SPOTSYLVANIA COUNTY PLANNING COMMISSION MEETING AGENDA
June 1, 2022 - 6:00 PM

Call to Order

Invocation and Pledge of Allegiance

Determination of a Quorom

Announcements

- Planning Update

Reports of Standing Committees

Review and Approval of Minutes

- Review & Approval of Minutes from May 18, 2022

Unfinished Business

Vote

- R21-0007 (RO21-007): Fairchild Commons/Brenda Bundy and Jane D. Dabney (Fairchild Manor, LLC) (Berkeley Voting District)

Public Hearings

- CPA22-0001: Comprehensive Plan Transportation Chapter 3, 3A, Land Use Chapter 2 Update

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:	June 1, 2022
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_CMB.pdf	Planning Update	Backup Material

County of Spotsylvania
Founded 1721

Board of Supervisors
DEBORAH H. FRAZIER
LORI HAYES
JACOB LANE
KEVIN W. MARSHALL
TIMOTHY J. MCLAUGHLIN
DAVID ROSS
CHRIS YAKABOUSKI

Department of Planning & Zoning
B. Leon Hughes
Director

9019 Old Battlefield Blvd., STE. 100
Spotsylvania, VA 22553
(540) 507-7434

Service, Integrity, Pride

June 1, 2022

UPCOMING PLANNING COMMISSION MEETINGS:

Wednesday, June 15, 2022 Planning Commission Work Session 4:00 pm Holbert Bld.

SUP21-0008 Jenkins HVAC Contractor Office with Storage

Chesapeake Bay Ordinance Amendments

Telecommunications Ordinance Amendments

Wednesday, June 15, 2022 Planning Commission Meeting 6:00 pm Holbert Bld.

Authorization for Public Hearing Chesapeake Bay Ordinance Amendments

Authorization for Public Hearing Telecommunications Ordinance Amendments

R19-0007 Village at Crossroads Station

COMMUNITY MEETINGS:

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

NEW PUBLIC HEARING CASES:

R22-0004 Rollingwood Place TM# 23-A-113, 23-A-128pt **Voting District** Courtland

NEW PRELIMINARY PLATS:

None

OTHER UPDATES:

None

Technical Review Committee Meeting June 2, 2022 in Person and via WebEx:

INITIAL SUBMISSIONS:

9:15 AM	ST22-0028	Edgerton Retail Office Building	
	TM# 22-A-162E1	**Voting District:** Courtland	Shannon Fennell

Technical Review Committee Meeting June 9, 2022 in Person and via WebEx:

PRE-APPLICATION MEETINGS:

9:15 AM	PRE22-0023	6425 Harrison Road Assisted Living Facility SUP	
(in person)	TM#22-6-A	**Voting District: Courtland**	Shannon Fennell
9:45 AM	PRE22-0024	Zoe Freedom Center and 516 Project SUP	
(in person/ virtual)	TM#9-A-3, 9-A-3B	**Voting District: Chancellor**	Shannon Fennell

Technical Review Committee Meeting June 16, 2022 in Person and via WebEx:

PRE-APPLICATION MEETINGS:

9:15 AM	PRE22-0025	Mill Rock Holdings LLC - Rezoning	
	TM#63-5-C	**Voting District: Berkeley**	Shannon Fennell

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										
CPA22-0001	Jacob	Spotsylvania County Board of Supervisors	Comprehensive Plan Amendment	N/A	N/A	Amendments to Comp Plan Chapter 2-Land Use, 3-Transportation, 3A-Trailways Plan to ensure Comp Plan support exhibited for candidate Smartscale Round 5, Revenue Sharing, TAP applications, and to add, edit the Thoroughfare Plan maps and table concerning various road projects including new concept roads in the Thornburg and Lake Anna areas. Amendment to Chapter 2-Land Use includes a revision to the land use to zoning compatibility table to add PRR-zoning to the Lake Anna mixed use area.	N/A	N/A	PC Public Hearing 6/1/2022	Countywide
CA22-0002	Wanda	Spotsylvania County Board of Supervisors	Unified Fee Schedule Update	N/A	N/A	Update to the Unified Fee Schedule for all land use and development projects and related reviews and inspections including Building, Zoning, Environmental, Transportation, Planning, GIS, FREM, and Utilities	N/A	N/A	PC recommended Approval 6-0 on 5/18/2022 BOS Public hearing scheduled on 6/14/2022	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 1/29/2023	Under Review	Battlefield
R19-0007	Leon	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)	PC Public Hearing Scheduled for 6/1/2022	Berkeley
R19-0009	Shannon	Rappahannock Devt. Group, LLC	Lafayette Commons	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 1/29/23	Under Review	Battlefield

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
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 1/01/23	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 1/29/23	Under Review	Lee Hill
R20-0010	Kimberly	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 Extension to 8/1/2022	Under Review	Berkeley
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 to 1/1/2023	Under Review	Livingston
R20-0014	Kimberly	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	8/31/2022 Extension Granted	Under Review	Berkeley
R20-0015	Kimberly	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	Kimberly	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	Kimberly	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 Extension Granted	Under Review	Lee Hill
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 extension to 9/1/2022	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
R21-0007	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 Extension Granted to 12/31/22	On 5/18/2022 PC tabled Vote until 6/1/2022	Berkeley
R21-0008	Kimberly	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 Extension Granted to 12/31/2022	Under Review	Berkeley
R21-0009	Leon	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	PC recommended approval 6-1 on 5/04/2022. Scheduled for BOS 6/14/2022	Courtland
R21-0010	Kimberly	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	2/1/2022	Under Review	Livingston
R21-0011	Leon	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	**Approved 5/24/2022**	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	Under Review	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	Kimberly	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	12/16/2021	Under Review	Lee Hill
R22-0003	Kimberly	Kalahari VA LLC	Kalahari Resorts	76-A-56,56A, 56C,56D; 76-A-58,58B,58C	0,0,0,6109,6117,6135 Patriot Hwy,6101 Mallard Rd.	Rezoning of seven parcels totaling 134 acres from Agricultural 2 (A-2) to Planned Development Commercial for the development of an indoor and outdoor water park, hotel and convention center.	2019	4/1/2022	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
R22-0004	Shannon	Shujaat Ali	Rollingwood Place	23-A-113 & 23-A-128pt	10813 & 10916 Rollingwood Dr.	Rezoning of two parcels totaling 33.4 acres from Residential 1(R-1) to Planned Development Housing 3 (PDH-3) for the development of 62 single family detached units and 32 single family attached units.	2019	TBD	Under Review	Courtland
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	Cherie	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 Extension granted	Under Review	Battlefield
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	**Withdrawn by Applicant**	Livingston
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
SUP21-0011	Cherie	MSG Partnership	Fleming Street	24C-6-29,30,31&32	91 Fleming Street	Special Use Permit to allow a 65 space commercial off street parking lot on 4 lots that comprise .72 acres zoned Commercial 3 (C-3).	N/A	2/8/2022	Under Review	Battlefield
SUP22-0001	Cherie	Sign Enterprise	U-Haul	35-7-K2	5801 Southpoint Centre Blvd.	Special Use Permit to allow a 75' pylon sign on a 3.6 acre parcel zoned Commercial 3 (C-3).	N/A	TBD	Under Review	Lee Hill

Proffer Law Key:

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

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Spotsylvania County
Planning Commission
Executive Summary

Print

Meeting Date:	June 1, 2022
Title:	Review & Approval of Minutes
Type:	Action
Agenda Title:	Review & Approval of Minutes from May 18, 2022
Recommendation:	Approval
Summary:	
Committee/Commission Summary:	
Review Date:	Status:
Financial Impact:	
Staff Contacts:	Paulette Mann, Commission Secretary
Legal Counsel:	
Additional Background/Other Considerations:	
Consequence of Denial/Inaction:	

ATTACHMENTS:

Name:	Description:	Type:
pcmin22_0518.docx	Draft Minutes from May 18, 2022	Minutes

Spotsylvania County Planning Commission **D R A F T**

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

MINUTES: May 18, 2022

Call to Order: Mr. Childress called the meeting to order at 6:00 p.m.

Members Present:	Scott Phelps	Lee Hill
	Jennifer Maddox	Berkeley
	Dr. Raymond Bell	Salem
	Gerald Childress	Chancellor
	Travis Bullock	Battlefield
	Debbie Fregoso	Livingston
Members Absent:	Richard Thompson	Courtland

Staff Present:
Paulette Mann, Planning Commission Secretary
B. Leon Hughes, AICP, Director of Planning & Zoning
Kimberly Pomatto, CZA, Deputy Director of Planning & Zoning
Shannon Fennell, Planner II
Alexandra Spaulding, Senior Assistant County Attorney
Paul Agnello, AICP, Traffic Engineer
Vanessa Stiles, Acting Planning Commission Secretary
Wanda Parrish, AICP, Asst. County Administrator – CDG
Matthew Decatur, Long Range Planner

Announcements: Mr. Hughes updated the Commission on upcoming cases, what is on the TRC agendas and community meetings.

He also introduced Ms. Vanessa Stiles, Paulette's backup and new Long Range Planner, Matthew Decatur.

Mr. Hughes discussed that the Crossroads case has been moved to the June 15, 2022 meeting per the applicant's request.

Reports of Standing Committees: None

Review and Approval of Minutes:

May 4, 2022 Minutes

The minutes were accepted and the motion passed 6-0.

Unfinished Business: None

Public Hearing(s):

Mr. Childress opened the public hearing.

CA22-0001 Spotsylvania County Board of Supervisors: An amendment to the unified fee schedule for land use and building related to Chapter 23, Zoning, of the Code of the County of Spotsylvania, Sec. 23-4.1.3, Processing and review fees, Sec. 23-7A.4.3, Fees, and Sec. 23-7A.4.4, Consultant Inspection Services, as authorized by Sec. 15.2-2286(6), Sec. 15.2-2292.1, Sec. 15.2-2311, and Sec. 15.2-2316.4:1 of the Code of Virginia; Chapter 20, Subdivisions, of the Code of the County of Spotsylvania, Sec. 20-4.1.1, Who may file; Payment of fees, as authorized by Sec. 15.2-2241(5) and (9) of the Code of Virginia; Chapter 19A, Stormwater Management, of the Code of the County of Spotsylvania, Sec. 19A-34, Conditions of approval and Sec. 19A-40, Fees, as authorized in Sec. 62.1-44.15:6, Sec. 62.1-44.15:27, Sec. 62.1-44.15:34, Sec. 62.1-44.15:48 of the Code of Virginia; Chapter 6A, Chesapeake Bay Preservation, of the Code of the County of Spotsylvania, Sec. 6A-12, Site plan review process and Sec. 6A-14, Review of site plan, Sec. 6A-15, Installation, bonding and maintenance, as authorized in Sec. 62.1-44.15:74 and Sec. 15.2-2286(6) of the Virginia Code; Chapter 8, Erosion, of the Code of the County of Spotsylvania, Sec. 8-5, Violation; Injunction and other legal actions by the County, Sec. 8-37, Permits and fees, and the Virginia Erosion and Sediment Control Handbook adopted, as authorized by Sec. 62.1-44.15:54, Sec. 62.1-44.15:57, and Sec. 62,1-44.15:63 of the Code of Virginia; Chapter 5, Buildings and Building Regulations, of the Code of the County of Spotsylvania, Sec. 5-71, Issuance of permit; payment of fee to treasurer prerequisite, Sec. 5-74, Other fees, as authorized in Sec. 36-105 of the Code of Virginia and Sec. 107.1 of the Uniform Statewide Building Code; and Chapter 9, Fire Prevention Code, of the Code of the County of Spotsylvania, Sec. 9-103, County permit, as authorized in Sec. 27-98 of the Code of Virginia and Sec. 107.1 of the Uniform Statewide Building Code, as follows:

Fee Schedule (Land Use & Building) Proposed Effective July 1, 2022			**DRAFT**
Division	**Name of Fee**	**Current Fee (since 7/1/2019)**	**Proposed Fee**
PERMIT CENTER FEES			
Permit Center	Processing Fee (including re-packaging)	$65	$75
Permit Center	Processing Fee for Accessories without Review	$45	$60
Permit Center	Over-the- Counter Permit and Processing	$30	$40
Permit Center	Weekly or Monthly Permit Issuance Report	$20	$20
Permit Center	Application Extension Fee	$25	$30
Permit Center	Permit Extension Fee	$30	$35
Permit Center	Permit Transfer	$20	$25
Permit Center	Mechanics Lien Agent Changes	$20	$25
Permit Center	General Contractor Changes	$20	$25
Permit Center	Tradesman Certificate Changes	$20	$25
BUILDING - RESIDENTIAL FEES			

Building	Single Family Homes (New Construction)	$0.46 per sq. ft. Gross Building Area -includes all trades, construction & plan review, $230 minimum charge	$0.53 per sq. ft. Gross Building Area -includes all trades, construction & plan review, $265 minimum charge
Building	Addition/Accessories - Plan Review, Electrical, Plumbing, Mechanical	$0.46 per sq ft Gross Building Area-includes all trades, construction & plan review; $230 minimum charge	$0.53 per sq. ft. Gross Building Area -includes all trades, construction & plan review, $265 minimum charge
Building	Residential Amendment Plan Review	$160	$270
Building	Residential Structural Re-review	$330	$415
Building	Single Wide	$340	$415
Building	Double & Triple Wide	$465	$560
Building	Re-Review for Residential Plan Review	$70 per letter	$75 per letter
Building	Code Modification Request - Residential	$205	$270
Building	Home Use or Home Occupancy	N/A	$105
Building	Backflow Preventer - Residential	$80	$100
Building	Change Electric Service - Residential	$80	$100
Building	Minimum Building Over The Counter	$80	$100
Building	Minimum Mechanical Over The Counter	$80	$100
Building	Minimum Plumbing Over The Counter	$80	$100
Building	Minimum Electrical Over The Counter	$80	$100
Building	Interior Renovations/Alterations/Basement (All non-structural work)	$0.33 per sq. ft. - Gross Building Area - includes all trades, construction & plan review	$0.34 per sq. ft. - Gross Building Area
		$165 minimum charge	$180 minimum charge
BUILDING - COMMERCIAL FEES			
Building	Commercial New Construction and Commercial Alteration Inspection	See: Commercial New Construction/Alterations	See: Comm New Construction/Alterations
		$150 minimum charge	$160 minimum charge
Commercial New Construction/ Alterations			
Group	*Factor - Use Description*		
1	*1 - S,U,H,F,shell*	$0.13	$0.13
2	*1.2 - B,M*	$0.15	$0.16
3	*1.3 - A2,3,4,E,I4,R2*	$0.16	$0.18
4	*1.4 - R1,A1*	$0.18	$0.19
5	*1.75 - I1,2,3*	$0.22	$0.24
Building	Commercial New Construction Plan Review	See: Commercial New Construction Plan Review	See: Commercial New Construction Plan Review
		$150 minimum charge	$180 minimum charge
Commercial New Construction Plan Review			

Group	*Factor - Use Description*		
1	*1 - S,U,H,F,shell*	$0.11	$0.13
2	*1.2 - B,M*	$0.13	$0.16
3	*1.3 - A2,3,4,E,I4,R2*	$0.14	$0.17
4	*1.4 - R1,A1*	$0.15	$0.19
5	*1.75 - I1,2,3*	$0.19	$0.23
Building	Commercial Amendment Plan Review	See: Commercial Amendment Plan Review	See: Commercial Amendment Plan Review
		$150 minimum charge	$180 minimum charge
Commercial Amendment Plan Review			
Group	*Factor - Use Description*		
1	*1 - S,U,H,F,shell*	$0.04	$0.05
2	*1.2 - B,M*	$0.05	$0.06
3	*1.3 - A2,3,4,E,I4,R2*	$0.06	$0.07
4	*1.4 - R1,A1*	$0.06	$0.07
5	*1.75 - I1,2,3*	$0.07	$0.09
Building	Commercial - Plumbing	$170 + $30 per fixture	$185 + $30 per fixture
Building	Commercial - Mechanical	$0.05 per sq. ft. gross bldg. area or $170 minimum, plus $30 per Fire Damper	$0.06 per sq. ft. gross bldg. area or $180 minimum, plus $30 per Fire Damper
Building	Commercial - Electric	$1.15 per amp. $170 minimum	$1.23 per amp. $180 minimum
Building	Commercial - Electric R1 and R2 Dwelling units	$85 per unit	$90 per unit
Building	Commercial Hoods Type I	$425	$525
Building	Commercial Hoods Type II	$335	$435
Building	Commercial Building TRC Review	$400	$485
Building	Re-Review for Commercial Plan Review	$110 per letter	$135 per letter
Building	Building Use Review	$60	$100
Building	Code Modification Request - Commercial	$480	$640
Building	Backflow Preventer - Commercial	$80	$100
Building	Commercial Signs – Wall (with or w/o electric)	$135	$185
Building	Commercial Signs – Freestanding (with or w/o electric)	$205	$260
Building	Change Electric Service - Commercial	$170	$190
BUILDING - OTHER FEES			
Building	Temporary Electric on Pole	$80	$100
Building	Water and Sewer Lines (each)	$80	$100
Building	Footing and Foundation (By approved request only)	$265	$345
Building	Residential Elevator Installation	$195	$220
Building	Commercial Elevator Installation	$415	$480

Building	Elevator/Escalator/Annual Certifications	$80	$100
Building	Building / Structure Relocation	$545	$625
Building	Demolition	$80	$100
Building	Construction Trailer	$255	$285
Building	Sales Trailer	$340	$375
Building	Early Phase Tenant Build-out	$120	$170
Building	Targeted Industry	$490	Delete Fee
Building	Carports (Pre-Manufactured Metal Free-Standing Only-Intake only)	$70	$75
Building	Open/Uncovered Handicap Ramp	$80	$100
Building	Decks (with or without electric)	$135	$160
	(No Plan Review)		
Building	Decks (with plan review)	$170	$250
Building	Residential Above Ground Pools and Hot Tubs	$120	$150
Building	Residential Above Ground Pool w/ Deck	$145	$240
Building	Residential In-ground Pools	$365	$430
Building	Commercial In-ground Pools	$475	$555
Building	Kiosks, Tents, Tanks - Building Fee	$80	$100
Building	Kiosks, Tents, Tanks - Electrical Fee	$80	$100
Building	Tanks Removal	$80	$100
Building	Asbestos Abatement	$80	$100
Building	Permits not covered in this fee schedule. Consult with CBO on a case by case basis.	$65/hour	At cost - $100 minimum
Building	Amusement Devices: Fees set Commonwealth in 13VAC5-31-75		
BUILDING - ADMINISTRATIVE FEES			
Building	Notice Violation Fee - Charged for failure to obtain a required permit prior to performing construction work.	$130	$145
Building	Notice To Comply - Charged if permits have been obtained but a code violation is discovered.	$170	$185
Building	Stop Work Order	$150	$165
Building	Building Board Code Appeal (BBCA) Filing	$245	$300
BUILDING - INSPECTION FEES			
Building	Residential Temp. Certificate of Occupancy	$55	$90
Building	Commercial Temp. Certificate of Occupancy	$55	$105
Building	Re-Inspection Fee (Residential/Commercial)	$85	$100
Building	Commercial Special Inspection	$0.07 per sq. ft. $150 minimum	$0.08 per sq. ft. $155 minimum
Building	Third Party County Certification	$460	$560
Building	Third Party Inspection Review	$10 per inspection	$13 per inspection

Building	After Hours Inspection (When approved by CBO)	$170 per hour (2 hr. minimum)	$180 per hour (2 hr. minimum)
BUILDING - FIRE REVIEW FEES			
Building	Bldg. Shell Sprinkler Syst Plan Review	$0.02 per sq. ft., $185 minimum	$0.03 per sq. ft., $190 minimum
Building	Sprinkler Head Add/Reloc Plan Review	$0.02 per sq. ft., $90 minimum	$0.02 per sq. ft., $95 minimum
Building	New Bldg Sprinkler Syst Plan Review	$0.03 per sq. ft., $230 minimum	$0.03 per sq. ft., $240 minimum
Building	Standpipe System Plan Review	$150	$160
Building	Fire Pump System Plan Review	$225	$235
Building	Alternative Syst. Plan Review	$2.50 per device over 30	$2.50 per device over 30
		$150 minimum	$200 minimum
Building	Underground Fire Service Plan Review	$140	$150
Building	Range Hood Plan Review	$200 for the first hood, $35 for each additional hood	$210 for the first hood, $40 for each additional hood
Building	Smoke Removal Plan Review	$225	$235
Building	Fire Alarm Sys. Plan Review	$2.50 per device over 30	$2.50 per device over 30
		$150 minimum	$160 minimum
Building	Limited Area Sprinkler Plan Review	$150	$160
Building	Fire Protection Amendment	N/A	$125
Building	Spray Booths Plan Review and Inspection	$380	$390
FIRE - ADMINISTRATIVE FEES			
Fire	Building Shell Sprinkler System	$.03 per sq. ft. > 10,000 sq. ft. w/hydro test; $350 min	$.03 per sq. ft. > 10,000 sq. ft. w/hydro test; $350 min
Fire	Sprinkler Head Addition/Relocation	$100 for 5 heads or less; $10 per head over 5; $300 min (includes hydro test)	$100 for 5 heads or less; $10 per head over 5; $300 min (includes hydro test)
Fire	Standpipe System	$100 per riser; $100 min	$100 per riser; $100 min
Fire	Fire Pump System	$50 per riser; $150 min	$50 per riser; $150 min
Fire	Fire Pump	$200	$200
Fire	Specialized Detection System	$5 per device; $50 min	$5 per device; $50 min
Fire	Fire Dampers	$10 per device; $100 min	$10 per device; $100 min
Fire	Underground Fire Service Line Inspection/Flush	$200 (includes hydro test)	$200 (includes hydro test)
Fire	Range Hood Test/Inspection	$175 per hood	$175 per hood
Fire	Smoke Removal Performance Test	$175	$175
Fire	Fire Alarm System Test	$5 per device; $100 min	$5 per device; $100 min
Fire	Inspection of Dry Pipe, Valve Trip Test	$125 Valve Trip Test	$125 Valve Trip Test
Fire	Limited Area Sprinkler	$125	$125

Fire	Spray Booths	$175	$175
Fire	Elevator Testing	$125 per car	$125 per car
Fire	Emergency Generator Testing/Fire Protection Equip.	$150 per generator	$150 per generator
Fire	Kiosks, Tent, Tank Fee	$70	$70
Fire	Re-Inspection for New Construction (Residential/Commercial)	$85	$85
Fire	After Hours Inspection (Approved By DFM)	$170 per hr (2 hour Min)	$170 per hr (2 hour Min)
FIRE			
Fire	Open Burn Permits	$200	$200
Fire	Residential Site Plan Review 1-6 Dwelling units	$125	$125
Fire	Residential Site Plan Review 7-30 Dwelling units	$175	$175
Fire	Residential Site Plan Review 31-100 Dwelling units	$225	$225
Fire	Residential Site Plan Review 101-300 Dwelling units	$325	$325
Fire	Residential Site Plan Review 301 + Dwelling units	$350.00 + $2 per unit over 301 dwelling units	$350.00 + $2 per unit over 301 dwelling units
Fire	Commercial Site Plan Review less than 1 disturbed acre	$325	$325
Fire	Commercial Site Plan Review greater than 1 disturbed acre but less than 5AC	$425	$425
Fire	Commercial Site Plan Review greater than 5 disturbed acres	$525	$525
Fire	Fire Lane Plan Review	$150	$150
Fire	FREM Permit for Storage of Explosives	$250	$250
Fire	FREM Permit for Off-Site Storage of Fireworks	$250	$250
Fire	FREM Permit for Blasting	$250	$250
Fire	FREM Permit for Retail Sales of Consumer Fireworks	$275	$275
Fire	FREM Permit for Fireworks Display (Also requires $1M Certificate of Insurance)	$120 per hour	$120 per hour
Fire	FREM Permit for Amusement Buildings	$120 per hour billed by the quarter hour ($30 for each 15-minute interval) $50 Minimum	$120 per hour billed by the quarter hour ($30 for each 15-minute interval) $50 Minimum
Fire	FREM Existing Occupancy Inspection for a Business of 1,200 sq ft or less	Flat Rate Small Business Inspection Fee of $50.00	Delete Fee
Fire	FREM Existing Occupancy Inspection for a Business of More Than 1,200 sq ft	$120 per hour billed by the quarter hour ($30 for each 15-minute interval) $50 Min.	Delete Fee
Fire	FREM Re-Inspection Fee if all noted violations are corrected at the time of inspection	No Charge	Delete Fee
Fire	FREM Re-Inspection if some or all noted violations are NOT corrected at the time of inspection	$120 per hour billed by the quarter hour ($30 for each 15-minute interval) $50.00 min	Delete Fee
Fire	Origin and Cause Report	$15	$15

Fire	FREM Fire Report	$5	$5
ENVIRONMENTAL - CHESAPEAKE BAY			
Ches. Bay Div.	Non-Residential Plan Review (Ches Bay and SWM) - Minor Site Plan Review	Combined existing fees into one: includes plan review and inspections	*$2,500 + $150/hr for review over 4 hours
Ches. Bay Div.	Non-Residential Plan Review (Ches Bay and SWM) - Major Site Plan Review		*$5,000 plus $95 per acre >10 disturbed acres
Ches. Bay Div.	Non-Residential (Erosion Only) < 5 Dist. Acres	$960	Included above (*)
Ches. Bay Div.	Non-Residential (Erosion Only) 5 -10 Dist. Acres	$1,280	
Ches. Bay Div.	Non-Residential (Erosion Only) > 10 Dist. Acres	$1,280 + $80 per acre > 10 dist. acres	
Ches. Bay Div.	SFH & Additions/Accessories No Mitigation	$80	$95
Ches. Bay Div.	SFH & Additions/Accessories W/ Mitigation	$160	$215 + $95 per re-review
Ches. Bay Div.	RPA Encroachment waivers	$600	$625
Ches. Bay Div.	RPA Encroachment waivers (requiring Planning Commission Public Hearing)	$1,525	$1,600
Ches. Bay Div.	BMP Agreement	$645	$650
Ches. Bay Div.	As-built Plans reviews	$285	$225 + $95/hr exceeding 2 hours
Ches. Bay Div.	Minor Site Plans :		Included above (*)
	Erosion Review Only	$1,095	
	Storm Water Management Required	$1,415	
Ches. Bay Div.	RPA/Wetland Determinations	$160 per hour	$325 + $160/hr exceeding 2 hours
Ches. Bay Div.	Major Water Quality Impact Review	N/A	$325 Base Fee + $120/hr for any review time exceeding two hours
Ches. Bay Div.	Flood Plain Studies	$960	Moved Under Zoning
Ches. Bay Div.	Storm Water Management Plans	$160 per hour	Included above (*)
Ches. Bay Div.	Early Clearing & Grading / Clearing & Grading Only	$595	
Ches. Bay Div.	1-5 Dist. Acres -		
	5.1-10 Dist. Acres -	$915	
	>10 Dist. Acres -	$915 + $80 per acre > 10acres	
Ches. Bay Div.	Linear Projects ~~(all per 10sf disturbed acreage)~~		
	Pervious surface in an RPA	$0.04	0.05 per linear sf
	Impervious surface in an RPA	$0.06	
	Pervious surface outside an RPA	$0.02	
	Impervious Surface outside an RPA	$0.04	
	Minimum charge for Linear Projects	$80	$80

Ches. Bay Div.	Plat Review	N/A	Exempt Plat - $120; Final Plat - $225 Base Fee + $120/hr for any review time exceeding 1 hour
Ches. Bay Div.	Plat Resubmittal	N/A	Final Plat - $225 Base Fee + $120/hr for any review time exceeding 1 hr
Ches. Bay Div.	Residential and Commercial VDPES and Ches Bay Verification Reviews	N/A	$25
Ches. Bay Div.	SWM Bond - Commercial/Residential Subdivisions	Per Engineered Cost Estimate + 25%	Per Engineering Cost Estimate + 25%
Ches. Bay Div.	Commercial/Residential Subdivision SWM Bond Management Fee (Fee includes Bond Release Processing Fee)	N/A	$550
ENVIRONMENTAL - EROSION RESIDENTIAL			
ESC	E&S Residential Permit (Includes Plan Review and three required inspections -first erosion, final erosion, bond release)	Revised to include plan review, first, occupancy, bond release, and first year of bi-weekly inspections.	
ESC	Detached SFH	$975	Broken up into fees below(**):
ESC	Residential Clearing and Grading Permit Plan Review	Separated the Plan Review and Inspection Fees	**$145
ESC	Single Family Detached Residential Inspections	Separated the Plan Review and Inspection Fees	**$1,350 includes first, occupancy, bond release and first year of bi-weekly inspections.
ESC	Attached SFH - 2 Units Inspections	$1,060	**$1,435 includes first, occupancy, bond release and first year of bi-weekly inspections.
ESC	Attached SFH - 3 to 5 Units Inspections	$1,100	**$1,475 includes first, occupancy, bond release and first year of bi-weekly inspections.
	Attached SFH - 6 to 10 Units Inspections	$1,180	**$1,555 includes first, occupancy, bond release and first year of bi-weekly inspections.
ESC	E&S RPA Mitigation Inspection (Residential)	$810	$825
ESC	E&S Plan Review Revision/Amendment Fee (Single Family)	$95	$145 + $125 per additional review
ESC	E&S Site Plan Permit Extension (Residential)	$95	$100/ month
ESC	E&S Residential Site Plan - Resubmittal	$95	$145
ESC	Demolition/Stabilization (Land Disturbance 2,500sq ft or more) (Residential)	$390	Delete, based on type of review residential or commercial
ESC	E&S Temporary Final Erosion (Requested - Residential)	$125	$135
ESC	ESC Administrator Decision Appeal (Residential)	$95	See Appeal below

ENVIRONMENTAL - EROSION COMMERCIAL			
ESC	E&S RPA Mitigation Inspection (Commercial)	$1,125	$1,150
ESC	Bond Reduction or Release Inspection Request	$375	$385
ESC	E&S Site Bond Release Inspection (Commercial)	$375	$550
ESC	E&S Linear Project Inspection (per linear foot)	$0.07	$0.08
ESC	Minimum charge for Linear Project Inspection	$90	$100
ESC	E&S Site Plan Permit Extension (Commercial)	$2,209	$2,225
ESC	Demolition/Stabilization (Land Disturbance 2,500sq ft or more) (Commercial)	$565	Delete
ESC	Non-Residential Plan Review (ESC) - Minor Site Plan Review	Combined existing fees into one: includes plan review and pre-construction meeting, first year inspections	***$2500 + $150/hr for review over 4 hours
ESC	Non-Residential Plan Review (ESC) - Major Site Plan Review		***$5,000 plus $95 per acre >10 disturbed acres
ESC	Site Plans (Commercial/Industrial): Environmental	< 2 Acres = $2810	Combined to Fees above(***)
ESC		2 - < 5 Acres = $4920	
ESC		5 -10 Acres = $6295	
ESC		10 + acres $7355 + $80 per acre > 10 acres	
ESC	E&S Temporary Final Erosion (Requested - Commercial)	$210	$225
ESC	ESC Administrator Decision Appeal (Commercial)	$95	$100
ESC	**OTHER ENVIRONMENTAL FEES**		
ESC	E&S BMP Initial Certification (All types)	$80	$125
ESC	E&S Annual BMP Re-Cert. (any type) (Maint)	$95	$100 no inspection; $200 w/ inspection
ESC	Flood Plain Determination (Written Confirmation)	$120	Zoning Fee
ESC	E&S Variance	$185	$195
ESC	E&S Re-inspection Fee	$120	$125
ESC	Notice of Violation/Notice to Comply	$725	$725
ESC	RPA - Notice of Violation/Notice to Comply	$725	$725
ESC	Notice of Violation/Notice to Comply Re-Inspect.	$205	$225
ESC	RPA Encroachment Violation Fee	$885	$900
ESC	Environmental Investigation Fee (for disturbance without permit)	$885	$900
ESC	Illicit Discharge Violation Fee (discharge flowing from construction site directly into waterway(s))	N/A	$885
ESC	VDPES Violation Fee (No SWPPP onsite, or any violation of the CGP permit)	N/A	$885
ESC	Large Scale Land Disturbance Fees:		
ESC	400 to < 1000 ac	$7,000 per month	$7,000 per month
ESC	1000 to <2000 ac	$11,000 per month	$11,000 per month

