed SUP when it was presented to their commission. "No indication" cannot be implied that the applicant will receive approval.

P: The applicant is suggesting that they will install a microwave internet connection for their guests and it will not impact the county residents. Microwave internet transmission is adversely affected by weather conditions, terrain, temperature, humidity, precipitation, and wind. Lakes and water formations are extremely reflective surfaces with respect to radio transmissions which leads to signal degradation. All connections within range of a microwave tower will share the same bandwidth. Connection speeds are significantly reduced and degraded as more and more users connect to the network. Finally, this plan relies on line-of-sight communication between an access point and the end receiver. Signal strength cannot be sustained during inclement weather or through brush or trees. Even if the applicant sets up a dedicated system, as it degrades with 500-750 users, those guests will resort to using their cell phone coverage. This will degrade the coverage for the local communities that rely on cell coverage for both communication and internet access. The current cell coverages in this area are at best mediocre. Adding many hundreds of cell phone users to the existing cell phone towers will impact the current residents of this portion of the county and degrade their access to cell phone coverage even further.

Q: Based on the applicant's cover sheet, they state that their building area is 74,724 square feet. This is the equivalent of 30 single family 2400 square foot homes, double the number of home that the applicant by right may build.

The impervious coverage ratio is 1,250,000 square feet or the equivalent of over 20 football fields. This would never be approved for a traditional residential development on the property.

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The total open space area is 1,103,485 square feet which is less than the impervious area created. This is not consistent with Resort Agricultural Zoning.

R: The gated rear access for service and emergency vehicles is indeed a good idea for the proposed project. However, Route 719 can barely handle 2 passenger vehicles passing in opposite directions. For this to be a viable secondary exit

for service vehicles or an emergency exit, Route 719 should be improved from the proposed entrance to Route 522. The plan states that the Route 719 entrance is for service and emergency access. The applicant's response to questions state emergency access only. Which is it?

S: The option to phase the development should be taken off the table. If approved, the applicant could decide to phase portions of the development and then fail to deliver promised key elements.

T: LACA has met with the developer on two occasions. At both occasions and in our presentation to planning staff, LACA stated that the applicant should consider investing in the "state of the art" AOSS and commit to removing additional nutrients from the wastewater. To date, only meeting the minimal DEQ standards have been addressed. We commend the applicant for investing in a phosphorus reduction module for their AOSS, but they have yet to address a higher standard for Nitrogen removal. They have not agreed to make public an Operations and Maintenance Manual for the AOSS and be held to this self-imposed standard.

We appreciate the opportunity to share LACA's Board and members serious concerns regarding the Four Seasons RV Park SUP application. We strongly urge staff to recommend denial of this project to the planning commission.

Sincerely,

Gregory M. Baker
President
Lake Anna Civic Association

Shannon D. Fennell

From: Greg Baker <greg.baker@lakeannavirginia.org>
Sent: Wednesday, October 13, 2021 11:43 AM
To: Shannon D. Fennell; Leon Hughes
Cc: LACA Leadership
Subject: [EXTERNAL]: Cove Depths

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Shannon,

Here some photos that a LACA member took of the depth of the cove where the boat launch and boat docks are located. Less than 5 feet deep. The second image is the view from where the first picture was taken looking into the cove where the boat docks are being proposed. The third picture is the algae bloom and scum on the water in the same cove.

Thanks,
Greg

--
This email was Malware checked by Sophos http://www.sophos.com

Shannon D. Fennell

From: Alex Gutenson <alexgutenson@gmail.com>
Sent: Friday, October 29, 2021 7:33 AM
To: Shannon D. Fennell
Subject: Re: [EXTERNAL]: Lake Anna RV Resort - Follow Up on Water Quality Issues from Worksession
Attachments: RV Park Water Depth.pdf

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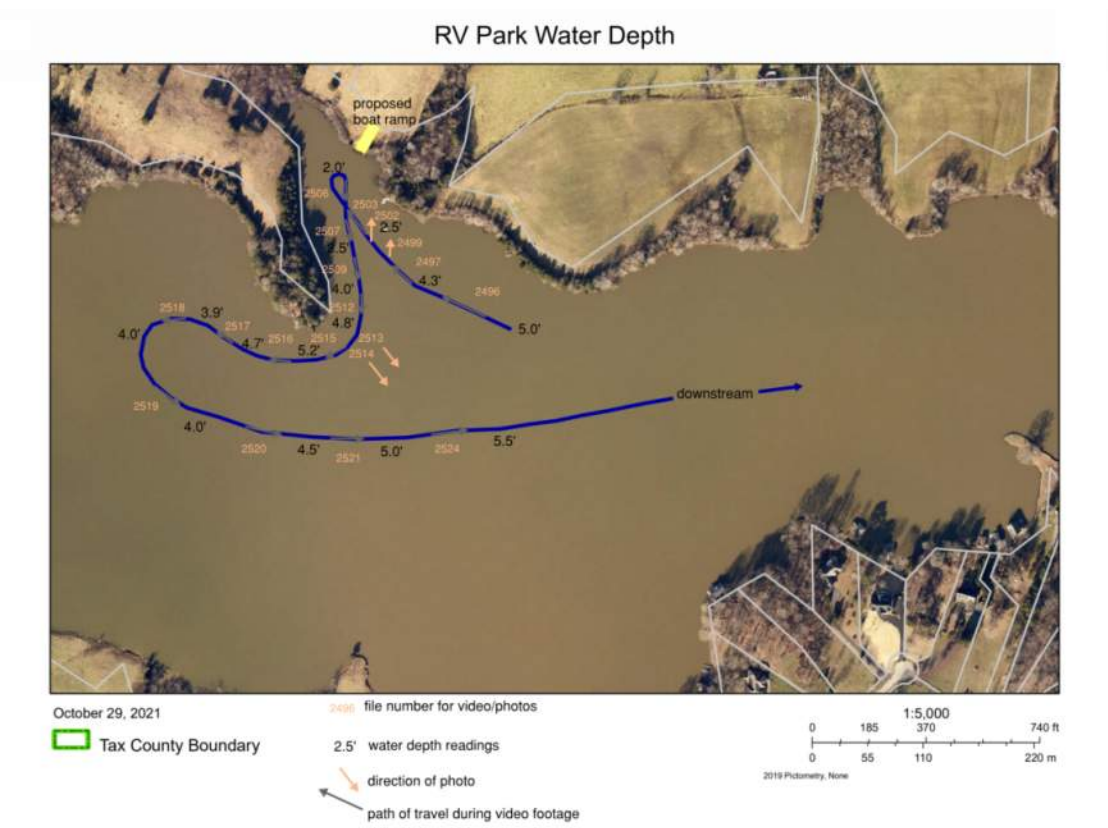
Shannon - Here is the approximate path of travel showing areas that each video, photo and water depth were taken. I inserted the proposed boat ramp but not the boat slips because it was getting too crowded on the map. The boatslips are proposed to be located at locations designated as file number 2507,2509, and 2512. Because the lake levels have been known to fall another foot below these current levels, it is my opinion that any areas below 5' water depth would need to be dredged to make this a suitable area for safe boat navigation, boat slips, and a ramp.



On Thu, Oct 28, 2021 at 9:07 AM Shannon D. Fennell <SFennell@spotsylvania.va.us> wrote:

> Thank you in advance!

Spotsylvania Find your Spot
Shannon D. Fennell ~ Planner III- Development Services Division
Department of Planning & Zoning ~ 9019 Old Battlefield Blvd., Suite 320
Main: 540-507-7434 ~ Direct: 540-507-7440 ~ sfennell@spotsylvania.va.us

From: alexgutenson@gmail.com <alexgutenson@gmail.com>
Sent: Thursday, October 28, 2021 9:01 AM
To: Shannon D. Fennell <SFennell@spotsylvania.va.us>
Subject: Re: [EXTERNAL]: Lake Anna RV Resort - Follow Up on Water Quality Issues from Worksession

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Absolutely. I will do this afternoon or first thing tomorrow morning.

