



**SPOTSYLVANIA COUNTY PLANNING COMMISSION MEETING
AGENDA
December 15, 2021 - 5:00 PM**

Call To Order

Pledge

Determination of a Quorum

Announcements

Worksession(s)

- R20-0014 Thornburg Village/LID LLC & IWG Thornburg, LLC (Berkeley 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 15, 2021

Title: R20-0014 Thornburg Village/LID LLC & IWG Thornburg, LLC (Berkeley District)

Type: No Action (Information Only)

Agenda Title: R20-0014 Thornburg Village/LID LLC & IWG Thornburg, LLC (Berkeley District)

Recommendation: N/A

Summary: The applicant requests a rezoning of approximately 83.68 acres from Commercial 3 (C-3) and Agricultural 2 (A-2) to Planned Development Housing District 5 (PDH-5) with proffers for a total of 14.59 acres of commercial development and 83.74 acres of residential development containing no more than 163 single-family detached units and 212 single-family attached units. The properties are located in the southwest quadrant of the Jefferson Davis Highway (U.S. Route 1) and Morris Road (Route 606) intersection. Three parcels are addressed as 6242 Jefferson Davis Highway and 5624 and 5630 Morris Road. The properties are located in the Primary Development Boundary and are designated for Commercial Land Use and Employment Center on the Future Land Use Map of the Comprehensive Plan. Tax Parcels 63-12-C, 63-12-D (portion), 63-12-E (portion), 63-A-32, 63-A-33 and 63-A-37. Berkeley Voting District.

Committee/Commission Summary:

Review Date: Status:

Financial Impact: N/A

Staff Contacts: Brad Robinson, Planner II

Legal Counsel: Alexandra Spaulding, Senior Assistant County Attorney

Additional Background/Other Considerations: N/A

Consequence of Denial/Inaction: N/A

ATTACHMENTS:

Name:	Description:	Type:
 GDP_4th_submission_10.11.21.pdf	Generalized Development Plan	GDP
 GDP_Narrative_10-22-21.pdf	Applicant's Narrative	Backup Material
 Proffers_10-22-21.pdf	Draft Proffer Statement	Backup Material

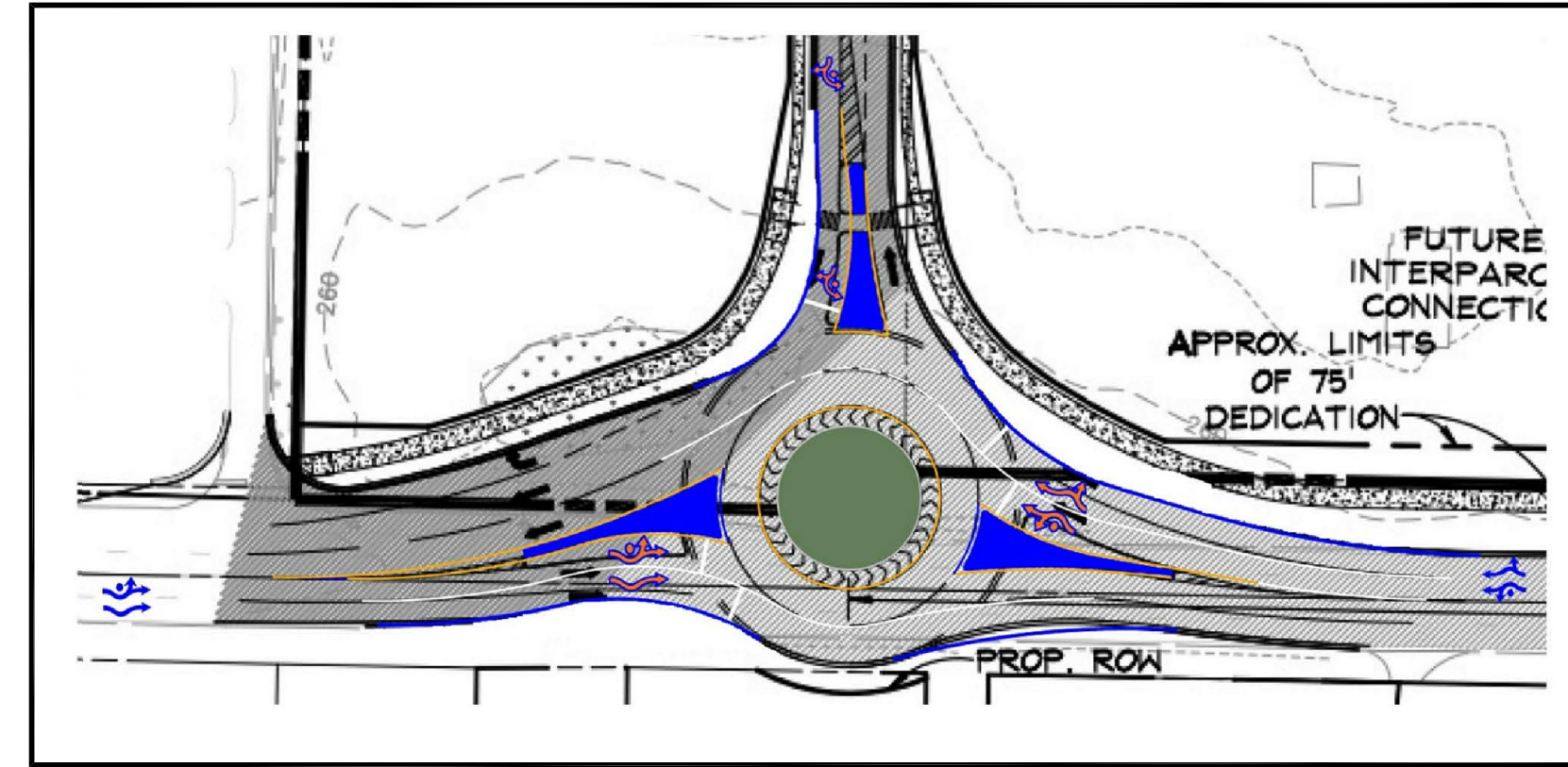
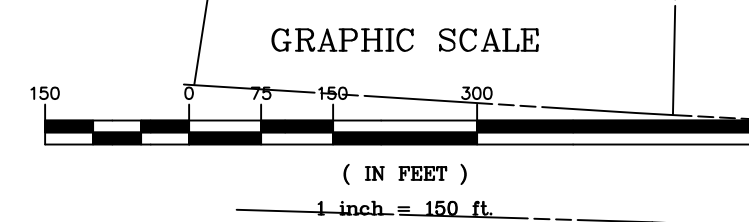
**BERKELEY VOTING DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA**

1. THE BOUNDARY IS SHOWN HEREIN IN ACCORDANCE WITH THE BOUNDARY SURVEY PREPARED BY FAIRBANKS & FRANKLIN IN AUGUST 2016.
2. ALL EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN HEREIN. PRIOR TO FINAL PLAT AND PLANS, AN UPDATED BOUNDARY AND TITLE SEARCH WILL BE COMPLETED.
3. THE TOPOGRAPHY IS SHOWN HEREIN IN ACCORDANCE WITH THE AERIAL MAPPING PROVIDED BY MCKENZIE SNYDER, INC.
4. WETLANDS AND STREAM CHANNELS ARE SHOWN HEREIN IN ACCORDANCE WITH THE DELINEATION PREPARED BY STANTEC DATED MAY 2018.
5. THE PROPERTY IS LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, PURSUANT TO FIRM MAPS 5103080200C AND 5103080325C, DATED FEBRUARY 1998.
6. THERE ARE NO KNOWN DAM BREAK INUNDATION ZONES WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
7. THERE ARE NO KNOWN CEMETERIES, HISTORIC BUILDINGS, ARCHAEOLOGICAL FEATURES OR HISTORIC DISTRICTS ON THE SUBJECT PROPERTY.
8. THE LAYOUT, AS SHOWN HEREIN, INCLUDING PARCEL LINES, BUILDING FOOTPRINTS, PUBLIC AND PRIVATE ROAD LOCATIONS, DRIVEWAYS, UTILITIES AND STORMWATER MANAGEMENT FACILITIES, ARE PRELIMINARY, SUBJECT TO MODIFICATION WITH FINAL ENGINEERING.
9. AREAS DESIGNATED FOR STORMWATER MANAGEMENT ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING. ADDITIONAL OR ALTERNATIVE METHODS OF SWM, INCLUDING BMPs, WILL BE CONSIDERED FOR THE SUBJECT PROPERTY WITH FINAL ENGINEERING.
10. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED DURING CONSTRUCTION IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
11. OPEN SPACE WILL BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION (HOA).
12. LANDSCAPING AND SCREENING WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 23-5.5 OF THE SPOTSYLVANIA COUNTY CODE, AND ARTICLE 6 OF THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL.
13. THE SUBJECT PROPERTY WILL BE SERVED BY PUBLIC WATER AND PUBLIC SANITARY SEWER, GENERALLY AS SHOWN HEREIN. WATER LINE SIZES WILL BE DETERMINED AT SITE PLAN.
14. FIRE FLOW WILL BE CONFIRMED WITH THE FIRE MARSHALL'S OFFICE WITH THE COMMERCIAL SITE PLAN.
15. LIGHTING AND SIGNAGE DETAILS AND LOCATIONS WILL BE PROVIDED AT FINAL SITE PLAN, IN ACCORDANCE WITH SPOTSYLVANIA COUNTY STANDARDS.
16. PUBLIC AND PRIVATE STREETS WILL BE DESIGNED IN ACCORDANCE WITH VDOT SSAR STANDARDS.
17. THE PROPOSED ROUNDABOUT, AS SHOWN HEREON, IS PRELIMINARY, SUBJECT TO MODIFICATION WITH FINAL ENGINEERING. ULTIMATE INTERSECTION IMPROVEMENTS WILL BE PROVIDED WITH THE SITE PLAN IN ACCORDANCE WITH VDOT AND COUNTY APPROVAL. FINAL DESIGN WILL BE CONTINGENT UPON THE ACQUISITION OF ALL NECESSARY EASEMENTS AND RIGHT-OF-WAY FROM EFFECTED LANDOWNERS. DESIGN ALTERNATIVES MAY BE PURSUED AT SITE PLAN.
18. THE PUMP STATION WILL BE BUILT TO THE DESIGN AND CONSTRUCTION STANDARDS OF SPOTSYLVANIA COUNTY, INCLUDING BUT NOT LIMITED TO SCADA, BACKUP PUMP, ETC. ALL COSTS ASSOCIATED WITH THE DESIGN AND CONSTRUCTION OF THE PUMP STATION WILL BE THE RESPONSIBILITY OF THE DEVELOPER.