ESC	2000 to <3000 ac	$22,000 per month	$22,000 per month
ESC	3000 ac and greater	$44,000 per month	$44,000 per month
ESC	**ENVIRONMENTAL BONDING**		
ESC	Erosion Bond - Residential - Townhouses	$1,000 ea	$1,000 ea
ESC	Erosion Bond - Residential - 1/4 acre or less	$1,500	$1,500
ESC	Erosion Bond - Residential - >. 1/4 to 1/2 acre	$2,500	$2,500
ESC	Erosion Bond - Residential - >. 1/2 to 1 acre	$3,000	$3,000
ESC	Erosion Bond - Residential - 1 acre Plus	$3,000 per acre + the cost of any additional acreage	$3,000 per ac + the cost of any additional partial acre as noted above
ESC	Residential Bond Transfer Request	N/A	$50
ESC	Commercial Bond Transfer Request	N/A	$150
ESC	Erosion Bond - Commercial/Residential Subdivisions	Per Engineered Cost Estimate + 25%	Per Engineering Cost Estimate + 25%
ESC	**ADMINISTRATIVE CHARGES**		
ESC	Information Request	Staff Time/Hr	Staff Time/Hr
ENVIRONMENTAL - STORMWATER FEES			
	Local SWM Fees		
SWM	Sfh cbpa 1 ac to 5 ac	$209	No Change in Fees
SWM	Less than 1 ac	$290	
SWM	Greater than 1 ac less than 5 acre	$1,944	
SWM	Equal to or greater than 5 ac less 10 ac	$2,448	
SWM	Equal to or greater than 10 ac less 50 ac	$3,240	
SWM	Equal to or greater than 50 ac less than 100 ac	$4,390	
SWM	Equal to or than 100 ac	$6,912	
SWM	Phase 1 clearing equal to or greater 5 ac	$750	
SWM	Phase ii clearing = to or >1ac less 5 ac	$450	
SWM	Modification less than 1 ac	$20	
SWM	Modification equal to or greater than 1 ac less 5 ac	$200	
SWM	Modification = or > 5 ac less than 10 ac	$250	
SWM	Modification = or > 10 ac less than 50 ac	$300	
SWM	Modification = or > 50 ac less than 100 ac	$450	
SWM	Modification equal to or > 100 ac	$700	
SWM	Modification individual permit discharge	$5,000	
SWM	Maintenance less than 1 acre	$50	
SWM	Maintenance greater than 1 ac less than 5 ac	$400	
SWM	Maintenance= or > 5 ac less than 10 ac	$500	
SWM	Maintenance = or > 10 ac less than 50 ac	$650	
SWM	Maintenance = or > 50 ac less than 100 ac	$900	
SWM	Maintenance equal to or > 100 ac	$1,400	
SWM	Maintenance individual discharge	$3,000	

STATE MANDATED FEES	State SWM Fees		
SWM	Greater than 1 ac less than 5 acre	$756	No Change in Fees
SWM	Equal to or greater than 5 ac less 10 ac	$952	
SWM	Equal to or greater than 10 ac less 50 ac	$1,260	
SWM	Equal to or greater than 50 ac less than 100 ac	$1,708	
SWM	Equal to or than 100 ac	$2,688	
GIS FEES			
GIS	Exhibit Easements	$460	$460
GIS	Residential Site Plan Review	$260 + $5 per lot > 10 lots	$435 + $5 per lot > 10 lots
GIS	Commercial Site Plan Review		
GIS	Minor Site Plan Review		
GIS	Site Plan Amendment		
GIS	Record Plat Review (Minor)	$815 + $10 per lot > 3 lots	$1,390 + $12 per lot > 3 lots
GIS	Record Plat Review (Major)		
GIS	Preliminary Plat Review	$280 + $5 per lot > 10 lots	$435 + $6 per lot > 10 lots
GIS	Annual Division Review	$580	$945
GIS	Family Exempt Plat Review	$580	$945
GIS	Consolidation & Lot Line Adjustment Plat Review	$580	$945
GIS	Right of Way Dedication & Easement Plat Review	$580	$945
GIS	Rezoning Review	$190	$330
GIS	Special Use Permit Review	$190	$330
GIS	Special Use Permit Telecommunication Tower	$190	Delete Fee
GIS	Road Name Change	$750 + $250 per sign + $5 per affected lot	$750 + $250 per sign + $5 per affected lot
PLANNING FEES			
Planning	Residential Site Plan Review	$3,210 + $25 per each 5 lots or portion > 10	$3,635 + $25 per each 5 lots or potion > 10 lots
Planning	Commercial Site Plan Review	$3,210 + $65 per dist acre > 2 AC	$3,635 + $150 per dist acre > 2 AC
Planning	Minor Site Plan Review	$1,345	$1,600
Planning	Infrastructure Plan	$1,750 + $45 per dist. Acre > 5 AC	$1955 + $60 per dist acre > 5 AC
Planning	Trail Review	$590	$780
Planning	Preliminary Plat Review (50 lots or less)	$1,840	$1,905
Planning	Preliminary Plat Review (51 or more lots)	$3,020 + $15 per each 5 lots or portion >55	$3,310 + $20 per each 5 lots or portion >55 lots
Planning	Preliminary Plat Technical Change	$50	$65
Planning	Record/Final Plat Review (3 lots or less and no infrastructure surety required)	$1,755	$2,015
Planning	Record/Final Plat Review (4 lots or more and/or infrastructure surety required)	$3,200 + $15 per lot > 10 lots	$3,935 + $15 per lot > 10 lots

Planning	Article 13 Plat Review	$1,500 + $15 per lot > 10 lots	$1,750 + $20 per lot > 10 lots + $500 if includes legal documents
Planning	Article 13 Infrastructure Plan Review	$1,455 + $45 per acre > 5 dist. AC	$1,700 + $55 per acre > 5 dist. Acre
Planning	Family Division Plat Review	$1,255	$1,390
Planning	Consolidation & Lot Line Adjustment Plat Review	$1,145	$1,145
Planning	Annual Division Plat Review	$1,145	$1,285
Planning	Right of Way Dedication & Easement Plat Review	$1,480	$1,995
Planning	Easement Exhibit Plat	$865	$975
Planning	Easement Exhibit Plat (No Legal Review Required)	$480	$590
Planning	Rezoning	$11,650 + $45 per acre > 10 dist AC+ mailing fees	$13,000 + $55 per acre > 10 dist AC + mailing fees
Planning	Rezoning GDP & Proffer Amendment	$7,175 + mailing fees	$7,565 + mailing fees
Planning	Rezoning Proffer Amendment - Text Only	$4,180 + mailing fees	$5,345 + mailing fees
Planning	Special Use Permit (New Development)	$6,560 + mailing fees	$6,825 + mailing fee
Planning	Special Use Permit (No New Development)	$4,035 + mailing fees	$4,205 + mailing fee
Planning	Special Use Condition Amendment, Home Enterprise or Sign SUP, Deminimus rezoning, and SUP with a rezoning	$2,385 + mailing fees	$2,545 + mailing fee
Planning	Special Use Permit for Telecommunications Tower	$11,010 + mailing fees	Delete Fee
Planning	Right of Way Vacation or Alteration (15.2-2006)	$100 plus advertising cost	$600 (includes advertising)
Planning	Development Rights Determination Letter	$25	$30
Planning	Site Plan or Infrastructure Plan Amendment	$1,335	$1,425
Planning	Waiver/Exception Request heard by Planning Commission	$200	$210
Planning	3rd and subsequent Site Plan Review	$300	$360
Planning	3rd and subsequent Minor Site Plan Review	$160	$230
Planning	3rd and subsequent Infrastructure or Trail Review	$160	$230
Planning	3rd and subsequent Preliminary Plat Review	$190	$350
Planning	3rd and subsequent Major Record Plat Review	$585	$650
Planning	3rd and subsequent Minor Record Plat Review	$285	$320
Planning	3rd and subsequent Article 13 Plat Review	$190	$250; $500 if includes legal documents
Planning	3rd and subsequent Article 13 Infrastructure Plan Review	$205	$275
Planning	3rd and subsequent Family Division Plat Review	$195	$250
Planning	3rd and subsequent Consolidation, & Lot Line Adjustment Plat Review	$195	$230
Planning	3rd and subsequent Annual Division Review	$195	$230
Planning	3rd and subsequent Right-of-way dedication & Easement Plat Review	$215	$305
Planning	3rd and subsequent Easement Exhibit Plat Review	$205	$235

Planning	3rd and subsequent Site Plan Amendment/ Infrastructure Plan Amendment Review	$205	$235
Planning	Comprehensive Plan Amendment/ 2232	$1,000	$1,000
Planning	Agricultural/Forestal District Applications	$300	$300
TRANSPORTATION FEES			
Transportation	Site Plan Review (Commercial & Residential)	$285	$640 + $115 3rd+ submission review
Transportation	Preliminary Plat Review	N/A	$405
Transportation	Rezoning and SUP Review	N/A	$750
Transportation	TIA Scoping	N/A	$250
Transportation	Traffic Study Review 500 to 999 daily trips	$250 per review	$600 + $250 3rd+ review
Transportation	Traffic Study Review 1,000 to 4,999 daily trips	$250 per review	$1,050 + $400 3rd+ review
Transportation	Traffic Study Review 5000+ daily trips	$250 per review	$1,550 + $600 3rd+ review
Transportation	Letter of Credit or Bond	110% of the approved Engineer's estimate	110% of the approved Engineer's estimate
Transportation	Bond/Subdivision Agreement Extension	N/A	$400
Transportation	Inspection (not assoc with process in fee sch.)	N/A	$150
Transportation	Engineer's Estimate Review (per review)	$115	$225
Transportation	Bond/Letter of Credit Substitution	N/A	$250
Transportation	Inspection for Bond or Letter of Credit Review/Reduction (per request)	$270	$390
Transportation	Final Inspection for Bond/Letter of Credit Release	$340	$485
Transportation	Bond Default Action	N/A	$1,520
Transportation	Snow Removal Bond	$500 + $20 per lot	$750 +$30 per lot
UTILITIES FEES			
Utilities	Water and Sewer Site Plan Review (Residential)	$500 + $50 per lot inspection fee	$525 + $50 per lot inspection fee
Utilities	Off-Site Water & Sewer Plan Review (Residential)	$200 + $.25 per ln. ft. inspection fee	$210 + $.25 per ln. ft. inspection fee
Utilities	Water and Sewer Site Plan Review (Commercial)	$258 + $.40 per ln. ft	$271 + $.40 per ln. ft.
Utilities	Off-Site Water & Sewer Plan Review (Commercial)	$200 + $.25 per ln. ft. inspection fee	$210 + $.25 per ln. ft. inspection fee
Utilities	Sanitary Sewer Lateral CCTV & Water Meter Inspection	$150	$150
Utilities	Sanitary Sewer Main CCTV Inspection	$1.95 per ln. ft.	$1.95 per ln. ft
Utilities	Water Main Bacteriological Sample Collection Fee	$25 per event	$55 per event
Utilities	Water Main Bacteriological Sample Testing Fee	$20 per sample	$35 per sample
Utilities	Rezoning (GDP) or Feasibility (W&S)	N/A	$575
Utilities	Major Site Plan Modeling (W&S)	N/A	$575
Utilities	Minor Site Plan, SUP, Amendment, & Infrastructure Modeling (W&S)	N/A	$250
ZONING REVIEW FEES			

Zoning	Review fee for process not in fee schedule. Consult with Zoning Official on a case by case basis.	$50/hour	$90/hr
Zoning	Single Family Regular Review [1, 3]	$95	$115 + $45 if proffers
Zoning	Multi-family Review	Formerly included in Commercial	$345 + $85 if proffers
Zoning	Residential Amendment Fee [1, 3]	$50	$100 + $45 if proffers
Zoning	Non-Residential Principal Structure	Formerly identified as Certificate & Inspection	$330 +$85 if proffers
Zoning	Agricultural/Forestal District Applications	$200.00 Surcharge to base fee	Delete Fee
Zoning	Single Family Addition or Accessory (fee for either Addition or first Accessory only) [1, 3]	$40 + $15 per accessory on permit	$95 + $15 per accessory on permit
Zoning	Single Family Addition or Accessory w/ proffer or located in RPA (fee for either Addition or first Accessory only) [1, 3]	$125 + $15 per additional accessory on permit	$145 + $15 per accessory on permit
Zoning	Zoning Home Occupations	$55	$60
Zoning	Zoning Home Enterprise	$95	$100
Zoning	Farm Exempt	$90	$55
Zoning	Zoning Board Of Appeals Residential	$500	$685 + mailing fee
Zoning	Commercial Use Certificate [1, 3]	$90	$120 + $30 if proffers
Zoning	Commercial Use Certificate - Fast Track	$200.00 Surcharge to base fee	Delete Fee
Zoning	Commercial Use Owner Change	$90	$70
Zoning	Major Site Plan Review [2, 4]	$405 + $115 per building	$645 + $85 if proffers + $165 if overlay district
Zoning	Minor Site Plan Review [2, 4]	$205	$470 + $85 if proffers + $45 if overlay district
Zoning	Site Plan Resubmittial	$165	$140
Zoning	Site Plan Amendment	$140	$150 + $65 if proffers
Zoning	Site Plan Permit Extension	$150	$160
Zoning	Signs without Proffers	$180 + $110 per sign	$230 + $110 per sign
Zoning	Signs with Proffers	$260 + $110 per sign	$280 + $110 per sign
Zoning	Commercial Addition [2, 4] and renovation	$115	$275 + $65 if proffers
Zoning	Comm. Detached Access Structure	$75	$240 + $65 if proffers
Zoning	Small Cell facility review	$75	$100 each for up to 5 small cell facilities plus $50 for each additional small cell facility on a permit
Zoning	Zoning Confirmation Letters	$200	$260
Zoning	Zoning Board Of Appeals Commercial + Mailing Variance	$650	$690 + mailing fee
Zoning	Certificate & Inspection (No Proffers)	$355	Deleted and replaced with Non-Res. Principal Structure
Zoning	Certificate & Inspection (Proffers Attached)	$670	
Zoning	Commercial Amendment and Inspection (No Proffers)	$235	$260
Zoning	Commercial Amendment and Inspection (Proffers Attached)	$390	$420

Zoning	[1] *Minor Proffer Surcharge*	$80	Included with fees as "if proffers"
Zoning	[2] *Major Proffer Surcharge*	$190	
	[3] *Minor Overlay District Surcharge*	$40	Included with fees as "if overlay district"
Zoning	[4] *Major Overlay District Surcharge*	$150	
Zoning	Special Use Permit	$455	$490
Zoning	Special Use Permit Minor	$455	$385
Zoning	Special Use Permit Amendment, de minimis rezoning, home enterprise, and SUP with rezoning	$55	$195
Zoning	Rezoning	$605	$605
Zoning	Proffer Amendment Fee	$605	$405
Zoning	Preliminary Plats	$50	$315 + $85 if proffers
Zoning	Record/Final Plats	$50	$110 + $85 if proffers
Zoning	Exempt Plat Review	$50	$70 + $30 if proffers
Zoning	Special Event Permit < 1,000 participants est.	$365	$370
Zoning	Special Event Permit > 1,000 participants est.	$515	$525
Zoning	Division Of Motor Vehicle Certification Letters	$185	$330
Zoning	Division of Motor Vehicle Certification Update	$185	$60
Zoning	Temporary Zoning Approvals	$65	$225
Zoning	Temporary Zoning Renewal	$65	$70
Zoning	Temp Family Health Structure	Formerly under Temp Zoning Appr	$55
Zoning	Administrative Reduction In Yard	$110	$115
Zoning	Early Phase Permit	$110	Delete
Zoning	Zoning - Temporary Electric	$35	Delete
Zoning	Buoy Application	$40	$470
Zoning	Floodplain LOMR	$960	$250 + $115/hr per additional hour
Zoning	Chicken Coop	$30	$65
Zoning	Sheriff Tow Operator	N/A	$50
ZONING INSPECTION FEES			
Zoning	Commercial Site Plan Re-Inspection	$135	$180
Zoning	Zoning Proffer Inspection	$220	$220
Zoning	Zoning Proffer Reinspection	$110	$180
Zoning	Special Use (Conditions) Inspection	$220	$220
Zoning	Special Use (Conditions) Reinspection	$110	$180

CONTACT INFORMATION

Spotsylvania County Community Development
9019 Old Battlefield Blvd., Suite 100
Spotsylvania, VA 22553
540-507-7222 Fax: 540-507-7282

Abbreviations and Symbols	*Notes:*

<table>
<tr><td colspan="2"></td><td></td></tr>
<tr><td>AC</td><td>acre</td><td rowspan="4">* Virginia State levy on all permits for the purpose of continued education and training (2% of building permit fee).</td></tr>
<tr><td>bldg.</td><td>building</td></tr>
<tr><td>CBO</td><td>Chief Building Official</td></tr>
<tr><td>CO</td><td>Certificate of Occupancy</td></tr>
<tr><td>com.</td><td>commercial</td><td rowspan="2">* Deposits - All deposits collected are non-refundable.</td></tr>
<tr><td>ERU</td><td>equivalent residential units</td></tr>
<tr><td>est.</td><td>estimated</td><td rowspan="2">* Document requests / FOIA - Staff Salary/Hr. + cost of copies</td></tr>
<tr><td>gpd</td><td>gallons per day</td></tr>
<tr><td>ind.</td><td>industrial</td><td>*Hourly rates at full or partial hour</td></tr>
<tr><td>min.</td><td>minimum</td><td rowspan="2">*Special fees - applicant will be charged at cost for consultant/expert review in special circumstances.</td></tr>
<tr><td>SUP</td><td>Special Use Permit</td></tr>
<tr><td colspan="2">Definitions:</td><td>Refunds:</td></tr>
<tr><td colspan="2">* BMP-Best Management Practices: “…effective, practical means of preventing or reducing the amount of pollution generated by non-point sources to a level compatible with water quality goals.” Spotsylvania County Code, Section 6A-4. Definitions</td><td rowspan="3">* Refunds (Building & Zoning) - All refunds need to be requested in writing to the Department Directors. 70% refund of amount paid minus the deposit, if no inspections have been made; or 70% refund minus the deposit and a percentage based on the number of inspections. Refund request must be within 6 months of permit issuance.</td></tr>
<tr><td colspan="2">* Permit Applications - Awaiting issuance or additional information are voided after six months and deposits are forfeited.</td></tr>
<tr><td colspan="2">* Riser: sprinkler system water main.</td></tr>
<tr><td colspan="2">* Mechanical inspections: inspections of heating, ventilation, and air conditioning systems.</td><td rowspan="5">* Refunds (Planning): All refunds must be requested in writing to the Planning Director. Refunds will be issued in the following circumstances: 95% of Planning fees if application is withdrawn within three (3) business days of submission; 80% of Planning fees if application is withdrawn during the initial review period (time varies depending on application type); 40% of Planning fees if application is withdrawn within ten (10) business days after initial review comments are issued.</td></tr>
<tr><td colspan="2">* Gross Building Area: The total area of each floor including the basement and all exterior structures, (such as decks, porches, garages, sheds, etc.)</td></tr>
<tr><td colspan="2">* Head: sprinkler head.</td></tr>
<tr><td colspan="2">* For permitting and review purposes: townhouses are considered residential; apartments and churches are considered commercial.</td></tr>
<tr><td colspan="2">* Permit transfer: would apply, for example, in the sale of a house.</td></tr>
</table>

** Plumbing Fixture: A receptacle or device that is either permanently or temporarily connected to the water distribution system of the premises and demands a supply of water there from; discharges wastewater, liquid-borne waste materials or sewage either directly or indirectly to the drainage system of the premises; or requires both a water supply connection and a discharge to the drainage system of the premises. (Examples but not limited to: dishwasher, eye wash station, water heater, floor drain, sink, urinal, toilet, tub, shower, service sink, drinking fountain, clothes washer, water purifier, separator, interceptor)*	

Ms. Parrish presented the case. She explained the purpose of the fee schedule is to establish fees to offset costs for permits and processes related to building and development. Code Compliance budgets are fee supported which includes Building, Zoning, and Environmental. There is an exception for core and basic functions. They are offset by transfer from the General Fund. Planning is General Fund supported, but fees are collected to cover applicant-driven processes. Other division have review/inspections roles related to building and development, including Transportation, GIS, FREM, and Utilities.

Ms. Parrish discussed the following constraints:

- State Law (In General Terms)
    - Fees shall not exceed an amount commensurate with services rendered.
- County Goal
    - Fee based processes in Building, Zoning, Environmental, & Planning should be self-sufficient.

She stated it is important to note that the Building Department fees have been provided for informational purposes, but they are not under the purview of the Planning Commission.

Ms. Parrish discussed that the FY2017 (current) fee schedule was implemented over a four year period where the fees were adjusted by 25% each year to reach the FY2017 recommended amount in FY2020. There wasn't an update in FY2021-22 due to Covid-19, so it has been six years since.

She explained the methodology for calculating fees and provided several comparisons showing the percentage of increase or decrease. Ms. Parrish stated that there are also several processes that staff does that currently have no fee associated with them and so those processes now have a proposed fee.

Ms. Parrish stated that staff recommends approval of CA22-0001. She further stated that the FY2023 Budget revenues assume implementation of the fee schedule and staff is seeking to implement July 1, 2022 following the Board of Supervisors public hearing and vote.

There was discussion about how some very larger projects can add a great amount of revenue which is then banked in a reserve due to certain applications spanning multiple years.

Ms. Parrish discussed that staff vacancies result in savings. She also discussed the difficulty in getting county vehicles due to the shortages.

A question was also raised about how the County compares to Stafford & Fredericksburg.

Ms. Parrish stated that the City Departments are all general fund supported but that Stafford follows more closely to us. She discussed that it is very difficult to compare apples to apples, especially since Stafford has not adjusted fees in several years either.

Speaking in favor or opposition: None

Mr. Childress closed the public hearing.

Motion and vote: Mr. Childress made a motion, seconded by Mr. Phelps to recommend approval the fee schedule. The motion passed 6-0.

Mr. Childress opened the public hearing.

R21-0007 "FAIRCHILD COMMONS" BRENDA BUNDY AND JANE D DABNEY (FAIRCHILD MANOR, LLC): Requests a rezoning of two (2) parcels consisting of approximately 13.86 acres from Rural (RU) to Mixed Used (MU-2) with proffers for the development of 37 single family detached dwelling units and 18 single family attached units. The parcels are addressed as 8601 Courthouse Road, located on the east side of Courthouse Road (Route 208) approximately 365 feet from its intersection with Massaponax Church Road (Route 608), and 7204 Massaponax Church Road, located on the south side of Massaponax Church Road (Route 608) approximately 425 feet from the intersection with Courthouse Road (Route 208). The properties are located within the Primary Development Boundary. The properties are designated for Mixed Use Light on the Future Land Use Map of the Comprehensive Plan. Tax parcels 47 (6) 1A, 47 (6) 2. Berkeley Voting District.

Ms. Fennell presented the case. The applicant proposes to rezone the subject parcels from Rural (RU) to Mixed Use (MU-2) with proffers. If approved, the proposal will allow for the development of 37 single family detached dwelling units and 18 single family attached dwelling units with a density of approximately 3.9 dwelling units per acre. The properties are located within the County's Primary Development Boundary which is intended to develop with higher residential densities. The project site and the surrounding area to the north and west is designated on the Future Land Use Map in the Comprehensive Plan as Mixed Use Light with nearby Institutional land use and Open Space land use to the east and south of the subject parcel. Per the Comprehensive Plan the Mixed Use Light designation is reserved for a mix of single-family detached and attached residential development at densities of 4 to 8 dwelling units per acre. The project as proposed is slightly less than density envisioned within the Mixed Use Light designation with 3.9 dwelling units per acre, which falls on the low end of the Mixed Use light designation. Although the proposal's density is consistent with the Mixed Use Light designation, the proposed lot sizes (6,000 sq. ft.), scale, and housing type is not consistent with the existing residential development pattern immediately adjacent to the subject parcels and the surrounding area. The project sits on the outer edge of the Primary Development Boundary and serves as the gateway to

the County's more rural area to the south. The proposed development does not provide an appropriate transition from the rural area into the Courthouse mixed use area. The proposal is more suited as an infill project, and would be more appropriate near the center of the Courthouse mixed use area. The proposed Mixed Use District does not meet the purpose nor the intent of the Mixed Use Zoning District which supports a variety of compatible interrelated uses such as commercial, office, and residential within the district. While a solely residential development is consistent with the Mixed Use Light land use designation, a different zoning classification would have been more appropriate. Staff identified early in the review process that the Mixed Use District was not the appropriate zoning designation for a solely residential project, and the Planned Development Housing District was a more appropriate option supportive of a residential development and allows for an increased density in accordance with the land use designation. The applicant chose to pursue the Mixed Use District to allow for the maximum lot yield by utilizing private roads, which are not permitted for single family detached developments in any other zoning district. As designed, the road geometrics do not meet public road standards. With public roads, it is reasonable to expect the lot yield may be less. It is important to note, staff is not against a solely residential project with an increased density. A solely residential project comports with the Mixed Use Light land use designation and serves as a piece of the puzzle to the larger Courthouse mixed use area.

The project will be served by a private street network, which will include on-street parking, and sidewalks providing pedestrian accommodations throughout the site which will extend along Courthouse Road to Marshall Park. The site is projected to produce 447 vehicles per day including 34 AM Peak Hour and 45 PM Peak Hour trips. County Transportation's analysis determined that traffic from the development is not significant enough to degrade Level of Service (LOS).

Based on County projections the development will generate an estimated 144 new residents (above the by-right use) with 31 being school-aged children at full build out (15 elementary school students, 7 middle school students, and 9 high school students). The new students from the development will attend Spotsylvania Elementary or Riverview Elementary, Spotsylvania Middle School and Spotsylvania High School. As of October 1, 2021 and current school district boundaries, there is existing capacity in the elementary and high schools to accommodate the projected students. Currently, Spotsylvania Middle School is over capacity by 66 students and would be overcapacity by 73 students with the projected 7 additional middle school students. Staff notes that there is a project in the Capital Improvements Plan to renovate and expand Spotsylvania Middle School which would increase the schools capacity by approximately 300 students. The site design for the Spotsylvania Middle School expansion project is set to begin in August of 2022, with construction anticipated to be completed within 2 ½ years. To mitigate the projected impact of the 7 additional middle school students, the applicant has offered a total cash contribution of $197,500.02 towards the school expansion project.

In Favor:

A. The proposal is consistent with the intent of the Primary Development Boundary (PDB) by having more intense development occur within the PDB and in close proximity to existing public facilities. The project proposal and public park are complementary to one another, providing easy pedestrian accessibility to an existing park which provides additional green space and recreational amenities for the residents.

B. The proposed density of 3.9 dwelling units per acre is consistent with the Mixed Use Light land use designation's recommended density of 4 to 8 dwelling units per acre.

C. The proposed enhanced landscaping along Massaponax Church Rd and Courthouse Rd includes a three-foot berm with larger caliper initial plantings that exceed County minimums. The enhanced landscaped buffer will assist in providing viewshed protection and promote scenic integrity of the County's scenic byways, scenic roads, and Civil War Trails.

D. The applicant has proffered architectural materials attempting to address concerns regarding front facades of each unit and side facing facades of attached units facing Massaponax Church Rd.

E. Estimated traffic generated by the development is not significant enough to degrade Levels of Service (LOS).The LOS for Massaponax Church Road near the un-signalized site entrance will remain at a level of service "C".

F. The $300,000 cash proffer and right of way dedication, will assist in advancing the Route 208 Business/Massaponax Church re-alignment and intersection improvements and provide a cost savings to the County.

G. The applicant has committed to provide an extension of the project's required sidewalk network beyond the project limits to reach the Marshall Park entrance along Courthouse Rd. This sidewalk extension is shown as part of the Courthouse Road Sidewalk Plan and relieves the County of the cost of construction.

H. The proposal supports affordable housing goals and provides incentives using the Hometown Heroes program.

I. The project is estimated to produce a net positive annual fiscal benefit at build out to the County.

J. The applicant has proffered cash contributions to mitigate impacts to the following public facilities; $21,183.84 to Parks and Recreation, $27,702.94 to Public Safety, and $197,500.02 to Public Schools.

Against:

A. The proposed lot sizes, scale, and housing types is not consistent with the existing adjacent and surrounding residential development pattern, which consists of single family detached dwelling units with lot sizes ranging from 0.50 acres to 5.41 acres on the southern boundary/edge of the Primary Development Boundary.

B. The scale of the proposed single family attached units is not consistent with the dominant land use of single family detached homes. Given that the property serves as a gateway between the County's rural areas and the Courthouse mixed use area Historic District, the appearance of dense stacking of units on small lots with little spacing between units is not appropriate.

C. The site is projected to produce a higher traffic volume for dwelling units than the by-right use of only 4 dwelling units.

D. Within the proposed project limits and as a standalone Mixed Use District, the proposal does not meet the purpose and intent of the Mixed Use Zoning District, which is to provide a variety of uses. The proposal is solely residential project.
E. It appears the request for the Mixed Use District is based on the on the ability to utilize private rods which allows for greater lot yield creates the incompatibility noted.
F. Traffic safety concerns regarding this project remain, specifically at the Massaponax Church Road and Courthouse Road intersection. The applicant has proffered cash contributions to this intersection; however, the re-alignment of Massaponax Church Road and Courthouse Road currently has no funding and any proffered cash contributions will not serve as an immediate remedy for this concern.

Ms. Fennell stated that per the Comprehensive Plan, the Mixed Use Light designation is reserved for a mix of single-family detached and attached residential development at densities of 4 to 8 dwelling units per acre. The project as proposed is slightly less than density envisioned within the Mixed Use Light designation with 3.9 dwelling units per acre, which falls on the low end of the Mixed Use light designation. Although the proposal's density is consistent with the Mixed Use Light designation, the proposed lot sizes (6,000 sq. ft), scale, and housing type is not consistent with the existing residential development pattern immediately adjacent to the subject parcels and the surrounding area. The project sits on the outer edge of the Primary Development Boundary and serves as the gateway to the County's more rural area to the south. The proposed development does not provide an appropriate transition from the rural area into the Courthouse mixed use area. Additionally, the proposed/requested Mixed Use District does not meet the purpose nor the intent of the Mixed Use Zoning District which supports a variety of compatible interrelated uses such as commercial, office, and residential within the district. While a solely residential development is consistent with the Mixed Use Light land use designation, a different zoning classification would have been more appropriate. It is important to note, staff is not against a solely residential project with an increased density. A residential project comports with the Mixed Use Light land use designation and serves as a piece of the puzzle to the larger Courthouse mixed use area. However, the Planned Development Housing District is a more appropriate option supportive of a solely residential development and would allow for an increased density in accordance with the land use designation and provide a consistent lot size and scale. While the project proposes mitigation towards public facilities, traffic safety concerns remain at the Massaponax Church Road and Courthouse Road intersection. The cash transportation proffer and right of way dedication will assist in advancing the re-alignment of Massaponax Church Road and Courthouse Road and provide a cost savings to the County; however currently there is no other funding or projects in place to provide immediate remedy for this concern. Given the finding against and reasons noted in the conclusion, staff recommends denial of the rezoning request.

Applicant, Samer Shalaby: He stated that they have been working on his for two years and there are a lot of sensitive issues. Two community meetings have been held and they have met with staff several times to alleviate and solve potential issues. He explained that they chose to request rezoning to MU because that is what is designated in the Comprehensive Plan. He stated that they are providing a mix of single-family homes, townhomes and private roads. The lots are 7000 – 8000 sq. ft. and two lots are approximately 6800 sq. ft. He stated they shrunk their project from what was originally proposed and we had to make sure we leave enough room for the road

improvements. They first came in requesting 100 units, then reduced to 80, and now they are at 75 total units. They are also offering right-of-way and $300k toward road improvements. The townhomes against the convenience center would have screening. The townhomes are proposed to see for the low $200,000's and the single-family homes are proposed to be around $400,000.

There was discussion about three homes in the wedge shape and whether they would access Massaponax Church Road.

Mr. Shalaby explained that it would be blocked off and they would be using that portion of the roadway as a driveway serving those three homes.

Speaking if favor or opposition:

Herb Galyen, Berkeley Voting District: He raised concerns about water runoff and water pollution. He further discussed how difficult it is for him to get out of his driveway because of current traffic volume. Lastly, he raised concerns about housing values.

Mark Gardner, Berkeley Voting District: He stated he is in favor of the proposal and he cannot hep but note the rigourous, strict process involved with development. He stated that he travels Massaponax Church road every day and the road improvement need to happen and that what is being proposed would be a radical improvement.

Aviv Goldsmith, Berkeley Voting District: He stated that he is speaking on behalf of his mother-in-law. He stated that the Fairchild's are good neighbors and believes this to be a good project. He stated that the traffic at the west end of Massaponax Church road is in need of improvement. He stated that most homes in the area are on wells and the county water will not be extended even though it's across the roadway.

Fred Watkins, Livingston District: He stated that he loves that the applicant is doing the Hometown Heroes project and is in full support of the proposal.

Debra Evans, 8428 Courthouse Road: She raised concerns about the water and sewer not being extended across the road. She stated she is in support of the proposal because of the road situation and the servious need for improvement.

The Coleman Family, Route 208/608 intersection: They discussed that the applicant paid a lot of attention to detail and the improvements would be beneficial for the entire community. They did express that they'd like to see water and sewer extended to allow for hookups.

William Yager, Berkeley District: He stated that the current zoning of RU is to protect citizens like him that moved here from Fairfax. He expressed concerns about additional concrete and asphalt as well as wells of nearby properties.

Applicant, Samer Shalaby: He stated the water on site currently drains toward Marshall park and it would continue to do so after the proposed development. He stated the traffic issues that were

raised, their improvements would fix the issues. He further discussed that should a neighboring property owner's well fail, they are then provided the opportunity to hookup at their cost.

Mr. Childress closed the public hearing.

Dr. Bell stated he would like to see staff and the applicant work together to bridge the gap.