Alex Gutenson

Senior Vice President

E.E. Reed Construction, L.P.

703.568.8519 (c)

> On Oct 28, 2021, at 8:23 AM, Shannon D. Fennell <SFennell@spotsylvania.va.us> wrote:
>
> Good Morning Alex,
>
> Yes I was able to follow the link to the videos. I did have one question, could you put points on the aerial photo denoting where each photo and depth measurement was taken.
>
> <image001.png>
>
> **From:** Alex Gutenson <alexgutenson@gmail.com>
> **Sent:** Thursday, October 28, 2021 6:08 AM

To: Shannon D. Fennell <SFennell@spotsylvania.va.us>
Subject: Re: [EXTERNAL]: Lake Anna RV Resort - Follow Up on Water Quality Issues from Worksession

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Good morning Shannon. Were you able to follow the link to videos?

On Wed, Oct 27, 2021 at 10:34 PM Shannon D. Fennell <SFennell@spotsylvania.va.us> wrote:

> Mr. Gutenson,
>
> Thank you for the information provided, I have viewed the attached photos and staff will continue to review.
>
> Your input is appreciated.
>
> <image001.png>
>
> **From:** Alex Gutenson <alexgutenson@gmail.com>
> **Sent:** Wednesday, October 27, 2021 5:47 PM
> **To:** Shannon D. Fennell <SFennell@spotsylvania.va.us>
> **Subject:** [EXTERNAL]: Lake Anna RV Resort - Follow Up on Water Quality Issues from Worksession
>
> **CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.**
>
> Good Evening Shannon,

I noticed that the developer has followed up on topics discussed the other night and declares that they have provided sufficient information to warrant a vote on this project on 11/17. However, I do not see where they have provided a water depth study in the proposed areas of the boat ramp and boat slips. This is critically important to be studied now, before any SUP is approved, because the whole point behind building an RV Park on this waterfront location is to provide access to the publicly shared waters of Lake Anna for their private guests. If it is not feasible to provide access without dredging the lake bottom, which would cause harm to the lake waters' already impaired condition, this needs to be taken into consideration. The questions need to be asked and answered, and made available for public comment because this affects the entire community...before taking a vote. To ignore this ask and not provide a comprehensive response and allow for public comment is equivalent to someone asking for approval to build a water park, but not having a source of water other than to steal water from neighboring communities in order to make the water park operable. It doesn't make sense to allow it to proceed without demanding an answer.

Because the developer will not make the investment to do their own study, I went out and took my own measurements on Sunday morning. The entire cove where the boat ramp and boat slips are proposed is less than 4' deep and quickly goes to 2' deep at 50 to 75' from the shoreline. According to the Virginia Department of Wildlife Resources regulations, 4' is considered the absolute minimum depth for any ramp or boat slip, so dredging in excess of 2' would be necessary to make this a navigable cove. The reason the developer has elected not to do this study is because they know it will be an issue and will wait to get approval and then apply to the Corps of Engineers to have this entire area dredged. This would be an absolute reversal on their claim that they will do zero harm to the water quality in this sensitive portion of the lake.

Dredging is an environmental nightmare because it releases all the stored nutrients at one time. The majority of the lake enjoys a sandy/gravel bottom, but I noticed the bottom in this cove is very deep mud suggesting that sediment has collected here for years, which is probably why it is so shallow. To release all the stored nutrients in this mud and sediment would amplify the issues we are already battling with the harmful algae blooms.

I have set up a google share folder with photos and videos of my findings from Sunday..see link below.

I have also marked the approximate areas where the swim area and boat ramps are proposed to be located in the photos below. The water depths were taken in the area directly in front of the boat ramp. Note that the top photo is when the lake is at full pond, and the bottom photo is when the lake is down during fall and winter. When the lake level is down, the boat ramp will not even be in the water unless the cove was dredged.

Please let me know you were able to access and feel free to share with your peers. If you are unable to open links, let me know and I will find another way to provide photos and videos. Thanks!

https://drive.google.com/drive/folders/1Z1n-57WuSAokoPxwKBMS9RBUB9BAbeZ3?usp=sharing

<image002.png>

<image003.png>

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This email was Malware checked by Sophos http://www.sophos.com

February 22, 2021

Spotsylvania County Planning Commission

RE: Four Seasons at Lake Anna

Commission Members:

My name is Phillip Defibaugh. I am a resident of Spotsylvania County and live in the Oakridge Subdivision off of Day's Bridge Road. I am writing this letter to share my views on the Four Seasons at Lake Anna RV Park planned for the Upper Pamunkey Creek at the Route 522 bridge.

This development was brought to my attention by the Lake Anna Civic Association (LACA). I am a member of that organization. I have read through the information provided by LACA and I am in agreement with the concerns they have brought forward. However, I have some additional opinions I would like to share.

1. The initial application for a Special Use Permit was for an RV Park which would be private in that lots would be for Class A motor homes and would be sold to clients creating a community restricted to owners, family and friends, would have no access to the general public with no transient, overnight camping. Now this redesigned RV facility would be open to the public as an RV pad rental facility. In the web site link provided by the developer they state" this new iteration is twice as large and the original". That is an unacceptable change and I urge the special use permit be denied for such a rental facility.
2. I would strongly prefer a housing development in this area for all the reasons LACA has pointed out in their concerns.
3. The developer has now agreed to turn lanes on both approaches of Route 522. While this is a needed concession it still sets the stage for accidents because of the traffic density on Route 522. Route 522 is a major truck route for both local and long haul truck traffic, as well as our local traffic.
4. A back entrance on Day's Bridge Road (RT 719) the developers, well as LACA, is proposing an an emergency route from this development on to Rt 719. Such an emergency route would need to be controlled to restrict normal traffic into and out of the resort. If it were controlled by a gate what would be the impact to fire and rescue? A normal vehicle and a truck or school bus barely have enough room to pass going in opposite directions. I am strongly opposed to this with out major road improvements to Rt 719. Day's Bridge Road is a country lane. It is of minimum width, there are no shoulders and no lane designation at all. This road has not been improved in the forty years I have used it to access the Oakridge Subdivision. Additionally, to use this road as an evacuation route in an emergency would increase the stress and greatly impact the evacuation of the residents of the three existing subdivisions as well as local farms.
5. If the area is to be developed the zoning should not remain Agricultural (AG) or be changed to "special use" but rezoned to Resort Residential(RR) for single family housing subdivisions.
6. As LACA points out, this area is a starting point for harmful algae blooms (HAB) on Pamunkey Creek. This will put a greater burden on residents further down the creek because the amount of water traffic increase which would result from a development of this size. You can also imagine the complaints from these "visitors" you will receive because they can not use the area due to an HAB. Swimming bans have been in place for for major portions of the last three summers.
7. I request you take the issues I have put forward as well as all the issues LACA has identified prior to approval of this project. If this resort is approved the "character of the Upper Pamunkey Creek will be changed forever", and not in a good way.

The Four Seasons at Lake Anna: Virtual Community Meeting

Welcome and Development Team Introduction

Thank you for your interest in the Four Seasons at Lake Anna. We are glad you are able to visit this "Virtual Community Meeting" website. We would much prefer to be with you all in person, sharing our enthusiasm with you in a face-to-face presentation, however, due to the current circumstances with the Coronavirus, that is not possible. For now, we will have to do what we have to do and figure out how we can move to in-person opportunities.