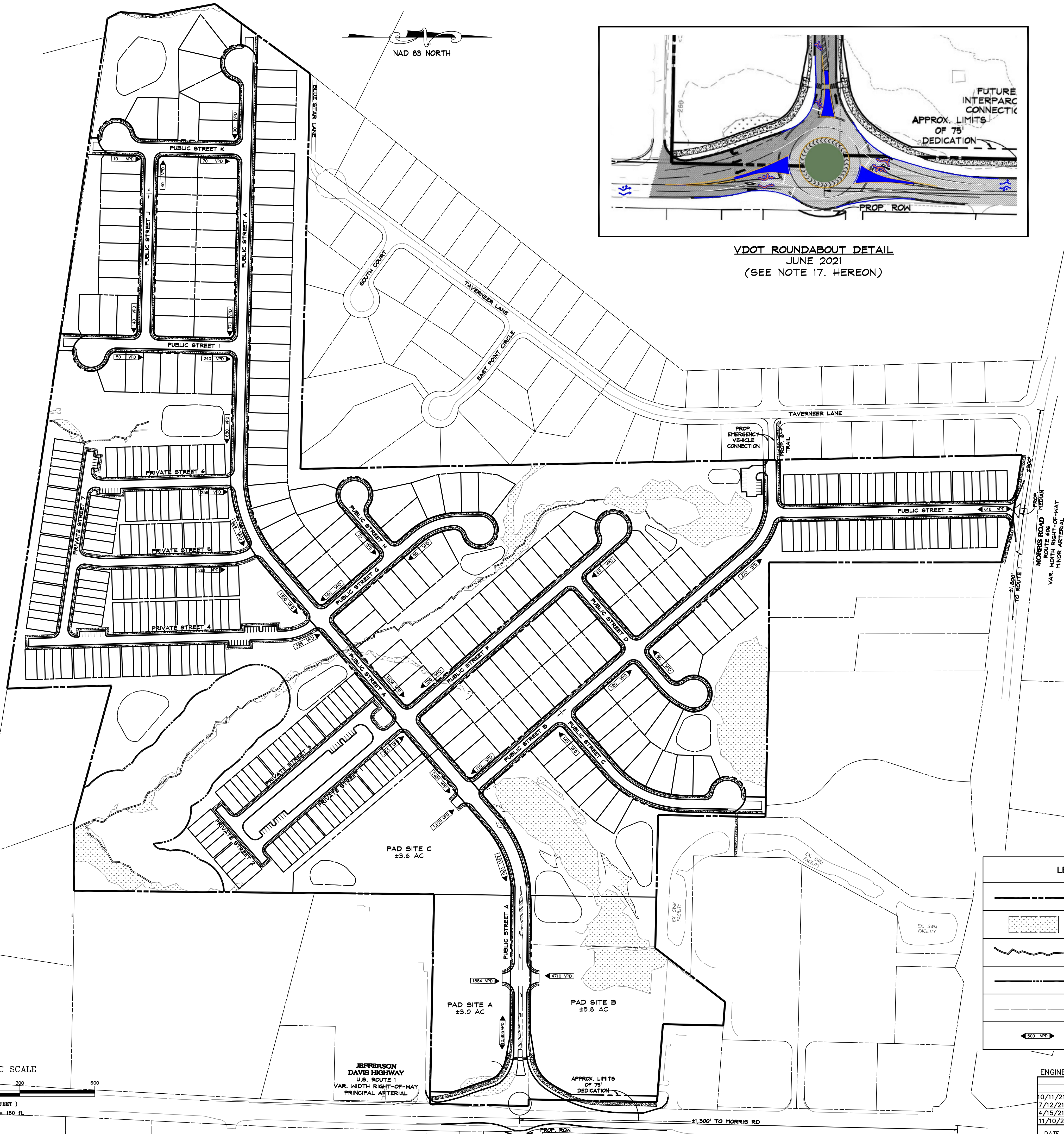
SOLID WASTE STORAGE WILL BE PROVIDED BY LARGE, OUTSIDE DUMPSTERS IN THE COMMERCIAL PORTION OF THE PROJECT. DETAILS WILL BE PROVIDED WITH THE FINAL SITE PLANS. IN THE RESIDENTIAL PORTION, INDIVIDUAL HOUSEHOLD CONTAINERS STORED ON THE RESPECTIVE LOT WILL BE UTILIZED.

THE WASTE STREAM CALCULATION WORKSHEET WILL BE PROVIDED FOR THE COMMERCIAL PORTION OF THE PROJECT AT THE TIME OF FINAL ENGINEERING.

TOTAL COMMERCIAL AREA.....	±14.65 AC
APPROXIMATE IMPERVIOUS AREA.....	±12.45 AC
APPROXIMATE PERVIOUS AREA.....	±2.20 AC
APPROXIMATE LOT COVERAGE.....	.80%



VDOT ROUNDABOUT DETAIL
JUNE 2021
(SEE NOTE 17. HEREON)



LEGEND	
	ZONING BOUNDARY
	EXISTING WETLANDS
	EXISTING STREAM
	RESOURCE PROTECTION AREAS
	POTENTIAL SWM / BMP AREA
	APPROX. AVERAGE DAILY TRIPS

ENGINEERING GROUPE		PROJECT STATUS
10/11/21	ADDRESS	COUNTY COMMENTS
7/12/21	ADDRESS	COUNTY COMMENTS
4/15/21	ADDRESS	COUNTY COMMENTS
11/10/20	ADDRESS	COUNTY COMMENTS
DATE	ACTION	

DATE:	OCT. 16, 2020
SCALE:	1"=150'
DESIGNER:	DMB
DRAFTSMAN:	DMB/DMP
FILE NO.	M-3346
SHEET	2 OF 10

OVERALL PLAN
THORNBURG VILLAGE
REZONING R20-0014
BERKELEY VOTING DISTRICT
SPOTSVYLAND COUNTY, VIRGINIA

OVERALL PLAN

[illegible]

The Engineering Group^{Inc.}
Engineers | Surveyors | Planners
www.engrpgroup.com

Central Office
 80 Groups Drive, Suite 200
 Westborough, MA 01581
 Tel: 781.702.0895
 Fax: 781.702.0895

South Office
 10333 Southpoint Landing Blvd, Suite 121
 Frederick, MD 21702
 Tel: 703.620.0895
 Fax: 703.620.0895