Mr. Shalaby stated they are happy to meet with staff again in hopes of coming to a favorable recommendation.

Ms. Maddox stated that she attended the community meetings and that developer has been willing to meet the needs of the adjacent properties. She stated that the right-of-way dedication is not a small contribution and appreciates that but the lot size is very concerning to her. She further discussed that she likes the Hometown Heroes proffer. She stated that she believes in property rights and that the Fairchilds are trying to provide a good development but this is just not a fit to her. She reminded the applicant that the Commission is only advisors to the Board of Supervisors and appreciates all the work the applicnat has done.

Mr. Shalaby stated he is happy to try to meet with staff again and discuss the density.

Motion and vote: Mr. Bullock made a motion, seconded by Ms. Maddox to delay the vote to the June 1, 2022 meeting to allow the applicant and staff to meet again. The motion passed 6-0.

Public Comment: None

New Business:

Mr. Bullock thanked Mr. Gardner for coming out this evening.

Adjournment

Motion and vote: On a motion by Mr. Phelps, seconded by Mr. Bullock, the Commission voted to adjourn. The motion passed 6-0.

The meeting adjourned at 7:25p.m.

Spotsylvania County
Planning Commission
Executive Summary

Print

Meeting Date:	June 1, 2022
Title:	R21-0007 (RO21-007): Fairchild Commons/ Brenda Bundy and Jane D. Dabney (Fairchild Manor, LLC) (Berkeley Voting District)
Type:	Action
Agenda Title:	R21-0007 (RO21-007): Fairchild Commons/Brenda Bundy and Jane D. Dabney (Fairchild Manor, LLC) (Berkeley Voting District)
Recommendation:	Staff recommends denial of R21-0007.
Summary:	The applicant requests a rezoning of two (2) parcels consisting of approximately 13.86 acres from Rural (RU) to Mixed Used (MU-2) with proffers for the development of 37 single family detached dwelling units and 18 single family attached units. The parcels are addressed as 8601 Courthouse Road, located on the east side of Courthouse Road (Route 208) approximately 365 feet from its intersection with Massaponax Church Road (Route 608), and 7204 Massaponax Church Road, located on the south side of Massaponax Church Road (Route 608) approximately 425 feet from the intersection with Courthouse Road (Route 208). The properties are located within the Primary Development Boundary. The properties are designated for Mixed Use Light on the Future Land Use Map of the Comprehensive Plan. Tax parcels 47 (6) 1A, 47 (6) 2. Berkeley Voting District.
Committee/Commission Summary:	On May 18, 2022, the Planning Commission on voted 6-0 to table action on R21-0007 until June 1, 2022.
Review Date:	May 18, 2022 Status: Tabled
Financial Impact:	The County's Fiscal Impact Analysis projects the Fairchild Commons development will generate annually a net positive $41,652 in tax revenues.
Staff Contacts:	Shannon D. Fennell, Planner III

Legal Counsel:	Alexandra Spaulding, Senior Assistant County Attorney
Additional Background/Other Considerations:	N/A
Consequence of Denial/Inaction:	The property may be developed in accordance with the RU zoning by-right development potential of four (4) single-family detached dwelling units (1 dwelling unit per 3 acres).

ATTACHMENTS:

Name:	Description:	Type:
PC_Staff_Report-_R21-0007_Final.pdf	Staff Report	Staff Report
Voluntary_Proffer_Statement.pdf	Applicant's Proffers	Agreement
Fairchild_GDP_2-21-2022.pdf	Generalized Development Plan	GDP
Fairchild_GDP_Narrative_5-6-2022.pdf	Applicant's Narrative	Backup Material
(7)_Appendix_A_-_Traffic_Evaluation.pdf	Applicant's Traffic Impact Anaylsis	Backup Material
(11)_Appendix_E_-_Fiscal_Impact_Analysis.pdf	Applicant's Fiscal Impact Analysis	Backup Material
Fairchild_Proffer_Backup_4-28-2022.pdf	Applicant's Proffer Analysis	Backup Material
Historical_Assessment_Phase_1A.pdf	Applicant's Historical Assessment - Phase 1A	Backup Material
Historical_Assessment_Phase_1.pdf	Applicant's Historical Assessment - Phase 1	Backup Material

County of Spotsylvania
Department of Planning
Staff Report
Rezoning # R21-0007
(Berkley Voting District)

Planning Commission
May 18, 2022

Staff Recommendation:	Denial
Project:	"Fairchild Commons"
Owner/Applicant:	Brenda Bundy and Jane D. Dabney (Fairchild Manor, LLC)
Request:	The applicant requests the rezoning of two (2) parcels consisting of approximately 13.86 acres from Rural (RU) to Mixed Use (MU-2) with proffers for the development of 37 single family detached dwelling units and 18 single family attached dwelling units.
Tax Map Parcel(s):	47 (6) 1A and 47 (6) 2
Location:	The subject parcels are located south of the Courthouse Road and Massaponax Church Road intersection. The parcels are addressed as 8601 Courthouse Road, located on the east side of Courthouse Road (Route 208) approximately 365 feet from its intersection with Massaponax Church Road (Route 608), and 7204 Massaponax Church Road, located on the south side of Massaponax Church Road (Route 608) approximately 425 feet from the intersection with Courthouse Road (Route 208). The properties are located within the Primary Development Boundary.
Zoning Overlay:	None
Future Land Use Designation:	Mixed Use Light
Historic Resources:	The site is listed in the Department Historic Resources (DHR) register as DHR ID 088-5182, Spotsylvania Courthouse Battlefield.
Date Application Deemed Complete:	April 29, 2021. The applicant provided an extension to December 30, 2022.
Community Meeting:	The applicant hosted the initial community meeting on December 16, 2019, community concerns included the number of proposed single family attached units adjacent to existing single family detached units, (88 single family attached and 13 single family detached), realignment of Massaponax Church Road, existing sight distance issues, connection to public water and the cost for existing owners to connect to public water and sewer, existing capacity of the schools, the lack of need for additional residential dwellings in this area, and disturbing the existing scenic view along Massaponax Church Road and Courthouse Road. The applicant held a second community meeting on March 3, 2021 to introduce a revised GDP depicting 18 single family attached and 37 single family detached units. Although the density decreased by 50% the community concerns remained the same.

Figure 1: Zoning Map

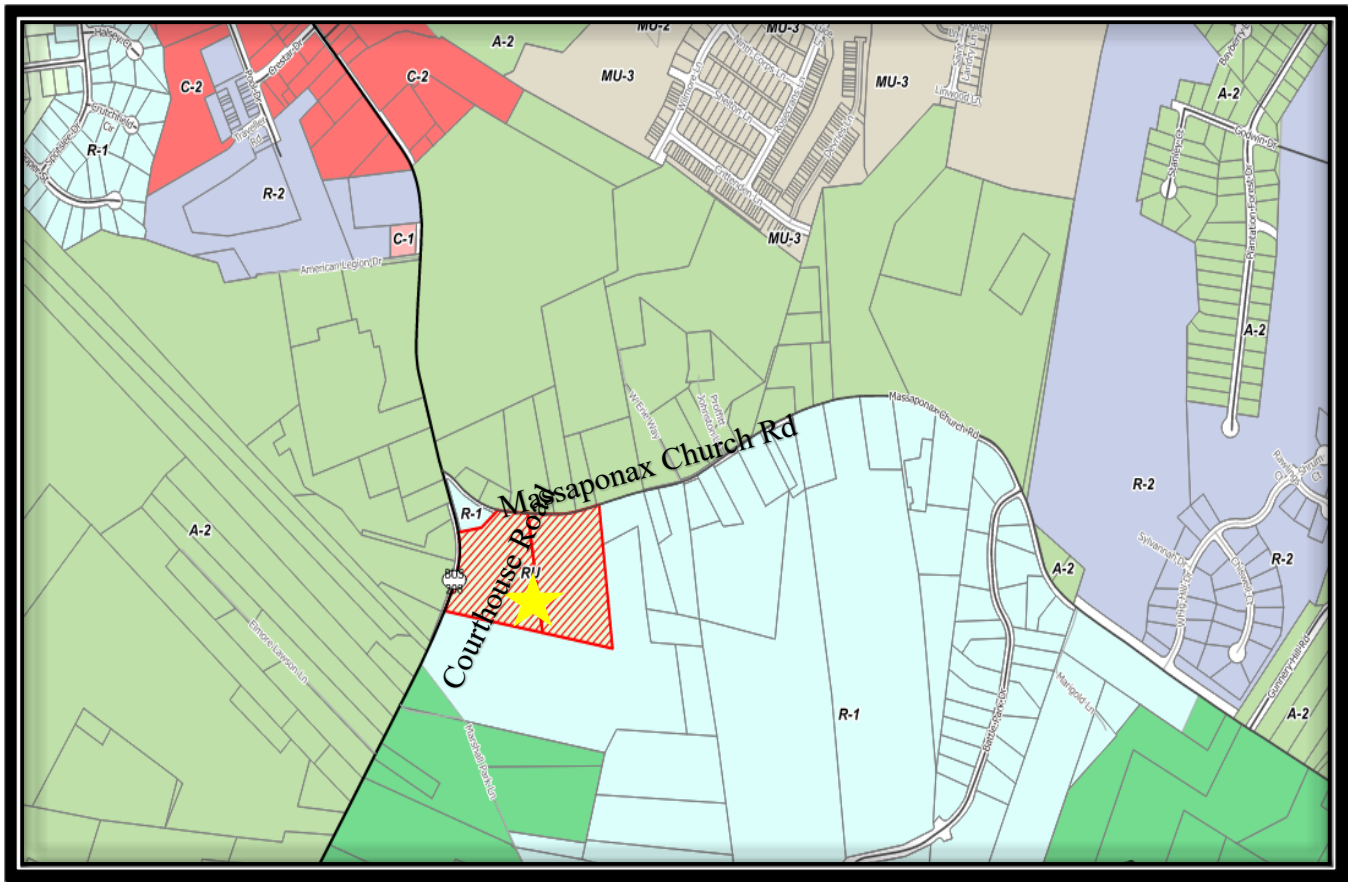
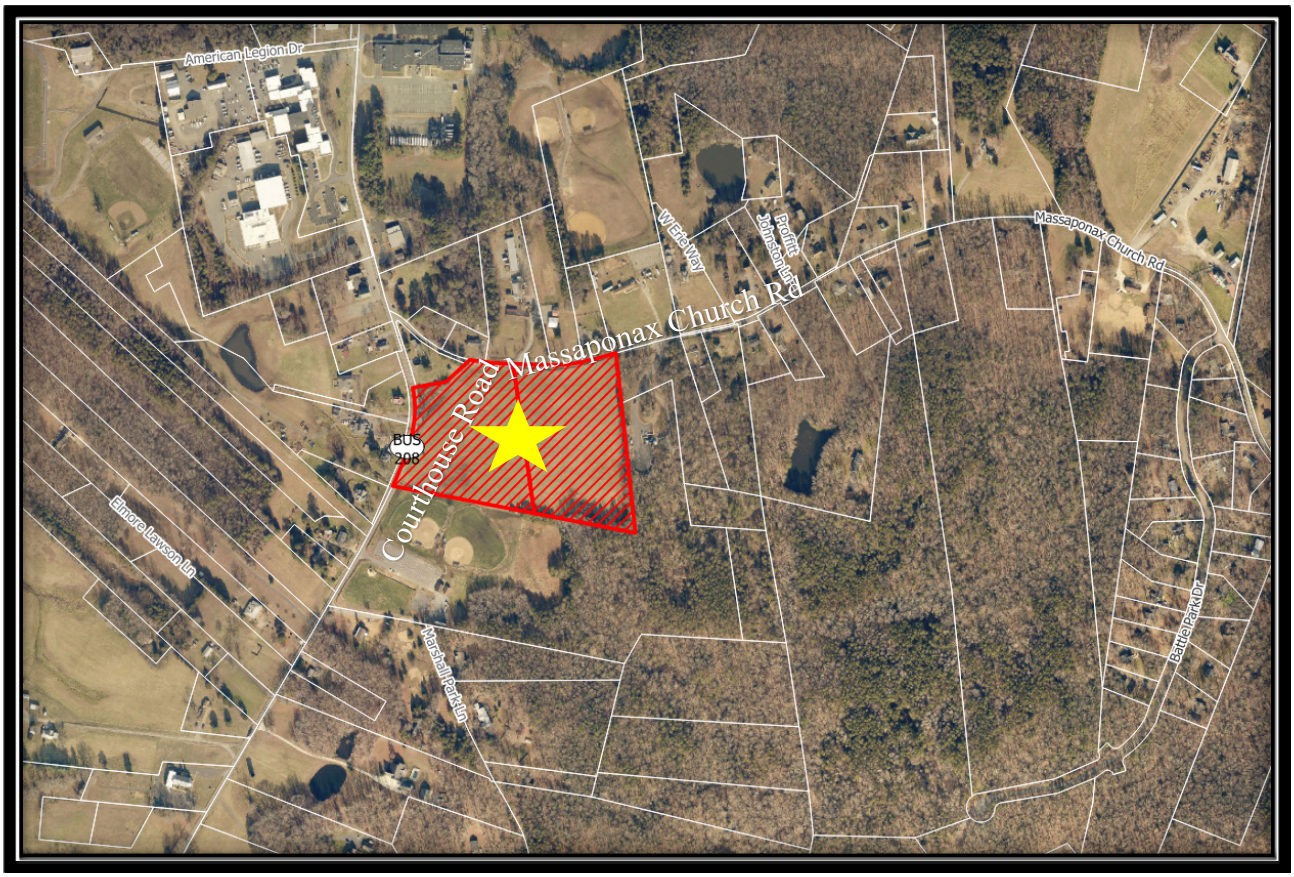


Figure 2: Aerial Map



The Site

The project site is located south of the Courthouse Road and Massaponax Church Road intersection, and is approximately 13.86 acres; comprised of two parcels with open fields and no residential structures. The subject properties are addressed as 8601 Courthouse Road, located on the east side of Courthouse Road (Route 208) approximately 365 feet from its intersection with Massaponax Church Road (Route 608), and 7204 Massaponax Church Road, located on the south side of Massaponax Church Road (Route 608) approximately 425 feet from the intersection with Courthouse Road (Route 208). The property is currently zoned Rural (RU). The by-right development potential of the entire project site is a total of four (4) single-family detached dwelling units (1 dwelling unit per 3 acres). The site is bordered to the east and south by a County owned parcels developed with a convenience center and Marshall Park, zoned A-3 & R-1. To the east across Courthouse Road are two (2) single family dwellings on parcels ranging in size from 1 to 3.9 acres, zoned A-3. To the north fronting along Massaponax Church Road there are six (6) single family dwelling units on parcels ranging in size from .85 to 3 acres, zoned R-1 & A-3.

I. Project Proposal

The applicant proposes to rezone the subject parcels from Rural (RU) to Mixed Use (MU-2) with proffers. If approved, the proposal will allow for the development of 37 single family detached dwelling units and 18 single family attached dwelling units with a density of approximately 3.9 dwelling units per acre. The properties are located within the County's Primary Development Boundary which is intended to develop with higher residential densities. The project site and the surrounding area to the north and west is designated on the Future Land Use Map in the Comprehensive Plan as Mixed Use Light with nearby Institutional land use and Open Space land use to the east and south of the subject parcel. Per the Comprehensive Plan the Mixed Use Light designation is reserved for a mix of single-family detached and attached residential development at densities of 4 to 8 dwelling units per acre. The project as proposed is slightly less than density envisioned within the Mixed Use Light designation with 3.9 dwelling units per acre, which falls on the low end of the Mixed Use light designation. Although the proposal's density is consistent with the Mixed Use Light designation, the proposed lot sizes (6,000 sq. ft.), scale, and housing type is not consistent with the existing residential development pattern immediately adjacent to the subject parcels and the surrounding area. The project sits on the outer edge of the Primary Development Boundary and serves as the gateway to the County's more rural area to the south. The proposed development does not provide an appropriate transition from the rural area into the Courthouse mixed use area. The proposal is more suited as an infill project, and would be more appropriate near the center of the Courthouse mixed use area. The proposed Mixed Use District does not meet the purpose nor the intent of the Mixed Use Zoning District which supports a variety of compatible interrelated uses such as commercial, office, and residential within the district. While a solely residential development is consistent with the Mixed Use Light land use designation, a different zoning classification would have been more appropriate. Staff identified early in the review process that the Mixed Use District was not the appropriate zoning designation for a solely residential project, and the Planned Development Housing District was a more appropriate option supportive of a residential development and allows for an increased density in accordance with the land use designation. The applicant chose to pursue the Mixed Use District to allow for the maximum lot yield by utilizing private roads, which are not permitted for single family detached developments in any other zoning district. As designed, the road geometrics do not meet public road standards. With public roads, it is reasonable to expect the lot yield may be

less. It is important to note, staff is not against a solely residential project with an increased density. A solely residential project comports with the Mixed Use Light land use designation and serves as a piece of the puzzle to the larger Courthouse mixed use area.

The project will be served by a private street network, which will include on-street parking, and sidewalks providing pedestrian accommodations throughout the site which will extend along Courthouse Road to Marshall Park. The site is projected to produce 447 vehicles per day including 34 AM Peak Hour and 45 PM Peak Hour trips. County Transportation's analysis determined that traffic from the development is not significant enough to degrade Level of Service (LOS).

Based on County projections the development will generate an estimated 144 new residents (above the by-right use) with 31 being school-aged children at full build out (15 elementary school students, 7 middle school students, and 9 high school students). The new students from the development will attend Spotsylvania Elementary or Riverview Elementary, Spotsylvania Middle School and Spotsylvania High School. As of October 1, 2021 and current school district boundaries, there is existing capacity in the elementary and high schools to accommodate the projected students. Currently, Spotsylvania Middle School is over capacity by 66 students and would be overcapacity by 73 students with the projected 7 additional middle school students. Staff notes that there is a project in the Capital Improvements Plan to renovate and expand Spotsylvania Middle School which would increase the schools capacity by approximately 300 students. The site design for the Spotsylvania Middle School expansion project is set to begin in August of 2022, with construction anticipated to be completed within 2 ½ years. To mitigate the projected impact of the 7 additional middle school students, the applicant has offered a total cash contribution of $197,500.02 towards the school expansion project.

A. **Generalized Development Plan (GDP)** – The applicant's GDP depicts 37 single-family detached dwelling units and 18 single-family attached dwelling units. The development will have one point of access on Massaponax Church Road. The streets to be constructed within the development will be private and maintained by the homeowners association along with all other common areas and associated amenities. Sidewalks are depicted along all internal roadways, along the variable width proposed right of way that is being dedicated for the future re-alignment of Massaponax Church Road, and along Courthouse Road extending from the project site to the entrance of Marshall Park. All units will have a front loading garage and individual driveways for parking, additionally parallel parking on one side of the street and seven (7) community parking spaces are provided adjacent to the proposed playground. Approximately 4.54 acres (32.8%) will be maintained as open space which is more than the minimum 25% (3.4 acres) required by the MU-2 Zoning District. The open space includes a tot lot, 10' of transitional screening adjacent to Marshall Park, 15' of transitional screening adjacent to the convenience center and a landscaped 20' street buffer that will include a 3' tall berm along Courthouse Road and the future re-aligned Massaponax Church Road. The development will be served by public water and sewer, and onsite facilities will be provided to address stormwater management. As shown on the GDP the applicant will dedicate approximately 1.75 acres of right-of-way 30' along Courthouse Road, 40' along Massaponax Church Road, and a variable width right of way for the future re-alignment of Massaponax Church Road. This dedication complements the Comprehensive Plan's Thoroughfare Plan identified road improvements along Massaponax Church Road & Courthouse Road.

B. Fiscal Impact Analysis – The applicant has provided a Fiscal Impact Analysis (FIA) which asserts the Fairchild Commons project will be developed within two-and-a-half years, subject to market conditions with an anticipated average sales price between $200,000 and $400,000 per unit with unit sizes ranging from 1,900 square feet to 2,500 square feet. The applicant's FIA estimates that the project will generate approximately $47,630 in tax revenues annually

Staff completed a separate fiscal impact analysis utilizing the County's model. Based on the estimated assessed values of the proposed units, the County's model projects the Fairchild Commons development will generate annually a net positive $41,652 in tax revenues. Both the applicant and County models trend positive.

C. Proffer Statement Summary – The applicant has provided a proffer statement dated April 28, 2022 for the Planning Commission and Board of Supervisors' consideration. Below is an itemized list of the submitted proffers including a summary and staff analysis of each proffer in italics.

1. **General Development-** The applicant commits to develop the subject property in conformance with the Generalized Development Plan (GDP) dated November 19, 2021 and last revised on February 22, 2022. Minor modifications may be made in order to address requirements to fulfill Federal, State, and local requirements.

   Staff is supportive as the GDP complies with all County requirements.

2. **Architecture & Materials-** The applicant commits to architectural materials for the front façades of each Unit, as well as the side façade of any single family attached Unit located directly on Massaponax Church Road incorporating partial or full masonry or stone veneer, shake/shingle siding, vertical/board-and-batten siding, and non-vinyl horizontal siding.

   Staff is supportive of this proffer as the proffered elevations, materials, and design standards are above what is required and mitigate visual impacts to the scenic byway.

3. **Dwelling Unit Limit-** The applicant commits the property will be developed for no more than 37 single family detached dwelling Units and 18 single family attached dwelling Units.

   The density as proposed is 3.9 units per acre, which consists of smaller lot sizes than existing parcels immediately adjacent to the proposed development. Staff notes that the Future Land Use of the Comprehensive Plan as adopted by the Board of Supervisors on December 14, 2021 depicts this general area as being developed for Mixed Use Light with densities ranging from 4 to 8 units per acre. Staff notes that the density as proposed is less than the land use designation allows for. Staff is supportive of this proffer as the proffered quantity of units is consistent with the future land use designation.

4. **Transportation –** The applicant has committed to dedicate 1.75 acres of right of way along Courthouse Road and Massaponax Church Road (30' along Courthouse Road, 40' along Massaponax Church Road, and a variable width right of way for the future re-alignment of Massaponax Church Road).

Staff is supportive of this proffer. The right of way dedication complements the Comprehensive Plan's Thoroughfare Plan as it provides the right of way necessary for future road widening of Courthouse Road and the future re-alignment of Massaponax Church Road, both of which are proposed within the immediate vicinity of the project location. Although the County will be responsible for securing the remaining funding required to construct the road, staff notes that the applicant's proffered right of way improvements provides the County an estimated cost savings of approximately $346,500 towards future improvements.

5. **Cash Proffers and Escalation Clause –** The applicant has committed to pay a total cash contribution of $246,386.80 ($4,479.76 per unit) in order to mitigate the project's impacts on School, Public Safety, and Parks and Recreation. Additionally, commencing five (5) years after the approval of this rezoning application, the cash proffer will be adjusted annually on January 1st to reflect any increase for the preceding year in Consumer Price Index.

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

   Fairchild Commons will generate additional demands on Public Safety; however, there is excess capacity at Fire Rescue Station 1 to accommodate the projected calls associated with this development and for which there are capital projects identified in the CIP. In order to determine the impact of the Fairchild Commons development on Public Safety that is specifically attributable to the new residential development, staff calculated the County's population inclusive of the projected project population in order to determine the per capita costs associated with this public facility. The applicant has proffered to contribute a total of $27,702.94 ($503.69 per unit) for public safety which is reasonable and legally acceptable based on staff's analysis.

   Additionally, Fairchild Commons will have an impact on Parks and Recreation facilities for which capacity needs exist as identified by Level of Service Standards in the public Facilities Element of the Comprehensive Plan and for which there are capital projects identified in the CIP. In order to determine the impact of Fairchild Commons on Parks and Recreation that is specifically attributable to the new residential development, staff calculated the County's population inclusive of the projected Fairchild Commons population in order to determine the per capita costs associated with this public facility. Staff calculated the project's expected impact based on current capacity of the Parks and Recreation facilities and the Level of Service Standards identified in the County's Comprehensive Plan. The applicant has proffers to contribute a total of $21,138.84 ($385.16 per unit) for parks and recreation which is reasonable and legally acceptable based on staff's analysis.

Lastly, Fairchild Commons is projected to generate 31 school-aged children at full build out (15 elementary school students, 7 middle school students, and 9 high school students). 40 school-aged children at full build out (18 elementary, 9 middle, and 13 high school. As of October 1, 2021 and current school district boundaries, there is existing capacity in the elementary and high schools to accommodate the projected students. Currently, Spotsylvania Middle School is over capacity by 66 students and the additional 7 middle school students proposed with this development would cause enrollment to exceed capacity by 73 students. Staff notes that there is a Capital Improvement project for the Spotsylvania Middle School that will increase the overall capacity from 907 to 1200 (which will accommodate 293 students). The applicant has proffered to contribute a total of $197,500.02 ($3,590.90 per unit) to Schools to which is reasonable and acceptable based on staff's analysis.

6. Additional Reasonable Cash Proffers-

a) The applicant commits to provide a $50,000 lump sum transportation proffer to assist with the design of the Massaponax Church Road and Courthouse Road re-alignment project. This lump sum will be paid immediately following site plan approval. The applicant also commits to provide a $4,545.46 per unit transportation proffer (totaling $250,000.30) to assist with the construction cost of the above referenced project. This per unit proffer will be paid prior to the issuance of each Certificate of Occupancy. In the event that the County initiates construction of the Massaponax Church Road and Courthouse Road re-alignment project prior to the issuance of all of the Certificates of Occupancy, the remaining balance will be paid in full within 30 days of the County's request.

Staff is supportive of this proffer as the County's Comprehensive Plan calls for an intersection improvement for the Rte 208 Business/Massaponax Church intersection to realign the intersection to improve safety and add additional capacity. The project currently is not funded, but the $300,000 cash proffer and right of way included in the proffers would assist with advancing that project.

b) The applicant agrees to provide a recreational area/tot lot prior to the issuance of the certificate of occupancy for the 35th Unit.

Staff is supportive of this proffer as it aids in mitigating impacts to the County's Parks and Recreation facilities.

c) The applicant commits to construct a bus shelter (minimum size 5 feet by 7 feet) for students prior to the issuance of the certificate of occupancy permit for the 3rd Unit.

Staff is supportive of this proffer as the school bus shelter provides an added amenity to the development that would be attractive for families and is above what is required.

d) The applicant commits to provide an enhanced street buffer with a mix of 8' evergreens and 6' deciduous trees at the time of planting, and planted on a 3' berm prior to the issuance of the certificate of occupancy for the 35th Unit.

Staff is supportive of this proffer, as it mitigates impacts to the scenic byway providing a berm and ensuring larger caliper plantings (above DSM baseline minimums) along frontage will help to speed up corridor beautification, and establish shielding to reduce the sight of rear home facades facing the corridor.

e) The applicant commits to archaeological monitoring during construction to ensure that no cemetery remains are unearthed, and will follow the recommendations provided by the archaeological firm.

Staff is supportive of this proffer, as the archaeological monitoring throughout construction was recommended per the cultural resource assessment conducted on-site.

f) The applicant commits to depositing $58,000 in a third-party escrow account to be solely utilized to assist persons purchasing a new Unit who are deemed a "Hometown Hero" (defined as a purchaser of any Unit who is active- duty military, a disabled military veteran, or a Spotsylvania County employee, to include teachers, first responders, and all other County staff.) The funds may be used to help with closing costs or a down payment, as the awardee sees fit. The funds will be available on a first come first serve basis, with a maximum of one hero (awardee) per Unit. The award for a single family attached dwelling Unit will be $6,000 per "Hero" with a total of 3 awardees. The award for a single family detached dwelling Unit will be $8,000 per "Hero" with a total of 5 awardees. If Hometown Heroes funds are not depleted after all lots in the Project have sold, the remaining funds will be given to the County to use for local schools. Additionally, the Applicant will provide the Zoning Administrator with a tracking spreadsheet for this Proffer prior to the issuance of the certificate of occupancy permit (whether temporary or final) for the 1st Unit (any Unit type). The Applicant will update this spreadsheet quarterly and it will contain all lot sales during that quarter and a tabulation of "Hometown Heroes" funds used vs. remaining until all lots are sold. This proffer will be completed within 45 days of the issuance of the certificate of occupancy permit (whether temporary or final) for the 55th Unit (any Unit type).

Staff is supportive of this proffer as it comports with the housing goals of the Comprehensive Plan and it assists in making housing affordable to our Hometown Heroes.

II. Staff Analysis

Transportation Analysis – Both Courthouse Road (Rte 208 Business) and Massaponax Church Road (Rte 608) are major collectors with speed limits of 35 miles per hour. Based on 2019 VDOT Traffic Counts, Courthouse Road carries 3,400 and 8,000 vehicles per day respectively to the south and north of Massaponax Church Road. Massaponax Church Road carries 3,100 vehicles per day east of Courthouse Road. The site is projected to produce 447 vehicles per day including 34 AM Peak Hour and 45 PM Peak Hour trips.

Massaponax Church Road intersects with Courthouse Road at a sharp angle which makes it challenging to look to the south from Massaponax Church Road. The VDOT crash history from 2015 to 2021 has six crashes with property damage only and no serious injuries or fatalities. For the six intersection crashes, four of the crashes resulted from one vehicle hitting another, one from a vehicle driving too fast and losing control while traveling to eastbound Massaponax Church Road, and one from a collision between a vehicle and an animal. From reviewing the crash history, the intersection geometry may have been a factor in five of the six crashes. The crash history does not trigger any of the VDOT criteria for being a high crash location for the 2015 to 2021 period and annual average for number of crashes of one is not remarkable. Staff also reviewed VDOT crash data for the Spotsylvania Courthouse area and the only intersection which triggered VDOT criteria for being a high crash location was at Rte 208 Business and Brock Road for bicycle/pedestrian safety. The fact that intersections in this area did not trigger any VDOT criteria for high crashes is not unusual given that it is a predominantly rural area and the VDOT crash metrics are designed for high volume urban areas.

This case did not trigger a County TIA study since it did not meet the thresholds of 750 vehicles per day or 100 peak hour trips. For the PM Peak hour, Massaponax Church Road east of Rte 208 Business carries an estimated 347 vehicles with 235 of these traveling eastbound and 112 westbound based on 2019 VDOT Count data. The un-signalized site entrance on Massaponax Church Road generates 45 peak hour trips with 31 traveling into the site and 14 exiting the site. These volumes are not high enough to warrant right or left turn lanes or tapers into the site entrance. The development is not significant enough to degrade Level of Service (LOS). The LOS for Massaponax Church Road near the un-signalized site entrance is C for the both the no build and build condition. Route 208 Business operates at LOS D for both the no build and build condition.

A. Comprehensive Plan – Please find below a summary of Fairchild Commons' project conformance with each component of the Comprehensive Plan. A complete Comprehensive Plan Analysis can be found in Appendix A.

1. **Land Use** – Fairchild Commons is located within a Mixed Use Light designation per the Future Land Use Map. Staff notes the project sits along the edge of the Spotsylvania Courthouse Primary Development Boundary limits and as such the lowest intensity mixed use designation is envisioned here. As per the Comprehensive Plan Land Use Element, the Mixed Use Light land use designation *is the lowest intensity mixed use category. This land use category envisions a mix of single-family detached and attached residential development at densities of 4 to 8 units/acre. Except for the development of commercial corridors as described below, most of the land within this land use designation is envisioned to be a mix of residential uses.* On balance the proposal is consistent with the Mixed Use Light land use designation envisioned for the area. The project density proposed falls on the low end of the Mixed Use Light designation. At 3.9 units/acre the project density is slightly less than that envisioned by the land use designation. As a gateway between the County's rural areas and the Courthouse historic district staff has raised concern about localized densities along the Courthouse Rd and Massaponax Church Rd corridor resulting in the appearance of dense stacking of units on small lots with little spacing between units. The applicant has proposed to reduce these impacts somewhat via berming and enhanced caliper landscape planting; however

massing along the two road corridors remains a concern. Staff notes that Spotsylvania County Parks and Recreation's Marshall Park is located adjacent to the south-side of the project and serves as a buffer between the Spotsylvania Courthouse mixed use area and Rural Residential uses outside of the Primary Development Boundary. The project proposal and Public Park are complementary to one another, providing easy pedestrian accessibility to an existing park which provides additional green space and recreational amenities for the residents.

2. **Transportation** – The County's Comprehensive Plan calls for an intersection improvement for the Rte 208 Business/Massaponax Church intersection to realign the intersection to improve safety and add additional capacity. The project currently is not funded, but the $300,000 cash proffer and right of way dedication would assist with advancing this transportation project. An offsite proffer with transportation interest also includes extension of the project's required sidewalk network beyond the project limit to reach the Marshall Park entrance along Courthouse Rd. This improvement complements Comprehensive Plan goals to enhance alternative modes of transportation and helps physically connect the two complementary uses while expanding on the Spotsylvania Courthouse area sidewalk network.