Let us begin with introducing you to the Development Team. The development project is a combination of local leadership and the professional expertise of a team of consultants and contractors. Our local leadership is provided by Lake Anna residents who have personally grown up on Lake Anna – with the parents living on the lake and now owning a house on the lake himself. Lenore owns property at the time her parents on the lake, and yet her has also made it part of his professional passion. He has developed multiple housing communities throughout Virginia, and has a passion for the development of communities that are environmentally sensitive.

Lenore is joined and backed by long-time development partners, Tim and Tina Wills, of the Wills Companies. In 1992, brothers Tim, and Troy Wills formed Wills Companies, a multi-faceted commercial development firm, based in the Washington D.C. area. The Wills Companies has developed over 1,000 acres of land in Spotsylvania County, and has a long history of successfully bringing to fruition a project from start to finish, while delivering value-enriched acquisitions in all asset classes to our investors. Their success stems from their ability to identify opportunities, assemble the right team, and execute. Wills Companies has the experience to ensure the has while aggressively seeking new opportunities to add value to our communities.

Wills Companies has extensive experience in the development of single and multi-family housing, as well as commercial real estate projects, including retail, office and industrial properties. Wills Companies has a full-service, in-house capability that encompasses development, property management, accounting, financing and marketing expertise. Combined with construction planning, and property management. With the expertise of the Wills Companies backing the passion and vision of Lonnie Carter's local vision, we believe we have the right team to bring this project to fruition.

With our own introductions out of the way, allow us to introduce our project.

Project Location

Project location within Spotsylvania County:

Click image to view larger version

Project Location at local view:

Click image to view larger version

The project is located in western reaches of Spotsylvania County, in the Livingston District, and is situated on the north side of the Lake Anna Peninsula. Access to the property is provided by Route 208 (Courthouse Road) and Route 3 to the Gateway. Of course one is located between US 522 (Zachary Taylor Hwy) and SR 15 (Fredericksburg Hwy) Bridge Rd.

Project Overview and Vision

Project location within Spotsylvania County:

Click image to view larger version

Project Overview:

Click image to view larger version

The Development Team at the Four Seasons at Lake Anna is passionate about creating a world-class resort for recreational service and for the enjoyment of permanent residents. The Four Seasons at Lake Anna will be a "resort" in the truest sense of the word. It will not be your average hotel "rent-a-summer" or as it is known by the city of the "seven-mile" lot with the Four Seasons at Lake Anna.

We will go into detail further into the "permanence," but the vision is to create a resort for recreational vehicle camping, water-oriented activities, and a community center with a restaurant and meeting facilities. The community center will also include a swimming pool, pool bar, fitness center, and other outdoor amenities such as campfire rings, small amphitheaters, and playgrounds for children of all ages.

To achieve this "best in class" outcome, we are focused on creating the best possible guest experience through careful planning, promoting world-class amenities and facilities, preserving and enhancing the beauty of Lake Anna, and establishing and enforcing high standards of conduct and behavior. Our goal is to create a resort that is a source of pride for the entire community. We will also be dedicated to maintaining a healthy and safe environment which serves prior to approving a destination. Management of those standards is a top priority for the property's Park Manager. The Park Manager will be employed by the Four Seasons at Lake Anna, and will be responsible for the day-to-day operations of the resort. Through this management firm, the property will be staffed by approximately a dozen full-time professional staff who are fully qualified in RV resort operations. These include the day-to-day management of the property as well as providing maintenance and housekeeping services. Our goal is to provide a level of service that is second to none, and to ensure that the property is maintained in a manner that will serve as the envy of guest services and property maintenance.

We know from experience and research there is a need for this type of outdoor hospitality venue in the region. Our team is confident that the proposed plan will be a tremendous success and a terrific addition to the Lake Anna community.

Zoning / Planning Analysis

The project parcels are currently zoned A-Rural in Rural Agricultural the Livingston District of Spotsylvania County, Virginia. Within the A-Rural Agricultural district, the following uses may be established by right, or by special exception in the A-R district, subject to approval by the County Board of Supervisors:

- Camp or recreation ground
- Marina, dock and boating facility, commercial
- Outdoor sports and recreation, commercial
- Restaurant, fast food
- and many more.

We are confident that the proposed recreational vehicle camping resort, community center, and water-oriented activities will be a use by right within the site but user allowed through the special use process in the A-R district.

It is important to recognize that we are not seeking to change the zoning for these parcels; this is a non-zoning request. Rather, we are seeking to work through the "special use" process allowed under the R-A zoning district. Under the R-A zoning district, the following uses are permitted by the district, subject to final approval by the County Board of Supervisors. The key evaluation of the application is not whether the land use is appropriate for the property, but rather whether the proposed plan of development provides the appropriate safeguards to ensure that the proposed activities of the development. We are confident that it does.

Click image to view larger version

Click image to view larger version

Proposed Project Features

Take a few minutes to take a look at a short "drone-up of some of the resort areas. We will allow the image to speak for itself, in the meantime, here are some highlights:

Waterfront Recreation Area

Click image to view larger version

Inland Pool and Community Recreation Area

Click image to view larger version

Typical RV Campsite Layouts

Click image to view larger version

Entrance Sequence and Welcome Center

Click image to view larger version

Being a Good Neighbor

As noted previously, for the realization of this application is not whether the land use is appropriate with the Resort Agricultural ZA district but whether the proposal provides the proper planning to avoid, minimize, or mitigate any potential impacts of the development. There are three potential impacts right at the forefront, and we have developed a number of solutions to them.

Vehicular Traffic

The first, and most obvious, the potential impact right at the entrance to the property – looking at transportation and traffic safety. The traffic impacts has been evaluated, and our plan is to do more than is required to safe-guard any potential issues with traffic safety impacts.

We have placed the entrance in the safest location as the first step. Though the property has access to both US 522 (Zachary Taylor Highway) and Route 208 (Courthouse Road), we have located the entrance to only allowing direct traffic to and from US 522 through the one entrance road at US 522. However, to provide proper emergency emergency planning, there will be a gated access from Courthouse Road (Route 208). This will be for emergency access only, and will be gated and locked at all times.

The primary entrance on to US 522 has been placed in an area that provides adequate sight distance in both directions. Both drivers can see far enough to make safe driving decisions.

An analysis of the proposed vehicular trips was performed to determine whether turn lanes would be warranted (according to VDOT's warrant procedures) the result showed the turn lanes are not warranted per the VDOT evaluation process. However, as a matter of safety, we have included a right-turn lane into the property. This will provide a safe deceleration area for vehicles traveling both east and right-turned lane on US 522 at the proposed resort entrance that can be seen in the image here.

Click image to view larger version

Boat Traffic

A second area of concern is also about traffic, but this one is about boat traffic. In an effort to reduce boat shortage and thereby boating accidents, Wills Marine Construction and Environmental, Inc. has historically set up buoy markers to identify areas where there are established rules whereby a property owner is allowed a certain area of docks on the water; this rules varies for each locality. Typically, the buoy markers are placed at a distance of 150' from the shoreline. This distance is established to provide a 300' field of shoreline along any dock-based system that is the assembly of shoreline. Any property when evaluated on "recreational" land use could be allowed an many 900' uncovered boat slips, or 600' covered boat slips. The 150' buoy markers are placed across the front of the property, and are placed in such a way that they do not interfere with the navigation channel of the lake. The buoy markers are placed 150' from the proposed pier. Rather than exercising the full rights afforded this proposed plan has proposed a total of 200 boat slips, or a reduction of at least 33% from the maximum allowable. Also, the proposed plan has proposed that the boat slips be placed in the center, this is a reduction of at least -20% and as much as -70%.

Furthermore, in addition to the boats reduction in the maximum allowable docks, the plan also has committed to being a private facility. This means that the docks will be for the exclusive use of the property owners and their guests, and not for the general public.