West Office
 21001 Sycotin Road, Suite 200
 Westborough, MA 01581
 Tel: 781.702.0895
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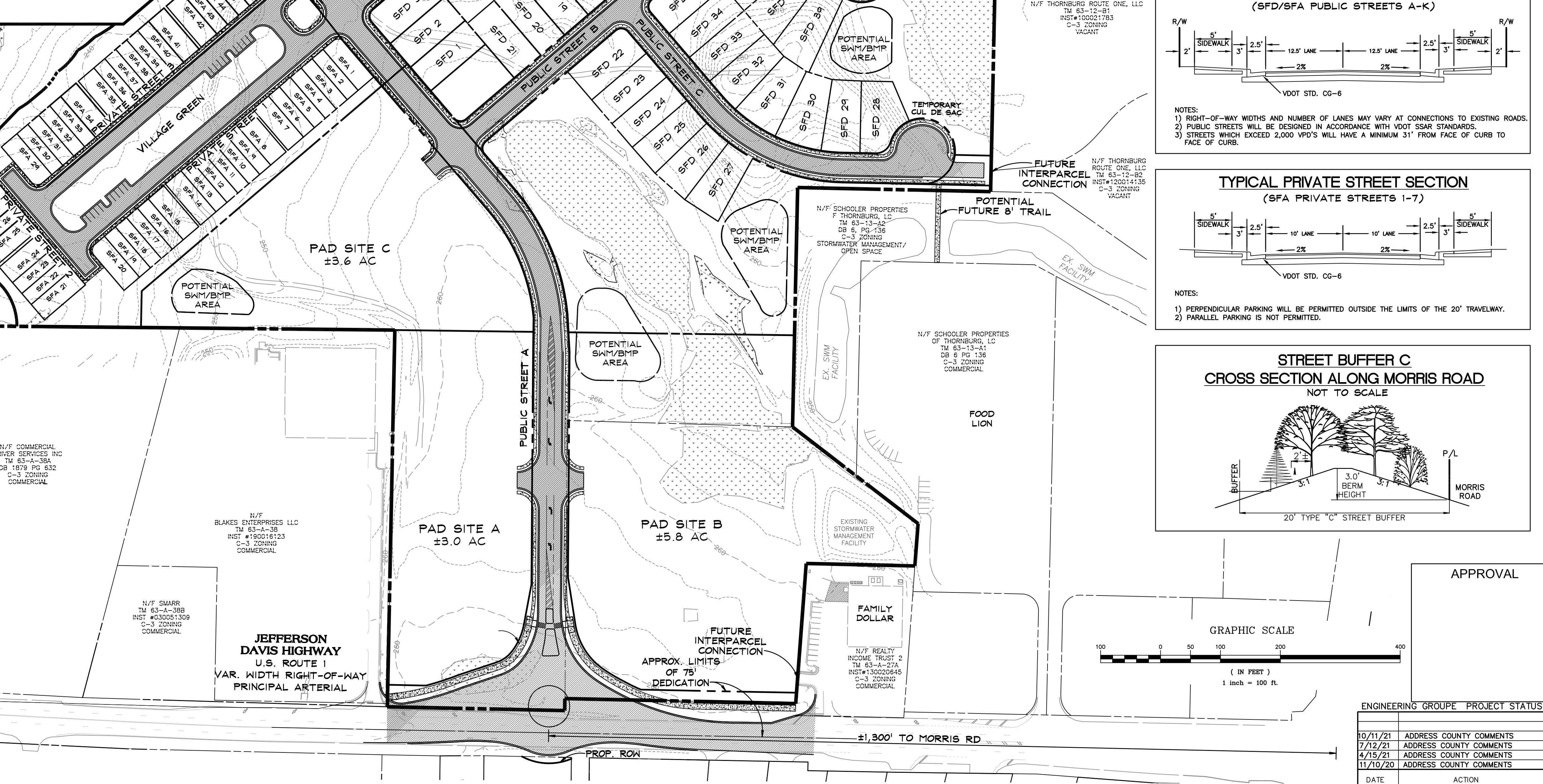
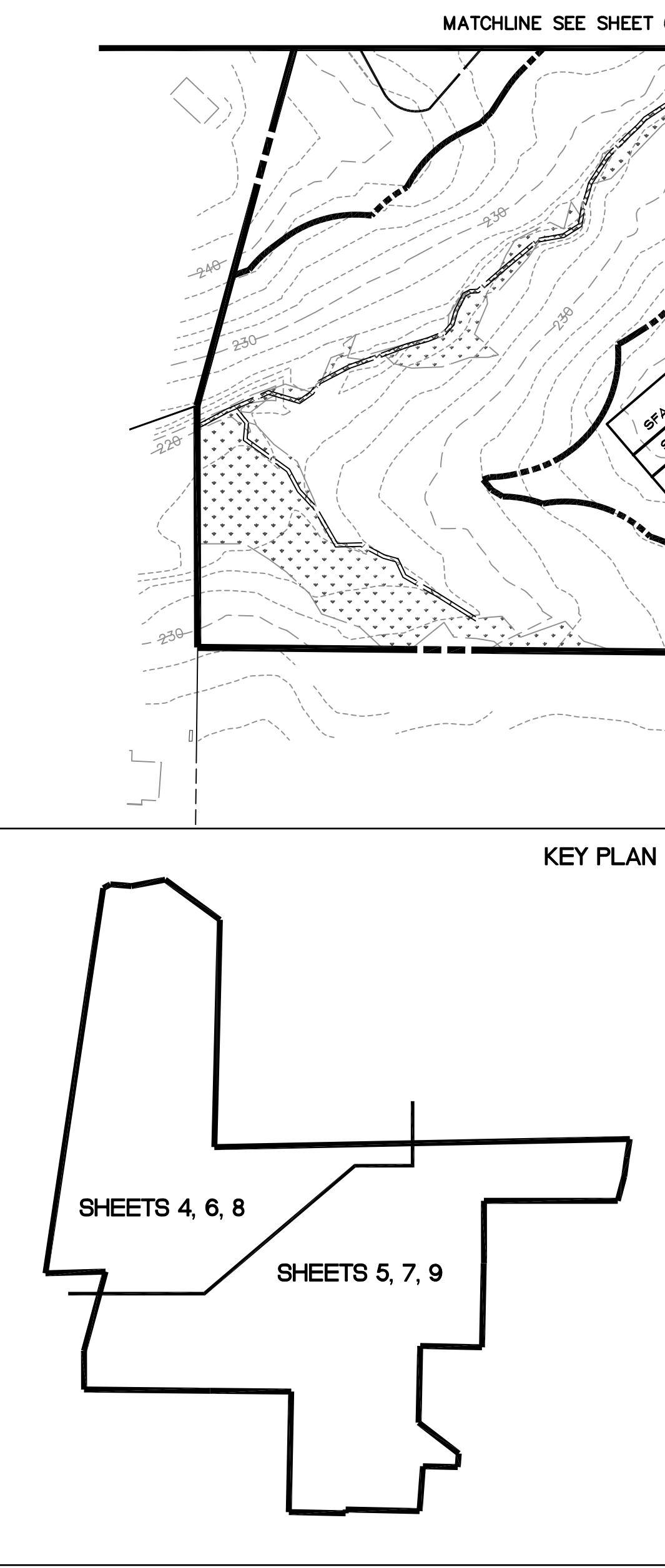