3. **Public Facilities-**

   a) **Public Schools** –Based on County projections the development will generate an estimated 144 new residents (above the by-right use) with 31 being school-aged children at full build out (15 elementary school students, 7 middle school students, and 9 high school students). The new students from the development will attend Spotsylvania Elementary or Riverview Elementary, Spotsylvania Middle School and Spotsylvania High School. As of October 1, 2021 and current school district boundaries, there is existing capacity in the elementary and high schools to accommodate the projected students. Currently, Spotsylvania Middle School is over capacity by 66 students and would be overcapacity by 73 students with the projected 7 additional middle school students. Staff notes that there is a project in the Capital Improvements Plan to renovate and expand Spotsylvania Middle School which would increase the schools capacity by approximately 300 students. The site design for the Spotsylvania Middle School expansion project is set to begin in August of 2022, with construction anticipated to be completed within 2 ½ years. To mitigate the projected impact of the 7 additional middle school students, the applicant has offered a total cash contribution of $197,500.02 towards the school expansion project.

   b) **Fire, Rescue, and Emergency Services (FREM)** – Fairchild Commons will be served by Fire and Rescue Station #1, located less than two miles from the proposed project site. The call volume capacity for Fire Station #1 is 2,500 per year; the actual call volume for the station in Fiscal Year 2020 was 2,111 indicating current development does not exceed the station capacity per the Comprehensive Plan's goal of a maximum call capacity of 2,500 per station. Staff notes that there are four Public Safety projects identified within the Capital Improvements Plan, which will improve levels of service, and the applicant has committed to a cash contribution of

$27,702.94 ($503.69 per unit) towards these County-wide Public Safety projects for which this development will receive a material benefit.

c) **Sheriff** – For purposes of the Public Facilities Plan, the Level of Service indicator is to maintain a 1: 1,500 ratio of Deputies per capita. The County's current ratio is 1:1,138 of Deputies per capita which exceeds the Level of Service standard. Consistent with the Code of Virginia, Sec. 15.2-2303.4, the applicant has not offered any proffer to offset the impact of their development on the Sheriff's office nor is a facility planned.

d) **Solid Waste Collection & Disposal** – The Public Facilities Plan indicates a convenience site's population should be within five (5) miles of the site. Fairchild Commons is approximately 154 feet away from the Marshall Park Convenience Center consistent with this requirement. This facility has capacity to remain open until approximately (2083-2085) and is projected to accommodate additional residential development based on population projections. Consistent with the Code of Virginia, Sec. 15.2-2303.4, the applicant has not offered any proffer to offset the impact of their development on Solid Waste Collection.

e) Water and Sewer Facilities – Fairchild Commons is located within the Primary Development Boundary and will be serviced by public water and sewer, as depicted on the GDP.

f) Library Facilities – For purposes of the Public Facilities Plan, the Level of Service standard for library facilities is 0.3 square foot per capita which equates to a total of 39,603 square feet. The County's total gross square footage of library facility floor space is 41,800 square feet which exceeds the Level of Service standard. Library facilities should be within a 10-minute to 15-minute drive within the Primary Development Boundary. Fairchild Commons is a 1-minute drive (0.2 miles) and a 5 min (0.2 miles) walk from the Central Rappahannock Regional Library Snow Branch which falls within the acceptable range.

g) **Parks and Recreation Facilities** – The Public Facilities Plan sets out a Level of Service standard for parks, open space and recreation facilities per capita. Currently, the County is not meeting the identified ratio standards for 11 out of 13 recreation services including multi-purpose fields, tennis courts, playgrounds horseshoes, community centers, swimming pools indoor recreation centers, trails, passive recreation space, golf and public meeting space. The projected population for the Fairchild Commons development will have an impact on these facilities. Consistent with the Code of Virginia, Sec. 15.2-2303.4, the applicant has proffered a cash contribution to offset the impact of their development on Parks and Recreation Facilities. Please refer to Section I.C.6 for the complete summary and analysis of the cash contribution.

4. **Historic Resources** – The project has frontage along a portion of Massaponax Church Road with a Civil War Trail designation. This designation is a historic resource and tourism interest in the County. Consulting the Virginia Department of Historic Resources Virginia Cultural Resources Information Service (V-CRIS), this property falls within the

limits of DHR ID 088-5182, Spotsylvania Courthouse Battlefield. Staff notes the project is located approximately ½ mile south of the Spotsylvania Courthouse Historic District. Considerate of the project location the applicant commissioned a Phase 1A Cultural Resource Survey. Results of that survey recommended an enhanced Phase 1 Cultural Resource survey and an exploration of the site to determine whether remains of a cemetery. Considering the project location, thorough exploration of the site was warranted and complements historic and cultural resource goals. No locations of significance were located onsite; however, the applicant has committed to a cautionary proffer to provide archaeological monitoring during construction of the proposed development.

5. **Natural Resources** – The project is not expected to negatively impact any sensitive environmental resources. There are no expected impacts to threatened or endangered species onsite. The site has been cleared for many years and maintained as mowed grassland. Project development will be subject to regulatory protections concerning environmental quality, threatened and endangered species if applicable. The Virginia Department of Conservation and Recreation's Natural Heritage Data Explorer system designates the site and the majority of the County as having low probability for those rare species and habitats. Lastly, staff notes that open space will meet and exceed zoning minimums

III. Findings

In Favor:

A. The proposal is consistent with the intent of the Primary Development Boundary (PDB) by having more intense development occur within the PDB and in close proximity to existing public facilities. The project proposal and public park are complementary to one another, providing easy pedestrian accessibility to an existing park which provides additional green space and recreational amenities for the residents.
B. The proposed density of 3.9 dwelling units per acre is consistent with the Mixed Use Light land use designation's recommended density of 4 to 8 dwelling units per acre.
C. The proposed enhanced landscaping along Massaponax Church Rd and Courthouse Rd includes a three-foot berm with larger caliper initial plantings that exceed County minimums. The enhanced landscaped buffer will assist in providing viewshed protection and promote scenic integrity of the County's scenic byways, scenic roads, and Civil War Trails.
D. The applicant has proffered architectural materials attempting to address concerns regarding front facades of each unit and side facing facades of attached units facing Massaponax Church Rd.
E. Estimated traffic generated by the development is not significant enough to degrade Levels of Service (LOS).The LOS for Massaponax Church Road near the un-signalized site entrance will remain at a level of service "C".
F. The $300,000 cash proffer and right of way dedication, will assist in advancing the Route 208 Business/Massaponax Church re-alignment and intersection improvements and provide a cost savings to the County.
G. The applicant has committed to provide an extension of the project's required sidewalk network beyond the project limits to reach the Marshall Park entrance along Courthouse Rd. This sidewalk extension is shown as part of the Courthouse Road Sidewalk Plan and relieves the County of the cost of construction.

H. The proposal supports affordable housing goals and provides incentives using the Hometown Heroes program.
I. The project is estimated to produce a net positive annual fiscal benefit at build out to the County.
J. The applicant has proffered cash contributions to mitigate impacts to the following public facilities; $21,183.84 to Parks and Recreation, $27,702.94 to Public Safety, and $197,500.02 to Public Schools.

Against:

A. The proposed lot sizes, scale, and housing types is not consistent with the existing adjacent and surrounding residential development pattern, which consists of single family detached dwelling units with lot sizes ranging from 0.50 acres to 5.41 acres on the southern boundary/edge of the Primary Development Boundary.
B. The scale of the proposed single family attached units is not consistent with the dominant land use of single family detached homes. Given that the property serves as a gateway between the County's rural areas and the Courthouse mixed use area Historic District, the appearance of dense stacking of units on small lots with little spacing between units is not appropriate.
C. The site is projected to produce a higher traffic volume for dwelling units than the by-right use of only 4 dwelling units.
D. Within the proposed project limits and as a standalone Mixed Use District, the proposal does not meet the purpose and intent of the Mixed Use Zoning District, which is to provide a variety of uses. The proposal is solely residential project.
E. It appears the request for the Mixed Use District is based on the on the ability to to utilize private rods which allows for greater lot yield creates the incompatibility noted. .
F. Traffic safety concerns regarding this project remain, specifically at the Massaponax Church Road and Courthouse Road intersection. The applicant has proffered cash contributions to this intersection; however, the re-alignment of Massaponax Church Road and Courthouse Road currently has no funding and any proffered cash contributions will not serve as an immediate remedy for this concern.

IV. Conclusions & Recommendations

Per the Comprehensive Plan, the Mixed Use Light designation is reserved for a mix of single-family detached and attached residential development at densities of 4 to 8 dwelling units per acre. The project as proposed is slightly less than density envisioned within the Mixed Use Light designation with 3.9 dwelling units per acre, which falls on the low end of the Mixed Use light designation. Although the proposal's density is consistent with the Mixed Use Light designation, the proposed lot sizes (6,000 sq. ft), scale, and housing type is not consistent with the existing residential development pattern immediately adjacent to the subject parcels and the surrounding area. The project sits on the outer edge of the Primary Development Boundary and serves as the gateway to the County's more rural area to the south. The proposed development does not provide an appropriate transition from the rural area into the Courthouse mixed use area. Additionally, the proposed/requested Mixed Use District does not meet the purpose nor the intent of the Mixed Use Zoning District which supports a variety of compatible interrelated uses such as commercial, office, and residential within the district. While a solely residential development is consistent with

the Mixed Use Light land use designation, a different zoning classification would have been more appropriate. It is important to note, staff is not against a solely residential project with an increased density. A residential project comports with the Mixed Use Light land use designation and serves as a piece of the puzzle to the larger Courthouse mixed use area. However, the Planned Development Housing District is a more appropriate option supportive of a solely residential development and would allow for an increased density in accordance with the land use designation and provide a consistent lot size and scale. While the project proposes mitigation towards public facilities, traffic safety concerns remain at the Massaponax Church Road and Courthouse Road intersection. The cash transportation proffer and right of way dedication will assist in advancing the re-alignment of Massaponax Church Road and Courthouse Road and provide a cost savings to the County; however currently there is no other funding or projects in place to provide immediate remedy for this concern. Given the finding against and reasons noted in the conclusion, staff recommends denial of the rezoning request.

Spotsylvania County Government

Appendix A

Comprehensive Plan Analysis

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

The applicant, Fairchild Manor, LLC proposes to rezone the property at 7204 (Tax Map 47-6-2) and 8601 Courthouse Rd (Tax Map 47-6-1A) from Rural (Ru) to Mixed Use 2 (MU-2) zoning in order to enable construction of a mixed residential project including 37 single family detached and 18 single family attached units.

The proposal is located within the Primary Development Boundary. The Primary Development Boundary defines the area within which public water and sewer utilities will be provided. The Primary Development Boundary (PDB) is shown on the Primary Development Boundary Map and 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. By maintaining a PDB, the County encourages the most efficient use of the land while preserving the rural character and agricultural and forestal viability of those portions of the County outside the boundary. The Fairchild Property rezoning is consistent with the intent of the Primary Development Boundary.

The proposed Fairchild property rezoning is located within a mixed use light designation per the Future Land Use Map. Staff notes the project sits along the edge of the Spotsylvania Courthouse Primary Development Boundary limits and as such the lowest intensity mixed use designation is envisioned here. As per the Comprehensive Plan Land Use Element, the mixed use light land use designation *is the lowest intensity mixed-use category. This land use category envisions a mix of single-family detached and attached residential development at densities of 4 to 8 units/acre. Except for the development of commercial corridors as described below, most of the land within this land use designation is envisioned to be a mix of residential uses. The land use designation also supports development of mixed-use commercial corridors of a neighborhood or regional scale along roads with a VDOT functional classification of Major Collector or higher. In "greenfield" development (presently undeveloped or underdeveloped areas), this land use category is generally located as a transitional land use to promote a gradual, more harmonious increase in density and intensity between low-density residential areas and more intensive mixed-use, employment center, or commercial areas.*

On balance the proposal is consistent with the mixed use light land use designation envisioned for the area. The project density proposed falls on the low end of the mixed use light designation. At 3.9 units/acre the project density is slightly less than that envisioned by the land use designation. As a gateway between the County's rural areas and the Courthouse historic district staff has raised concern about localized densities along the Courthouse Rd and Massaponax Church Rd corridor resulting in the appearance of dense stacking of units on small lots with little spacing between units. Staff notes that Spotsylvania County Parks and Recreation's Marshall Park is located adjacent to the south-side of the project and serves as a buffer between the Spotsylvania Courthouse mixed use area and Rural Residential uses outside of the Primary Development Boundary. The project proposal and Public Park are a good complement to one another, offering land use synergy.

Considering land use the project also is located along the Civil War Trail. The Civil War Trail traverses Spotsylvania County from Orange County in the west to Caroline County in the east,

following road corridors including but not limited to portions of Orange Plank Rd, Brock Rd, Massaponax Church Rd, and Guinea Station Rd. In relation to the Fairchild rezoning the Civil War Trail designation follows the Massaponax Church Rd frontage of the project. The Trail acts chiefly as a driving route to connect significant Civil War related historic sites. As outlined in the Comprehensive Plan Historic Resources Chapter the protection and interpretation of significant historic resources is valued in the community. Historic locations and events associated with them help shape the history and character of the County and are a major contributor to local and regional tourism, with associated economic benefits. Along the Civil War Trails Route efforts should be made to ensure historic resource preservation and protection, including maintaining the aesthetic quality of the corridor, rural and historic viewshed preservation and protection, enhanced setbacks and/or buffering, consideration of the historic architectural vernacular of the area when new development is proposed. Per Comprehensive Plan Land Use Policies Applicable to All Land Uses #15, *Protect viewsheds and the natural, historic, and scenic integrity of the County's scenic byways, scenic roads, and Civil War Trails*. The Civil War Trail designation was a consideration in project review. Favorable improvements include: (A) proffered architecture and materials commitments addressing front facades of each unit and side facing facades of attached units facing Massaponax Church Rd; (B) right-of-way dedication (with in-kind value estimate of $346,500) for the future realignment and/or widening of Massaponax Church Rd and/or Courthouse Rd to ultimately improve the Massaponax Church Rd and Courthouse Rd intersection; (C) lump sum transportation proffer of $50,000 for design/engineering of the Massaponax Church Rd and intersection realignment; (D) per unit transportation proffer totaling $250,000 with phasing considerate of the Massaponax Church Rd re-alignment project; (E) landscape buffer enhancement along Massaponax Church Rd and Courthouse Rd to include a three foot berm and commitments to larger caliper, larger sized initial plantings that exceed County minimums as established in the County Design Standards Manual.

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

Introduction and Vision:

Guiding Principles and Policies A. Spotsylvania County is a "business friendly" community and local job creation is a priority. Proposal is business friendly, helping support tradesmen and suppliers throughout the construction phase. Housing ultimately provides accomodations for local customers and employees. Following construction once occupancy occurs, additional residents in the area inevitably will help support commerce demand for goods and services, supporting business and employment offsite as a spin-off benefit.

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.2. Development projects seeking increased residential density and/or non-residential intensity should address impacts that are specifically attributable to the proposed development (i.e. natural resources, historic resources, fiscal impacts, land use transitions, etc.). The applicant supplied fiscal impact analysis projects a positive fiscal impact resulting from this project at full build-out valued at $47,630 annually (after expenses accounted for). The County utilizes a conservative fiscal impact model to separately analyze and help verify projected fiscal impacts submitted by applicants. The more conservative County model also projects positive fiscal impacts to result in a net positive $41,652 in tax revenues.

The project narrative notes home prices will range from the low $200,000s up to approximately $400,000. Comprehensive Plan affordability calculations (dated 2020) suggest dwellings priced at or below $281,457 would complement affordable housing goals. Per the Comprehensive Plan, Spotsylvania County has based the calculation of local affordability, or "what is the affordable housing price point" to 30% of gross income of those households earning 75% or less of the County's Median Household Income (gross income). This gives a better "net" income number or "cash on hand" from which families pay their bills.

Inevitably growth of residential development works against the 70/30 mix since commercial/industrial is considered low while residential is high. Based on Commissioner of Revenue, Assessment data the County's Land Use Diversification Mix (Based on Assessed Value) was 82.28%(residential)/17.72% (commercial/industrial). The Comprehensive Plan acknowledges that the 70/30 mix is aspirational and is not expected to be wholly static due to economic development slowdowns and surges that can and do happen over time. With tracking going back to 1995 in 5-year increments staff notes a 70/30 mix has not been achieved.

Guiding Principles and Policies B.3. Any development project seeking increased residential density compared to existing zoning and by-right potential or non-residential intensity should address the project's impacts on the County's public infrastructure consistent with the levels of service standards in this Plan and as allowed in the Code of Virginia; B.3.c. The County should support onsite transportation alternatives such as pedestrian and bicycle facilities that connect to neighboring properties; Land Use Policies Applicable to All Land Uses 1. Rezoning proposals should address public facilities impacts that are specifically attributable to the development. A combination of cash and in-kind proffers have been proposed to offset impacts on public facilities within the parameters of eligible public facility types including schools, public safety, parks and recreation, and transportation per the Code of Virginia Sect. 15.2-2303.4. For schools the applicant has proposed a cash proffer of $197,500. A cash proffer valued at $27,703 for public safety and $21,184 is proposed for parks and recreation as a means to mitigate additional demands on public facility capacity. Calculations are based on capacity enhancing public facilities projects identified in the County Capital Improvement Plan. For transportation, cash and in-kind proffers are proposed, they include: (A) right-of-way dedication (with in-kind value estimate of $346,500) for the future realignment and/or widening of Massaponax Church Rd and/or Courthouse Rd to ultimately improve the Massaponax Church Rd and Courthouse Rd intersection (approximately 1.75 acres of right-of-way); (B) lump sum transportation proffer of $50,000 for design/engineering of the Massaponax Church Rd and intersection realignment; (C) per unit transportation proffer totaling $250,000 with phasing considerate of the Massaponax Church Rd re-alignment project. An offsite proffer with transportation interest also includes extension of the project's required sidewalk network beyond the project limit to reach the Marshall Park entrance along Courthouse Rd. This improvement complements Comprehensive Plan goals to enhance alternative modes of transportation and helps physically connect the two complementary uses while expanding on the Spotsylvania Courthouse area sidewalk network. A bus shelter for students is also proposed through proffers and is a complement to Land Use Policy Applicable to All Land Uses 16. *Enhance access for transportation alternatives such as FRED. Examples include provision of bicycle and pedestrian safe accommodations to access transportation alternatives, improving pick-up and transfer sites considering all-weather conditions, project design meant to ease access and promote the ability to utilize alternatives*; Transportation Goal 3.5, to *Promote public transit access and enhancement with supporting infrastructure improvements in the form of nearby sidewalk/trail network, curb-cuts, crosswalks, and bus shelters at stop locations.*

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; B.4.a. Seek cultural resource surveys, documentation of cemeteries, surveys of potential threatened or endangered species as part of the development review process where appropriate; Land Use Policies Applicable to All Land Uses 15. Protect viewsheds and the natural, historic, and scenic integrity of the County's scenic byways, scenic roads, and Civil War Trails. The project has frontage along a portion of Massaponax Church Road with a Civil War Trail designation. This designation is of historic resource and tourism interest in the County. Consulting the Virginia Department of Historic Resources Virginia Cultural Resources Information Service (V-CRIS), this property falls within the limits of DHR ID 088-5182, Spotsylvania Courthouse Battlefield. The site is in proximity to but outside of the National Park Service Related Lands Database as Primary, Secondary or Tertiary Priority for preservation. Staff notes the project is located approximately ½ mile south of the Spotsylvania Courthouse Historic District. This project is in line of sight from Zion Baptist Church, a Civil War Trails interpretive site, and considered eligible for National Register of Historic Places listing. Considerate of the project location the applicant commissioned a Phase 1A Cultural Resource Survey. Results of that survey recommended an enhanced Phase 1 Cultural Resource survey and an exploration of the site to determine whether remains of a cemetery, relocated in the 1970s from the site, still remained. The applicant pursued these recommendations to thoroughly investigate the site. Results of those findings can be found in a Darby O'Donnell, LLC Phase 1A Cultural Resource Assessment of the 15-Acre Fairchild Property, and subsequent Phase I Cultural Resource Identification Survey of the 15-acre Fairchild Property. Dutton and Associates conducted a mechanical trenching operation looking for subsurface evidence of 1864 Civil War earthworks, and to ensure no evidence of additional remains left from a 1976 court ordered relocation of the Lewis Cemetery from the site. Considering the project location, thorough exploration of the site was warranted and complements historic and cultural resource goals. No locations of significance were located onsite. A cautionary proffer has been proposed, supported by recommendations of the Dutton and Associates trenching project to provide archaeological monitoring during construction. County Eagleview Pictometry imagery depicts evidence of the trenching operation that occurred in January, February 2021.

Trenching Operation (2021 Eagleview Aerial)

03/30/2021

Considerate of the Civil War Trail and nearby historic resources include: (A) proffered architecture and materials commitments addressing front facades of each unit and side facing facades of attached units facing Massaponax Church Rd; (B) right-of-way dedication (with in-kind value estimate of $346,500) for the future realignment and/or widening of Massaponax Church Rd and/or Courthouse Rd to ultimately improve the Massaponax Church Rd and Courthouse Rd intersection; (C) lump sum transportation proffer of $50,000 for design/engineering of the Massaponax Church Rd and intersection realignment; (D) per unit transportation proffer totaling $250,000 with phasing considerate of the Massaponax Church Rd re-alignment project; (E) landscape buffer enhancement along Massaponax Church Rd and Courthouse Rd to include a three foot berm and commitments to larger caliper, larger sized initial plantings that exceed County minimums as established in the County Design Standards Manual.

There are no expected impacts to threatened or endangered species onsite. The site has been cleared for many years and maintained as mowed grassland (see image above). Project development will be subject to regulatory protections concerning environmental quality, threatened and endangered species if applicable. The Virginia Department of Conservation and Recreation's Natural Heritage Data Explorer system designates the site and the majority of the County as having low probability for those rare species and habitats.

Guiding Principles and Policies C. Spotsylvania County is a family friendly community; C.1. The County should support a diverse housing inventory, providing a mix of units that can accommodate housing needs for all stages of life. This would involve a range of housing from affordable units for young families just entering the housing market such as condominiums, townhouses, and small single family homes to larger homes, manufactured homes, and active adult and assisted care facilities; C.2. The County should support mixed use communities with varied housing types, civic buildings, shops, and active and passive recreation opportunities; Mixed Land Use Policy 9 The County should support a diverse housing mix

with a range of housing sizes and types that meet the needs of citizens throughout all stages of life and income levels; Mixed Land Use Policy 10 Promote the construction of market rate affordable housing units rather than units that are subsidized for the initial sale to ensure that housing remains affordable over time. Depending on the mixed-use tier, examples may include and are not limited to condominiums, townhouses, and small single family homes to larger homes, manufactured homes, and active adult and assisted care facilities. This project complements the housing diversity goal. With a mix of single family attached and detached proposed, housing prices per the project narrative will range from market rate affordable housing (low 200,000s) up to approximately $400,000. Onsite recreational amenities paired with adjacency to Marshall Park, nearby schools, Spotsylvania Courthouse historic district, developing mixed use area, and rural farm, forest nearby position the project uniquely and is family friendly. Considerate of housing affordability the applicant has proffered hometown hero awards for eligible public employees including but not limited to disabled veterans, active duty military, first-responders, etc. The sum of and value of the awards are outlined in project proffers.

Comprehensive Plan affordability calculations (dated 2020) suggest dwellings priced at or below $281,457 would complement affordable housing goals. Per the Comprehensive Plan, Spotsylvania County has based the calculation of local affordability, or "what is the affordable housing price point" to 30% of gross income of those households earning 75% or less of the County's Median Household Income (gross income). This gives a better "net" income number or "cash on hand" from which families pay their bills.

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. This rezoning request is not expected to negatively impact any sensitive environmental resources. Project development will be subject to regulatory protections concerning environmental quality. As noted in the project narrative, the project will employ low impact development techniques. The majority of the site has been clear of vegetation for many years. Open space will meet and exceed zoning minimums.

Land Use:

Future Land Use Map Designation. This project is consistent with the intent of the Primary Development Boundary and the mixed use light land use designation. Landscape and design based proffers consider the Civil War Trail.

Land Use Policies Applicable to All Land Uses 6. Encourage consideration of disabled and elderly citizens in the design and implementation of both new development and redevelopment. Per County Building review staff, the accessibility requirements are enforced through Chapter 11 of the Virginia Construction Code which also references ICC A117.1 for design requirements.

In addition to building review requirements that will occur if the rezoning and subsequent site plan and plats are approved, as noted elsewhere the project expands accessibility within and to points outside of the project area via planned sidewalks.

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; 8.a. Where higher density or differing land uses are proposed with the support of the future land use map, projects should consider and mitigate impacts of their physical transitions (building height, scale, project density, uses and massing along the project periphery adjacent to existing

adjoining development) through means such as screening, buffering, setbacks, project design that includes complementary uses, complementary development character along the project border. Once inland from the project periphery, proposals can then gradually "step up" intensity away from the adjoining development pattern; 8.b. Encourage projects to submit design details such as project visualizations/renderings or 3D modeling; Mixed Land Use Policy 1. Special attention should be given to provision of design guidelines, architectural features and community amenities to enhance placemaking. This project complements the land use vision and provides setback and screening/buffering to reduce impacts upon surrounding properties that are located on the north side of Massaponax Church Rd. Onsite recreational amenities paired with adjacency to Marshall Park, nearby schools, Spotsylvania Courthouse historic district, developing mixed use area, and rural farm, forest nearby position the project uniquely and is family friendly. Staff notes the project is bounded by Massaponax Church Rd to the north, Courthouse Rd to the west, Marshall Park to the south, and a County convenience site to the east. There are no immediately adjacent residential units but for a single family detached unit located at the corner of Courthouse Rd and Massaponax Church Rd (Tax Map 47-6-1). For that residence, the project footprint and housing units are well setback from the existing home. This buffer includes the area included in right-of-way dedication for future realignment and intersection improvements associated with Massaponax Church Rd. Extensive right-of-way dedication effectively "pushes back" the development away from Massaponax Church Rd (and existing homes) and much of the project frontage along Courthouse Rd as well. The project positively complements sidewalk connectivity goals. On balance this project mitigates its impacts upon adjoining properties. Project proffers are also aimed at development transition, via (A) proffered architecture and materials commitments addressing front facades of each unit and side facing facades of attached units facing Massaponax Church Rd; (B) landscape buffer enhancement along Massaponax Church Rd and Courthouse Rd to include a three foot berm and commitments to larger caliper, larger sized initial plantings that exceed County minimums as established in the County Design Standards Manual. A mix of transitional screening and street buffers are exhibited in the project GDP around the periphery of the project. Mixed Use street standards will also result in streetscape improvements to include street trees.

Land Use Policies Applicable to All Land Uses 18. Refer to the Table of Zoning Districts Complementary to Land Use Designations Inside, and Outside of the Primary Development Boundary to identify appropriate zoning districts associated with the land use category. MU-2 zoning is an appropriate zoning designation in the mixed use light land use area.

Mixed Land Use Policy 5. The County should support public open space and pedestrian accommodations integrated throughout the development; Mixed Land Use Policy 11. Quality open spaces should be integrated into developments and may include passive and active areas, pavilions, walking paths, gardens, forested areas, and lakes, pocket parks, among other features. The project is adjacent to Marshall Park and well positioned as a complementary use. An open space area helps buffer proposed dwelling units from the outfield of two ballfields at Marshall Park. Staff notes vegetative buffering is also proposed between the ballfields and proposed units. Onsite the project will result in development of a sidewalk network along the Massaponax Church Rd and Courthouse Rd frontages, with a proffered sidewalk extension offsite to Marshall Park. Internal roads will also include sidewalks. A private tot lot and school bus shelter have also been proffered to serve community residents.

Transportation:

Transportation Goal 1: Maintain acceptable Levels of Service on public roads; Goal 1.1. Achieve no less than a "D" Peak Hour Level of Service on 90% of County secondary roads within the Primary Development Boundary as shown in the Thoroughfare Plan. In the

Primary Settlement District, levels of service are lower to encourage development and redevelopment to densities and intensities that maximize use of the existing infrastructure; 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. As outlined in the staff report, Transportation staff provided an analysis of the project impacts on the transportation system. Both Courthouse Road (Rte 208 Business) and Massaponax Church Road (Rte 608) are major collectors with speed limits of 35 miles per hour. Based on 2019 VDOT Traffic Counts, Courthouse Road carries 3,400 and 8,000 vehicles per day respectively to the south and north of Massaponax Church Road. Massaponax Church Road carries 3,100 vehicles per day east of Courthouse Road. The site is projected to produce 447 vehicles per day including 34 AM Peak Hour and 45 PM Peak Hour trips.

Massaponax Church Road intersects with Courthouse Road at a sharp angle which makes it challenging to look to the south from Massaponax Church Road. The VDOT crash history from 2015 to 2021 has six crashes with property damage only and no serious injuries or fatalities. For the six intersection crashes, four of the crashes resulted from one vehicle hitting another, one from a vehicle driving too fast and losing control while traveling to eastbound Massaponax Church Road, and one from a collision between a vehicle and an animal. From reviewing the crash history, the intersection geometry may have been a factor in five of the six crashes. The crash history does not trigger any of the VDOT criteria for being a high crash location for the 2015 to 2021 period and annual average for number of crashes of one is not remarkable. Staff also reviewed VDOT crash data for the Spotsylvania Courthouse area and the only intersection which triggered VDOT criteria for being a high crash location was at Rte 208 Business and Brock Road for bicycle/pedestrian safety. The fact that intersections in this area did not trigger any VDOT criteria for high crashes is not unusual given that it is a predominantly rural area and the VDOT crash metrics are designed for high volume urban areas.

This case did not trigger a County TIA study since it did not meet the threshholds of 750 vehicles per day or 100 peak hour trips. For the PM Peak hour, Massaponax Church Road east of Rte 208 Business carries an estimated 347 vehicles with 235 of these traveling eastbound and 112 westbound based on 2019 VDOT Count data. The unsignalized site entrance on Massaponax Church Road generates 45 peak hour trips with 31 traveling into the site and 14 exiting the site. These volumes are not high enough to warrant right or left turn lanes or tapers into the site entrance. The development is not significant enough to degrade Level of Service (LOS). The LOS for Massaponax Church Road near the unsignalized site entrance is C for the both the no build and build condition. Route 208 Business operates at LOS D for both the no build and build condition. The Thoroughfare Plan identifies need to improve the Massaponax Church Rd and Courthouse Rd intersection. Additionally, improvements to Massaponax Church Rd and an extension of Massaponax Church Rd to the west as far as Lake Anna Pkwy is envisioned. Proffered right-of-way dedication and cash proffers help advance these projects.

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. Trailways Master Plan. Onsite the project will result in development of a sidewalk network along the Massaponax Church Rd and Courthouse Rd frontages, with a proffered sidewalk extension offsite to Marshall Park. Internal roads will also include sidewalks.

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, Strategy 2. Support the preservation of resources with local, state, or national significance. Historic 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 project has frontage along a portion of Massaponax Church Road with a Civil War Trail designation. This designation is of historic resource and tourism interest in the County. Consulting the Virginia Department of Historic Resources Virginia Cultural Resources Information Service (V-CRIS), this property falls within the limits of DHR ID 088-5182, Spotsylvania Courthouse Battlefield. The site is in proximity to but outside of the National Park Service Related Lands Database as Primary, Secondary or Tertiary Priority for preservation. Staff notes the project is located approximately ½ mile south of the Spotsylvania Courthouse Historic District. This project is in line of sight from Zion Baptist Church, a Civil War Trails interpretive site, and considered eligible for National Register of Historic Places listing. Considerate of the project location the applicant commissioner a Phase 1A Cultural Resource Survey. Results of that survey recommended an enhanced Phase 1 Cultural Resource survey and an exploration of the site to determine whether remains of a cemetery, relocated in the 1970s from the site, still remained. The applicant pursued these recommendations to thoroughly investigate the site. Results of those findings can be found in a Darby O'Donnell, LLC Phase 1A Cultural Resource Assessment of the 15-Acre Fairchild Property, and subsequent Phase I Cultural Resource Identification Survey of the 15-acre Fairchild Property. Dutton and Associates conducted a mechanical trenching operation looking for subsurface evidence of 1864 Civil War earthworks, and to ensure no evidence of additional remains left from a 1976 court ordered relocation of the Lewis Cemetery from the site. Considering the project location, thorough exploration of the site was warranted and complements historic and cultural resource goals. No locations of significance were located onsite. A cautionary proffer has been proposed, supported by recommendations of the Dutton and Associates trenching project to provide archaeological monitoring during construction. Considerate of the Civil War Trail and nearby historic resources include: (A) proffered architecture and materials commitments addressing front facades of each unit and side facing facades of attached units facing Massaponax Church Rd; (B) right-of-way dedication (with in-kind value estimate of $346,500) for the future realignment and/or widening of Massaponax Church Rd and/or Courthouse Rd to ultimately improve the Massaponax Church Rd and Courthouse Rd intersection; (C) lump sum transportation proffer of $50,000 for design/engineering of the Massaponax Church Rd and intersection realignment; (D) per unit transportation proffer totaling $250,000 with phasing considerate of the Massaponax Church Rd re-alignment project; (E) landscape buffer enhancement along Massaponax Church Rd and Courthouse Rd to include a three foot berm and commitments to larger caliper, larger sized initial plantings that exceed County minimums as established in the County Design Standards Manual.