Finally, in an effort to enhance public safety on the water, the resort staff will provide up to three boat slips reserved exclusively for the Sheriff's Department so that they can patrol the waters from our docks but can't protect boat launch, and maintain as much presence on the water as they deem appropriate.

Click image to view larger version

Environmental protections

The third area of concern is about the potential environmental impacts when developing an outdoor campground. From our site assessment, we are looking into many previous issues and the entire experience of our team greatly. In underwood, campground. Team, but what environment includes both the land and the water. Our plan works to protect both because what happens on the land has the potential to impact the water, and what happens on the water has the potential to impact the land.

The plan has been arranged to protect and preserve the riparian buffer area along each of the natural drainage ways that pass through the property except where absolutely necessary to cross the channel for driveway access. All of the development is proposed to be outside of the 100-year floodplain, and the 100-year floodplain will be preserved as open space. Erosion and sediment storage and stormwater management provides a collection and treatment perimeter prior to releasing runoff into the streams. That means that all of the development areas will be contained and "filtered" through an appropriate stormwater management facility before leaving the property. Finally, the proposed plan has committed to preserving at least 20% of the property as open space, which is greater than the minimum required. That is how we will protect our key assets – our environment. Here is a look at our proposed stormwater management plan:

POND
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POND

©2021The Four Seasons at Lake Anna: Virtiual Community Meeting

The Four Seasons at Lake Anna RV Park

Responsible Development with a Focus on Stewardship
Mitigations to Commonly voiced Concerns for
The Four Seasons at Lake Anna RV Park

March 4, 2021

1) Boat traffic corresponding to proposed 300 boat slips:

    a. The Development Team has heard the concern; we are taking this into serious consideration. We are currently reviewing the ratios of boat slips to RV sites to determine if reductions could be made and, if so, how much. We are exploring this further and will update the County following our review.

2) Harmful Algae Blooms (HABs)

    a. This is indeed a concern - both for the Development Team and for all other users of Lake Anna. This is obviously a serious issue and a complex issue that already exists. We are committed insuring that our project does not contribute to furtherance of this ongoing issue, and we are eager to support whatever research and efforts can be made to finding and combating the causes. As for our project, we have laid out a plan that implements Low Impact Development stormwater strategies such as:

        i. Collecting and treating runoff quickly through a series of distributed treatment measures (engineered dry swales, bioretention filters, etc.) rather than collecting and treating the stormwater in a singled consolidated stormwater pond at the outfall of the site; this will dramatically increase the effectiveness of the water quality treatment and minimize the alterations to the hydrology;

        ii. Preservation of the majority of the riparian buffer areas adjacent to the tributary streams within our property allowing for natural ecosystem to exist between most of the development and the streams that drain to the Lake;

        iii. Implementation of an annual Nutrient Management Plan (NMP) to provide specific direction for the custom-tailored management of the turn and landscape areas within the development to avoid any excess fertilization that would runoff into the Lake;

        iv. Aggressively minimizing impacts to the streams and wetlands within the site (stream impacts to under 300 LF, wetland area impacts to less than 0.1 acres); this will maximize the preservation of the critical ecosystem within the tributary streams and continue their natural filtering function.

3) Seasonal shallow water:

    a. The Development Team has carefully explored and considered the water levels around Dickerson's point at different seasons to be sure that the water levels were conducive to boats. At this point, we believe that the water depth is sufficient to handle the proposed use. Nevertheless, this issue will be explored further to be confident that adequate water depths will be present through all seasons.

4) Car traffic volumes:

    a. The Development Team heard the concerns from previous public input opportunities and has responded by:

        i. Providing left and right turn lanes along US 522 so that turning vehicles can slow and wait for safe turning opportunities without impeding the flow of traffic along Us 522; these are not warranted according the VDOT evaluation criteria, but they are being provided out of an abundance of caution and in response to the concerns raised;

        ii. Providing emergency egress through a locked-gate entrance onto Days Bridge Rd. in case there is an emergency requiring a secondary egress point;

        iii. The access on to Days Bridge Rd., however, is a locked gate so that no public traffic can use it; this will keep the development from adding traffic to Days Bridge Rd.

5) Wastewater system impact to Lake Anna:

    a. The onsite sewer collection, treatment, and disposal system will be designed and implemented in such a way to avoid any sewage runoff or discharge into the Lake; regulatory levels are aggressive to prevent harm to the groundwater as well; the system will be discharging at or below those levels and will be professionally managed and monitored (regular reporting to the Health Department) for accountability.

6) Impact of water-system / well development

    a. The authorities having jurisdiction (County and VDH) require that a engineering study be performed to verify that the surrounding hydrogeology can support the needs of this projects without detrimental impact (drawdown) of adjacent wells in the vicinity; this study will be performed and approved prior to project implementation.

7) Dry hydrant fire suppression system

    a. A dry hydrant system for fire protection will be added to the site plan to provide fire suppression abilities for emergency services in the event of a fire.

For more information on the Extraordinary steps being taken to construct a nationally acclaimed RV Resort while safeguarding the natural resources of Lake Anna, please contact:

Gay and Need, Inc.
1260 Radford Street
Christiansburg, VA 24073
CommunityMtngFeedback@gayandneel.com

Shannon D. Fennell

From: Greg Baker <greg.baker@lakeannavirginia.org>
Sent: Tuesday, October 12, 2021 6:53 PM
To: Shannon D. Fennell; Leon Hughes
Subject: [EXTERNAL]: Four Seasons RV Park SUP

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Shannon,

On the applicant's response dated 8/5/21, question # 35 requesting all comments from the virtual community meeting and the actual in-person community meeting on June 7th, the applicant responded that there were "no comments that were received after the virtual community meeting on June 7th."

This in fact may be true, but it is purposely disingenuous at best and highly unlikely. The "virtual meeting" was in February and the "in-person" meeting was held June 7th. While the applicant may not have received comments after the June 7th meeting, they did receive well over 100 comments during their February virtual meeting. The Applicant has not responded to staff's request.

In response to the numerous comments in February, Gay and Neel responded to the community and their response can be seen here: https://drive.google.com/file/d/1Z2vFqIrDyjmzkfQxTah0xijRsMebqcxT/view

There were many comments that were sent in February and staff requested those comments in the response dated 6/25/21. The applicant did not provide them and I would suggest that staff specifically ask again for the comments that were received to the mailbox that was established for this purpose: communitymtngfeedback@gayandneel.com. It is clear that the applicant does not want to disclose well over 100 negative comments to staff and the planning commission.

I personally responded in February on behalf of LACA and my comment which was sent on 2/21/21 is below along with a email response that was sent to all those that responded. I am personally aware of dozens of comments that were sent and have copies of several of those comments that I could forward. In their reply email below, they admit to receiving well over 100 email comments.

The original website for the community meeting stated that all comments would receive a response and that all comments would be shared with planning commission staff. The original website was taken down and has been replaced with an updated "advertisement" for the RV park. However, LACA made a copy of the original website and can be accessed here: https://drive.google.com/file/d/15AALTCjRzFuVO9C6mUBNHRyfVOx-jk99/view

At the bottom of the website, you can see that they requested feedback, promised a response and to forward all feedback to the county. In fact, the applicant did not respond individually nor did they provide staff with the numerous comments that they received. All of these comments should be part of the application packet that is presented to the planning commission.

In addition, I personally attended the in-person meeting and there were numerous negative comments made verbally at that meeting. I would suggest that the applicant summarize the concerns in a memo and provide that to staff. I recall that you were at that meeting personally as well. Perhaps the meeting was recorded by the

applicant, if so, that recording should be made available. You may recall, that the meeting was well attended (I would estimate 75 in attendance) and virtually all those in attendance were opposed to the SUP.