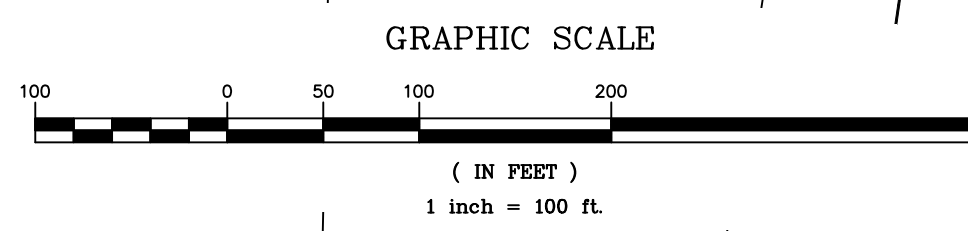
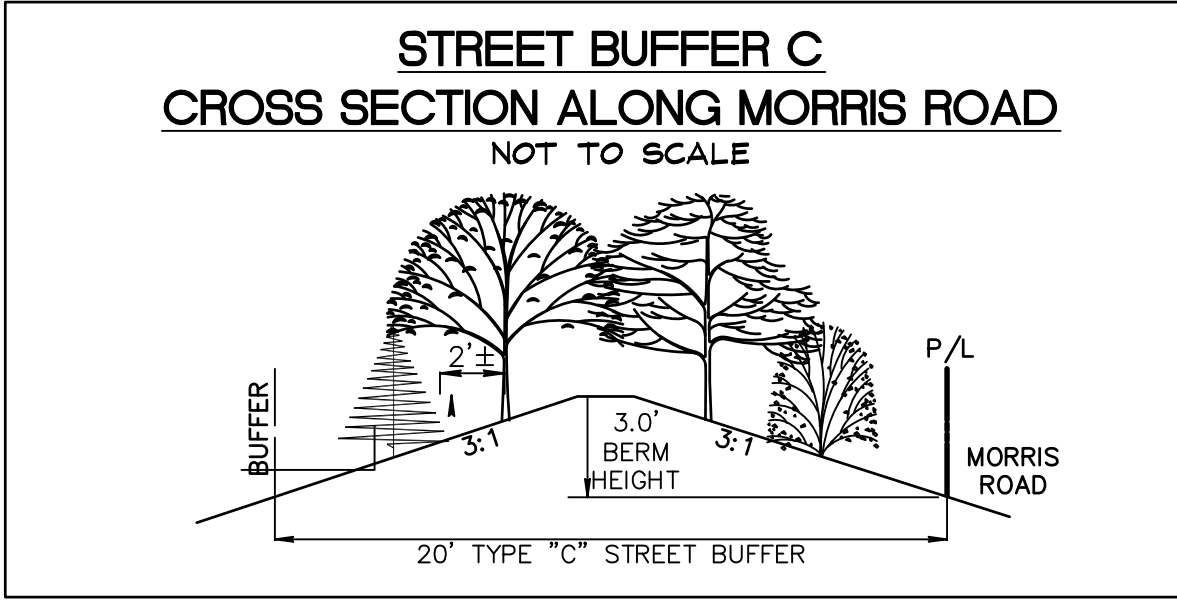
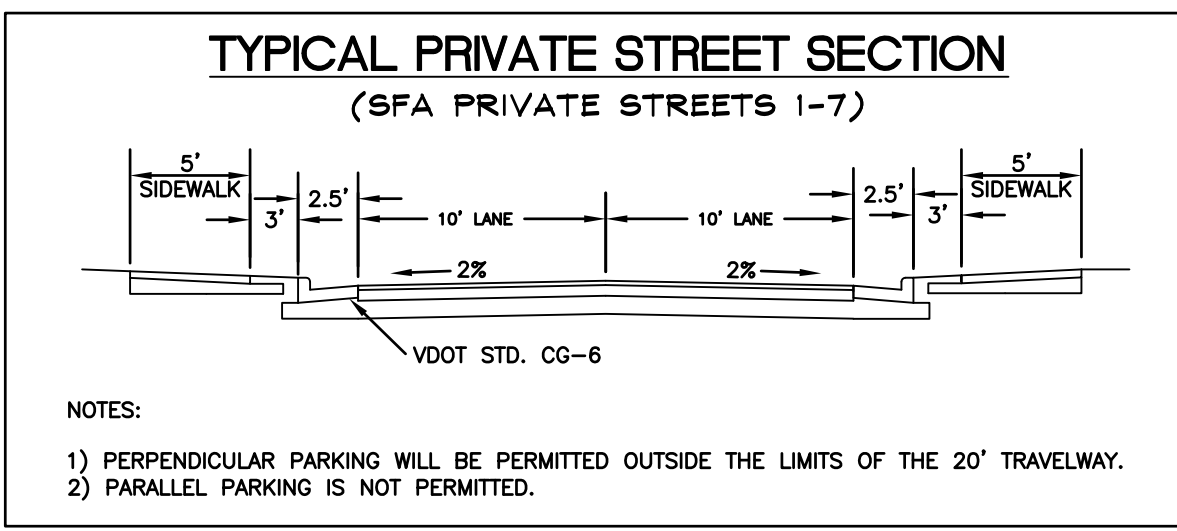
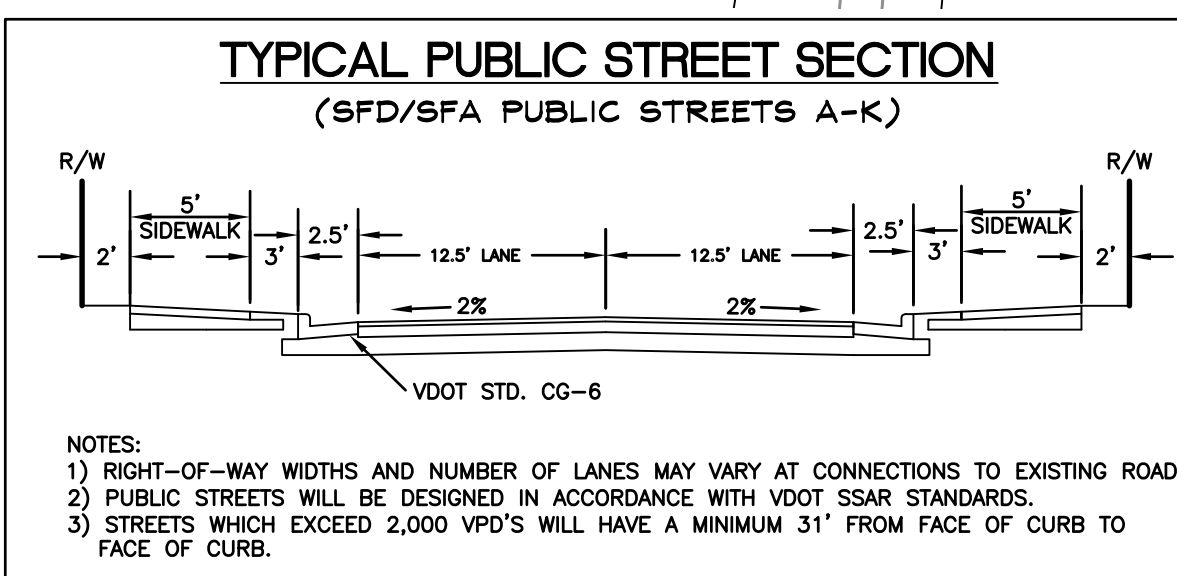
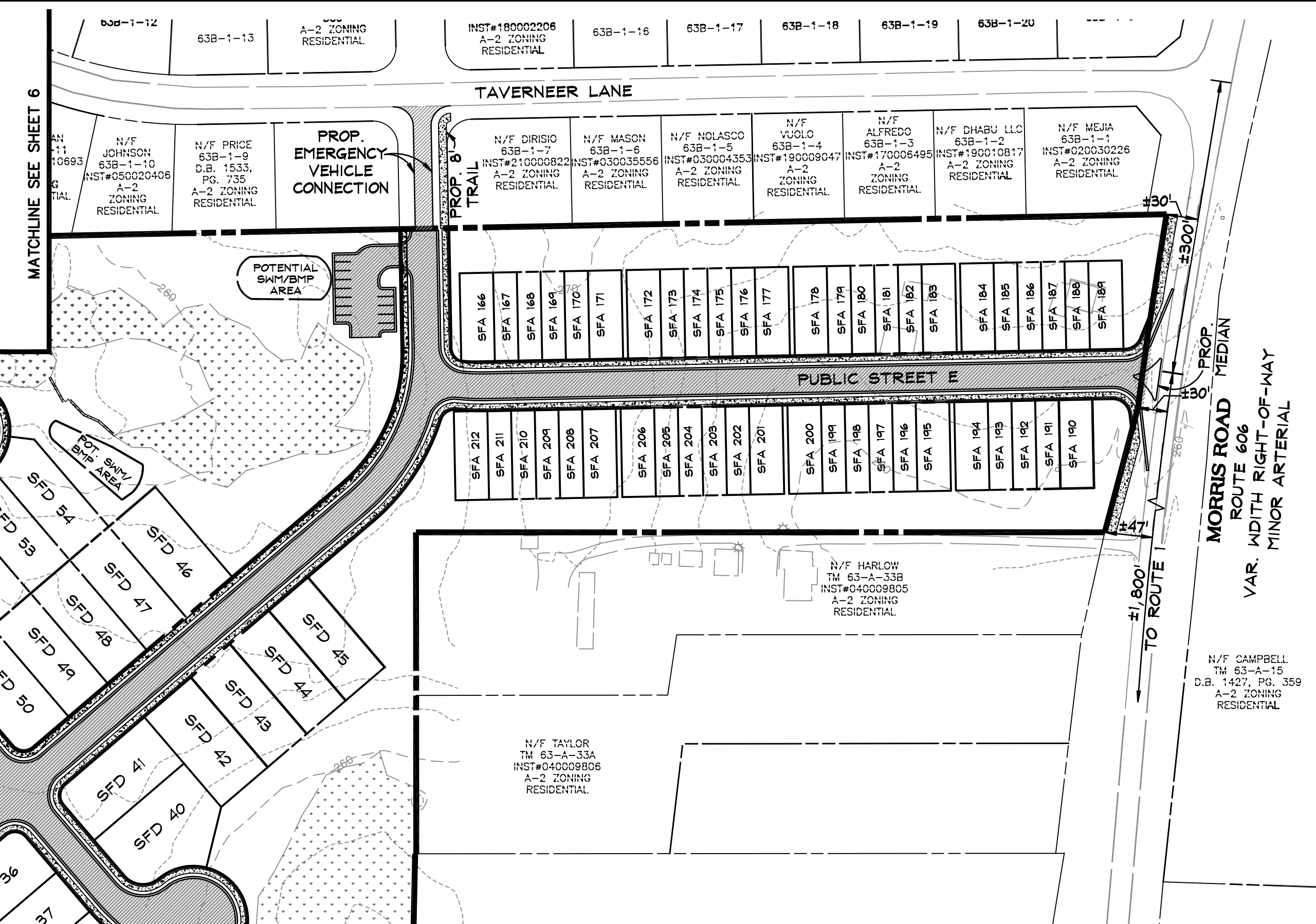
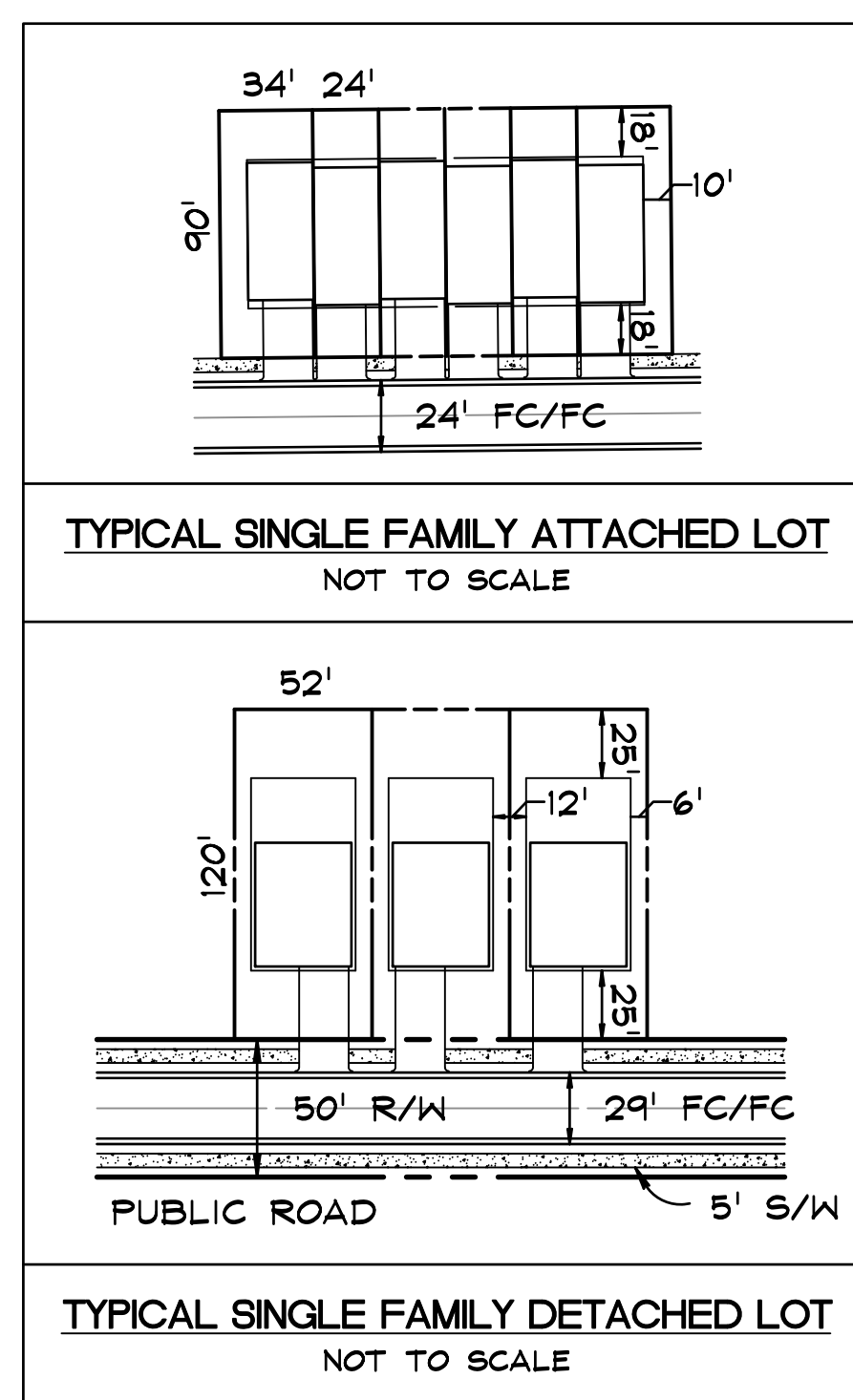
APPROVAL



CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
CI	378.50'	231.83'	35°05'36"	119.68'	N67°01'18"E	228.22'

ZONING LEGEND	
	AREA TO BE REZONED FROM A-2 TO PDH-5
	AREA TO BE REZONED FROM C-3 TO PDH-5
	AREA TO REMAIN C-3
	PHASE LINE

ENGINEERING GROUPE		PROJECT STATUS	
10/11/21	ADDRESS	COUNTY	COMMENTS
7/12/21	ADDRESS	COUNTY	COMMENTS
4/15/21	ADDRESS	COUNTY	COMMENTS
11/10/20	ADDRESS	COUNTY	COMMENTS
DATE	ACTION		



ENGINEERING GROUPE		PROJECT STATUS
10/11/21	ADDRESS COUNTY	COMMENTS
7/12/21	ADDRESS COUNTY	COMMENTS
4/15/21	ADDRESS COUNTY	COMMENTS
11/10/20	ADDRESS COUNTY	COMMENTS
DATE	ACTION	

DATE:	OCT. 16, 2020
SCALE:	1"=100'
DESIGNER:	DMB
DRAFTSMAN:	DMB/DMP
FILE NO.	M-3346
SHEET	7 OF 10

GENERALIZED DEVELOPMENT PLAN, SHEET 2
THORNBURG VILLAGE
REZONING R20-0014
 BERKELEY VOTING DISTRICT
 SPOTSVYLVANIA COUNTY, VIRGINIA



The Engineering Group
Inc.

Engineers | Surveyors | Planners
www.enggroupinc.com

Central Office
13580 Groupe Drive, Suite 200
Woodbridge, VA 22192
PH 703.670.0985

South Office
10333 Southpoint Landing Blvd, Suite 121
Fredericksburg, VA 22407
PH 703.670.0985

West Office
21001 Sylvain Road, Suite 200
Ashburn, VA 20147
PH 703.670.0985



EXISTING OFF-SITE SEWER
SPOTSYLVANIA COUNTY UTILITIES DEPARTMENT
FEBRUARY 2021

NOTE: EXISTING SEWER LINES WILL BE REPLACED/UPSIZED BY THE DEVELOPER AS NECESSARY TO SEWER THE THORNBURG VILLAGE PROJECT. LINE SIZES WILL BE DETERMINED AT SITE PLAN, AS APPROVED BY SPOTSYLVANIA COUNTY. AVAILABLE CAPACITY IN THE EXISTING SANITARY SEWER SYSTEM WILL BE DETERMINED AT FINAL SITE PLAN, AND THE BEST APPROACH TO UPSIZE THE LINES AND THE POSSIBILITY OF COST SHARING WILL BE DETERMINED WITH FINAL DESIGN, IN ACCORDANCE WITH COORDINATION BETWEEN THE UTILITY DEPARTMENT AND THE DEVELOPER.

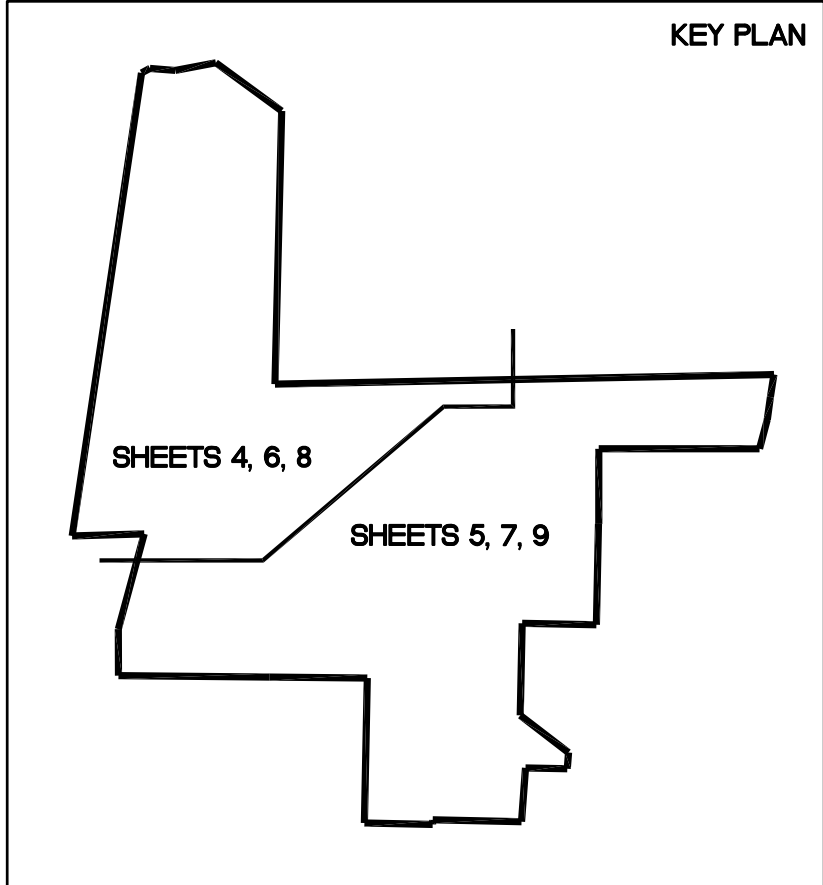
WATER AND SEWER USAGE ESTIMATE

LAND USE	GPD/UNIT	UNITS	FLOW (GPD)
SINGLE FAMILY DETACHED	350	163 LOTS	57,050
SINGLE FAMILY ATTACHED	350	212 LOTS	74,200
COMMERCIAL	2,000*	12.4 ACRES	24,800*

TOTAL (AVERAGE DAY) 156,050 GPD*

*NOTE: THIS FLOW AMOUNT IS AN ESTIMATE AND WILL CHANGE ONCE SPECIFIC COMMERCIAL USERS ARE DETERMINED WITH THE FINAL SITE PLAN.

LEGEND	
	ZONING BOUNDARY
	POTENTIAL DISTURBED WETLAND AREAS
	EXISTING STREAM
	RESOURCE PROTECTION AREAS
	APPROX. LIMITS OF CLEARING
	POTENTIAL SWM / BMP AREA
	PROPOSED WATER
	PROPOSED SEWER
	PROPOSED FORCEMAIN



ENGINEERING GROUPE PROJECT STATUS	
10/11/21	ADDRESS COUNTY COMMENTS
7/12/21	ADDRESS COUNTY COMMENTS
4/15/21	ADDRESS COUNTY COMMENTS
11/10/20	ADDRESS COUNTY COMMENTS
DATE	ACTION

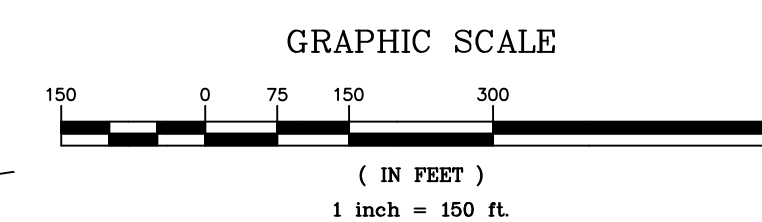
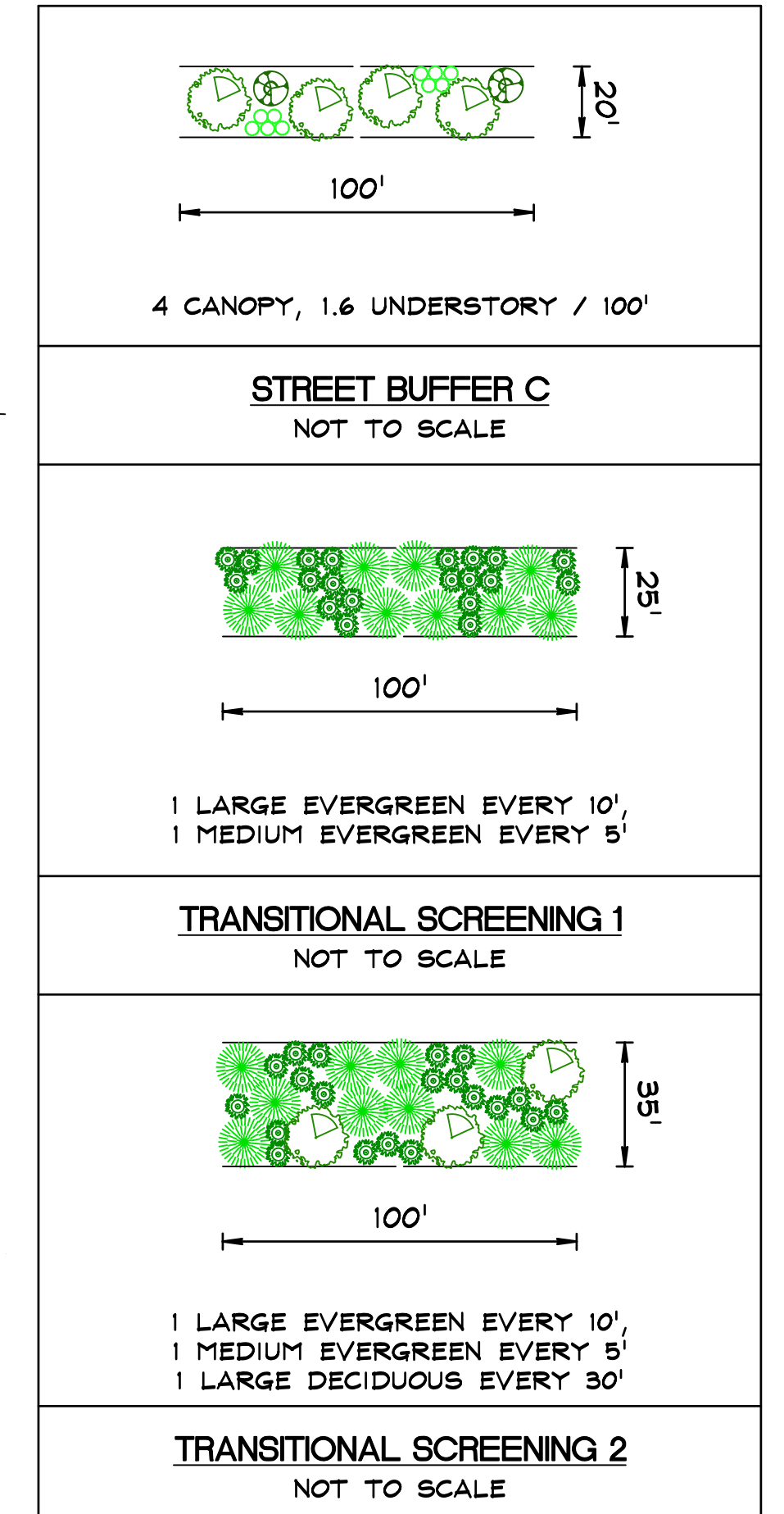
PRELIMINARY UTILITY PLAN, SHEET 1
THORNBURG VILLAGE
REZONING R20-0014
BERKELEY VOTING DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