Natural Resources:

Natural Resources Policy 1. Balance the protection of environmental resources and natural wildlife habitats with development. Natural Resources Policy 1, Strategy 1. The County should support the mitigation of impacts upon unique and/ or endangered resources including rare species and their habitats. There are no expected impacts to threatened or endangered species onsite. The site has been cleared for many years and maintained as mowed grassland. Project development will be subject to regulatory protections concerning environmental quality, threatened and endangered species if applicable. The Virginia Department of Conservation

and Recreation's Natural Heritage Data Explorer system designates the site and the majority of the County as having low probability for those rare species and habitats.

Natural Resources Policy 1, Strategy 3. Encourage land development practices, which minimize impervious cover to promote groundwater recharge, and/ or tree preservation. This rezoning request is not expected to negatively impact any sensitive environmental resources. Project development will be subject to regulatory protections concerning environmental quality. As noted in the project narrative, the project will employ low impact development techniques. The majority of the site has been cleared as maintained grassland for many years. Open space will meet and exceed zoning minimums.

Residential Projects with Future Buildout

Voting District	CP Dev_Dist	Date Approved	Project Name	Enabled Residential Units				Unbuilt Residential Units				Future Anticipated Residents, Students and Fire & Rescue Calls					Elementary School	Middle School	High School	F&R Station
				SFD	SFA	MF	AR	SFD	SFA	MF	AR	Residents	Elem.	Middle	High	F&R Calls				
Livingston	RD		Fawn Lake	Byright and pre-2002 subdivisions				328	0	0	0	997	85	43	60	138	Brock Rd	Ni River	Riverbend	7
Chancellor	RD		Estates of Chancellorsville*					9	0	0	0	27	2	1	2	4	Chancellor	Ni River	Riverbend	5
Chancellor	RD		Estates of Elys Ford*					231	0	0	0	702	60	30	42	97	Chancellor	Ni River	Riverbend	5
Berkeley	RD	1/16/2008	Estates of Buckingham*					13	0	0	0	40	3	2	2	5	Berkeley	Post Oak	Spotsylvania	3
Livingston	RD	2/20/2013	Whitehall*					60	0	0	0	182	15	8	11	25	Brock Rd	Ni River	Riverbend	7
Battlefield	PSD	10/2/2013	The Estates at Kingswood*					1	0	0	0	3	0	0	0	0	Battlefield	Chancellor	Chancellor	4
Courtland	PSD	1/12/2016	Avalon Woods*					1	0	0	0	3	0	0	0	0	Salem	Chancellor	Chancellor	6
Berkeley	RD	4/22/2009	Anna Vista Sec 2*					5	0	0	0	15	1	1	1	2	Livingston	Post Oak	Spotsylvania	2
Livingston	RD	8/13/2002	Pamunkey Point	47	0	0	0	15	0	0	0	46	4	2	3	6	Livingston	Post Oak	Spotsylvania	9
Battlefield/Lee Hi	PSD	11/26/2002	Lee's Parke	1437	0	0	795	41	0	0	0	125	11	5	8	17	Parkside	Spotsylvania	Courtland	4
Livingston	RD	2/25/2003	Sunrise Bay	89	0	0	0	28	0	0	0	85	7	4	5	12	Livingston	Post Oak	Spotsylvania	9
Courtland	PSD	11/9/2004	Regency at Chancellorsville	0	0	0	294	0	0	0	50	75	0	0	0	10	-	-	-	5
Courtland	RD	12/14/2004	Glenhaven/River Glen	74	0	0	0	6	0	0	0	18	2	1	1	3	Chancellor	Chancellor	Riverbend	5
Lee Hill	PSD	7/14/2009	Mallard Landing	0	150	0	0	0	8	0	0	19	2	1	1	3	Cedar Forest	Thornburg	Massaponax	11
Battlefield	PSD	12/8/2009	Summerfield	83	44	0	0	3	0	0	0	9	1	0	1	1	Spotswood	Battlefield	Chancellor	4
Livingston	PSD	4/12/2011	Keswick	150	90	240	184	112	90	0	14	578	57	26	33	80	RE Lee	Spotsylvania	Spotsylvania	1
Berkeley	PSD	10/11/2011	Ni Village	0	164	773	0	0	164	773	0	1547	107	57	63	213	Riverview	Spotsylvania	Massaponax	8
Lee Hill	PSD	8/14/2012	Brooks	0	4	0	0	0	2	0	0	5	1	0	0	1	Cedar Forest	Thornburg	Massaponax	11
Livingston	RD	10/9/2012	Estates at Terry's Run	10	0	0	0	10	0	0	0	30	3	1	2	4	Livingston	Post Oak	Spotsylvania	9
Berkeley/Livingst	PSD	7/9/2013	Spotsylvania Cthse Village	395	205	900	50	192	112	719	50	1999	136	73	125	276	RE Lee	Spotsylvania	Spotsylvania	1
Berkeley	PSD	8/13/2013	Crossroads Station Apt	0	0	610	0	0	0	423	0	630	31	20	22	87	Cedar Forest	Thornburg	Massaponax	11
Lee Hill	PSD	9/10/2013	New Post	219	104	102	0	112	25	0	0	401	37	18	24	55	Cedar Forest	Thornburg	Massaponax	11
Livingston	RD	9/24/2013	Fortune's Landing	49	0	0	0	26	0	0	0	79	7	3	5	11	Wilderness	Ni River	Spotsylvania	5
Courtland	PSD	1/14/2014	Villas at Harrison Crossing (Barley Woods)	0	0	0	130	0	0	0	15	22	0	0	0	3	-	-	-	6
Lee Hill	PSD	1/28/2014	Heritage Woods	697	180	183	0	697	180	183	0	2825	248	123	163	390	Parkside	Spotsylvania	Court/Mass	1/4/8
Berkeley	PSD	6/24/2014	Ni River Comm. Church/Courtland Park	89	0	0	0	4	0	0	0	12	1	1	1	2	Courtland	Spotsylvania	Courtland	1
Battlefield	PSD	6/24/2014	Southpoint Landing	0	0	830	0	0	0	310	0	462	23	15	16	64	Parkside	Battlefield	Courtland	4
Chancellor	RD	9/9/2014	Legends of Cville/Hunting Run Landing	218	0	0	0	218	0	0	0	663	56	28	40	91	Brock Rd/Chan.	Ni River	Riverbend	5
Chancellor	PSD	12/9/2014	Thorburn Estates	59	0	0	0	42	0	0	0	128	11	5	8	18	Wilderness	Freedom	Riverbend	10
Lee Hill	PSD	6/23/2015	Jackson Village	0	596	1289	385	0	596	706	385	3062	235	110	123	422	Parkside	Spotsylvania	Massaponax	4
Courtland	PSD	11/12/2015	Retreat at C'ville	0	0	0	192	0	0	0	185	276	0	0	0	38	-	-	-	5
Berkeley	PSD	12/8/2015	Alexander's Crossing	518	971	888	230	518	971	888	230	5581	497	234	281	770	Riverview	Thornburg	Massaponax	11
Berkeley	RD/PSD	1/26/2016	Plantation Woods/Woodberry Manor	132	0	0	0	103	0	0	0	313	27	13	19	43	Courtland	Spotsylvania	Spotsylvania	1
Livingston	RD	5/24/2016	Goodwin Cove	35	0	0	0	35	0	0	0	106	9	5	6	15	Livingston	Post Oak	Spotsylvania	9
Berkeley	PSD	3/14/2017	Cedar Forest	29	0	0	0	6	0	0	0	18	2	1	1	3	Cedar Forest	Thornburg	Massaponax	11
Berkeley	PSD	3/14/2017	Summit Crossing Estates	70	0	0	0	70	0	0	0	213	18	9	13	29	Riverview	Thornburg	Massaponax	11
Courtland	RD	9/12/2017	Barrington	39	0	0	0	27	0	0	0	82	7	4	5	11	Chancellor	Chancellor	Riverbend	5
Battlefield	PSD	6/12/2018	Roseland	0	14	0	0	0	6	0	0	14	2	1	1	2	Spotswood	Battlefield	Massaponax	4
Chancellor	PSD	8/14/2018	Ashleigh Ridge Subdivision	19	0	0	0	19	0	0	0	58	5	2	3	8	Wilderness	Freedom	Riverbend	5
Courtland	PSD	8/14/2018	The Villas at Salem Church	0	0	0	45	0	0	0	26	39	0	0	0	5	-	-	-	6
Lee Hill	PSD	9/9/2018	Palmer's Creek	0	0	400	0	0	0	400	0	596	29	19	20	82	Parkside	Spotsylvania	Massaponax	8
Courtland	PSD	4/28/2020	Harrison Village	73	0	0	0	73	0	0	0	222	19	10	11	31	Battlefield	Chancellor	Chancellor	6
Lee Hill	PSD	7/28/2020	Foxcroft	0	68	0	0	0	68	0	0	164	21	9	10	23	Lee Hill	Thornburg	Massaponax	11
Lee Hill	PSD	10/13/2020	Afton Villas	2	0	0	77	2	0	0	77	115	1	0	0	16	Spotswood	Battlefield	Massaponax	4
Courtland	RD	10/27/2020	Springhaven	0	30	0	0	0	30	0	0	72	9	4	4	10	Harrison Road	Chancellor	Riverbend	6
Lee Hill	PSD	12/8/2020	Upper Spotsylvania Redevelopment	0	0	525	0	0	0	525	0	782	38	25	27	108	Cedar Forest	Battlefield	Massaponax	11
Courtland	PSD	1/26/2021	Aura at Towne Centre	0	0	271	0	0	0	271	0	404	20	13	14	56	Salem	Chancellor	Riverbend	6
		4/27/2021	Aspire at Lee's Hill	0	0	0	197	0	0	0	197	294	0	0	0	41	-	-	-	4
		6/22/2021	Hazel Run Glen	110	0	0	0	110	0	0	0	334	28	14	20	46	Courtland	Battlefield	Chancellor	6
		7/27/2021	Saddle Creek	101	0	0	0	101	0	0	0	307	26	13	19	42	Battlefield	Chancellor	Chancellor	6
			*By-right subdivisions				TOTALS	3218	2252	5198	1229	24,139	1846	927	1177	3331				
								Total unbuilt residential units				11,897								

Unbuilt units updated 1/1/2022
Projects added through 1/1/2022

KEY: SFD = Single Family Detached; SF = Single Family Attached; MF = Multi- Family (apartments); AR = Age Restricted Units (any type)

Notes: Does not include new by-right subdivisions of fewer than 10 lots, family divisions, or annual divisions
Does not include existing by-right lots outside of subdivisions

Generation Rates	SFD	SFA	MF	
Persons Per Unit	3.04	2.41	1.49	
Students Per Unit			MF Mkt	MF TC
Elementary	0.2577	0.3072	0.073	0.291

Middle	0.1307	0.1286	0.047	0.134
High	0.1832	0.1453	0.051	0.139
Fire and Rescue	0.138 calls per capita			

2020 Census	140,032
Current Estimate	140,623

TC = Tax Credit
Mkt = Market Rate

VOLUNTARY PROFFER STATEMENT

Applicant:	Fairchild Manor, LLC Attn: Samer E. Shalaby 159 Lichfield Blvd., Suite 101, Fredericksburg, VA 22406
Owners:	Brenda Bundy 7204 Massaponax Church Road, Spotsylvania, VA 22551 Jane D Dabney 8601 Courthouse Road, Spotsylvania, VA 22551 (The above parties, including the applicant and both listed owners, known hereafter as the "Applicant")
Project Name:	"Fairchild Commons" (the "Project")
Property:	Spotsylvania County Tax Parcels 47-6-1A (8601 Courthouse Road) and 47-6-2 (7204 Massaponax Church Road), consisting of approximately 13.86 acres (collectively, the "Property")
Date:	April 28, 2022
GDP:	"Fairchild Property Generalized Development Plan, Rezoning Request, TM 47-6-1A, #8601 Courthouse Road & TM 47-6-2, #7204 Massaponax Church Road" prepared by Bagby, Foroughi, and Goodpasture, dated November 19, 2021, last revised February 21, 2022, attached hereto as Exhibit A (the "GDP")
Proposed Units:	37 Single Family Detached dwellings and 18 Single Family Attached dwellings (together the "Units" and individually each "Unit")
Rezoning Request:	From RU to MU-2
Rezoning File No.:	R21-0007

I. General Information

The Applicant currently has the Property under contract. The Property currently zoned Rural ("RU"), contains approximately 13.86 acres, and is located in Spotsylvania County, Virginia, at the intersection of Courthouse Road and Massaponax Church Road. The Property is currently vacant and has no structures.

The purpose of this Zoning Reclassification from RU to MU-2 is for the development of 37 single family detached dwelling Units and 18 single family attached dwelling Units. The

proposed density is approximately 3.9 dwelling Units per acre. The Project is in the County's Primary Development Boundary as established in the County's Comprehensive Plan dated December 14, 2021, and therefore will connect to public water and sewer.

Further, the Applicant's GDP is consistent with the intended Mixed-Use purpose detailed by the Comprehensive Plan. The addition of single family detached lots along the perimeter of the Project is consistent with the surrounding properties.

The development of the Property will be in conformance with the GDP and these proffered conditions ("Proffers"). The Proffers offered are in compliance with the Code of Virginia 15.2-2303.4 and 15.2-2303. In the event the above referenced reclassification is not approved as applied for by the Applicant, the below described Proffers will be automatically null and void.

II. Design

A. *GDP* – The Property will be developed in general conformance with the GDP. All items on the GDP may be reasonably adjusted for purpose of a final site plan or subdivision plan to allow full compliance with state and federal agency regulations including, but not limited to, Department of Historic Resources, Virginia Department of Transportation ("VDOT"), Department of Environmental Quality, Department of Conservation and Recreation, Army Corps., etc., and the County's Zoning Ordinance, Subdivision Ordinance, and Design Standards Manual. Any material adjustments of the GDP will be subject to approval of the County's Zoning Administrator and in no event will approved adjustments to the GDP relieve the Applicant and Owners from providing any of the Proffers.

B. *Architecture & Materials* – For the purposes of this rezoning, the architectural materials for the front façades of each Unit, as well as the side façade of any single family attached Unit located directly on Massaponax Church Road will incorporate one or more of the following materials at the time of construction:

1. Partial or full masonry or stone veneer (in addition to foundation); Concrete block is not permitted
2. Shake/shingle siding, either authentic or faux
3. Vertical/board-and-batten siding
4. Non-vinyl horizontal siding

In the event any of these materials are discontinued or no longer available, the Zoning Administrator, at his/her sole discretion, can approve alternative materials which are substantially similar to the aesthetic created by the materials listed above.

III. Limits

A. **Dwelling Unit Limit** – The Applicant will limit the development to 37 single family detached dwelling Units and 18 single family attached dwelling Units.

IV. Transportation Proffer

A. The Applicant, subject to necessary County and VDOT approvals for the development of the Project, agrees to dedicate approximately 1.75 acres of right-of-way between Courthouse Road and Massaponax Church Road as depicted on the GDP. This right of way will be dedicated prior to County final site or subdivision plan approval or prior thereto pursuant to the County's request. In the event the County requests that all or part of the said right of way be dedicated sooner in accordance with planned County or VDOT road improvements at the intersection of Massaponax Church Road and Courthouse Road, within thirty (30) days of the County's request or soon thereafter with approval of the County, the Applicant will submit the right of way dedication plat application to the County for review and approval.

V. Cash Proffers

A. The Applicant will provide cash Proffers to mitigate the Project's impact. All Proffers in this section correlate to one or more applicable Capital Improvement Plan (CIP) projects in the Spotsylvania County FY2022 Budget. Applicant's Proffers will contribute to CIP projects for both FY2022-2026 budgeted spending as well as beyond FY2026 spending. All cash Proffers listed below will be paid on a per Unit basis after the final inspection and before the County's approval of a final certificate of occupancy permit for each Unit. The following tables below detail the Cash Proffers:

Impact Mitigation Proffers Summary	
Schools	$ 197,500.02
Public Safety	$ 27,702.94
Parks & Rec	$ 21,183.84
Impact Mitigation Proffers Total	**$ 246,386.80**
Number of Units	*55*
Impact Mitigation Proffers Per Unit	**$ 4,479.76**

B. Commencing five (5) years after the approval of this rezoning application, the cash Proffers for each Unit will be adjusted annually on January 1st to reflect any increase for the preceding year in the Consumer Price Index, U.S. City Average, All Urban Consumers (the "CPI-U") prepared and reported monthly by the U.S. Bureau of Labor Statistics of the United States Department of Labor. The adjustment will be made by multiplying the cash contributions for the preceding year by the CPI-U as of December 1st in the preceding year. If the CPI-U is discontinued by the United States Department of Labor, the Marshall and Swift Building Cost Index formula will be used as defined by Section 15.2-2303.3b of the Code of Virginia.

VI. Additional Reasonable Cash Proffers

The above Proffers mitigate the impacts this development will have on County resources as dictated by current proffer laws. In addition to these cash Proffers, the Applicant has identified that additional reasonable cash proffers are appropriate to offset impacts to the immediate area.

A. **Lump Sum Transportation Proffer** – The Applicant will pay one-time lump sum payment of $50,000 to be used for the design of the Massaponax Church Road re-alignment or other County transportation projects at the intersection of Massaponax Church Road and Courthouse Road in accordance with Section 15.2-2303.2C of the Code of Virginia. The aforesaid transportation Proffer will be paid immediately following site plan approval.

B. **Per Unit Transportation Proffer** – The Applicant will pay an additional $4,545.46 per Unit after the final inspection and before the County's approval of a final certificate of occupancy permit for each Unit, for a total of $250,000.30.

C. In the event construction begins on the re-alignment of Massaponax Church Road, the County may request that the remaining balance of the Per Unit Transportation Proffer be paid in a lump sum fashion. Within thirty (30) days of the County's request, the Applicant will pay the remaining balance of this proffer in a lump sum.

VII. Other Proffers

A. **Recreational Areas** – The Applicant will construct a tot lot as shown on the GDP, prior to the issuance of the certificate of occupancy permit (whether temporary or final) for the 35th Unit (any Unit type).

B. **Sidewalks** – The Applicant will construct a sidewalk connection from the inner sidewalk loop of the subdivision, along Courthouse Road, and finally to the to the Marshall Park entrance, as shown on the GDP, prior to the issuance of the certificate of occupancy permit (whether temporary or final) for the 3rd Unit (any Unit type).

C. **Bus Shelter** – The Applicant will construct a bus shelter (minimum size of 5 feet by 7 feet) for students as shown on the GDP, prior to the issuance of the certificate of occupancy permit (whether temporary or final) for the 3rd Unit (any Unit type).

D. **Buffer Enhancement** – The Applicant will enhance the required street buffer along Massaponax Church Road and Courthouse Road. This enhanced buffer will include a berm of approximately three feet in height as well as a mix of tree types including both evergreen (minimum 8 feet tall from the ground at the time of planting) and deciduous trees (minimum 2.5 inch caliper and 6 feet tall from the ground at the time of planting). This berm will be constructed prior to the issuance of the certificate of occupancy permit (whether temporary or final) for the 35th Unit (any Unit type).

E. **Archeological Monitoring** – The Applicant will provide archaeological monitoring during construction, to be performed by a qualified professional. In the event additional cemetery remains are identified, the Applicant will follow the recommendations provided by the archaeological firm. This Proffer will be completed prior to the issuance of the certificate of occupancy permit (whether temporary or final) for the 1st Unit (any Unit type).

F. **Hometown Heroes** – Prior to the issuance of the final certificate of occupancy for the first constructed Unit, the Applicant will deposit $58,000 in a third-party escrow account to be solely utilized to assist persons purchasing a new Unit who are deemed a "Hometown Hero" (defined as a purchaser of any Unit who is active- duty military, a disabled military veteran, or a Spotsylvania County employee, to include teachers, first responders, and all other County staff.) The funds may be used to help with closing costs or a down payment, as the awardee sees fit. The funds will be available on a first come first serve basis, with a maximum of one hero (awardee) per Unit. The award for single family attached dwelling Unit will be $6,000 per "Hero" with a total of 3 awardees. The award for single family detached dwelling Units will be $8,000 per "Hero" with a total of 5 awardees. If Hometown Heroes funds are not depleted after all lots in the Project have sold, the remaining funds will be given to the County to use for local schools. Additionally, the Applicant will provide the Zoning Administrator with a tracking spreadsheet for this Proffer prior to the issuance of the certificate of occupancy permit (whether temporary or final) for the 1st Unit (any Unit type). The Applicant will update this spreadsheet quarterly and it will contain all lot sales during that quarter and a tabulation of "Hometown Heroes" funds used vs. remaining until all lots are sold. This Proffer will be completed within 45 days of the issuance of the certificate of occupancy permit (whether temporary or final) for the 55th Unit (any Unit type).

[AUTHORIZED SIGNATURES TO FOLLOW]

The Applicant and Owners make these Proffers voluntarily, in support of their rezoning application and by our signatures deem them reasonable and appropriate as set out in Virginia Code Section 15.2-2303.4 A.D.1 and 15.2-2303.

WITNESS the following signatures:

APPLICANT:

Fairchild Manor, LLC, a
Virginia limited liability company

By: _____
Samer E. Shalaby, Manager

Date: 5/3/2022

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Stafford

The foregoing was subscribed, sworn to and acknowledged before me this 3rd day of May, 2022, by Samer E. Shalaby, Manager of Fairchild Manor, LLC, a Virginia limited liability company.

_____
Notary Public

Print Name: Joanne Roman
My Commission Expires: 7-31-2025
Registration No. 7962560
[SEAL]

JOANNE ROMAN
NOTARY PUBLIC
Reg. # 7962560
Commonwealth of Virginia
My Comm. Expires July 31, 2025

OWNER:

By: Brenda Bundy
Brenda Bundy

Date: 05/3/2022

COMMONWEALTH OF VIRGINIA
~~CITY~~/COUNTY OF Spotsylvania

The foregoing was subscribed, sworn to and acknowledged before me this 3rd day of May, 2022, by Brenda Bundy, as Owner of Spotsylvania County Tax Parcels 47-6-2.

Brenda L Pullen
Notary Public

Print Name: Brenda L. Pullen
My Commission Expires: 07/31/2024
Registration No. 170716
[SEAL]

BRENDA L. PULLEN NOTARY PUBLIC REG # 170716 MY COMMISSION EXPIRES 7/31/2024 COMMONWEALTH OF VIRGINIA

OWNER:

By: _____
Jane D Dabney

Date: May 3, 2022

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Spotsylvania

The foregoing was subscribed, sworn to and acknowledged before me this 3rd day of May, 2022, by Jane D Dabney as Owner of Spotsylvania County Tax Parcels 47-6-1A.

_____
Notary Public

Print Name: Brenda L Pullen
My Commission Expires: 07/31/2024
Registration No. 170716
[SEAL]

BRENDA L. PULLEN
NOTARY PUBLIC
REG # 170716
MY COMMISSION EXPIRES
7/31/2024
COMMONWEALTH OF VIRGINIA

EXHIBIT A

Generalized Development Plan titled "Fairchild Property Generalized Development Plan, Rezoning Request, TM 47-6-1A, #8601 Courthouse Road & TM 47-6-2, #7204 Massaponax Church Road" prepared by Bagby, Foroughi, and Goodpasture, dated November 19, 2021, last revised February 21, 2022.

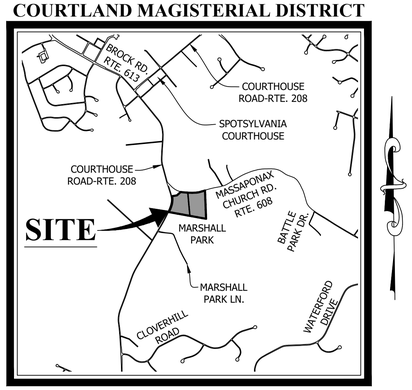
FAIRCHILD PROPERTY
GENERALIZED DEVELOPMENT PLAN

REZONING REQUEST
TM 47-6-1A, #8601 COURTHOUSE ROAD &
TM 47-6-2, #7204 MASSAPONAX CHURCH ROAD

SITE STATISTICS:

1.) TAX MAP:		47-6-1A & 47-6-2
2.) PARCEL AREA:		
T.M. 47-6-1A:		6.36 ACRES
T.M. 47-6-2:		7.50 ACRES
TOTAL=		13.86 ACRES
3.) DISTURBED AREA:		13.86 ACRES
4.) EXISTING ZONING:		RU
EX. DENSITY T.M. 47-6-1A:		6.36 AC. x 1 LOT / 3 AC. = 2 LOTS
EX. DENSITY T.M. 47-6-2:		7.50 AC. x 1 LOT / 3 AC. = 2 LOTS
REQUESTED ZONING:		MU-2 "MIXED-USE (RESIDENTIAL)"
PROPOSED SFD:		37
PROPOSED SFA:		18
PROPOSED SFD DENSITY:		37 / 13.86 = 2.66
PROPOSED SFA DENSITY:		18 / 13.86 = 1.29
PROPOSED OVERALL DENSITY:		55 / 13.86 = 3.96
5.) PROPOSED RIGHT-OF-WAY DEDICATION:		
PROPOSED RIGHT-OF-WAY:		1.75± ACRES
6.) OVERLAY DISTRICT:		NONE
7.) EXISTING USE:		
T.M. 47-6-1A:		VACANT LAND
T.M. 47-6-2:		VACANT LAND
PROPOSED USE:		SINGLE FAMILY ATTACHED & DETACHED
8.) BUILDING SETBACK:		
SINGLE FAMILY DETACHED	TOWNHOMES	
FRONT 10 FEET	FRONT	5 FEET
SIDE 5 FEET	SIDE	5 FEET
REAR 18 FEET	REAR	15 FEET
9.) MAXIMUM BUILDING HEIGHT:		
SFD		ABOVE 35 FEET OR 3 STORIES, LESS THAN OR EQUAL TO 35'
SFA		2 STORIES ABOVE, 1 BELOW, LESS THAN OR EQUAL TO 35'
10.) TRIP GENERATOR:		
(CODE 210) SFD = 9.44 TRIP / LOT x 37 LOTS=		349.28 TRIPS (VPD)
		(CODE 210) SFD = 0.74 TRIP / LOT x 37 = 28 (AM PEAK)
		(CODE 210) SFD = 0.99 TRIP / LOT x 37 = 37 (PM PEAK)
(CODE 221) SFA = 5.44 TRIP / UNIT x 18 UNITS=		97.9 TRIPS (VPD)
		(CODE 221) SFA = 0.32 TRIP / LOT x 18 = 6 (AM PEAK)
		(CODE 221) SFA = 0.41 TRIP / LOT x 18 = 8 (PM PEAK)
TOTAL (AM PEAK)		34 TOTAL
TOTAL (PM PEAK)		45 TOTAL
TOTAL VPD		447 TOTAL
11.) NO EVIDENCE OF REMAINING HISTORICAL RESOURCES AFTER EXTENSIVE SURVEY.		
12.) NO EVIDENCE OF ANY REMAINING PLACES OF BURIAL ON SITE.		
13.) OUT OF THE ABUNDANCE OF CAUTION, IT IS RECOMMENDED ARCHAEOLOGICAL MONITORING BURIALS IN THIS AREA DURING CONSTRUCTION.		
14.) WETLANDS WITHIN 100' OF SITE:		NO
15.) WETLANDS PERMIT REQUIRED:		NO
16.) RMA ON SITE:		ENTIRE SITE
17.) RPA ON SITE:		NO
18.) THIS PROPERTY IS SERVICED BY PUBLIC SEWER AND WATER.		
19.) SOLID WASTE COLLECTION:		PRIVATE
20.) THERE ARE NO EXISTING BUILDINGS ON SITE TO BE REMOVED.		
21.) ANY WELLS ON SITE WILL BE ABANDONED PER HEALTH DEPARTMENT REQUIREMENTS.		
22.) ANY ONSITE SEWAGE DISPOSAL SYSTEMS SHOULD BE PROPERLY LOCATED AND ABANDONED.		
23.) CLUSTER MAILBOXES WILL BE PROVIDED FOR ENTIRE SITE.		
24.) BUILD TO ZONE REQUIREMENTS PER "MU" DISTRICT.		
25.) ALL OPEN SPACE, ROADS, ETC. WILL BE DEDICATED TO THE HOA.		
26.) FUTURE LAND USE DESIGNATION:		MIXED LAND USE & EMPLOYMENT CENTER
27.) PARKING TABULATION:		
PARKING REQUIRED TOWNHOME:		2 SPACES PER UNIT = 18 x 2 = 36 + 1 SPACE FOR EVERY 3 TOWNHOME OFFSITE = $\frac{18}{3}$=6 (GARAGE NOT COUNTED)
PARKING PROVIDED TOWNHOME (SEE DETAIL SHEET 7):		36 ONSITE + ROAD WIDENED ENOUGH TO PROVIDE ON STREET PARKING
PARKING REQUIRED SFD:		2 SPACES PER UNIT = 37 x 2 = 74
PARKING PROVIDED SFD (SEE DETAIL SHEET 7):		74
28.) TYPICAL LOT COVERAGE RATIO (SFA):		SEE DETAIL SHEET 7
29.) TYPICAL LOT COVERAGE RATIO (SFD):		SEE DETAIL SHEET 7
30.) OPEN SPACE RATIO:		$\frac{576\ ft^2 (18\ SFA\ O/S\ ON\ LOTS) + 111{,}000\ ft^2 (37\ SFD\ O/S\ ON\ LOTS) + 87{,}421\ ft^2}{603{,}741\ ft^2}$ = 32.8% => 25%
31.) IMPERVIOUS RATIO:		212,647 / 527,511 = 0.40%
32.) IMPERVIOUS LOT RATIO:		
SFA (TYPICAL):		1,199 / 1,640 = 0.73%
SFD (TYPICAL):		2,875 / 7,500 = 0.38%
33.) WATER AND SEWER TABLE		
SFA 18 350 GPD:		6,300 GPD
SFD 37 350 GPD:		12,950 GPD
		19,250 GPD
34.) REQUIRED FIRE FLOW:		1,500 GAL @ 20 PSI

BERKELEY VOTING DISTRICT
COURTLAND MAGISTERIAL DISTRICT



VICINITY MAP
1" = 2000'

2000 0 2000 4000
SCALE: 1"=2000'

SHEET No.	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	GENERALIZED DEVELOPMENT PLAN
4	OFFSITE UTILITIES AND ADJACENT SIDEWALK PLAN
5	STORMWATER CONCEPT PLAN
6	SIGHT DISTANCE PROFILE
7	DETAILS SHEET

ENGINEER'S CERTIFICATE

I, RYAN K. FOROUGHI, A PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN CONFORMS TO ALL APPLICABLE STATE AND LOCAL STANDARDS.

2/22/2022 — DATE
RYAN K. FOROUGHI

IMPERVIOUS SURFACE RATIO AND LOT COVERAGE RATIO TABULATION

DESCRIPTION	AREA (ACRES)
(SFD) IMPERVIOUS AREA WITHIN LOTS (2,905 SF / 37 LOTS)	2.47
(SFA) IMPERVIOUS AREA WITHIN LOTS (1,214 SF / 18 LOTS)	0.50
IMPERVIOUS AREA WITHIN COMMON AREAS (ROADS/SW)	1.76
TOTAL IMPERVIOUS AREA	4.73
OVERALL PARCEL AREA	13.86
TOTAL HOUSE FOOTPRINT AREA (SFD & SFA)	2.45
TOTAL AREA WITHIN LOTS (SFD & SFA)	7.34
IMPERVIOUS SURFACE AREA RATIO (2.47 + 0.50 + 1.76 = 4.73 / 13.86) =	0.34
LOT COVERAGE RATIO (2.45 / 7.34) =	0.33

ENGINEER:

BAGBY, FOROUGHI and GOODPASTURE, PLLC
125 OLDE GREENWICH DRIVE, SUITE 115
FREDERICKSBURG, VIRGINIA 22408
PHONE (540) 373-5178
FAX (540) 373-6281
ATTN: RYAN K. FOROUGHI

APPLICANT:

FAIRCHILD MANOR, LLC
159 LICHFIELD BOULEVARD, SUITE 101
FREDERICKSBURG, VA. 22406
PHONE (540) 368-1327
FAX (540) 368-9001
ATTN: SAMER E. SHALABY

OWNER:
(TAX MAP 47-6-1A)

JANE D. DABNEY
6207 HICKORY RIDGE ROAD
SPOTSYLVANIA, VA. 22551

OWNER:
(TAX MAPS 47-6-2)

BRENDA BUNDY
2962 CHILES ROAD
GLEN ALLEN, VA. 23059

APPROVED BY:

AGENT, SPOTSYLVANIA COUNTY — DATE

MISS UTILITY

BEFORE YOU DIG CALL
"MISS UTILITY"
PROTECT YOURSELF, GIVE THREE
WORKING DAYS NOTICE
FOR ALL EXCAVATION WORK ANYWHERE IN VIRGINIA!
IT'S THE LAW!

Dig With C.A.R.E. Keep Virginia Safe!
- C Call Miss Utility @ 811 before you dig.
- A Allow required time for marking.
- R Respect the marks.
- E Excavate carefully.