I am working diligently to review the applicant responses and the updated plans. Little has been done by the applicant to address the 8 standards of review. I will follow up by tomorrow morning with LACA's many concerns.

Good evening,
Greg

Greg Baker
President
Lake Anna Civic Association

Begin forwarded message:

From: Community Meeting Feedback <communitymtngfeedback@gayandneel.com>
Subject: RE: Lake Anna Civic Association - Four Seasons RV park
Date: March 9, 2021 at 12:42:16 PM EST
To: Greg Baker <greg.baker@lakeannavirginia.org>

Thank you for taking the time to provide your input. We understand that preparing and providing input takes time and thought, and we appreciate your willingness to invest that in our project. As you might imagine, we have received well over a hundred responses – many of which are very detailed, comprehensive, and full of questions. In light of that, we will not be able to craft an individual response to each of the comment-emails received. However, we have saved the responses, read through them, and chronicled the feedback contained therein. We will take all comments into consideration as we evaluate how to move forward in making this a success. Thanks again for your time and energy to provide your feedback.

Trevor Kimzey
For the Four Seasons at Lake Anna

From: Greg Baker <greg.baker@lakeannavirginia.org>
Sent: Sunday, February 21, 2021 8:15 PM
To: Community Meeting Feedback <communitymtngfeedback@gayandneel.com>
Cc: Allan Lassiter <allan.lassiter@lakeannavirginia.org>
Subject: Lake Anna Civic Association - Four Seasons RV park

The Lake Anna Civic Association (LACA) represents approximately 750 families that live or own property at Lake Anna. You may learn more about our organization at www.lakeannavirginia.org

The chairman of our land use committee, Allan Lassiter, myself and several members of our board of directors have studied the proposal listed on your website and have published a list of concerns and suggestions. LACA's feedback is listed on our website for both LACA members and the public at large at https://www.lakeannavirginia.org/page-18174

We appreciate the opportunity to give feedback and hope that the developer will take our recommendations to heart and make appropriate improvements to the proposal.

Respectfully,
Greg Baker
President
Lake Anna Civic Association

The Four Seasons at Lake Anna RV Park

Lonnie Carter and the Will Companies (Tim and Trey Wills) are proposing to build an upscale RV park on Upper Pamunkey Creek in Spotsylvania County. According to the Spotsylvania GIS system, the property is owned by Jeffrey Hayden. You may see the property in question on the County GIS system by clicking here. The property's PIN is 53-A-1 and 53-A-1B. The property is currently zoned Resort-Agricultural and will need a Special Use Permit (SUP) approved by the Spotsylvania County Board of Supervisors for the development to proceed. (If you would like to understand the rules related to Resort-Agricultural, you may click here to read more.) The original iteration of this development was called Orange County Resort which was also an RV park. The new iteration is twice as large as originally proposed and now includes two parcels of land. The property will now lie completely in Spotsylvania County after Orange and Spotsylvania Counties have settled the location of the county line. The properties' entrance is on a parcel of land that will still be in Orange County.

The original application (Orange County Resort) was presented to the Orange County Planning Commission and was denied in a unanimous vote.

This application has a new team of developers and it is apparent that the new developers have a more polished plan than was presented to Orange County.
The developers are required to host a community meeting and solicit feedback/questions from citizens of the county. Because of Covid, the meeting is being held virtually until February 24th. You may see their presentation here. (If the website is not available, a PDF of the website is stored here.) Feedback must be received by March 1st, 2021. You may send your feedback by email to CommunityMtngFeedback@gayandneel.com OR you may send a written response by US Mail to:

Gay and Need, Inc.
1260 Radford Street
Christiansburg, VA 24073

The developer will respond to any feedback received by the deadline and include the feedback and any replies to the Spotsylvania Planning Department. The developer, if they choose to proceed, will present at the Planning Commission of Spotsylvania. The Planning Commission (PC) will hold a vote to recommend approval or rejection of the development. However, the ultimate authority is with the Spotsylvania County Board of Supervisors (BOS). The developer may go before the BOS regardless of the recommendation of the PC.
LACA neither supports or opposes development on Lake Anna. Our mission statement is as follows:
Lake Anna Civic Association's mission is to preserve and protect the cleanliness, beauty, and safe use of Lake Anna and its watershed through communication, advocacy, education, and community involvement to benefit the membership and all lake users.
LACA's goal is to provide feedback on all possible developments at the lake in accordance with our Mission Statement.

LACA has the following concerns/Comments related to the four seasons at Lake Anna RV park:

1: Upper Pamunkey Creek at the 522 bridge is "ground zero" for Harmful Algae Blooms and the corresponding no-swim advisories issued by Virginia Department of Health. HABs are caused by excessive nutrients including nitrogen and phosphorus. Traditional septic systems do very

little to remove the nutrients that are the primary cause of HABs. We are pleased that the developers have proposed a large alternative Onsite Sewage System (AOSS). They are proposing a 50 gallon per day (GPD) per site plant. With 300 proposed RV sites, this amounts to a plant that would need at least a 15,000 gallon per day VDH or DEQ permit. We would propose the following:

- Any privately owned AOSS poses significant financial risk to the county and the surrounding communities. For the county to approve, we would ask the developer to voluntarily post and maintain an ample financial bonds to assure the proper operation of the plant. We are concerned that a privately held plant could pose a risk without the proper bonds and financial assurances. It is unusual for VDH to require such a bond, but if possible the developer should volunteer for VDH to make this a requirement.
- Given the high risk of HABs in this area, we would propose that the developer voluntarily accept a higher standard than required in removal of BOTH nitrogen and phosphorus from the effluent. For AOSS over 10,000 GPD, VDH mandates a maximum Total Nitrogen limit of 8 mg/l. Given the very fragile environment of this part of the lake, we would ask the developer to voluntarily limit Total Nitrogen to the "state of the industry" levels of a maximum of 3-4 mg/l. We would ask that the developer demonstrate compliance with not only the required 5 mg/l total nitrogen level in groundwater after dilution by infiltrated rainfall, but a higher standard of 3 mg/l.
- Pressurized shallow dispersal in soil treatment systems should be utilized to augment nutrient removal. If properly designed, this type of drip system should reduce total nitrogen by as much as 50%.
- Currently, VDH does not mandate removal of phosphorus. However, phosphorus is the key component of HABs. We would ask that the developer voluntarily install a system to remove phosphorus as well to the "state of the industry" levels.
- Concentrations of nutrients are important to monitor, however, it is the mass of nutrients that most impacts the development of HABs on the lake. We would ask that the developer commission a study with a qualified soil's engineering firm to recommend what would be considered the "state of the industry" in reduction of total mass outputted from the development. Then voluntarily accept that level of output as a standard. This can be achieved by either reducing the

density of the development or reducing the concentration of the nutrients.