DATE:	OCT. 16, 2020
SCALE:	1"=100'
DESIGNER:	DMB
DRAFTSMAN:	DMB/DMF
FILE NO.	M-3346
SHEET	8 OF 10

COUNTY REVISIONS	
NO.	DATE

The Engineering Groupe Inc.
Engineers | Surveyors | Planners
www.engrgrupe.com
South Office
13580 Groupe Drive, Suite 200
Woodbridge, VA 22192
PH 703.670.0985
West Office
21001 Sycamore Road, Suite 121
Ashburn, VA 20147
PH 703.670.0985

LANDSCAPE LEGEND	
	MEDIUM/LARGE CANOPY
	UNDERSTORY
	SHRUBS/GRASSES
	LARGE EVERGREEN
	MEDIUM EVERGREEN



ENGINEERING GROUPE PROJECT STATUS	
10/11/21	ADDRESS COUNTY COMMENTS
7/12/21	ADDRESS COUNTY COMMENTS
4/15/21	ADDRESS COUNTY COMMENTS
11/10/20	ADDRESS COUNTY COMMENTS
DATE	ACTION

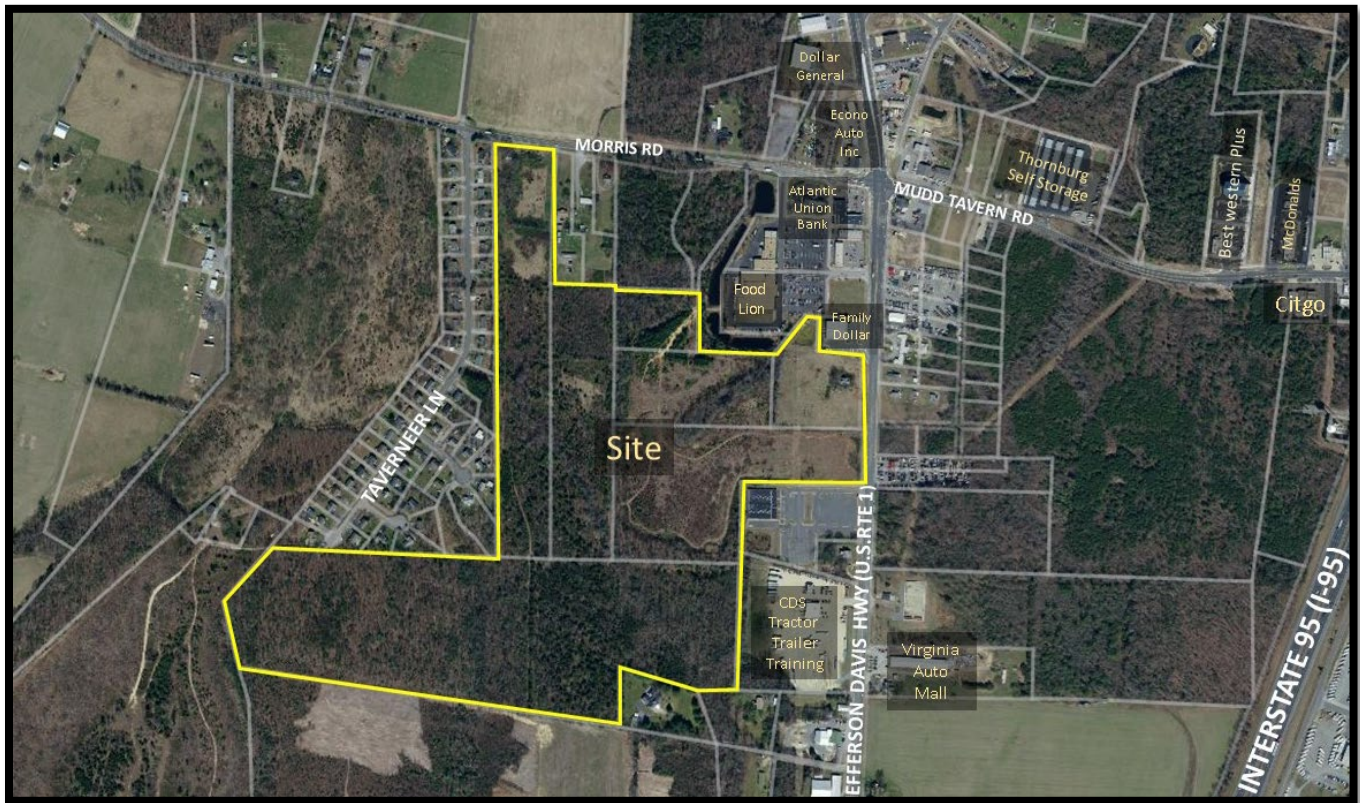
LANDSCAPE AND OPEN SPACE PLAN

THORNBURG VILLAGE

REZONING R20-0014

BERKELEY VOTING DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

DATE:	OCT. 16, 2020
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FILE NO.	M-3346
SHEET	10 OF 10



Thornburg Village

Mixed- Use
Rezoning

Applicant: Lid, LLC & IWG Thornburg, LLC

Property: Spotsylvania County Tax Parcels 63-12-C, 63-12-D, 63-12-E, 63-A-27, 63-A-32, 63-A-33, and 63-A-37

Address: 6306 & 6242 Jefferson Davis Hwy
and 5624 & 5630 Morris Road

±98.3 acres located in the
Berkeley Voting District
October 19, 2020
Revised October 22, 2021

PROPOSAL

The Applicant proposes to rezone seven (7) parcels totaling approximately 98.3 acres of land from A-2, Agricultural 2 District, and C-3, Commercial 3 Highway District to Commercial 3, C-3, Highway District and Planned Development Housing, PDH-5, District, to allow for a mixed-use development near the intersection of Jefferson Davis Highway (Route 1) and Morris Road. The Zoning Ordinance Section 23-19.1 states that the purpose of the C-3 zoning district is to provide areas of general commercial activity to meet local and regional needs. The purpose of the PDH district is to encourage innovative and creative design in the development of land for residential and other selected secondary uses, as stated in Zoning Ordinance Section 23-6.12.1. The Planned Development Housing district regulations are designed to promote balanced developments of mixed housing types, to promote high standards in the layout, design, and construction of residential development, and, to promote the efficient use of open space.

The Property is located in the area of the County known as Thornburg. Thornburg is generally located at the intersection of Jefferson Davis Hwy (Route. 1) and Route 606, which is named Morris Road west of Route 1 and Mudd Tavern Road east of Route 1. The Property is located west of Route 1, approximately 850 feet south of the intersection of Route 1 and Morris Road.

The proposal is for a mixed-use development consisting of approximately 124,000 square feet of nonresidential use that include retail, and employment uses that are supportive of the proposed residential area and the surrounding community, 212 single family attached residential units, and 163 single family detached residential units, as shown on the GDP. Approximately 14.65 acres, primarily along the Route 1 frontage, are proposed to be rezoned to C-3, Commercial 3 Highway District to accommodate the proposed commercial, retail, and employment uses. The rest of the property, approximately 83.68 acres, is proposed to be rezoned to Planned Development Housing, PDH to accommodate the single family attached and single family detached homes proposed. The PDH district encourages the use of mixed housing types and the PDH-5 subdistrict limits the overall density to 5 dwelling units per acre. The proposed development has a density of 4.5 dwelling units per acre. The GDP reflects approximately 37% open space, 2% more than the requirement of 35% open space in the PDH-5 subdistrict.

Establishing an implementable land use plan for the subject property requires careful consideration of the Comprehensive Plan, Land Use goal that is mapped for the area, providing transitions between the most recently developed residential and commercial properties that abut the property, and respecting the historical crossroads that formed Thornburg. The subject proposal meets these goals, first by building on the existing identity “Thornburg.” Thornburg already has an identity with a “sense of place” that should be the foundation of the expanding community. The GDP addresses the need for transitions between existing single-family detached units to the north and west of the proposed community, and the existing commercial retail uses located to the east and south. In addition to respecting the existing residential and nonresidential in the area, the proposal will provide housing at several price points, which will complement the mixed-use character of the community overall.