811

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

APPROVAL BLOCK

SPOTSYLVANIA COUNTY **VIRGINIA**

REVISIONS

DATE	
8/30/21	COUNTY COMMENTS
11/24/21	COUNTY COMMENTS
2/21/22	COUNTY COMMENTS

BAGBY, FOROUGHI and GOODPASTURE, PLLC
CIVIL ENGINEERS AND LAND SURVEYORS
125 OLDE GREENWICH DRIVE, SUITE 115
FREDERICKSBURG, VIRGINIA 22408
TELEPHONE (540) 373-5178
FAX (540) 373-6281

COMMONWEALTH OF VIRGINIA
RYAN K. FOROUGHI
Lic. No. 41245
2/22/2022
PROFESSIONAL ENGINEER

COVER SHEET

FAIRCHILD PROPERTY
GENERALIZED DEVELOPMENT PLAN
REZONING REQUEST
T.M. 47-6-1A, #8601 COURTHOUSE ROAD &
T.M. 47-6-2, #7204 MASSAPONAX CHURCH ROAD
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

DATE:	11/19/2021
SCALE:	NONE
DESIGNED BY:	RKF
DRAWN BY:	RSG
CHECKED BY:	RKF
FILE NAME:	20373-10 GDP-1
JOB NO.	20373-10
PLAN NO.	

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GENERAL NOTE:
*BOUNDARY SHOWN HEREON WAS PREPARED BY THIS FIRM.

N/F
ZION METHODIST CHURCH
T.M. 47-A-78
NO RECORD INFO
ZONING: A-2
USE: CHURCH/CEMETARY

N/F
MILDRED ANN HARRIS
T.M. 47-5-1
NO RECORD INFO
ZONING: A-2
USE: RESIDENTIAL

N/F
LUCILLE HARRIS
T.M. 47-5-2
NO RECORD INFO
ZONING: A-2
USE: RESIDENTIAL

N/F
HERBERT C. GALYEN JR. OR
VALERIE R. GALYEN
T.M. 47-A-137
D.B. 1912, PG. 496
ZONING: A-2
USE: RESIDENTIAL

N/F
HERBERT C. GALYEN JR.
OR
VALERIE R. GALYEN
T.M. 47-A-138
D.B. 1912, PG. 496
ZONING: A-2
USE: RESIDENTIAL

N/F
ROBERT MACKNIGHT OR
CAITLIN CHRISTLIEB
T.M. 47-A-136A
INSTR. #200007475
ZONING: A-2
USE: RESIDENTIAL

N/F
J.K. WOLFREY
T.M. 48-A-8
D.B. 870, PG. 71
ZONING: A-2
USE: RESIDENTIAL

N/F
ANTHONY VINCENT DURRETT
T.M. 47-A-79
INSTR. #140007494
ZONING: A-2
USE: RESIDENTIAL

N/F
ROSEMARY OR KRISTEN M. McKINNEY
OR PAMELA McKINNEY
T.M. 47-6-1
D.B. 867, PG. 140
ZONING: R-1
USE: RESIDENTIAL

N/F
ROLAND FAIRCHILD
T.M. 47-18-2
DB 1238, PG 182
ZONING: A-2
USE: RESIDENTIAL

N/F
ROLAND FAIRCHILD
T.M. 47-A-80
DB 1238, PG 182
ZONING: A-2
USE: EDUCATION

N/F
TALAYA ANN FAIRCHILD
T.M. 47-A-82
DB 0000, PG 243
ZONING: A-2
USE: RESIDENTIAL

N/F
WILLIAM R. TAYLOR OR
ALMA L. TAYLOR OR
DEBRA LYNN EVANS
T.M. 47-A-83
INSTR. #120013066
ZONING: A-2
USE: EDUCATION

N/F
SPOTSYLVANIA COUNTY
T.M. 48-A-27
D.B. 1127, PG. 408
ZONING: R-1
USE: VACANT

N/F
SPOTSYLVANIA COUNTY
T.M. 47-A-135
D.B. 369, PG. 124
ZONING: A-3, R-1
USE: MARSHALL PARK

N/F
SPOTSYLVANIA COUNTY
T.M. 47-A-135
D.B. 369, PG. 124
ZONING: A-3, R-1
USE: MARSHALL PARK

MASSAPONAX CHURCH ROAD
ROUTE #608
(POSTED: 35 M.P.H.)
(MAJOR COLLECTOR)

COURTHOUSE ROAD
ROUTE #208
(POSTED: 35 M.P.H.)

T.M. 47-6-1A
6.36 AC.

T.M. 47-6-2
7.50 AC.

(PROPERTY LINE TO BE VACATED)
N05°08'49"W
650.63'

S25°11'41"E
789.62'

N84°42'31"W
33.00'

C4
C5 (TOTAL)
C6
C7
C8

N15°10'55"E
67.35'

N74°11'20"E
105.97'

EXISTING
ASPHALT
ENTRANCE

N47°57'11"E
142.77'

N80°31'11"E
138.16'

C3

N03°42'06"E
5.14'

N20°59'55"E
45.02'

C1
C2

595.56'

S79°47'15"E
1055.56'

460.00'

EXISTING
TREELINE

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	104.27'	4019.52'	1°29'11"	104.26'	N23°48'51"E	52.14'
C2	183.58'	608.10'	17°17'49"	182.88'	N12°21'01"E	92.49'
C3	123.58'	431.00'	16°25'45"	123.16'	N04°30'46"W	62.22'
C4	63.61'	514.53'	7°04'59"	63.57'	S81°10'02"E	31.84'
C5	336.00'	2290.00'	8°24'24"	335.70'	S88°54'43"E	168.30'
C6	102.06'	2290.00'	2°33'12"	102.05'	S85°59'07"E	51.04'
C7	233.94'	2290.00'	5°51'12"	233.84'	N89°48'40"E	117.07'
C8	81.06'	396.88'	11°42'10"	80.92'	N81°02'00"E	40.67'

50 0 50 100
SCALE: 1"=50'

APPROVAL BLOCK

REVISIONS	DATE
COUNTY COMMENTS	8/30/21
COUNTY COMMENTS	11/24/21
COUNTY COMMENTS	2/21/22

BAGBY, FOROUGHI and GOODPASTURE, PLLC
CIVIL ENGINEERS AND LAND SURVEYORS
124 OLDE GREENWICH DRIVE, SUITE 115
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TELEPHONE: (540) 373-9178
FAX: (540) 373-9483

COMMONWEALTH OF VIRGINIA
RYAN K. FOROUGHI
Lic. No. 41245
2/22/2022
PROFESSIONAL ENGINEER

EXISTING CONDITIONS PLAN

FAIRCHILD PROPERTY
GENERALIZED DEVELOPMENT PLAN

REZONING REQUEST
T.M. 47-6-1A, #8601 COURTHOUSE ROAD &
T.M. 47-6-2, #7204 MASSAPONAX CHURCH ROAD
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

DATE:	11/19/2021
SCALE:	1"=50'
DESIGNED BY:	RKF
DRAWN BY:	RSG
CHECKED BY:	RKF
FILE NAME:	20373-10 GDP-1
JOB NO.	20373-10
PLAN NO.	

2

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N/F
ZION METHODIST CHURCH
T.M. 47-A-78
NO RECORD INFO
ZONING: A-2
USE: CHURCH/CEMETARY

N/F
MILDRED ANN HARRIS
T.M. 47-5-1
NO RECORD INFO
ZONING: A-2
USE: RESIDENTIAL

N/F
LUCILLE HARRIS
T.M. 47-5-2
NO RECORD INFO
ZONING: A-2
USE: RESIDENTIAL

N/F
HERBERT C. GALYEN JR. OR
VALERIE R. GALYEN
T.M. 47-A-137
D.B. 1912, PG. 496
ZONING: A-2
USE: RESIDENTIAL

N/F
HERBERT C. GALYEN JR.
OR
VALERIE R. GALYEN
T.M. 47-A-138
D.B. 1912, PG. 496
ZONING: A-2
USE: RESIDENTIAL

N/F
ROBERT MACKNIGHT OR
CAITLIN CHRISTLIEB
T.M. 47-A-136A
INSTR. #200007475
ZONING: A-2
USE: RESIDENTIAL

N/F
J.K. WOLFREY
T.M. 48-A-8
D.B. 870, PG. 71
ZONING: A-2
USE: RESIDENTIAL

OFFSITE WATER
& SEWER
CONNECTION

N/F
ANTHONY VINCENT DURRETT
T.M. 47-A-79
INSTR. #140007494
ZONING: A-2
USE: RESIDENTIAL

MASSAPONAX CHURCH ROAD
ROUTE #608
(POSTED: 35 M.P.H.)
(MAJOR COLLECTOR)

(3) COBRA
STYLE
STREET
LIGHTS
(TYP.) *

FUTURE 40'
PROPOSED ROW
DEDICATION

±356' TO NEXT
FULL ENTRANCE
(WHICH IS GREATER
THAN 335')

±954' TO C/L INTX.
COURTHOUSE RD.
ROUTE #208

SCHOOL BUS STOP
SHELTER w/ LIGHTS
& TRASH RECEPTICAL

EXISTING
TREELINE

N/F
ROSEMARY OR KRISTEN M. McKINNEY
OR PAMELA McKINNEY
T.M. 47-6-1
D.B. 867, PG. 140
ZONING: R-1
USE: RESIDENTIAL

±361' TO C/L INTX.
MASSAPONAX
CHURCH RD.
ROUTE #608

STREET BUFFER 'C'
(WIDTH 20' w/ 3' BERM)
(SEE SHEET 7)

5' SIDEWALK

FUTURE
VARIABLE WIDTH
PROPOSED ROW
DEDICATION

PEDESTRIAN
STYLE STREET
LIGHTS (TYP.)

N/F
ROLAND FAIRCHILD
T.M. 47-18-2
DB 1238, PG 182
ZONING: A-2
USE: RESIDENTIAL

N/F
ROLAND FAIRCHILD
T.M. 47-A-80
DB 1238, PG 182
ZONING: A-2
USE: EDUCATION

N/F
SPOTSYLVANIA COUNTY
T.M. 47-A-27
D.B. 1127, PG. 408
ZONING: R-1
USE: VACANT

* THE THREE COBRA
STYLE LIGHTS
ULTIMATE LOCATION
WILL BE DETERMINED
AT FINAL SITE PLAN.

(6)-4x4 UNITS

(6)-4x4 UNITS

(6)-4x4 UNITS

15' TRANSITIONAL
SCREENING BUFFER
(SEE SHEET 7)

NOTE: NO PARKING
SIGNAGE ON ONE SIDE
& WILL BE PLACED
PER SITE PLAN
REQUIREMENTS.

N/F
SPOTSYLVANIA COUNTY
T.M. 47-A-135
D.B. 369, PG. 124
ZONING: A-3, R-1
USE: MARSHALL PARK

COURTHOUSE ROAD
ROUTE #208
(POSTED: 35 M.P.H.)

N/F
TALAYA ANN FAIRCHILD
T.M. 47-A-82
DB 0000, PG 243
ZONING: A-2
USE: RESIDENTIAL

5' SIDEWALK

PROPOSED ROW
DEDICATION

STREET BUFFER 'C'
(WIDTH 20' w/ 3' BERM)
(SEE SHEET 7)

N/F
WILLIAM R. TAYLOR OR
ALMA L. TAYLOR OR
DEBRA LYNN EVANS
T.M. 47-A-83
INSTR. #120013066
ZONING: A-2
USE: EDUCATION

FUTURE 5'
SIDEWALK TO
MARSHALL
PARK

20' UTILITY
EASEMENT

20' SAN.
SEWER
ESMT.

PLAYGROUND

TOT LOT

7 SPACES

CLUSTER
MAILBOX
PULL-OFF
(SEE DETAIL
SHEET 7)

LIMITS OF
CLEARING
TREE SAVE
AREA

NOTE:
IT IS ANTICIPATED THAT THE ENTIRERTY OF BOTH LOTS WILL BE DISTRUBED FOR THE PROPOSED DEVELOPMENT APPROXIMATELY 13.86 ACRES.

N/F
SPOTSYLVANIA COUNTY
T.M. 47-A-135
D.B. 369, PG. 124
ZONING: A-3, R-1
USE: MARSHALL PARK

10' TRANSITIONAL
SCREENING BUFFER
(SEE SHEET 7)

EXISTING
TREELINE

LEGEND:

—— S —— DENOTES SANITARY SEWER
—— W —— DENOTES WATERLINE
DENOTES PEDESTRIAN STREET LIGHT

50 0 50 100
SCALE: 1"=50'

APPROVAL BLOCK

REVISIONS	DATE
COUNTY COMMENTS	8/30/21
COUNTY COMMENTS	11/24/21
COUNTY COMMENTS	2/21/22

BAGBY, FOROUGHI and GOODPASTURE, PLLC
CIVIL ENGINEERS AND LAND SURVEYORS
124 OLDE GREENWICH DRIVE, SUITE 115
FREDERICKSBURG, VIRGINIA 22408
TELEPHONE: (540) 373-9176
FAX: (540) 373-9483

COMMONWEALTH OF VIRGINIA
RYAN K. FOROUGHI
Lic. No. 41245
2/22/2022
PROFESSIONAL ENGINEER

GENERALIZED DEVELOPMENT PLAN

FAIRCHILD PROPERTY
GENERALIZED DEVELOPMENT PLAN
REZONING REQUEST
T.M. 47-6-1A, #8601 COURTHOUSE ROAD &
T.M. 47-6-2, #7204 MASSAPONAX CHURCH ROAD
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

DATE:	11/19/2021
SCALE:	1"=50'
DESIGNED BY:	RKF
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FILE NAME:	20373-10 GDP-1
JOB NO.	20373-10
PLAN NO.	

3

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CENTER
T.M. 47-A-76A
DB 1251, PG 267
ZONING: A-2
USE: EDUCATION

EX. 12" W/L

EX. 8" W/L

APPROXIMATE CONNECTION TO WATER

N/F
JOHN J. WRIGHT
EDUCATIONAL & CULTURAL
CENTER
T.M. 47-A-76B
INSTR. #060026724
ZONING: A-2
USE: EDUCATION

N/F
JOHN J. WRIGHT
EDUCATIONAL & CULTURAL
CENTER
T.M. 47-A-140
NO RECORD INFO
ZONING: A-2
USE: EDUCATION

APPROXIMATE LOCATION OF SEWER MANOLE ON SCHOOL PROPERTY (CONNECTION PER FINAL DESIGN)

OFFSITE WATER & SEWER CONNECTION

N/F
VIOLA J. COLEMAN
T.M. 47-A-139
NO RECORD INFO
ZONING: A-2
USE: RESIDENTIAL

N/F
ZION METHODIST CHURCH
T.M. 47-A-78
NO RECORD INFO
ZONING: A-2
USE: CHURCH/CEMETARY

N/F
MILDRED ANN HARRIS
T.M. 47-5-1
NO RECORD INFO
ZONING: A-2
USE: RESIDENTIAL

N/F
HERBERT C. GALYEN JR. OR
VALERIE R. GALYEN
T.M. 47-A-137
D.B. 1912, PG. 496
ZONING: A-2
USE: RESIDENTIAL

N/F
HERBERT C. GALYEN JR.
OR
VALERIE R. GALYEN
T.M. 47-A-138
D.B. 1912, PG. 496
ZONING: A-2
USE: RESIDENTIAL

N/F
J.K. WOLFREY
T.M. 48-A-8
D.B. 870, PG. 71
ZONING: A-2
USE: RESIDENTIAL

N/F
LUCILLE HARRIS
T.M. 47-5-2
NO RECORD INFO
ZONING: A-2
USE: RESIDENTIAL

N/F
ROBERT MACKNIGHT OR
CAITLIN CHRISTLIEB\
T.M. 47-A-136A
INSTR. #200007475
ZONING: A-2
USE: RESIDENTIAL

MASSAPONAX CHURCH ROAD
ROUTE #608
(POSTED: 35 M.P.H.)
(MAJOR COLLECTOR)

N/F
ANTHONY VINCENT DURRETT
T.M. 47-A-79
INSTR. #140007494
ZONING: A-2
USE: RESIDENTIAL

N/F
ROSEMARY OR KRISTEN M. McKINNEY
OR PAMELA McKINNEY
T.M. 47-6-1
D.B. 867, PG. 140
ZONING: R-1
USE: RESIDENTIAL

N/F
SPOTSYLVANIA COUNTY
T.M. 48-A-27
D.B. 1127, PG. 408
ZONING: R-1
USE: VACANT

N/F
ROLAND FAIRCHILD
T.M. 47-18-2
DB 1238, PG 182
ZONING: A-2
USE: RESIDENTIAL

N/F
ROLAND FAIRCHILD
T.M. 47-A-80
DB 1238, PG 182
ZONING: A-2
USE: EDUCATION

COURTHOUSE ROAD
ROUTE #208
(POSTED: 35 M.P.H.)

N/F
TALAYA ANN FAIRCHILD
T.M. 47-A-82
DB 0000, PG 243
ZONING: A-2
USE: RESIDENTIAL

N/F
SPOTSYLVANIA COUNTY
T.M. 47-A-135
D.B. 369, PG. 124
ZONING: A-3, R-1
USE: MARSHALL PARK

PLAYGROUND
TOT LOT

N/F
WILLIAM R. TAYLOR OR
ALMA L. TAYLOR OR
DEBRA LYNN EVANS
T.M. 47-A-83
INSTR. #120013066
ZONING: A-2
USE: EDUCATION

FUTURE 5' SIDEWALK TO MARSHALL PARK

N/F
SPOTSYLVANIA COUNTY
T.M. 47-A-135
D.B. 369, PG. 124
ZONING: A-3, R-1
USE: MARSHALL PARK

EXISTING TREELINE

EX. ASPHALT PARK ENTRANCE

LEGEND:

— S — DENOTES SANITARY SEWER
— W — DENOTES WATERLINE
✶ DENOTES PEDESTRIAN STREET LIGHT

80 0 80 160
SCALE: 1"=80'

APPROVAL BLOCK

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REVISIONS	DATE
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COUNTY COMMENTS	2/21/22

BAGBY, FOROUGHI and GOODPASTURE, PLLC
CIVIL ENGINEERS AND LAND SURVEYORS
124 OLDE GREENWICH DRIVE, SUITE 115
FREDERICKSBURG, VIRGINIA 22408
TELEPHONE: (540) 373-9178
FAX: (540) 373-9483

COMMONWEALTH OF VIRGINIA
RYAN K. FOROUGHI
Lic. No. 41245
2/22/2022
PROFESSIONAL ENGINEER

OFFSITE UTILITIES AND ADJACENT SIDEWALK PLAN

FAIRCHILD PROPERTY
GENERALIZED DEVELOPMENT PLAN
REZONING REQUEST
T.M. 47-6-1A, #6601 COURTHOUSE ROAD &
T.M. 47-6-2, #7204 MASSAPONAX CHURCH ROAD
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

DATE:	11/19/2021
SCALE:	1"=80'
DESIGNED BY:	RKF
DRAWN BY:	RSG
CHECKED BY:	RKF
FILE NAME:	20373-10 GDP-1
JOB NO.	20373-10
PLAN NO.	

STORMWATER QUALITY

THIS PROJECT IS THE CONSTRUCTION OF A MIX OF SINGLE FAMILY ATTACHED AND SINGLE FAMILY DETACHED WITH PUBLIC INFRASTRUCTURE. DRAINAGE PATTERS FOR FLOW LEAVING THE DEVELOPED SITE WILL BE ESSENTIALLY UNCHANGED FROM THE PREDEVELOPMENT CONDITION. AT THE TIME OF PRELIMINARY AND/OR CONSTRUCTION PLAN IT IS ANTICIPATED THAT WATER QUANTITY WILL BE SATISFIED USING 9VAC25-870-66 B. 3. FURTHER IT IS ANTICIPATED THAT FLOOD PROTECTION WILL BE SATISFIED USING 9VAC25-870-66 C. 1.

STORMWATER QUANTITY

THIS PROJECT IS THE CONSTRUCTION OF A MIX OF SINGLE FAMILY ATTACHED AND SINGLE FAMILY DETACHED WITH PUBLIC INFRASTRUCTURE. DRAINAGE PATTERS FOR FLOW LEAVING THE DEVELOPED SITE WILL BE ESSENTIALLY UNCHANGED FROM THE PREDEVELOPMENT CONDITION. AT THE TIME OF PRELIMINARY AND/OR CONSTRUCTION PLAN IT IS ANTICIPATED THAT WATER QUALITY AS OUTLINED IN 9VAC25-870-65 WILL BE SATISFIED USING A COMBINATION OF VOLUME REDUCING MEASURES AS OUTLINED IN THE VIRGINIA STORMWATER BMP CLEARINGHOUSE AND THE VIRGINIA RUNOFF REDUCTION WORKSHEET AND THE PURCHASE OF OFFSITE NUTRIENT CREDITS.

N/F
ZION METHODIST CHURCH
T.M. 47-A-78
NO RECORD INFO
ZONING: A-2
USE: CHURCH/CEMETARY

N/F
MILDRED ANN HARRIS
T.M. 47-5-1
NO RECORD INFO
ZONING: A-2
USE: RESIDENTIAL

N/F
LUCILLE HARRIS
T.M. 47-5-2
NO RECORD INFO
ZONING: A-2
USE: RESIDENTIAL

N/F
HERBERT C. GALYEN JR. OR
VALERIE R. GALYEN
T.M. 47-A-137
D.B. 1912, PG. 496
ZONING: A-2
USE: RESIDENTIAL

N/F
HERBERT C. GALYEN JR.
OR
VALERIE R. GALYEN
T.M. 47-A-138
D.B. 1912, PG. 496
ZONING: A-2
USE: RESIDENTIAL

N/F
ROBERT MACKNIGHT OR
CAITLIN CHRISTLIEB
T.M. 47-A-136A
INSTR. #200007475
ZONING: A-2
USE: RESIDENTIAL

N/F
J.K. WOLFREY
T.M. 48-A-8
D.B. 870, PG. 71
ZONING: A-2
USE: RESIDENTIAL

N/F
ANTHONY VINCENT DURRETT
T.M. 47-A-79
INSTR. #140007494
ZONING: A-2
USE: RESIDENTIAL

N/F
ROSEMARY OR KRISTEN M. McKINNEY
OR PAMELA McKINNEY
T.M. 47-6-1
D.B. 867, PG. 140
ZONING: R-1
USE: RESIDENTIAL

N/F
ROLAND FAIRCHILD
T.M. 47-18-2
DB 1238, PG 182
ZONING: A-2
USE: RESIDENTIAL

N/F
ROLAND FAIRCHILD
T.M. 47-A-80
DB 1238, PG 182
ZONING: A-2
USE: EDUCATION

N/F
SPOTSYLVANIA COUNTY
T.M. 48-A-27
D.B. 1127, PG. 408
ZONING: R-1
USE: VACANT

N/F
TALAYA ANN FAIRCHILD
T.M. 47-A-82
DB 0000, PG 243
ZONING: A-2
USE: RESIDENTIAL

N/F
WILLIAM R. TAYLOR OR
ALMA L. TAYLOR OR
DEBRA LYNN EVANS
T.M. 47-A-83
INSTR. #120013066
ZONING: A-2
USE: EDUCATION

N/F
SPOTSYLVANIA COUNTY
T.M. 47-A-135
D.B. 369, PG. 124
ZONING: A-3, R-1
USE: MARSHALL PARK

N/F
SPOTSYLVANIA COUNTY
T.M. 47-A-135
D.B. 369, PG. 124
ZONING: A-3, R-1
USE: MARSHALL PARK

MASSAPONAX CHURCH ROAD
ROUTE #608
(POSTED: 35 M.P.H.)
(MAJOR COLLECTOR)

COURTHOUSE ROAD
ROUTE #208
(POSTED: 35 M.P.H.)

(3) COBRA STYLE STREET LIGHTS (TYP.) *

FUTURE 40' PROPOSED ROW DEDICATION

EXISTING TREELINE

STREET BUFFER 'C' (WIDTH 20' w/ 3' BERM) (SEE SHEET 7)

5' SIDEWALK

FUTURE VARIABLE WIDTH PROPOSED ROW DEDICATION

PEDESTRIAN STYLE STREET LIGHTS (TYP.)

20' UTILITY EASEMENT

PROPOSED ROW DEDICATION

20' SAN. SEWER ESMT.

PLAYGROUND

TOT LOT

15 SPACES

CLUSTER MAILBOX PULL-OFF (SEE DETAIL SHEET 7)

10' TRANSITIONAL SCREENING BUFFER (SEE SHEET 7)

EXISTING TREELINE

LIMITS OF CLEARING TREE SAVE AREA

SWM
90'
187'
120'
276'

NOTE:
IF FENCING IS REQUIRED AROUND SWM FACILITY DEVELOPER SHALL PROVIDE AT CONSTRUCTION.

APPROVAL BLOCK

50 0 50 100
SCALE: 1"=50'

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REVISIONS

DATE	
8/30/21	COUNTY COMMENTS
11/24/21	COUNTY COMMENTS
2/21/22	COUNTY COMMENTS

BAGBY, FOROUGHI and GOODPASTURE, PLLC
CIVIL ENGINEERS AND LAND SURVEYORS
128 OLDE GREENWICH DRIVE, SUITE 115
FREDERICKSBURG, VIRGINIA 22408
TELEPHONE: (540) 373-9178
FAX: (540) 373-9483

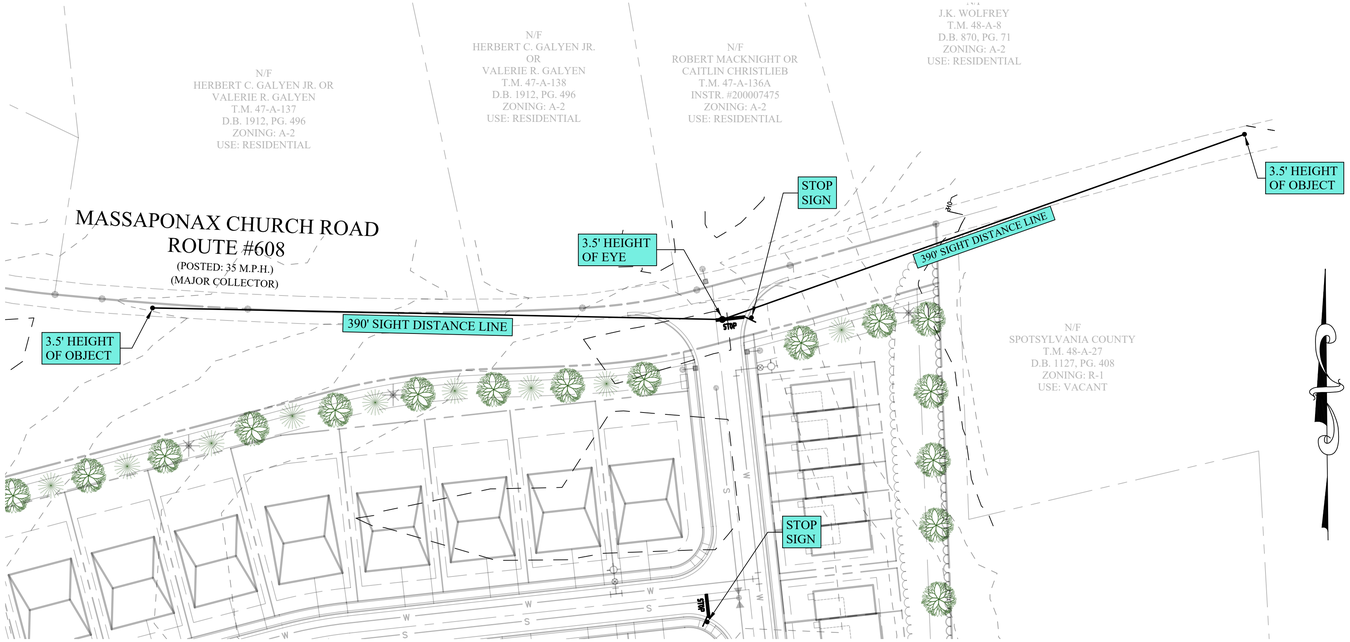
COMMONWEALTH OF VIRGINIA
RYAN K. FOROUGHI
Lic. No. 41245
2/22/2022
PROFESSIONAL ENGINEER

STORMWATER CONCEPT PLAN

FAIRCHILD PROPERTY
GENERALIZED DEVELOPMENT PLAN

REZONING REQUEST
T.M. 47-6-1A, #8601 COURTHOUSE ROAD &
T.M. 47-6-2, #7204 MASSAPONAX CHURCH ROAD
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

DATE:	11/19/2021
SCALE:	1"=50'
DESIGNED BY:	RKF
DRAWN BY:	RSG
CHECKED BY:	RKF
FILE NAME:	20373-10 GDP-1
JOB NO.	20373-10
PLAN NO.	



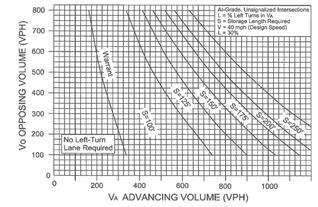


FIGURE 3-8 WARRANT FOR LEFT TURN STORAGE LANES ON TWO LANE HIGHWAY

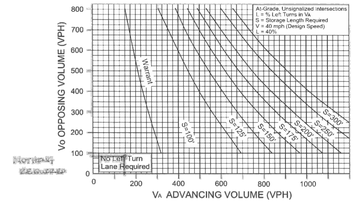
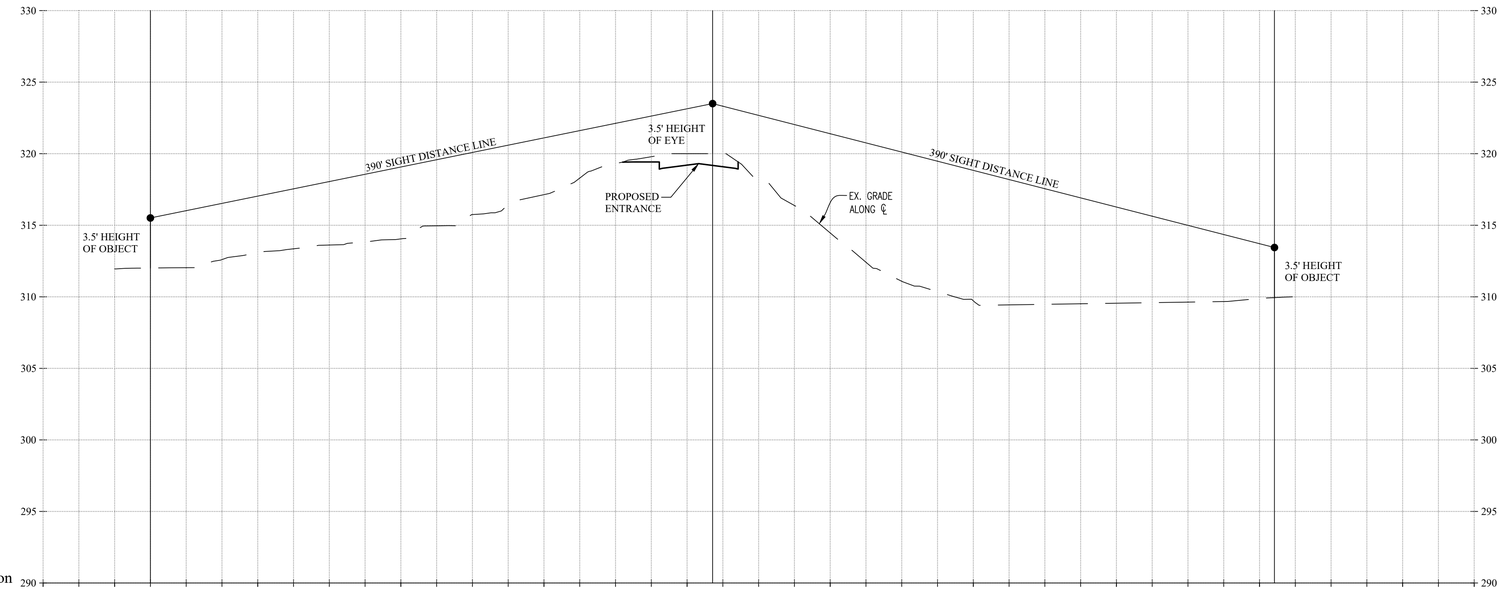


FIGURE 3-9 WARRANT FOR LEFT TURN STORAGE LANES ON TWO LANE HIGHWAY

*SUBJECT TO FINAL ENGINNERING



SIGHT DISTANCE PROFILE
MASSAPONAX CHURCH ROAD
POSTED SPEED LIMIT: 35 MPH

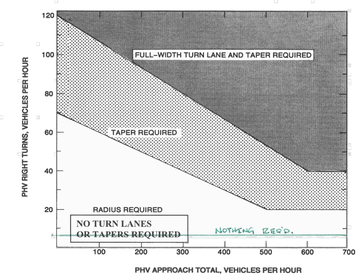


FIGURE 3-26 WARRANTS FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)

Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

LEGEND

PHV - Peak Hour Volume (also Design Hourly Volume equivalent)

Adjustment for Right Turns

For posted speeds at or under 45 mph, PHV right turns > 40, and PHV total < 300.
Adjusted right turns = PHV Right Turns - 20
If PHV is not known use formula: PHV = ADT x K x D

K = the percent of AADT occurring in the peak hour
D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice.