- We would ask that ground water monitoring wells be put in place and the developer test the wells at least quarterly and provide that data via the RV park's website within 2 weeks of testing.
- A well designed AOSS can still fail without proper operation and maintenance. We would ask that the developer develop an Operations and Maintenance Manual and that Manual be available to the public. The developer would also post to their website at least annually the logs to show to the county and the surrounding homeowners their commitment to running a state of the art AOSS.
- Since VDH nor the county can enforce standards higher than code, there needs to be an enforcement mechanism for failure to comply with any promises made by the developer. The developer should acknowledge that they would be liable in civil court if they did not continually maintain the nutrient removal standards promised.
- Given the dangers to their visitors, the developer should assure the county that any no-swim advisories issued by Virginia Department of Health will be advertised on their website as well as signs posted at the entrance to the RV park, any on-site marinas and the entrances to any docks.
- The operator should be required to close their beaches and swim areas if a no-swim advisory is issued for this section of the lake. This information should be published on their website as well. (This is required of the state park when they are under a VDH no-swim advisory.)
- Given the significant increase in population density that would occur if this SUP were approved, the PC should require the developer to post an additional proffer to the Lake Anna Advisory Committee (LAAC) to pay for phase 2 of the HAB watershed study. Phase 1 of the study is underway at a cost of approximately $58,000. Phase 2 of the study covers a much larger area including the location of this proposed resort. It is likely to cost in the neighborhood of $100,000 to $150,000. This proffer would be a win-win for both the county and the developer. No-swim advisories on Upper Pamunkey Creek are detrimental for the lake, the surrounding communities, the environment, wildlife and of course any visitors to the RV park.
- LACA is currently working with Randolph Macon College and Virginia Department of Environmental Quality doing sediment

sampling research. Our hypothesis is that stirring of the sediment in the lake releases nutrients increasing the likelihood of HABs outbreaks. Upper Pamunkey Creek near the 522 bridge is very shallow making it susceptible to boat prop wash. The depth of the lake in this section is under 8 feet and much shallower in immediately vicinity of the proposed development. In a typical summer, it is not unusual for the depth of the lake to drop 1 to 2 feet from the normal level of 250 feet above sea level even further reaching the navigation safety in this area. We would urge the developer to promise to only promote non-motorized activities as a way to further mitigate nutrient release in this shallow area based on boat prop wash.

- The research is clear that the buffers of vegetation immediately adjacent to the lake are very high in the nutrients that cause HABs. Erosion along the shoreline causes phosphorus "bombs" especially when trees fall into the lake. 50 years or more of phosphorus buildup is released into Lake Anna. Increasing the number of boats in this narrow area of the lake by over 400% will substantially increase erosion. Therefore, as required in the Chesapeake Bay Act in the Resource Protection Area, the developer must be required to properly install rip rap erosion prevention upon the entirety of their project.

2: Given the large increase in the capacity of RV sites within the current proposal, we are concerned with the amount of hardscape (pavement) that will be required. Pavement causes runoff which ends up in the creeks and eventually into the lake. We applaud the developers focus on storm water runoff, but this is one of the most environmental sensitive areas at Lake Anna. It is imperative that the developer engage an environmental consultant and commit to planting a significant number of native over-story trees, under-story trees, bushes/grasses and the like. There would be a mandate if approved to planting a nutrient buffer of native plants in the area within 6 feet of the lake. There would be a goal to minimize any planting of grass and a focus on a forested concept. The greater the competition for nutrients, the less nutrients end up in the lake. Pavement and grass are the enemy of the lake and major contributors to HABs.

3: One of the biggest concerns is with the number of boat slips and the amount of additional traffic that the Four Seasons resort would generate. The prior Orange County Resort proposal included 150 boat slips and the new iteration includes a staggering 300 slips.

- The entire Upper Pamunkey Creek which is 3 miles long has approximately 88 slips currently. It has taken close to 50 years for this to occur. To add over three times the number of slips in a short period will create an unsafe boating environment on one of the most narrow, shallow and windy parts of the lake. It is simply a recipe for serious injury or death.
- In the early days of the lake, there was a boat ramp on the lake adjacent to the 522 bridge immediately across from the proposed development. The ramp was owned and operated by DGIF (Now DWR) at the time. The ramp was considered too dangerous for this section of the lake and was closed. On a busy weekend, there might only be 25 boats launched from this location and it was determined to be an unsafe section of the lake. Reintroduction of a marina with 300 boat slips is unacceptable and is not appropriate at the northern end of Upper Pamunkey Creek.
- We would not support a number of permanent slips on this property that would be in excess of the number that would be allowed by right if a traditional single family detached home development were approved. By right, this property at just over 135 acres, assuming a number of acres would be for roads and common areas, it is likely the maximum number of homes that would be allowed would be approximately 50-55 homes. We would ask the developer to not exceed the number of docks or slips that would be allowed if there were a residential community. At maximum, no more than 40-50 docks should be permitted.
- There does not appear to be an area for boats trailers to be stored on the plans. Assuming this is added, it would expand the amount of pavement and create additional hardscape. (See above)
- Most of the water surrounding this development (as shown on the map below) is very shallow. The developer should disclose if they plan to request permission to dredge. This is a very important consideration given the significant nutrients that would be released if dredging were permitted. We would not support approval for dredging in this highly sensitive area of the lake.
- We have significant concerns with the locations of several of the on-water slips and amenities. Specifically the locations of the swim area and the "L" shaped dock off the point of the property. We are concerned with the intrusion into the main section of the lake of the

proposed docks. Given our opposition to the sheer number of slips, we would suggest the following:

-
  - Eliminate the L Shaped Dock entirely.
  - Move the swim area around the point into the cove as indicated below. This would allow better sight lines to the lake and make boating navigation safer.
  - Remove the second sections of the two lower proposed docks. We believe that Dominion Energy rules have a maximum distance into the lake of 150 feet. We believe that these covered slips violate this rule.

4: We commend the developer for offering to install dark-sky lighting. This should be a requirement of all future developments on Lake Anna.

5: This property is zoned Resort-Agricultural. From Section 23-6.5.1: "*The purpose of the resort agricultural (R-A) district is to provide for low-density, single-family detached residential and agricultural uses in a rural setting on or near a lake."* The zoning language does provide for special uses such as a campground. LACA does not believe that the intent of the zoning language would classify a 300 site RV park with 300 boat slips as a "campground" in a rural setting. This is a major commercial operation in an area of the lake that is not conducive to this level of boat traffic. We would encourage the developer to find a more suitable location for a commercial operation on the lake consistent with the recent Spotsylvania County Comprehensive Plan Update. Alternatively, allow for the RV park to be developed without slips nor a boat launch. This is a beautiful piece of property and would be desirable with the amenities, the swimming dock and non-motorized boating activities.

6: We are very pleased with the developer's willingness to install turn lanes on Rt. 522. The reluctance of the prior developer to provide turn lanes was

one of our major concerns and the current developer has appropriately addressed this safety issue. We are not experts on VDOT requirements, but we would like to be assured that the turn lanes being offered would easily accommodate 2 or 3 large RVs waiting to turn into the resort. We also commend the developer for providing a gated rear entrance to the property for emergencies. Unlike Rt. 522, Rt. 719 is a smaller and windier road. Access to the property at this entrance should indeed be gated and RV traffic should be prohibited from entering or exiting the property from this location except for emergencies.

7: If the development is approved we would strongly recommend the use of dry hydrants throughout the property. Combine high density camping, RVs (with gas or diesel onboard) and outdoor fire pits, it is clear that serious fire dangers will exist. Installing a system of dry hydrants would be a rather inexpensive addition that could eventually save a life. We would recommend consulting with Spotsylvania County fire and rescue to discuss the optimal placement of dry hydrants throughout the property. We would also recommend that if a ramp is approved, that it be appropriate for access for the Spotsylvania County Fire and Rescue Boat

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MPH

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MPH

Shannon D. Fennell

From: Greg Baker <greg.baker@lakeannavirginia.org>
Sent: Wednesday, October 13, 2021 11:43 AM
To: Shannon D. Fennell; Leon Hughes
Cc: LACA Leadership
Subject: [EXTERNAL]: Cove Depths

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Shannon,

Here some photos that a LACA member took of the depth of the cove where the boat launch and boat docks are located. Less than 5 feet deep. The second image is the view from where the first picture was taken looking into the cove where the boat docks are being proposed. The third picture is the algae bloom and scum on the water in the same cove.