This application includes a General Development Plan that describes the physical constraints of the property, the proposed layout of the streets, interconnections to the abutting community, locations of the variety of uses proposed, and areas of the property that are environmentally sensitive that are being preserved. Additional studies include:

- Fiscal Impact Analysis titled Thornburg Mini Town Center prepared by MuniCap Incorporated, dated August 12, 2020 (Exhibit A)
- Proffer Justification titled Thornburg Mini Town Center, prepared by MuniCap Incorporated, dated August 12, 2020 (Exhibit B)
- Traffic Impact Analysis titled Thornburg Mixed-Use Center prepared by Ramey Kemp and Associates dated October 2021 (Exhibit C)

Along with this narrative, all of the elements of the application package provide a comprehensive and detailed description of the proposal and demonstrate that the applicant's attention to offering a development proposal that will benefit the residents of the county.

COMPREHENSIVE PLAN FUTURE LAND USE

The Comprehensive Plan establishes a Primary Development Boundary (PDB) where development is encouraged through the provision of public water and sewer. The Comprehensive Plan states that land within the PDB is intended to develop with higher residential densities and more intensive non-residential uses than those outside of the boundary. The Property is located within the PDB, supporting the proposed density and the Property's utilization of public utilities.

The Comprehensive Plan's Future Land Use Map classifies the Property as including both Employment Center and Commercial designation. The majority of the property proposed for rezoning is designated Employment Center. The Employment Center Land Use category is intended to be the primary location for new Class A offices, office campuses, a balance of light industrial and heavy industrial uses, and distribution centers. The contiguous area of this Employment Center Land Use designation is over 4,000 acres and it extends almost five miles along the Rte. 1 and I-95 corridors, from Massaponax High School to the southern border of the county.

The Employment Center is described in the Comprehensive Plan as being "the economic driver for the County in the future." However, non-residential uses, both Employment and Commercial in general, are undergoing a radical transformation as a result of technological advances. The amount of land and building area once needed for the conduct of business and commerce has been continually shrinking for the past decade. Transactions and research can now be conducted as easily on a desktop from home, or on a mobile device in a coffee shop, or in shared work space centers as in a dedicated office space. The trend away from centralized employment locations has been accelerated by the COVID 19 pandemic. Some sources estimate that business and personal use of technology advance to 5 years in the first half of 2020. This trend has greatly diminished the demand for office and employment campus locations. Electronic data storage has made accessing files from locations remote from traditional employment destinations eliminated the dependency on "hard copy" files. have greatly reduced the building areas needed for record keeping. Consumer demand for restaurants, entertainment, and recreational uses that

provide “experiences” has replaced the past commercial paradigm for large retail display areas in commercial buildings. Medical services have also become less centralized and are increasingly choosing locations near their clients like shopping centers and in areas previously consider retail destinations, and food and retail businesses previously found in the retail centers are increasingly conducting a large percentage of their businesses on-line with direct delivery to the customer.

The area designated for the Employment Center land use in this area appears to exceed demand for all types of office, and industrial uses that are encouraged within the land use category. Transitions between the broad range of uses permitted in the category could complicate future growth and would certainly negatively impact the identity of Thornburg. For example, an industrial use such as distribution center would overwhelm the existing commercial uses clustered at the crossroads and redefine the character of the area. Therefore, Thornburg Village proposes extending the traditional pattern of commercial use and services located at the crossroads, with residential uses clustered near the commercial core formed at the intersection. This provides a mix of uses in which residential and commercial complement one another. Adding residential in the manner proposed will increase the viability of the existing commercial uses and create opportunities for new commercial uses that create jobs without changing the character of Thornburg. Additionally, the new residential area will provide a better transition to the existing adjoining residential community.

The Commercial Land Use category is intended to have a variety of retail and office uses such as shopping centers, restaurants, and medical facilities. The majority of Spotsylvania County’s existing commercial developments are located along the Route 1 corridor., The area proposed to provide commercial uses in Thornburg Village within a C-3, Commercial Highway District is consistent with the land use plan designations and existing uses in the corridor.

PROPOSED LAND USE

The subject property is currently zoned C-3, Commercial and A-2, Agricultural and is proposed to be rezoned to C-3, Commercial and Planned Development Housing, PDH-5. The property is made up of seven parcels which collectively has approximately 680 feet of frontage on Jefferson Davis Highway (Route 1) and approximately 340 feet of frontage on Morris Road. The property is currently undeveloped; however under the existing zoning, it could yield twelve (12) single family detached dwelling units by-right. There is an existing structure on TM 63-A-27 that will be removed prior to development. The proposal is for a mixed-use development consisting of 212 single family attached units, 163 single family detached units, approximately 124,000 square feet of nonresidential uses, as generally depicted on the GDP. There is a market in this area for new single family attached and detached housing.

The Property is located west of Route 1, approximately 850 feet south of the intersection of Route 1 and Morris Road. The Property abuts commercial uses including a shopping center and multiple motor vehicle affiliated uses (tractor trailer training center, repair shop, auto mall) to the northeast and southeast. The Property abuts the existing residential Taverneer subdivision to the northwest.

The maximum number of dwelling units allowed with the proposed zoning of PDH-5 is 418 lots. The Applicant is proposing to develop 375 lots, with a density of 4.5 dwelling units per acre.

Access to the Property will be provided from two proposed entrances, one proposed full access intersection on Jefferson Davis Highway and one existing right-in/right-out driveway on Morris Road at

Taverneer Lane. All buffers, landscaping, and setbacks will be as generally provided on the GDP and will conform to the applicable Zoning Ordinance requirements for the PDH district. Approximately 37% of the Property will be maintained as open space. The open space will be used for stormwater management facilities and natural areas.

COMMUNITY DESIGN

The proposed mixed-use development is designed and laid out to serve as a transition between existing commercial and residential uses along the growing development corridor of Jefferson Davis Highway (Route 1). The commercial uses are situated appropriately at the front of the proposed development closest to Route 1. The residential uses transition from the commercial corridor toward the existing single-family detached homes on Taverneer Lane. Screening areas and preservation of existing vegetation are proposed throughout the community to transition between the residential and commercial uses. The open space areas will provide buffering along property lines. The residential portion has intentional open space and park areas. Sidewalks are proposed throughout the development to allow for pedestrian connectivity from the homes to the common amenity areas, planned employment center, and proposed commercial uses.

CULTURAL RESOURCES

Based on review of the Comprehensive Plan and information from the Virginia Department of Historic Resources and the United States Department of the Interior, the Property does not have any cultural resources, including cemeteries. Additionally, the Property is not located in the County's Historic Overlay District.

ECONOMIC DEVELOPMENT AND FISCAL IMPACT ANALYSIS

A Fiscal Impact Analysis was prepared by MuniCap titled "Thornburg Mini Town Center" dated August 12, 2020 (Exhibit A). The proposed development is estimated to generate approximately \$893,445 annually and \$39,093,246 over the next 30 years.

PUBLIC SERVICES

Level of service impacts on Schools, Public Safety, and Recreation are addressed in the attached analysis prepared by MuniCap, Inc. entitled "Thornburg Mixed-Use Development Spotsylvania County, Virginia – Proffer Justification Narrative" (Exhibit B). These impacts can be addressed through voluntary monetary contributions pursuant to 15-2-2303.4 of the Code of Virginia. The total number and mix of SFD and SFA, and the mix of nonresidential uses were adjusted slightly during the finalization of the GDP

FIRE & RESCUE

Fire and Rescue Station 8, located approximately one mile from this site, will address emergency service required to support the community. A per unit monetary contribution is being proffered as part of this application to offset estimated public service impact, as found appropriate in the Fiscal Impact Analysis provided with this rezoning application.

In addition, a countywide Fire Training & Logistics Center is shown in the Capital Improvement Plan (“CIP”) and includes an allocation on a per capita basis. As detailed in the FIA included with this application, cash proffers totaling \$5,308 are proposed to go toward the Fire Training & Logistics Center.

SCHOOLS

The Property is located in the Riverview Elementary, Thornburg Middle and Post Oak Middle (split districts) and Spotsylvania High school districts. The projected school students that will be located at the development do not exceed existing enrollment capacities and do not represent an additional need for Spotsylvania County Public Schools facilities

PARKS & OPEN SPACE

Approximately 37% of the Property will be maintained as open space. The open space will be used for stormwater management facilities, buffering, community open space, and passive recreation. The Fiscal Year 2021 Capital Improvement Plan does not include any allocation of costs to Parks and Recreation. As such, no impacts to Public Parks Facilities have been calculated.

WATER AND SEWER

The Property is within the Primary Development Boundary and will be serviced by public water and sewer.

ENVIRONMENT

The Property is currently undeveloped and wetlands have been identified and mapped and are shown on Sheets 4 and 5 of the GDP. Much of the existing wetlands are being preserved as part of the 37% open space. There is an existing stream located in the southeast corner of the Property with a Resource Protection Area (RPA) boundary. The project’s design will minimize the impact to the natural topography and vegetation located on the Property. Stormwater management, including Best Management Practices, will be provided as a part of the site development for each user, as shown on the GDP.

HOUSING

The proposed development will meet a need in this area of the County. The homes will provide a new diversity of housing type to the immediate area and the proposal meets market expectations for this area of the County. Further, the projected value for units should enhance surrounding property values.

TRANSPORTATION

A Traffic Impact Analysis (“TIA”) was prepared by Ramey Kemp & Associates, Inc. and is included with this application as Exhibit C.

The Property abuts Jefferson Davis Highway (Route 1) and Morris Road. Access to the Property will be provided from two entrances, one proposed full access intersection on Jefferson Davis Highway and one existing right-in/right-out driveway on Morris Road at Taverneer Lane. The Property is planned

to be well connected for both vehicular and pedestrian traffic to the existing infrastructure and surrounding uses. Roads constructed within the project will be both public and private. The private roads will be maintained by the homeowner's association. Sidewalks are proposed throughout the site to facilitate pedestrian connectivity from the residences to the commercial, retail, and employment uses. A future interparcel connection is proposed to TM 63-12-B1 and 63-12-B2 to allow for access if and when that property is developed.