When right turn facilities are warranted, see Figure 3-1 for design criteria.*

* Rev. 1/15

APPROVAL BLOCK

REVISIONS	DATE
COUNTY COMMENTS	8/30/21
COUNTY COMMENTS	11/24/21
COUNTY COMMENTS	2/21/22

BAGBY, FOROUGHI and GOODPASTURE, PLLC
CIVIL ENGINEERS AND LAND SURVEYORS
125 OLDE GREENWICH DRIVE, SUITE 115
FREDERICKSBURG, VIRGINIA 22408
TELEPHONE: (540) 373-9176
FAX: (540) 373-9451

COMMONWEALTH OF VIRGINIA
RYAN K. FOROUGHI
Lic. No. 41245
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SIGHT DISTANCE PROFILE

FAIRCHILD PROPERTY
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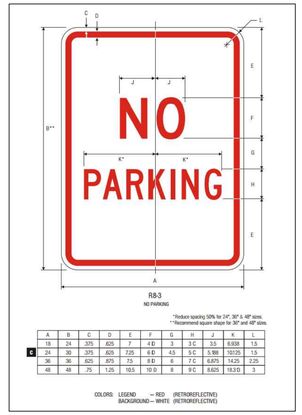
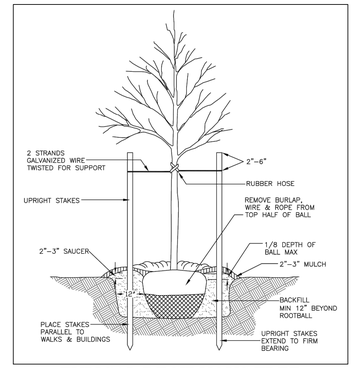
LEGEND

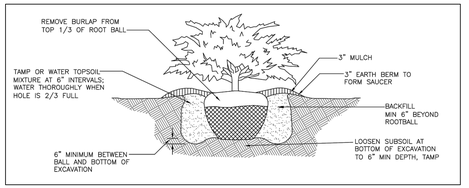
AC	ACRE(S)	RD	ROOF DRAIN
BLDG	BUILDING	R/W	RETAINING WALL
CL	CENTERLINE	SAN	SANITARY
CO	CLEAN OUT	SEW	SEWER
CONC	CONCRETE	SFD	SINGLE FAMILY DETATCHED
CPP	CORRUGATED PLASTIC PIPE	SHT	SHEET
CG	CURB & GUTTER	SW	SIDEWALK
DB	DEED BOOK	SQFT	SQUARE FEET (FOOT)
DEMO	DEMOLISH	STD	STANDARD
DIP	DUCTILE IRON PIPE	STM	STORM
D/W	DRIVEWAY	T & S	TAP AND SLEEVE
ESMT	EASEMENT	TM	TAX MAP
EP	EDGE OF PAVEMENT	TEL	TELEPHONE
ELEV	ELEVATION	TBR	TO BE REMOVED/RELOCATED
ES	END SECTION	TC	TOP OF CURB
EW	END WALL	TRAN	TRANSFORMER
EX	EXISTING	TYP	TYPICAL
FG	FINISHED GRADE	UG	UNDERGROUND
FF	FINISHED FLOOR	UGE,T,TV	UNDERGROUND ELECTRIC, TELEPHONE, TELEVISION
FH	FIRE HYDRANT	UP	UTILITY POLE
F/M	FORCE MAIN	VERT	VERTICAL
GL	GAS LINE	WL	WATER LINE
GM	GAS METER	WM	WATER METER
GFA	GROSS FLOOR AREA	WV	WATER VALVE
HC	HANDICAPPED	W/	WITH
HDPE	HIGH DENSITY POLYETHYLENE PIPE	W/L	WATERLINE
HP	HIGH POINT		
HORZ	HORIZONTAL		ACCESSIBLE
INV	INVERT	98	EXISTING INTERMEDIATE CONTOUR
IPF	IRON PIPE FOUND		
IPS	IRON PIPE SET	100	EXISTING INDEX CONTOUR
LP	LIGHT POLE		
MH	MANHOLE	276.93	EXISTING SPOT SHOT
MAX	MAXIMUM		
MIN	MINIMUM	50	FINISHED GRADE
N/F	NOW OR FORMALLY		
OHE	OVERHEAD ELECTRIC	90 95 TC	FINISHED SPOT SHOT
OHE&T	OVERHEAD ELECTRIC, TELEPHONE		
OHE,T,TV	OVERHEAD ELECTRIC, TELEPHONE, TELEVISION		FIRE HYDRANT
PG	PAGE		
PVMT	PAVEMENT		LIGHT POLES
PED	PEDESTAL		
PERF	PERFORATED		SIGNS
PROP	PROPOSED		
PVC	POLYVINYL CHLORIDE		TEST PIT
R	RADIUS		
RED	REDUCER		C&G TRANSITION
RCP	REINFORCED CONCRETE PIPE		



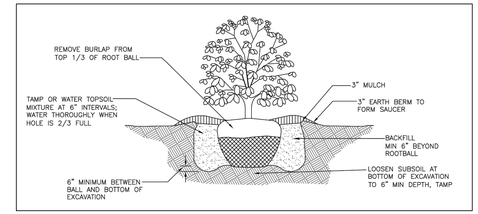
	A	B	C	D	E	F	G	H	J	K	L
E	18	24	.375	.625	7"	4 D	3	3 C	3.5	5.938	1.5
	24	30	.375	.625	7.25	6 D	4.5	5 C	5.188	10.125	1.5
	36	36	.625	.875	7.5	8 D	6	7 C	6.875	14.25	2.25
	48	48	.75	1.25	10.5	10 D	8	9 C	8.625	18.375	3



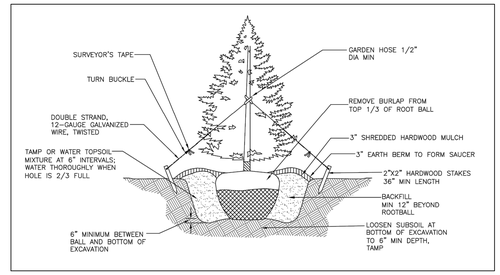
TYPICAL DECIDUOUS TREE
PLANTING DETAIL



TYPICAL EVERGREEN SHRUB
PLANTING DETAIL

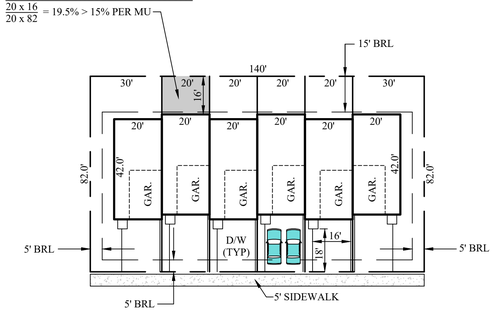


TYPICAL DECIDUOUS SHRUB
PLANTING DETAIL



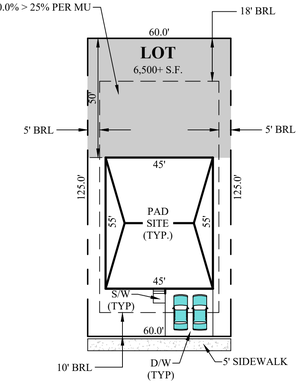
TYPICAL EVERGREEN
PLANTING DETAIL

TYPICAL O/S CALCULATION FOR SFA
20 x 16 / 20 x 82 = 19.5% > 15% PER MU



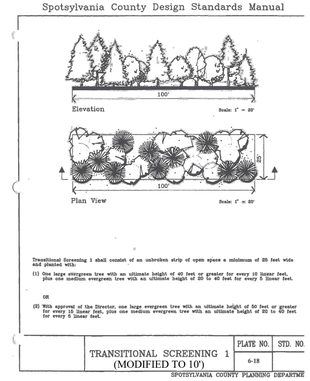
TYPICAL TOWNHOUSE
MU-2 SETBACKS

TYPICAL O/S CALCULATION FOR SFA
60 x 50 / 60 x 125 = 40.0% > 25% PER MU



TYPICAL SFD
MU-2 SETBACKS

Spotsylvania County Design Standards Manual

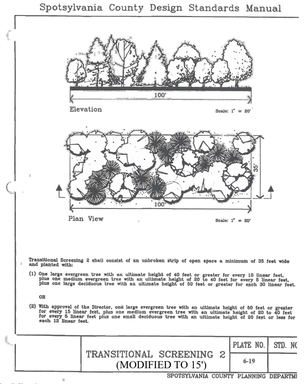


TRANSITIONAL SCREENING 1 (MODIFIED TO 10')	PLATE NO.	STD. NO.
	6-18	

SPOTSYLVANIA COUNTY PLANNING DEPARTME

Detail changing

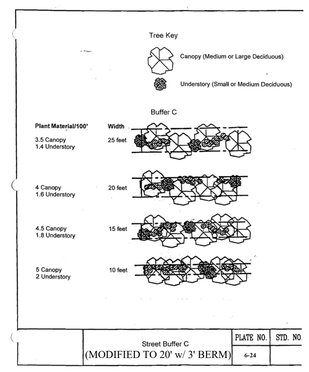
Spotsylvania County Design Standards Manual



TRANSITIONAL SCREENING 2 (MODIFIED TO 15')	PLATE NO.	STD. NO
	6-19	

SPOTSYLVANIA COUNTY PLANNING DEPARTM

Detail Changing



Street Buffer C (MODIFIED TO 20' w/ 3' BERM)	PLATE NO.	STD. NO
	6-24	

Spotsylvania County Design Standards Manual 6-89

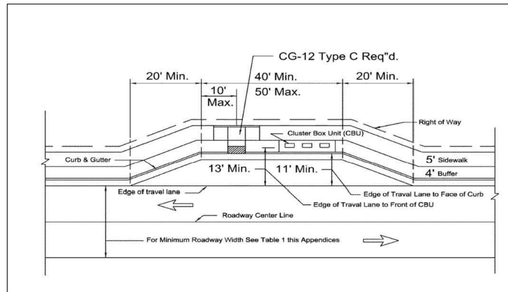
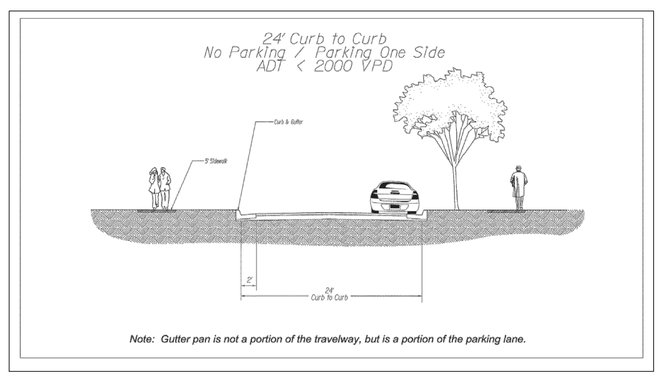
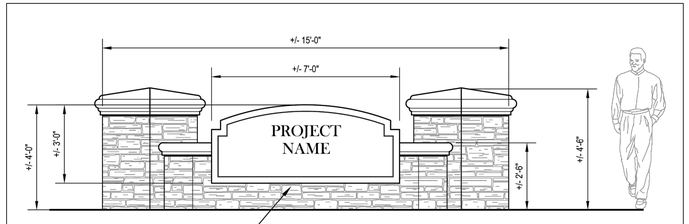


FIGURE B(1)-25* CLUSTER BOX TURNOUT – CURB AND GUTTER



Note: Gutter pan is not a portion of the travelway, but is a portion of the parking lane.



MONUMENT SIGN
Scale: 3/8"=1'-0"

APPROVAL BLOCK

REVISIONS	DATE
COUNTY COMMENTS	8/30/21
COUNTY COMMENTS	11/24/21
COUNTY COMMENTS	2/21/22

BAGBY, FOROUGHI and GOODPASTURE, PLLC
CIVIL ENGINEERS AND LAND SURVEYORS
124 OLDE GREENWICH DRIVE, SUITE 115
FREDERICKSBURG, VIRGINIA 22408
TELEPHONE: (540) 373-9176
FAX: (540) 373-0431

COMMONWEALTH OF VIRGINIA
RYAN K. FOROUGHI
Lic. No. 41245
2/22/2022
PROFESSIONAL ENGINEER

DETAILS SHEET

FAIRCHILD PROPERTY
GENERALIZED DEVELOPMENT PLAN
REZONING REQUEST
T.M. 47-6-1A, #8601 COURTHOUSE ROAD &
T.M. 47-6-2, #7204 MASSAPONAX CHURCH ROAD
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

DATE:	11/19/2021
SCALE:	NONE
DESIGNED BY:	RKF
DRAWN BY:	RSG
CHECKED BY:	RKF
FILE NAME:	20373-10 GDP-1
JOB NO.	20373-10
PLAN NO.	

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Fairchild GDP Narrative

Applicant:	Fairchild Manor, LLC Attn: Samer E. Shalaby 159 Lichfield Blvd., Suite 101, Fredericksburg, VA 22406
Owners:	Brenda Bundy 7204 Massaponax Church Road, Spotsylvania, VA 22551 Jane D Dabney 8601 Courthouse Road, Spotsylvania, VA 22551 (The above parties, including the applicant and both listed owners, known hereafter as the "Applicant")
Project Name:	"Fairchild Commons" (the "Project")
Property:	Spotsylvania County Tax Parcels 47-6-1A (8601 Courthouse Road) and 47-6-2 (7204 Massaponax Church Road), consisting of approximately 13.86 acres (collectively, the "Property")
Date:	May 6, 2022
GDP:	"Fairchild Property Generalized Development Plan, Rezoning Request, TM 47-6-1A, #8601 Courthouse Road & TM 47-6-2, #7204 Massaponax Church Road" prepared by Bagby, Foroughi, and Goodpasture, dated November 19, 2021, last revised February 21, 2022, attached hereto as Exhibit A (the "GDP")
Rezoning Request:	From RU to MU-2
Rezoning File No.:	R21-0007

I. General Information

The Applicant currently has both properties under contract. The Property, currently zoned Rural ("RU"), contains approximately 13.86 acres, and is located in Spotsylvania County, Virginia, at the intersection of Courthouse Road and Massaponax Church Road. The Property is currently vacant and has no structures.

The purpose of this Zoning Reclassification from RU to MU-2 is for the development of 37 single family detached (SFD) dwellings and 18 single family attached (SFA) dwellings. The typical lot size of the single family detached dwellings will be 7,500 square feet and the typical

lot size of the single family attached dwellings will be 1,640 square feet. The proposed density is approximately 3.9 dwellings units per acre.

In the MU-2 district, open space "may be met on an average basis of the amount of open space on each lot shown on a final plat." The open space requirement for single family detached units is 25% while single family attached units require 15% open space. Based on the land use split between the two types of dwellings, the average open space requirement for the project is 24.09%. The Applicant has instead decided to use the larger single family detached requirement of 25% as the project's minimum: the GDP provides approximately 4 acres of open space or 32.8%, which exceeds the requirement of MU-2. The open space will be used for storm water management, recreational facilities, landscape buffering, and natural areas.

The project is in the County's Primary Development Boundary as established in the County's Comprehensive Plan dated November 14, 2013, and therefore will connect to public water and sewer. The GDP is consistent with the intended Mixed-Use purpose detailed by the Comprehensive Plan and Zoning Ordinance.

II. Project Location

The project will be developed on two parcels of land, totaling 13.86 acres. The project is in the Berkeley District of Spotsylvania County, VA. The site will be accessed via a single split entrance on Massaponax Church Road.

The parcels to the North and West are single family detached lots. These properties are not currently part of a subdivision. These properties are zoned a combination of R-1 and A-2. The parcel to the South of the Property encompasses Marshall Park. Lastly, to the East of the property is the Marshall Park Convenience Center.

To minimize the impact to the adjacent R-1 and A-2 properties, the development is designed with only single family detached lots along the perimeter. In addition, there will be a tree-scaped buffer along the perimeter. The community will be governed by restrictive covenants that will control the architectural elements and sizes of each home. These covenants will ensure that no value is lost from existing nearby properties.

III. Impact on Water/Sewer

The project will connect to existing water and sewer from the Spotsylvania County property near the Central Rappahannock Regional Library Snow Branch. The development will run new utility lines from the connection point to the project. The sewer system will be gravity.

IV. Impact on the Environment

Based on preliminary information, there are no RPA's on the site. The Applicant shall implement Low Impact Development techniques to minimize the impact of the development on the environment. The proposed development will have no additional impact on noise, dust, or smoke emissions.

V. Impact on Transportation

Because the project falls below the VDOT threshold for trips per day, a full transportation impact analysis is not required. All roads in this project will be private. The HOA will maintain, clear, and repair all interior roadways. To investigate the impact of this development on transportation, a traffic evaluation was performed by VETTRA Company (Appendix A). Per the ITE Trip Generation Manual (10th edition), it is projected that 40 (AM), 52 (PM) and 549 daily "one-way" trips will be generated by the 55-unit residential development. Based on VDOT traffic data and estimated trip generation, it is estimated that the incremental increase of weekday peak hour traffic due to the development will be approximately 7 percent along Massaponax Church Road and less along Courthouse Road. These figures coupled with the existing conditions and other new developments indicate the incremental increase of traffic due to this development will be insignificant.

Applicant has proffered additional money to help improve with local transportation projects, as detailed in the proffer statement.

VI. Impact on Public Safety

Fairchild Commons is within the service area of Fire & Rescue Station 1 (Courthouse). The station is less than 1 mile north of the Property. The station had approximately 1935 calls from July 1st, 2018 to June 30th, 2019. At 2% per year compounded growth, the projected number for July 1st 2021-June 30th, 2022 would be 2053 calls. The station has a capacity of 2500 calls, therefore there is no significant impact. As detailed on the attached proffer statement, cash proffers will also offset any other impacts the project may have on Public Safety facilities.

VII. Fiscal Impact Analysis

MuniCap, Inc. performed a fiscal impact analysis (FIA) of the project. The FIA is attached here as Appendix E. The current land assessment for the two parcels is $214,500. After full buildout, the estimated values of all dwellings on the property will be $18,569,260. This results in a net increase in yearly property taxes of $148,563 to the County. The personal property taxes of these dwellings are expected to generate approximately $71,840 per year. During the construction phase, the project is estimated to generate 155 jobs, resulting in about $6,000,000 in employee income. At full buildout, the project is expected to result in 55 new households containing approximately 156 new residents.

An analysis of the projected County expenditures and resultant net tax revenues generated by the development show that the project will be a net positive for the County. The total expected revenues to the County are estimated to be $277,137 annually, while the total projected operating expenditures are estimated to be $229,507 annually. This results in a surplus of $47,630 per year to the County. Over the next 30 years, this surplus will yield the County over $2,100,000, making it a viable and beneficial project.

VIII. Impact on Schools

The elementary school district line runs through the two parcels in the project, therefore the development's students will either attend Riverview or Robert E. Lee Elementary School. The parcels are within the Spotsylvania Middle School and Spotsylvania High School districts as well. The new student generation calculations are as follows:

By-Right			
Number of Single Family Detached:		4	
	SFD Generation Rate	Exact Students	Rounded
Elementary	0.258	1.032	1
Middle	0.131	0.524	1
High	0.183	0.732	1
Single Family Detached			
Number of Single Family Detached:		37	
	SFD Generation Rate	Exact Students	Rounded
Elementary	0.258	9.546	10
Middle	0.131	4.847	5
High	0.183	6.771	7
Single Family Attached			
Number of Single Family Attached:		18	
	SFA Generation Rate	Exact Students	Rounded
Elementary	0.305	5.49	5
Middle	0.129	2.322	2
High	0.145	2.61	3
Net New Student Calculation			
	MU-2 Students	By Right Students	**Net New Students**
Elementary	15	1	14
Middle	7	1	6
High	10	1	9
Grand Total:	32	3	**29**

As illustrated above, the new SFD & SFA less the by right SFD units will generate a net 15 Elementary School students, 6 Middle School Students, and 9 High School Students. Per the County's 2020-2021 enrollment projections, there is existing capacity in the elementary and high schools to accommodate the projected students and therefore no impact. Spotsylvania Middle School is currently over capacity, meaning these 6 additional students will have an impact that will be mitigated by cash proffers detailed in the project's proffer statement.

IX. Impact on Parks and Recreational Facilities

The project will have approximately 4 acres of open space once complete. The open space will be used for natural areas, buffering, recreational amenities, and stormwater facilities. As shown on the GDP, a tot lot will be provided for the community. This playground will be specifically designed for younger children because Marshall Park provides playground equipment for older children. Additionally, Applicant will construct a bus shelter at the entrance of the community for school children to use while waiting for the bus.

As detailed in the proffer statement, the Applicant shall build a sidewalk along Courthouse Road and extend it to the Marshall Park entrance. This sidewalk will have a connection to the inner loop of the community between lots 10 and 11, as shown on the GDP. Additionally, cash proffers will offset any impacts the project may have on parks and recreational facilities.

X. Impact on Historical Resources

Based on the location of the project and the proximity to Civil War sites and the Mt. Zion church, the Applicant contracted Darby O'Donnell, LLC to perform a Phase IA historical impact analysis in September 2020. The report has been included as part of this application in Appendix B.

The general findings of the report detail possible Civil War earthworks and a potential for finding other cultural resources. Based on these findings, the firm recommended a full Phase I cultural resource survey of the entire property. Additionally, the firm recommended a metal detector survey along with the Phase I.

In October 2020, Applicant contracted Darby O'Donnell, LLC to perform the Phase I work recommended during the Phase IA. The findings of the Phase I have been included as part of this application in Appendix C. The Phase I survey identified several Civil War artifacts throughout an area with a suspected Civil War earthwork. Additionally, a nameplate was found from an old grave that had been moved to a local church. These findings prompted the Phase I report to recommend further investigation.

In January 2021, Applicant attempted to contract Darby O'Donnell, LLC to perform further investigative work, however due to scheduling conflicts the firm was unable to complete the work. Applicant then contracted Dutton + Associates, LLC to perform further work on the property. Dutton + Associates excavated a total of 21 trenches throughout the site and found no evidence of further historical resources. This report, which can be found in Appendix D, recommends no additional work at this time. The report does recommend archeological monitoring during construction "out of an abundance of caution." Applicant intends to comply with this recommendation during construction and has this to the proffer statement.

Applicant and Owners will make every reasonable effort to reinter any funerary objects found on site per state and federal regulations. In the event the proper location cannot be identified for reinterment, these objects will be placed with the remaining Civil War artifacts and donated to the Spotsylvania County Museum.

XI. Affordability

New Homes in the development will range from the low $200,000 range up to approximately $400,000. This wide range will provide for both the affordable housing the County desperately needs while also providing a next step for other families. We hope having a large price range in a small community will bring together County residents from all economic standings and various backgrounds.

In an effort to create affordability in the County, Applicant has proffered a Hometown Heroes program for this project. Applicant will escrow a fund to support down payment/closing cost assistance to first responders, active-duty military, and Spotsylvania County employees.

XII. Architecture & Viewshed

As mentioned previously, great care was taken to ensure the layout of this project produces a consistent neighborhood feel from the outside while still providing a mix of residential uses. As part of this initiative, the project will include a 3 foot tall, landscaped berm along Courthouse Road and Massaponax Church Road. As the landscape matures, this will sufficiently shield the rear facades of the SFD units . The SFD units will be a maximum of two stories, not including the basement. The SFA units will be a maximum of three stories. The rear side of the townhouse units were purposely placed along the border with the Marshall Park Convenience Center. The street facing side façade of the first townhouse unit will be wrapped with similar architectural features as the front, creating a pleasant view from Massaponax Church Road.

In the event fencing is required around the stormwater management area, it will be of a decorative nature while satisfying the safety requirements dictated by the County. Additionally, at the request of the neighbors at the intersection of Courthouse Road and Massaponax Church Road, Applicant will install a treed buffer to protect the privacy of their lot.

XIII. Zoning Analysis

The Applicant has carefully designed this project through several rounds of feedback from County Staff to ensure that it meets the purpose and intent of the Mixed Use District; "*The mixed use (MU) district creates a flexible approach to development, to include infill and redevelopment, by allowing a variety of interrelated and compatible commercial, office, residential, civic, recreational, and entertainment uses in a pedestrian-oriented neighborhood setting based on, but not limited to the following principles:…"* It is the Applicant's interpretation that the MU zoning district does not require all possible uses listed above, but rather that the district was created to capture whatever uses may best serve and integrate with the surrounding area. The Property is at the very edge of the Primary Development Boundary, meaning the areas to the South and East are not intended for high intensity uses and will likely remain as they are. There are several large surrounding areas labeled as Mixed Use in the Comprehensive Plan, including the Property. The Applicant's approach is to use this project as a transition between higher and lower intensity uses. The project will have a mix of uses internally, however it will also fit into the global mix of uses. Within less than half a mile there are civic, recreational, residential, and commercial uses existing today. As time passes, other adjacent

properties will develop and add to the variety of uses existing today based on the needs of the community at the time of development, ultimately resulting in a rich mixture that will support the residents.

Considering the project is adjacent to a park and other residential properties, a mix of residential uses were chosen for this development. Every effort to fully embody the Mixed Use district's goals have been made. The list below details each of the 5 main principles of the MU district and how the project facilitates each principle.

"Connectivity of road networks, including connectivity of new local streets with existing local streets" – The project dedicates over 12% of the Property's land area to new ROW that will provide a seamless intersection between Courthouse Road and Massaponax Church Road.

"Connected pedestrian networks and pedestrian-friendly road design" – The project incorporates sidewalks on both sides of the road throughout the development. Additionally, there is sidewalk along the entire frontage of Massaponax Church Road and Courthouse Road outside the project. In addition to the sidewalk connection at the entrance of the subdivision, there is a second connector path from the interior loop of the subdivision to the exterior sidewalks. The Applicant has also shown extended sidewalk along Courthouse Road past the Property's edge to connect with the entrance of Marshall Park, benefiting not only the residents of the new project but also of the existing community.

"Reduced front and side yard building setbacks" – The project minimizes the setbacks while still complying with County driveway and parking regulations, creating a tight-knit neighborhood feel.

"Mixed-use neighborhoods, including mixed housing types" and *"Respects the character of adjacent properties and surrounding neighborhoods."* – These principles are the defining points of the vision for this project. There are two housing types, single family detached, and single family attached. This is ideal for a transitional zone between higher and lower intensity development because it slowly introduces a higher density housing type without bringing a large amount of density that would overwhelm the existing neighborhoods. The layout of the single family homes to face the existing single family neighborhoods provides continuity while the townhomes are integrated in a more subtle manner with limited exposure to the existing homes. The proffers detail strict architectural covenants to respect the surrounding properties. As mentioned above, while the two housing types does satisfy the multiple use requirement, Applicant also believes these uses will fit into the surrounding mix of uses as time goes on and the Comprehensive Plan becomes a reality.

XIV. Homeowners Association ("HOA")

As part of the development of the Project, the Applicant will create an HOA to manage the community and its property. The HOA is a County Requirement, however after discussions with County leadership, the Applicant will ensure that there is a better level of communication with potential homebuyers about the HOA and its responsibilities, specifically regarding the road maintenance. In the past, HOAs were not set up to ensure the long-term care of private roads, and

the Applicant intends to ensure the HOA documents are set up to prevent these types of issues. All homebuyers will be required to sign a Memorandum of Understanding which explains that the internal streets of the subdivision are private, and that the HOA is solely responsible for the maintenance. The HOA documents will also be written such that it will exist in perpetuity, and any new owners in the future will be required to pay dues. It will be communicated that all concerns regard road maintenance should be directed toward HOA leadership. In the event there is a lack of interest in HOA leadership positions, the HOA will be managed by a third-party management company. The HOA documents will also not prevent the County from converting the private roads to public in the future.

XV. Proffer Summary

A separate proffer document has been included as part of this application. There will be cash mitigation proffers for Schools, Public Safety, and Parks & Recreation totaling almost $250,000. Additionally, the Applicant has proffered an additional $300,000 in transportation proffers. The main intent behind the transportation money is to re-align and improve the intersection at Massaponax Church Road and Courthouse Road. The Applicant sees improvements to the intersection as an important step towards road safety of the immediate project area. The final cash portion of the proffers for this Project is the Hometown Heroes program, which puts $58,000 in escrow to help create affordable housing.

In addition to the cash proffers above, the Applicant is also dedicating right-of-way valued at $305,000. A large portion of this dedication is to allow for the future re-alignment of Massaponax Church Road in congruence with the transportation proffer above. There will also be an extension of sidewalk for all County residents walking on Courthouse Road to access Marshall Park. This improvement is currently valued at $15,000.

In total, the cash, dedications, and improvements for this Project are valued at approximately $925,000, as detailed in the table below.

All Proffers Summary	
Impact Mitigation Proffers	$ 246,387
Transportation Cash Proffers	$ 300,000
Hometown Heros Proffer	$ 58,000
ROW Dedication & Sidewalk	$ 320,000
Grand Total Proffer Value	**$ 924,387**

VETTRA Co. *Transportation Planning & Engineering Services*

11535 Gunner Court
Woodbridge, Virginia 22192 Tel: 703-590-4932 Email: vettraco@gmail.com

September 1, 2020

TRAFFIC EVALUATION
for
FAIRCHILD

County of Spotsylvania, Virginia

This evaluation is for future traffic conditions associated with the proposed "Fairchild" development in Spotsylvania County, Virginia. This 55-dwelling unit residential community, consisting of 37 single-family detached homes plus 18 townhomes, is proposed at the southeast quadrant of Courthouse Road (Bus. Rt.208) and Massaponax Church Road (Rt.608) located just south of Spotsylvania Courthouse. This evaluation also estimates "site-generated" traffic based on the industry-standard *ITE Trip Generation Manual* (10th edition). Daily AADT (Average Annual Daily Traffic) information is provided by the Virginia Department of Transportation (VDOT). No in-field traffic counts were conducted for this evaluation.

INTRODUCTION

The proposed residential "site" is slated for 55 residential dwelling units (37 single-family, detached homes plus 18 townhomes) to be located at the southeast quadrant of the Courthouse Rd./Massaponax Church Rd. "T" intersection, which is stop-sign controlled on the Massaponax Church Rd. approach only. Vehicular access for the "site" will only be along Massaponax Church Road with one (1) unsignalized, stop-controlled entrance intersection.

EXISTING CONDITIONS

Courthouse Rd. (Bus. Rt.208) is currently a two-lane, undivided roadway classified as a Rural Minor Arterial with shoulder/ditch section and a posted speed limit of 35 mph. Massaponax Church Rd. (Rt.608) is a two-lane, undivided roadway classified as an Urban Collector with shoulder/ditch section and a posted speed limit of 35 mph. The proposed "site" entrance for the Fairchild development will be located along Massaponax Church Rd, approximately 925 feet east of Courthouse Road.

The most current (2019) VDOT traffic data for the area roads show the average daily traffic (ADT) volume of 3,400 vehicles per day on Courthouse Rd. south of Massaponax Church Rd. and 8,000 ADT north of Massaponax Church Road. The 2019 ADT for Massaponax Church Rd. east of Courthouse Rd. is 3,100 vehicles per day. Based on VDOT-provided peak hour and directional factors for each road section, AM & PM peak hour volumes are estimated as 313 (directional 163/150) vehicles per hour (VPH) for Courthouse Rd. south of Massaponax Church Rd. and 736 (383/353 directional) VPH north of Massaponax Church Road. Massaponax Church Rd. is estimated at 347 (235/112 directional) vehicles per peak hour.

"SITE" TRAFFIC

Commensurate with standard traffic engineering practices, the proposed "site" traffic was estimated according to the latest national trip rate standards – *ITE Trip Generation Manual* (10th edition) -- see **Table 1** attached. It is projected that 40 (AM), 52 (PM) and 549 daily "one-way" trips will be generated by the 55-unit residential "site" development. All "site" trips (from the site) will access Massaponax Church Road at the sole stop-controlled site entrance. Per the VDOT directional data, it is estimated that approximately 65% of the site traffic will distribute to the peak hour direction. Based on the above VDOT traffic data and estimated "site" trip generation, it is estimated that the incremental increase of weekday peak hour traffic due to the "site" development will be approximately 7 percent along Massaponax Church Road and less along Courthouse Road.

CONCLUSIONS

Based on available information provided and utilizing standard traffic planning principles and practices, this Traffic Evaluation has documented the traffic and road conditions in the study area and the expected future "site" trip generation demonstrating that the incremental increase of traffic due to the "site" development will be insignificant.

I trust that this report affords the information requested. Thank you for allowing VETTRA Company to provide transportation planning and engineering services for this project. As always, please feel free to call me anytime if you have any questions.

Sincerely,
VETTRA Company
Vernon E. Torney
Vernon E. Torney, M.ASCE
President/Owner

attachment: Table 1

cc: Mr. Samer Shalaby – DCS, PLC

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VETTRA Co. VETTRA Co.