Thanks,
Greg

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This email was Malware checked by Sophos http://www.sophos.com

Shannon D. Fennell

From: Alex Gutenson <alexgutenson@gmail.com>
Sent: Friday, October 29, 2021 7:33 AM
To: Shannon D. Fennell
Subject: Re: [EXTERNAL]: Lake Anna RV Resort - Follow Up on Water Quality Issues from Worksession
Attachments: RV Park Water Depth.pdf

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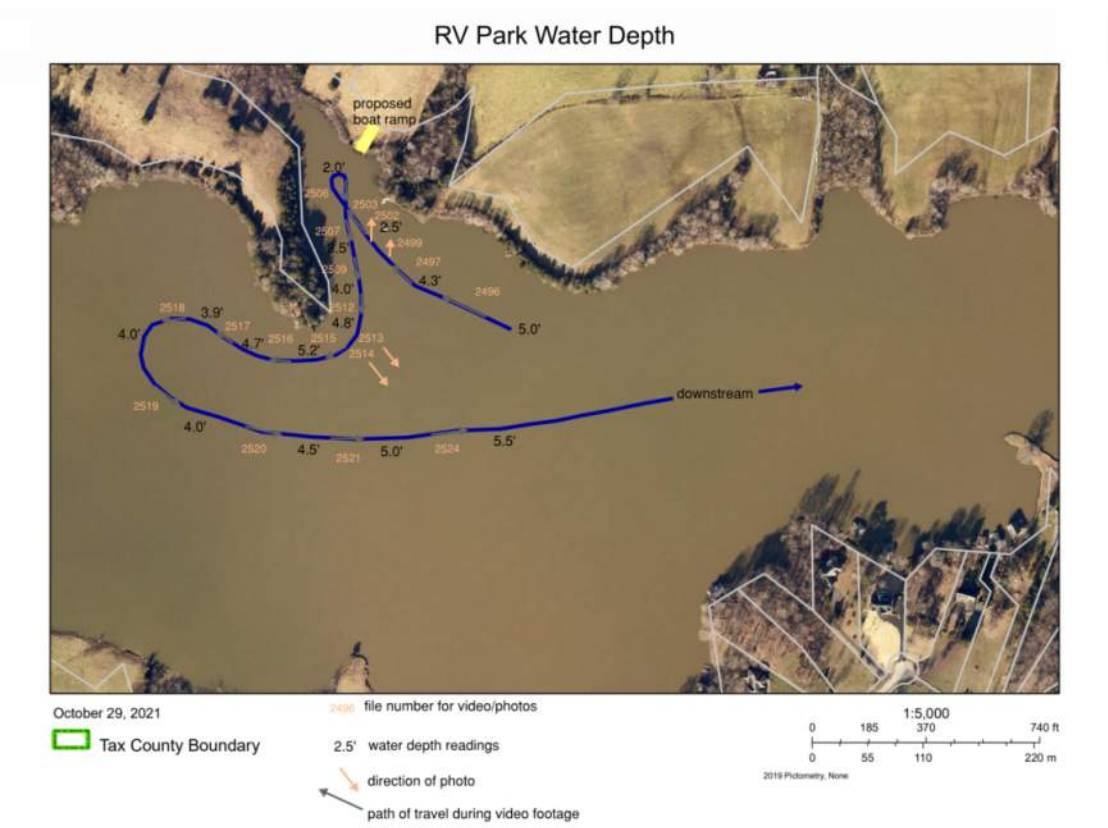
Shannon - Here is the approximate path of travel showing areas that each video, photo and water depth were taken. I inserted the proposed boat ramp but not the boat slips because it was getting too crowded on the map. The boatslips are proposed to be located at locations designated as file number 2507,2509, and 2512. Because the lake levels have been known to fall another foot below these current levels, it is my opinion that any areas below 5' water depth would need to be dredged to make this a suitable area for safe boat navigation, boat slips, and a ramp.



On Thu, Oct 28, 2021 at 9:07 AM Shannon D. Fennell <SFennell@spotsylvania.va.us> wrote:

> Thank you in advance!

Spotsylvania Find your Spot
Shannon D. Fennell ~ Planner III- Development Services Division
Department of Planning & Zoning ~ 9019 Old Battlefield Blvd., Suite 320
Main: 540-507-7434 ~ Direct: 540-507-7440 ~ sfennell@spotsylvania.va.us

From: alexgutenson@gmail.com <alexgutenson@gmail.com>
Sent: Thursday, October 28, 2021 9:01 AM
To: Shannon D. Fennell <SFennell@spotsylvania.va.us>
Subject: Re: [EXTERNAL]: Lake Anna RV Resort - Follow Up on Water Quality Issues from Worksession

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Absolutely. I will do this afternoon or first thing tomorrow morning.

Alex Gutenson

Senior Vice President

E.E. Reed Construction, L.P.

703.568.8519 (c)

> On Oct 28, 2021, at 8:23 AM, Shannon D. Fennell <SFennell@spotsylvania.va.us> wrote:
>
> Good Morning Alex,
>
> Yes I was able to follow the link to the videos. I did have one question, could you put points on the aerial photo denoting where each photo and depth measurement was taken.
>
> <image001.png>
>
> **From:** Alex Gutenson <alexgutenson@gmail.com>
> **Sent:** Thursday, October 28, 2021 6:08 AM

To: Shannon D. Fennell <SFennell@spotsylvania.va.us>
Subject: Re: [EXTERNAL]: Lake Anna RV Resort - Follow Up on Water Quality Issues from Worksession

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Good morning Shannon. Were you able to follow the link to videos?

On Wed, Oct 27, 2021 at 10:34 PM Shannon D. Fennell <SFennell@spotsylvania.va.us> wrote:

> Mr. Gutenson,
>
> Thank you for the information provided, I have viewed the attached photos and staff will continue to review.
>
> Your input is appreciated.
>
> <image001.png>
>
> **From:** Alex Gutenson <alexgutenson@gmail.com>
> **Sent:** Wednesday, October 27, 2021 5:47 PM
> **To:** Shannon D. Fennell <SFennell@spotsylvania.va.us>
> **Subject:** [EXTERNAL]: Lake Anna RV Resort - Follow Up on Water Quality Issues from Worksession
>
> **CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.**
>
> Good Evening Shannon,

I noticed that the developer has followed up on topics discussed the other night and declares that they have provided sufficient information to warrant a vote on this project on 11/17. However, I do not see where they have provided a water depth study in the proposed areas of the boat ramp and boat slips. This is critically important to be studied now, before any SUP is approved, because the whole point behind building an RV Park on this waterfront location is to provide access to the publicly shared waters of Lake Anna for their private guests. If it is not feasible to provide access without dredging the lake bottom, which would cause harm to the lake waters' already impaired condition, this needs to be taken into consideration. The questions need to be asked and answered, and made available for public comment because this affects the entire community...before taking a vote. To ignore this ask and not provide a comprehensive response and allow for public comment is equivalent to someone asking for approval to build a water park, but not having a source of water other than to steal water from neighboring communities in order to make the water park operable. It doesn't make sense to allow it to proceed without demanding an answer.

Because the developer will not make the investment to do their own study, I went out and took my own measurements on Sunday morning. The entire cove where the boat ramp and boat slips are proposed is less than 4' deep and quickly goes to 2' deep at 50 to 75' from the shoreline. According to the Virginia Department of Wildlife Resources regulations, 4' is considered the absolute minimum depth for any ramp or boat slip, so dredging in excess of 2' would be necessary to make this a navigable cove. The reason the developer has elected not to do this study is because they know it will be an issue and will wait to get approval and then apply to the Corps of Engineers to have this entire area dredged. This would be an absolute reversal on their claim that they will do zero harm to the water quality in this sensitive portion of the lake.

Dredging is an environmental nightmare because it releases all the stored nutrients at one time. The majority of the lake enjoys a sandy/gravel bottom, but I noticed the bottom in this cove is very deep mud suggesting that sediment has collected here for years, which is probably why it is so shallow. To release all the stored nutrients in this mud and sediment would amplify the issues we are already battling with the harmful algae blooms.