COMMUNITY MEETING

Pursuant to County requirements, the Applicant and its representatives held a community meeting on April 24, 2019 at Dominion Raceway to introduce and discuss the project with surrounding property owners. We addressed several questions from members of our community and believe the meeting went well. Exhibit D attached hereto provides a copy of the community meeting notice that was sent to the surrounding property owners.

EXHIBIT A

Fiscal Impact Analysis

“Thornburg Mixed-Use Development
Spotsylvania County, Virginia”
prepared by MuniCap, Inc.
August 12, 2020

EXHIBIT B

Proffer Justification Narrative

“Thornburg Mixed-Use Development
Spotsylvania County, Virginia”
prepared by MuniCap, Inc.,
August 12, 2020

EXHIBIT C

Traffic Impact Analysis

“Thornburg Mixed-Use Center”
prepared by Ramey Kemp & Associates, Inc.
October 2021.

EXHIBIT D

Community Meeting Notice

PROFFER STATEMENT

Applicant: LID, LLC & IWG Thornburg, LLC

Property Owners: LID, LLC & IWG Thornburg, LLC

Properties: Tax Map Parcels 63-A-27, 63-12-C, 63-12-D, 63-12-E, 63-A-32, 63-A-33, 63-A-37

Total Project Acreage: ± 98.33

Rezoning Request: Commercial, C-3 (14.65 acres), and
Planned Development Housing, PDH-5 (83.68 acres)

Current Zoning: Commercial, C-3 (± 30.54 acres), and
Agricultural A-2 (± 67.96 acres)

Project Name: Thornburg Village

Date: October 18, 2021

File No: R20-0014

The undersigned does hereby agree that the development of the Property shall be in conformance with the voluntarily proffered conditions provided hereunder and said proffered conditions are being provided pursuant to Sections 15.2-2303.4, et seq. of the Code of Virginia (1950) as amended, and Section 23-4.6.3 of the Zoning Ordinance of Spotsylvania County as amended (collectively the “Proffers”). The Proffers shall supersede all other proffers made prior hereto, and thus upon the County’s approval of the Proffers, all previously approved proffers on the Property are void upon approval of the rezoning requested herein. In the event the above-referenced rezoning is not granted as applied for by the Applicant, the Proffers included in this application shall be withdrawn and are null and void. The headings of the Proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the Proffers. The terms “Applicant” and “Developer” shall include all future owners and successors in interest. The term “Property” shall mean the property that is the subject of the rezoning proposed herein.

References in this Proffer to plans and exhibits shall include the following:

“Generalized Development Plan for Thornburg Village Rezoning (GDP) - prepared by The Engineering Groupe Inc., dated October 16, 2020-revised through October 11, 2021.

1. LAND USE

A. The Property will be developed in conformance with the GDP. Notwithstanding the foregoing, all parcel lines, parcel sizes, building envelopes, building sizes, public road locations, private driveway and travelway locations, utility locations, storm water management facilities, and dimensions of undeveloped areas shown on the GDP may be reasonably adjusted during the review of the final sites and/or subdivision plans to allow the Applicant/Owner to address final development design criteria, engineering and design requirements, to comply with state and federal agency regulations including, but not limited to, DHR, VDOT, DEQ, DCR, Army Corps of Engineers, and, the County’s development regulations and design standards manual. Said adjustments to the GDP shall be subject to the approval of the County’s Zoning Administrator during the review of the final or preliminary site/subdivision plans and in no event shall approved adjustments to the GDP relieve the Applicant/Owner from providing any of the below proffers.

B. Mixed Use Development.

1) Commercial.

- a. A maximum of 124,000 square feet of commercial by-right uses authorized under the Commercial Highway (C-3) Zoning District shall be constructed on the Property, provided such uses do not result in an average daily traffic volume of 8,400 of vehicles per day, unless that applicant submits a revised Traffic Impact Analysis prepared in accordance with standards required by the Virginia Department of Transportation (VDOT) and on the condition of the applicant/owner complying with VDOT access standards for the uses proposed.
- b. To assure the provision of quality architectural design, the commercial buildings shall be constructed primarily of brick, stucco, metal panel, siding, stone, cementitious materials and/or other equivalent materials having similar appearance to achieve the intended design quality. Prior to subdivision of the nonresidential parcel to create the first nonresidential lot for commercial use, the Applicant shall establish architectural review and

approval standards requiring review for the quality of design and construction materials, landscaping and signage.

- c. Facade signs advertising retail stores or services located in multi-tenant buildings shall be placed in a coordinated sign band. This sign placement requirement shall be included in the covenants for the property or the lease agreements for the tenant spaces. All sign placements shall be subject to review and approval pursuant to the architectural review standards for the nonresidential area.

2) Residential.

- a. The areas indicated on the GDP for Single Family Detached and Single Family Attached development may vary due to final engineering and design considerations. As a result, boundary locations for clusters of dwelling types may be adjusted, and acreage allocated to a particular dwelling type area may increase or decrease by as much as 10%. Similarly, the internal road alignment, building, parking and off-site or on-site stormwater management improvements and off-site road improvements may vary in accordance with final engineering and design considerations at the time of site/subdivision plan reviews provided that the total number of dwelling units overall shall not exceed the amounts stated herein.

- i. Single Family Detached. A maximum of 163 single family detached (SFD) residential units shall be constructed on the Property.

- ii. Single Family Attached. A maximum of 212 single family attached (SFA) residential units shall be constructed on the Property.

2. TRANSPORTATION

- A. Access. The Property shall be served by two (2) primary entrances in the locations generally shown on the GDP. These two primary entrances include: (i) one right-of-way entrance on Jefferson Davis Highway (Route 1); and (ii) one right-in, right-out entrance on Morris Road (Route 606). The Jefferson Davis Highway entrance shall be as depicted on the GDP, or, shall be in conformance with the applicable VDOT standards at the time of construction.

- B. Interparcel Connections. The Applicant shall dedicate right-of-way and/or easements needed to construct the necessary interparcel connections from the Property to adjacent parcels property line in accordance with VDOT and County standards in the areas as shown on the GDP for purposes of providing interparcel access to adjoining lots, if and when such interparcel connections become necessary. The cul-de-sac streets on the subject property that shall become interparcel connections, if such connection is provided at the time of development with the adjoining property, shall be constructed as close to the common property line separating the subject Property from the adjoining property as possible without necessitating off-site right-of-way or stormwater and permanent or temporary construction easements.
- C. Pedestrian Connectivity. A network of sidewalks shall be provided throughout the community and shall include the interconnection of destinations within the mixed use area by sidewalks adjacent to parking areas and along private streets as indicated on the GDP. A 10-foot wide shared-use asphalt path shall be provided along the site frontage within the right-of-way of Jefferson Davis Hwy.
- D. Jefferson Davis Highway and Morris Road Improvements. Public road improvements shall be provided as depicted on the GDP, subject to approval by the VDOT and subject to the availability of the right-of-way necessary for the construction of said improvements.
- E. Right-of-way Dedication. The Applicant shall dedicate approximately seventy-five (75) feet of right-of-way along the Property frontage on Jefferson Davis Highway, as shown on the GDP.

3. COMMUNITY DESIGN

- A. Homeowners Association Duties and Responsibilities. The homeowners' association(s) ("HOA") shall be responsible for the administration of covenants, and design guidelines, the collection of fees for the operation and maintenance responsibilities of the association, and for the maintenance of common areas and improvements including private roads, buffers, fencing, the entrance features, and the amenity area on the Property, and for the provision of services such as snow removal, refuse collection, mowing and landscaping.

4. ENVIRONMENT

The Applicant agrees to preserve 37% of the overall property as open space in accordance with the applicable provisions of the zoning ordinance. To the extent permitted by the ordinance, open space may be utilized for the Project's development infrastructure and amenities, such as but not limited to, buffers, transitional areas, trails, entrance features, roads, active and passive recreational improvements, utilities, SWM/BMP, and other features and improvements supportive of the proposed development.

5. MONETARY CONTRIBUTION TO ADDRESS PUBLIC SERVICE IMPACT

To address the impact of the proposed development on public safety facilities, the Applicant shall provide a per unit monetary contribution of \$16.08 per single family detached dwelling unit and \$12.75 per single family attached dwelling unit to Spotsylvania County prior to the issuance of each building permit for each dwelling unit. Assuming that the maximum number of SFD and SFA are constructed, the maximum monetary contribution would be as follows:

Dwelling Type	Maximum allowed	Monetary contribution (per d.u.)	Total
SFD	162	\$16.08	\$2,604.96
SFA	212	\$12.75	\$2,703.00
TOTAL	374		\$5,307.96

6. ESCALATION/DE-ESCALATION CLAUSE

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

Proffer Statement
Thornburg Village
October 18, 2021

[Signatures on following pages]

Proffer Statement
Thornburg Village
October 18, 2021

LID, LLC
a Virginia limited liability company

By: _____
Manager

COMMONWEALTH OF VIRGINIA:

County of _____

Subscribed and sworn before me this _____ day of _____, _____ in my
county and state aforesaid, by the aforementioned principal.

NOTARY PUBLIC

My Commission Expires: _____

Proffer Statement
Thornburg Village
October 18, 2021

IWG Thornburg, LLC
a Virginia limited liability company

By: _____
Manager

COMMONWEALTH OF VIRGINIA:

County of _____

Subscribed and sworn before me this _____ day of _____, _____ in my
county and state aforesaid, by the aforementioned principal.

NOTARY PUBLIC

My Commission Expires: _____