I have set up a google share folder with photos and videos of my findings from Sunday..see link below.

I have also marked the approximate areas where the swim area and boat ramps are proposed to be located in the photos below. The water depths were taken in the area directly in front of the boat ramp. Note that the top photo is when the lake is at full pond, and the bottom photo is when the lake is down during fall and winter. When the lake level is down, the boat ramp will not even be in the water unless the cove was dredged.

Please let me know you were able to access and feel free to share with your peers. If you are unable to open links, let me know and I will find another way to provide photos and videos. Thanks!

https://drive.google.com/drive/folders/1Z1n-57WuSAokoPxwKBMS9RBUB9BAbeZ3?usp=sharing

<image002.png>

<image003.png>

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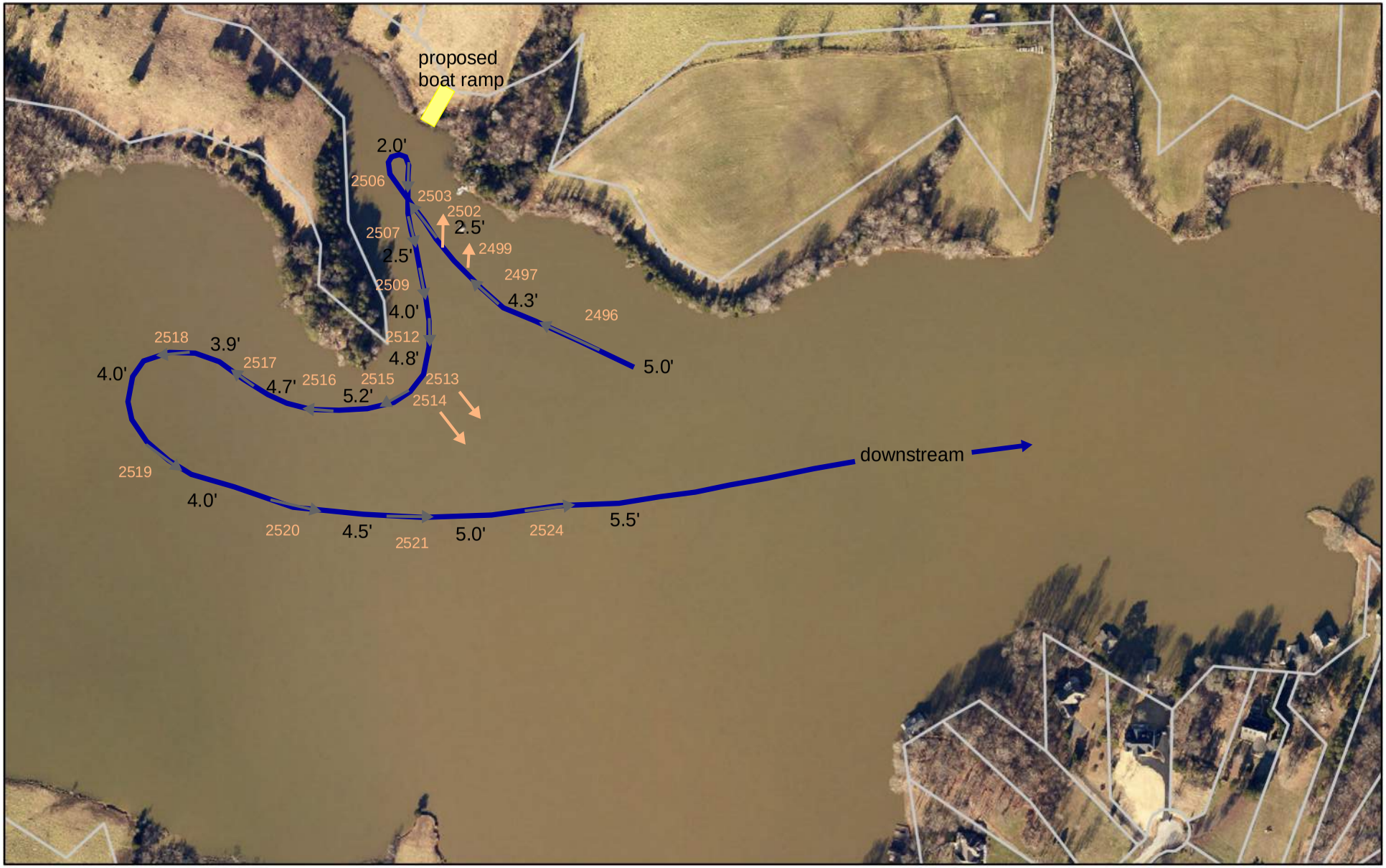
RV Park Water Depth



October 29, 2021

Tax County Boundary

2496 file number for video/photos

2.5' water depth readings

direction of photo

path of travel during video footage

1:5,000

0 185 370 740 ft

0 55 110 220 m

2019 Pictometry, None

ORANGE COUNTY
1734

SUPERVISOR JAMES WHITE, DISTRICT TWO
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Transmitted via electronic means

November 9, 2021

Spotsylvania County Planning Commission
c/o Shannon Fennell, Case Planner
County of Spotsylvania, Virginia
Department of Community Development
9019 Old Battlefield Boulevard
Suite 320
Spotsylvania, VA 22553

Your ref: SUP21-0005 Four Seasons RV Resort

Dear Ms. Fennell:

RE: Comments from Orange County District Two Supervisor

I am writing as the elected representative of Orange County District Two regarding the proposed special use permit (SUP) in Spotsylvania for a resort campground in the Resort-Agricultural (R-A) zoning district. Properties in District Two adjoin the subject parcels and are affected by this case.

I feel strongly that the proposed SUP is inconsistent with Orange County's adopted vision for areas we designated Agricultural 1 (A1) in our Comprehensive Plan. The purpose of the Agricultural 1 designation is to protect the rural, agricultural, historic and conservation areas of the County by preserving open space, limiting population and allowing little or no development other than agricultural and forestal enterprises, farm markets, homesteads and larger estates (Orange County Comprehensive Plan, page 25).

It is noteworthy that the Agricultural 1 designation of this particular area of Orange County was made for the intended goal of preserving open space near Lake Anna. The nature of SUP21-0005 Four Seasons RV Resort is at odds with this vision. My fellow Supervisors have expressed to me their concern about the proposed resort campground negatively impacting the future of open spaces and quality of life for our residents, neighbors and visitors.

Properties in this proposed campground resort were the subject in 2020 of an application made in Orange County (SUP 20-02 Orange County Resort) and presented for a public hearing at the Orange County Planning Commission on August 20, 2020. Following the hearing, the Orange County Planning Commission resolved to recommend denial of the case to the Orange County Board of Supervisors. The Planning Commission member from District Two noted that the application was inconsistent with the Agricultural 1 designation, and that outstanding issues with harmful algae blooms, water and sewer impacts and increased traffic on Route 522. We ask your thoughtful consideration of these issues along with the other items presented by your staff.

We thank you for your prudence in making informed and considered recommendations to the Board of Supervisors on land use and planning matters in Spotsylvania County, and for considering the effects on your neighbors in Orange County.

The application proposes a new public road from SR 522 that would terminate in the development, and that a separate private road system would connect with SR 719. We are opposed to circumventing the purpose of public roads by terminating a dead-end road into a private development, and have communicated to the Virginia Department of Transportation (VDOT) traffic impact concerns the proposed project would cause Orange County.

Sincerely,

James K. White
District Two Supervisor

Cc: Kevin Marshall, Spotsylvania County Supervisor (Livingston)
Theodore Voorhees, Orange County Administrator
Josh Gillespie, Orange County Planning and Development Services Director