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TABLE 1

"SITE" DEVELOPMENT
LAND USE & TRIP GENERATION DATA

FAIRCHILD

PROPOSED DENSITIES AND TRIP RATES

Land Use & Densities	Quant.	Unit	ITE (Code)	AM Pk.Hr.	PM Pk.Hr.	Weekday VPD
			ITE Trip Rates "Avg. Adj. St." (10th Edition -- 2017)			
FAIRCHILD -- Buildout						
37 du Single-fam. Detached Res. Homes	37	du	(210)	0.84 *	1.05 *	11.27 *
18 du Multi-family Low-Rise Res. Townhomes	18	"	(220)	0.50 *	0.72 *	7.33
Total =	55	du				

Notes:
* = Fitted Curve trip rate
du = Dwelling Unit

CALCULATED TRIP GENERATION

Land Use & Densities	AM Pk.Hr. In	AM Pk.Hr. Out	AM Pk.Hr. Total	PM Pk.Hr. In	PM Pk.Hr. Out	PM Pk.Hr. Total	Weekday VPD
FAIRCHILD -- Buildout							
37 du Single-fam. Detached Res. Homes	**8**	**23**	**31**	**25**	**14**	**39**	**417**
18 du Multi-family Low-Rise Res. Townhomes	**2**	**7**	**9**	**8**	**5**	**13**	**132**
	10	**30**	**40**	**33**	**19**	**52**	**549**

Note: All computations are automatically rounded.

FAIRCHILD
SPOTSYLVANIA COUNTY, VA

FISCAL IMPACT ANALYSIS

OCTOBER 1, 2020

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

FISCAL IMPACT ANALYSIS

This report provides estimates of fiscal impacts to Spotsylvania County (the "County") resulting from the Fairchild Development (the "Development"). The fiscal impacts include one-time construction impacts, one-time fees, and recurring revenues. This report also provides an estimate of the additional tax revenues and expenses that the County may receive or incur as a result of the Development and contrasts the projected revenues with projected costs. In addition, MuniCap estimated the potential employment impacts to the County from the proposed Development. Detailed calculations related to the fiscal impacts are included in the schedules appended hereto.

Development

The Development is situated on two parcels within the County. As of January 1, 2020, the total assessed value of the parcels is $214,500. The Development is expected to include thirty-seven single-family detached units and eighteen single-family attached units.

Table A below shows the projected assessed value and general fund real property taxes resulting from the contemplated Development. As shown in Table A, the general fund projected real property tax revenues are estimated to be $148,563 at full build-out.

TABLE A
Summary of Development

	Property Area[a]			Estimated Assessed Value[b]		
Property Type	**Units**	**GSF Per Unit**	**GSF**	**Per Unit**	**Per SF**	**Total Estimated Assessed Value**
Residential						
Single-family detached	37	2,500	92,500	$379,180	$152	$14,029,660
Single-family attached	18	1,900	34,200	$252,200	$133	$4,539,600
Total projected assessed value at full build-out (current dollars)						$18,569,260
Base value						($214,500)
Total projected incremental value at full build-out						$18,354,760
Current real property tax rate (per $100)[c]						$0.81
Total projected real property tax at full build-out (current dollars)						**$148,563**

[a]Based on project information provided by Development Consulting Services, PLC.

[b]Estimated assessed value is based on MuniCap's research on properties near the development site. See Appendix D, attached hereto. Represents projected assessed value at full build-out, excluding inflation.

[c]Represents the fiscal year 2021 rate. Source: Spotsylvania County Commissioner of the Revenue.

Projection of Impacts

In estimating the County's future fiscal and economic impacts, MuniCap employed a combination of accepted approaches for such forecasts.

To calculate construction employment and economic impacts, MuniCap used IMPLAN Professional 3.0 software developed by IMPLAN Group, LLC. IMPLAN is an industry-accepted economic impact assessment software system with which trained users can create local area *Social Accounting Matrices* and develop *Multiplier Models* that can be used to estimate detailed economic impacts.

For the inputs used in developing the models, such as density and cost, MuniCap relied on a variety of sources, which are noted in the appended schedules to this report. MuniCap analyzed current commuting trends among employees in the County to estimate the percentage of non-resident employees that represent an increase to the County's current service population.

To estimate resident and student population increases, MuniCap used data provided by Spotsylvania County.

For the calculation of economic benefits, primarily those in the form of increased tax revenue, MuniCap applied the actual taxing methodology by multiplying the applicable tax rate by the estimated taxable item in question whenever possible. For instance, MuniCap estimated real property taxes by multiplying projected assessed value by the current applicable real property tax rate. Other revenues calculated in this manner include personal property taxes levied upon vehicles, vehicle license fees, consumer utility taxes, and recordation taxes. In some instances, MuniCap estimated revenues on a per capita basis, typically when the revenue source was not in the form of a tax. In other cases, MuniCap dismissed revenues that will likely increase as a result of the Development outright, as they represent charges for services that will likely be offset by the cost of providing said services.

To calculate fiscal impacts in the form of additional costs to the County, MuniCap reviewed the approved budget of various departments of the County to determine the most appropriate approach to estimating potential increases. As with revenues, MuniCap estimated some expenses on a per capita basis using residents or service population, while in other cases, MuniCap pro rated expenses on an alternative basis, such as tax revenues. Finally, in cases where MuniCap dismissed charges for services from estimates of revenues, MuniCap also disregarded the corresponding costs for services from the estimation of expenses.

MuniCap assumed a uniform net annual increase in both revenues and expenses of two percent in future years. Tax rates are current as of the date of this report.

The schedules appended hereto provide specific calculations of impacts, along with the sources of the underlying assumptions.

Results of the Study

A. Employment Impacts

Table B below shows the temporary construction employment as a result of the Development. Direct jobs are jobs at the development site; indirect and induced jobs are jobs created within the County but not at the Development. Direct impacts represent full-time equivalent ("FTE") positions. Indirect impacts represent both full-time and part time employees. Total income includes salary, benefits, payroll taxes, and proprietor's income.

TABLE B
Temporary Employment Impacts[a]

Construction (One-Time) Impacts		
Employment and Income	*Jobs*	*Income*
Direct impacts (FTEs)	99	$4,148,903
Indirect and induced impacts	55	$1,975,831
Total	**155**	**$6,124,734**
Economic Output		
Direct impacts (construction cost)		$13,502,995
Indirect and induced impacts		$6,261,668
Total		**$19,764,663**
Average annual labor income per full-time employee		$41,806

[a]Employment, wages, and economic outputs are calculated using IMPLAN software based on industry multipliers derived from national income and product accounts data published by the U.S. Bureau of Economic Analysis. Detailed calculations are provided in the attached projections.

The methods of estimating employment impacts are explained in the subsequent schedules included in the appendix accompanying this report.

B. Population Impacts

Table C below summarizes the projected residential population increase resulting from the Development.

TABLE C
Population Impacts – Residents

Unit Type	*Units[(a)]*	*Residents Per Unit[(b)]*	*Total Projected Residents*
Single-family detached	37	3.04	112
Single-family attached	18	2.41	43
Total (all units)	**55**		**156**

(a) Source: Development Consulting Services, PLC.
(b) Source: Spotsylvania County Planning Department.

Table D below summarizes the projected student population increase resulting from the Development.

TABLE D
Population Impacts – Students

Unit Type	*Units[(a)]*	*Students Per Unit[(b)]*	*Total Projected Students*
Single-family detached	37	0.57	21
Single-family attached	18	0.58	10
Total (all units)	**55**		**32**

(a) Source: Development Consulting Services, PLC.
(b) Based on information provided by Spotsylvania County.

C. Fiscal Impacts

Table E below summarizes the projected general fund revenues to the County through fiscal year ending June 30, 2053 based on the projected Development. Annual revenues are shown at full build-out in current dollars. The thirty-year cumulative revenues reflect projected absorption and inflation.

TABLE E
Projected General Fund Revenues

Spotsylvania County Gross Tax Revenues - Full Build-Out	*Annual (Current Dollars at Full Build-Out)*	*Cumulative through Fiscal Year Ending June 30, 2053*
Real property tax revenues	$148,563	$6,326,942
Personal property tax revenues (vehicles)	$71,840	$3,018,893
Vehicle license fees	$2,600	$109,249
Utility tax revenues	$2,640	$78,768
Recordation fees[a]	$1,625	$92,015
Additional tax revenues	$49,869	$2,095,694
Spotsylvania County gross revenues	**$277,137**	**$11,721,561**

[a] Annual recordation tax revenues were recognized on the basis of resale of residential homes in the Development. One-time revenues from the initial sale of residential and commercial space were not included in this figure, but were included in the cumulative column.

Table F below summarizes the projected County expenditures and resultant net tax general fund revenues generated by the Development, both annually and cumulatively over a thirty-year period.

TABLE F
Projected General Fund Net Revenues

Spotsylvania County Projected Net Revenues	*Annual (Current Dollar at Full Build-Out)*	*Cumulative Through Fiscal Year Ending June 30, 2053*
Spotsylvania County projected gross revenues	$277,137	$11,721,561
Less: projected expenditures for public services:		
Spotsylvania County projected operating expenditures	($229,507)	($9,572,778)
Projected Net County Revenues	**$47,630**	**$2,148,784**

The projected general fund revenues and expenditures from the Development would translate to an approximate 0.09% and 0.08% increase over the current County budget as shown in Table G below.

TABLE G
Projected Increase to Current County Revenues and Expenditures

Comparison of Projected Revenues and Expenditures	*Revenues*	*Expenditures*
Spotsylvania County current revenues and expenditures[(a)]	$292,038,051	$292,038,051
Proposed Development projected revenues and expenditures	$277,137	$229,507
Overall increase in projected revenues and expenditures	**0.09%**	**0.08%**

[(a)]Source: Spotsylvania County, Virginia FY 2021 Adopted Budget.

Limitations

Projecting fiscal and employment impacts is inherently imprecise, particularly when results are extrapolated over several years. Furthermore, there are different methods of projecting fiscal and employment impacts and different analysts will arrive at different conclusions. The conclusions in this study are not intended to be precise results; they are intended to represent reasonable estimates of the potential fiscal and employment impacts to the County from the Development.

Fairchild
Spotsylvania County, Virginia

Fiscal Impact Analysis

Prepared By:

MUNICAP, INC.
PUBLIC FINANCE

October 1, 2020

Fairchild
Spotsylvania County, Virginia

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Fairchild
Spotsylvania County, Virginia

Schedule S-1: Summary of Fiscal Impacts

Fiscal Impacts to Spotsylvania County	Cumulative Impacts 30 Years[1]	Schedule
Real property tax revenues	$6,326,942	Schedule III-B
Personal property tax revenues (vehicles)	$3,018,893	Schedule IV
Vehicle license fees	$109,249	Schedule IV
Utility tax revenues	$78,768	Schedule V-C
Recordation tax revenues	$92,015	Schedule VI-B
Additional tax revenues[2]	$2,095,694	Schedule VII-B
Total projected tax revenues to the Spotsylvania County	$11,721,561	Schedule VIII
Projected Spotsylvania County expenditures	($9,572,778)	Schedule IX-B
Net new revenues to Spotsylvania County	**$2,148,784**	**Schedule X**

	Temporary Jobs from Construction[3] (Jobs and Income)		
Temporary Construction Employment Impacts:	**Temporary Jobs**	**Annual Compensation**	**Income per Employee**
Temporary:			
Direct impacts (full time equivalents)	99	$4,148,903	$41,806
Indirect and induced impacts	55	$1,975,831	$35,756
Total temporary impacts	**155**	**$6,124,734**	

[1]Represents cumulative impacts over the period shown, including inflation. Represents 30 years from construction commencement.

[2]Additional revenues are based off of general fund revenues (includes sales tax, meals tax, business license tax, etc.). See Schedules VII-A and VII-B.

[3]See Appendix F.

Fairchild

Spotsylvania County, Virginia

Development Summary

Fairchild
Spotsylvania County, Virginia

Schedule I: Summary of Proposed Development

Property Type	Property Area[1] Units	GSF Per Unit	GSF	Estimated Assessed Value[2] Per Unit	Per SF	Total Estimated Assessed Value
Residential						
Single-family detached	37	2,500	92,500	$379,180	$152	$14,029,660
Single-family attached	18	1,900	34,200	$252,200	$133	$4,539,600
Total	55		126,700			$18,569,260

MuniCap, Inc. *1-Oct-20*

[1]Based on information provided by Development Consulting Services, PLC.

[2]See Appendix D.

Fairchild
Spotsylvania County, Virginia

Schedule II: Projected Absorption[1]

Development	Residential							
	Single-Family Detached				Single-Family Attached			
Year Ending	Units	Cumulative	GSF	Cumulative	Units	Cumulative	GSF	Cumulative
31-Dec-20	0	0	0	0	0	0	0	0
31-Dec-21	4	4	10,000	10,000	6	6	11,400	11,400
31-Dec-22	24	28	60,000	70,000	12	18	22,800	34,200
31-Dec-23	9	37	22,500	92,500	0	18	0	34,200
31-Dec-24	0	37	0	92,500	0	18	0	34,200
31-Dec-25	0	37	0	92,500	0	18	0	34,200
31-Dec-26	0	37	0	92,500	0	18	0	34,200
31-Dec-27	0	37	0	92,500	0	18	0	34,200
31-Dec-28	0	37	0	92,500	0	18	0	34,200
31-Dec-29	0	37	0	92,500	0	18	0	34,200
31-Dec-30	0	37	0	92,500	0	18	0	34,200
31-Dec-31	0	37	0	92,500	0	18	0	34,200
31-Dec-32	0	37	0	92,500	0	18	0	34,200
31-Dec-33	0	37	0	92,500	0	18	0	34,200
31-Dec-34	0	37	0	92,500	0	18	0	34,200
31-Dec-35	0	37	0	92,500	0	18	0	34,200
31-Dec-36	0	37	0	92,500	0	18	0	34,200
31-Dec-37	0	37	0	92,500	0	18	0	34,200
31-Dec-38	0	37	0	92,500	0	18	0	34,200
31-Dec-39	0	37	0	92,500	0	18	0	34,200
31-Dec-40	0	37	0	92,500	0	18	0	34,200
31-Dec-41	0	37	0	92,500	0	18	0	34,200
31-Dec-42	0	37	0	92,500	0	18	0	34,200
31-Dec-43	0	37	0	92,500	0	18	0	34,200
31-Dec-44	0	37	0	92,500	0	18	0	34,200
31-Dec-45	0	37	0	92,500	0	18	0	34,200
31-Dec-46	0	37	0	92,500	0	18	0	34,200
31-Dec-47	0	37	0	92,500	0	18	0	34,200
31-Dec-48	0	37	0	92,500	0	18	0	34,200
31-Dec-49	0	37	0	92,500	0	18	0	34,200
31-Dec-50	0	37	0	92,500	0	18	0	34,200
31-Dec-51	0	37	0	92,500	0	18	0	34,200
Total	37		92,500		18		34,200	

MuniCap, Inc. *1-Oct-20*

[1]Based on information provided by Development Consulting Services, PLC.

Fairchild

Spotsylvania County, Virginia

Projected Fiscal Impacts

Fairchild
Spotsylvania County, Virginia

Schedule III-A: Projected Real Property Tax Revenues - Projected Assessed Value

					Residential						
					Single-Family Detached			Single-Family Attached			
Development Year Ending	Assessed As Of[1]	Final Tax Date[2]	Fiscal Year Ending[2]	Inflation Factor[3]	Units[4]	Value Per Unit[5]	Total Assessed Value	Units[4]	Value Per Unit[5]	Total Assessed Value	Total Assessed Value
31-Dec-20	1-Jan-21	5-Dec-21	30-Jun-22	100.0%	0	$379,180	$0	0	$252,200	$0	$0
31-Dec-21	1-Jan-22	5-Dec-22	30-Jun-23	104.0%	4	$394,499	$1,577,995	6	$262,389	$1,574,333	$3,152,329
31-Dec-22	1-Jan-23	5-Dec-23	30-Jun-24	104.0%	28	$394,499	$11,045,968	18	$262,389	$4,723,000	$15,768,968
31-Dec-23	1-Jan-24	5-Dec-24	30-Jun-25	108.2%	37	$410,437	$15,186,155	18	$272,989	$4,913,809	$20,099,964
31-Dec-24	1-Jan-25	5-Dec-25	30-Jun-26	108.2%	37	$410,437	$15,186,155	18	$272,989	$4,913,809	$20,099,964
31-Dec-25	1-Jan-26	5-Dec-26	30-Jun-27	112.6%	37	$427,018	$15,799,676	18	$284,018	$5,112,327	$20,912,003
31-Dec-26	1-Jan-27	5-Dec-27	30-Jun-28	112.6%	37	$427,018	$15,799,676	18	$284,018	$5,112,327	$20,912,003
31-Dec-27	1-Jan-28	5-Dec-28	30-Jun-29	117.2%	37	$444,270	$16,437,983	18	$295,492	$5,318,865	$21,756,848
31-Dec-28	1-Jan-29	5-Dec-29	30-Jun-30	117.2%	37	$444,270	$16,437,983	18	$295,492	$5,318,865	$21,756,848
31-Dec-29	1-Jan-30	5-Dec-30	30-Jun-31	121.9%	37	$462,218	$17,102,077	18	$307,430	$5,533,747	$22,635,824
31-Dec-30	1-Jan-31	5-Dec-31	30-Jun-32	121.9%	37	$462,218	$17,102,077	18	$307,430	$5,533,747	$22,635,824
31-Dec-31	1-Jan-32	5-Dec-32	30-Jun-33	126.8%	37	$480,892	$17,793,001	18	$319,851	$5,757,310	$23,550,312
31-Dec-32	1-Jan-33	5-Dec-33	30-Jun-34	126.8%	37	$480,892	$17,793,001	18	$319,851	$5,757,310	$23,550,312
31-Dec-33	1-Jan-34	5-Dec-34	30-Jun-35	131.9%	37	$500,320	$18,511,838	18	$332,773	$5,989,906	$24,501,744
31-Dec-34	1-Jan-35	5-Dec-35	30-Jun-36	131.9%	37	$500,320	$18,511,838	18	$332,773	$5,989,906	$24,501,744
31-Dec-35	1-Jan-36	5-Dec-36	30-Jun-37	137.3%	37	$520,533	$19,259,717	18	$346,217	$6,231,898	$25,491,615
31-Dec-36	1-Jan-37	5-Dec-37	30-Jun-38	137.3%	37	$520,533	$19,259,717	18	$346,217	$6,231,898	$25,491,615
31-Dec-37	1-Jan-38	5-Dec-38	30-Jun-39	142.8%	37	$541,562	$20,037,809	18	$360,204	$6,483,667	$26,521,476
31-Dec-38	1-Jan-39	5-Dec-39	30-Jun-40	142.8%	37	$541,562	$20,037,809	18	$360,204	$6,483,667	$26,521,476
31-Dec-39	1-Jan-40	5-Dec-40	30-Jun-41	148.6%	37	$563,442	$20,847,337	18	$374,756	$6,745,607	$27,592,944
31-Dec-40	1-Jan-41	5-Dec-41	30-Jun-42	148.6%	37	$563,442	$20,847,337	18	$374,756	$6,745,607	$27,592,944
31-Dec-41	1-Jan-42	5-Dec-42	30-Jun-43	154.6%	37	$586,205	$21,689,569	18	$389,896	$7,018,129	$28,707,698
31-Dec-42	1-Jan-43	5-Dec-43	30-Jun-44	154.6%	37	$586,205	$21,689,569	18	$389,896	$7,018,129	$28,707,698
31-Dec-43	1-Jan-44	5-Dec-44	30-Jun-45	160.8%	37	$609,887	$22,565,828	18	$405,648	$7,301,662	$29,867,489
31-Dec-44	1-Jan-45	5-Dec-45	30-Jun-46	160.8%	37	$609,887	$22,565,828	18	$405,648	$7,301,662	$29,867,489
31-Dec-45	1-Jan-46	5-Dec-46	30-Jun-47	167.3%	37	$634,527	$23,477,487	18	$422,036	$7,596,649	$31,074,136
31-Dec-46	1-Jan-47	5-Dec-47	30-Jun-48	167.3%	37	$634,527	$23,477,487	18	$422,036	$7,596,649	$31,074,136
31-Dec-47	1-Jan-48	5-Dec-48	30-Jun-49	174.1%	37	$660,162	$24,425,978	18	$439,086	$7,903,553	$32,329,531
31-Dec-48	1-Jan-49	5-Dec-49	30-Jun-50	174.1%	37	$660,162	$24,425,978	18	$439,086	$7,903,553	$32,329,531
31-Dec-49	1-Jan-50	5-Dec-50	30-Jun-51	181.1%	37	$686,832	$25,412,787	18	$456,825	$8,222,857	$33,635,644
31-Dec-50	1-Jan-51	5-Dec-51	30-Jun-52	181.1%	37	$686,832	$25,412,787	18	$456,825	$8,222,857	$33,635,644
31-Dec-51	1-Jan-52	5-Dec-52	30-Jun-53	188.5%	37	$714,580	$26,439,464	18	$475,281	$8,555,060	$34,994,524

[1]Real property is assessed for taxation as of January 1.

[2]Property assessed as of January 1, 2022 will pay its final property tax payment of the year on December 5, 2022, which corresponds with fiscal year ending June 30, 2023.

[3]Assumes an annual inflation rate of 2%. Inflation rate accounts for annual increasing assessed value. Property in Spotsylvania County is reassessed every even year; as a result, the inflation factor is set to adjust in years of the biennial revaluation. Source: Spotsylvania County Assessment Office.

[4]See Schedule II.

[5]See Schedule I.

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Schedule III-B: Projected Real Property Tax Revenues - Projected Tax Revenues

Development Year Ending	Assessed As Of[1]	Final Tax Date[2]	Fiscal Year Ending[2]	Inflation Factor[3]	Estimated Assessed Value[4]	Base Value[5]	Incremental Value	County Tax Rate Per $100 A.V[6]	Estimated Real Property Tax Revenues
31-Dec-20	1-Jan-21	5-Dec-21	30-Jun-22	100.0%	$0	($214,500)	$0	$0.81	$0
31-Dec-21	1-Jan-22	5-Dec-22	30-Jun-23	104.0%	$3,152,329	($214,500)	$2,937,829	$0.81	$23,779
31-Dec-22	1-Jan-23	5-Dec-23	30-Jun-24	104.0%	$15,768,968	($214,500)	$15,554,468	$0.81	$125,898
31-Dec-23	1-Jan-24	5-Dec-24	30-Jun-25	108.2%	$20,099,964	($214,500)	$19,885,464	$0.81	$160,953
31-Dec-24	1-Jan-25	5-Dec-25	30-Jun-26	108.2%	$20,099,964	($214,500)	$19,885,464	$0.81	$160,953
31-Dec-25	1-Jan-26	5-Dec-26	30-Jun-27	112.6%	$20,912,003	($214,500)	$20,697,503	$0.81	$167,526
31-Dec-26	1-Jan-27	5-Dec-27	30-Jun-28	112.6%	$20,912,003	($214,500)	$20,697,503	$0.81	$167,526
31-Dec-27	1-Jan-28	5-Dec-28	30-Jun-29	117.2%	$21,756,848	($214,500)	$21,542,348	$0.81	$174,364
31-Dec-28	1-Jan-29	5-Dec-29	30-Jun-30	117.2%	$21,756,848	($214,500)	$21,542,348	$0.81	$174,364
31-Dec-29	1-Jan-30	5-Dec-30	30-Jun-31	121.9%	$22,635,824	($214,500)	$22,421,324	$0.81	$181,478
31-Dec-30	1-Jan-31	5-Dec-31	30-Jun-32	121.9%	$22,635,824	($214,500)	$22,421,324	$0.81	$181,478
31-Dec-31	1-Jan-32	5-Dec-32	30-Jun-33	126.8%	$23,550,312	($214,500)	$23,335,812	$0.81	$188,880
31-Dec-32	1-Jan-33	5-Dec-33	30-Jun-34	126.8%	$23,550,312	($214,500)	$23,335,812	$0.81	$188,880
31-Dec-33	1-Jan-34	5-Dec-34	30-Jun-35	131.9%	$24,501,744	($214,500)	$24,287,244	$0.81	$196,581
31-Dec-34	1-Jan-35	5-Dec-35	30-Jun-36	131.9%	$24,501,744	($214,500)	$24,287,244	$0.81	$196,581
31-Dec-35	1-Jan-36	5-Dec-36	30-Jun-37	137.3%	$25,491,615	($214,500)	$25,277,115	$0.81	$204,593
31-Dec-36	1-Jan-37	5-Dec-37	30-Jun-38	137.3%	$25,491,615	($214,500)	$25,277,115	$0.81	$204,593
31-Dec-37	1-Jan-38	5-Dec-38	30-Jun-39	142.8%	$26,521,476	($214,500)	$26,306,976	$0.81	$212,929
31-Dec-38	1-Jan-39	5-Dec-39	30-Jun-40	142.8%	$26,521,476	($214,500)	$26,306,976	$0.81	$212,929
31-Dec-39	1-Jan-40	5-Dec-40	30-Jun-41	148.6%	$27,592,944	($214,500)	$27,378,444	$0.81	$221,601
31-Dec-40	1-Jan-41	5-Dec-41	30-Jun-42	148.6%	$27,592,944	($214,500)	$27,378,444	$0.81	$221,601
31-Dec-41	1-Jan-42	5-Dec-42	30-Jun-43	154.6%	$28,707,698	($214,500)	$28,493,198	$0.81	$230,624
31-Dec-42	1-Jan-43	5-Dec-43	30-Jun-44	154.6%	$28,707,698	($214,500)	$28,493,198	$0.81	$230,624
31-Dec-43	1-Jan-44	5-Dec-44	30-Jun-45	160.8%	$29,867,489	($214,500)	$29,652,989	$0.81	$240,011
31-Dec-44	1-Jan-45	5-Dec-45	30-Jun-46	160.8%	$29,867,489	($214,500)	$29,652,989	$0.81	$240,011
31-Dec-45	1-Jan-46	5-Dec-46	30-Jun-47	167.3%	$31,074,136	($214,500)	$30,859,636	$0.81	$249,778
31-Dec-46	1-Jan-47	5-Dec-47	30-Jun-48	167.3%	$31,074,136	($214,500)	$30,859,636	$0.81	$249,778
31-Dec-47	1-Jan-48	5-Dec-48	30-Jun-49	174.1%	$32,329,531	($214,500)	$32,115,031	$0.81	$259,939
31-Dec-48	1-Jan-49	5-Dec-49	30-Jun-50	174.1%	$32,329,531	($214,500)	$32,115,031	$0.81	$259,939
31-Dec-49	1-Jan-50	5-Dec-50	30-Jun-51	181.1%	$33,635,644	($214,500)	$33,421,144	$0.81	$270,511
31-Dec-50	1-Jan-51	5-Dec-51	30-Jun-52	181.1%	$33,635,644	($214,500)	$33,421,144	$0.81	$270,511
31-Dec-51	1-Jan-52	5-Dec-52	30-Jun-53	188.5%	$34,994,524	($214,500)	$34,780,024	$0.81	$281,510
Total									$6,326,942

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[1]Real property is assessed for taxation as of January 1.

[2]Property assessed as of January 1, 2022 will pay its final property tax payment of the year on December 5, 2022, which corresponds with fiscal year ending June 30, 2023.

[3]Assumes an annual inflation rate of 2%. Inflation rate accounts for annual increasing assessed value. Property in Spotsylvania County is reassessed every even year; as a result, the inflation factor is set to adjust in years of the biennial revaluation. Source: Spotsylvania County Assessment Office.

[4]See Schedule III-A.

[5]See Appendix E.

[6]Represents the fiscal year 2021 rate. Source: Spotsylvania County Commissioner of the Revenue.

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Schedule IV: Projected Personal Property Taxes and Fees from Vehicles

Table 1: Estimated Personal Property Tax Revenues - Vehicles

	Number of Vehicles			Property Tax per Vehicle						
Development Type	Estimated No. of Units	Estimated Vehicles Per Household[1]	Estimated No. of Vehicles	Average Vehicle Value[2]	Assessed Value[3] Per Vehicle	County Personal Property Tax Rate (Per $100)[4]	Projected Personal Property Tax Prior to Relief	PPTRA Tax Relief (37%)[5]	Estimated Effective Personal Property Tax	Total Personal Property Tax Revenue from Vehicles[6]
Single-family detached	37	1.89	70	$21,094	$10,547	$6.55	$691	$0	$691	$48,329
Single-family attached	18	1.89	34	$21,094	$10,547	$6.55	$691	$0	$691	$23,511
Total	55		104							$71,840

Table 2: Estimated Vehicle License Fees

Development Type	Estimated No. of Units	Estimated Vehicles Per Household[1]	Estimated No. of Vehicles	Annual Vehicle License Fees[7]	Total Estimated Vehicle License Fees[6]
Single-family detached	37	1.89	70	$25	$1,749
Single-family attached	18	1.89	34	$25	$851
Total	55				$2,600

Table 3: Total Vehicle Related Tax Revenues

Development Type	Total Personal Property Tax Revenue	Total Estimated Vehicle License Fees	Total Taxes and Fees
Single-family detached	$48,329	$1,749	$50,078
Single-family attached	$23,511	$851	$24,362
Total	$71,840	$2,600	$74,440

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[1]Based on average number of vehicles per owner-occupied units in the County. Source: *U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.*

[2]Average retail selling price ($21,094) of used vehicles sold in 2019 as provided in NADA Data *2019 Annual Financial Profile of America's Franchised New-Car Dealerships.*

[3]Spostsylvania County assesses the value of vehicles at 50% of the clean retail value from National Auto Dealers Association (NADA) guide. Source: *Spotsylvania County Commissioner of Revenue*

[4]Represents the fiscal year 2021 tax rate. Source: Spotsylvania County Treasurer.

[5]Pursuant to Chapter 25 of Title 15.2 of the Code of Virginia, a tax relief, set by the taxing jurisdiction, is provided on qualifying vehicles with an assessed value between $1,000 and $20,000. In order to qualify for the Personal Property Tax Relief Act (PPTRA), a vehicle, including motorcycles, must be used for non-business and owned or leased by a natural person. The Spotsylvania County PPTRA Relief rate was 37% for calendar year 2019. It is assumed that this rate remains static in future years. The funds are ultimately given back to the counties by the state, thus the total amount of personal property taxes, subsequent of the development, are generated in this analysis. Source:*Spotsylvania County Virginia, FY 2020 Budget.*

[6]Figure assumes full build out and is expressed in current dollars.

[7]Represent the fiscal year 2021 rate. Source: *Spotsylvania County Virginia, FY 2021 Budget .*

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Schedule V-A: Projected Utility Tax Revenues - Residential

Table 1: Annual Electric Utility Tax Revenue - Consumption Utility Tax Revenue

Property Use	Estimated No. of Units[1]	Average Annual Electric Consumption Per Unit[2] *(kWh)*	Total Annual Electric Consumption *(kWh)*	County Electric Utility Tax Rate[3]	Annual County Electric Utility Tax Revenue	Months Per Year	Monthly Tax Revenue Per Unit[4]
Single-family detached	37	12,606	466,422	$0.015105	$7,045	12	$15.87
Single-family attached	18	8,523	153,414	$0.015105	$2,317	12	$10.73

Table 2: Annual Electric Utility Tax Revenue - Determination of Maximum

	Electric Utility Tax Revenue Per Unit			
Property Use	Flat Rate Fee Per Unit[3]	Monthly Tax Revenue Per Unit	Total	Residential Cap Per Unit[3]
Single-family detached	$1.40	$15.87	$17.27	$2.00
Single-family attached	$1.40	$10.73	$12.13	$2.00

Table 3: Annual Electric Utility Tax Revenue - Projected Total Annual Electric Utility Tax Revenue

Property Use	Monthly Tax Revenue Per Unit	New Units[1]	Total Monthly Revenue	Months Per Year	Total Electric Utility Tax Revenue[4]
Single-family detached	$2.00	37	$74	12	$888
Single-family attached	$2.00	18	$36	12	$432
Total					$1,320

[1]See Schedule I.

[2]Based on national average consumption for single-family detached housing units. Source: U.S. Energy Information Administration 2015 Annual household site fuel consumption in the U.S. - totals and averages, 2015.

[3]Residential consumers are subject to an electric utility tax of $1.40 plus a rate of $0.015105 on each kWh delivered monthly, not to exceed a maximum of two dollars ($2.00). Source: *Spotsylvania County Code of Ordinances, Ch. 21, Article VII* .

[4]Figure assumes full build out and is expressed in current dollars.

Schedule V-A: Projected Utility Tax Revenues - Residential, continued

Table 4: Annual Natural Gas Service Utility Tax Revenue - Determination of Maximum

Property Use	Residential Tax Per Unit[1]
Single-family detached	$2.00
Single-family attached	$2.00

Table 5: Annual Natural Gas Service Utility Tax Revenue - Total Projected Annual Natural Gas Service Utility Tax Revenue

Property Use	Monthly Tax Revenue Per Unit	New Units[2]	Total Monthly Revenue	Months Per Year	Total Natural Gas Utility Tax Revenue[3]
Single-family detached	$2.00	37	$74	12	$888
Single-family attached	$2.00	18	$36	12	$432
Total					$1,320

MuniCap, Inc. *1-Oct-20*

[1]Residential units are subject to a monthly tax of $2 per unit. Source: *Spotsylvania County Code of Ordinances, Ch. 21, Article VII.*

[2]See Schedule I.

[3]Figure assumes full build out and is expressed in current dollars.

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Schedule V-B: Projected Utility Tax Revenues - Total Annual

Property Type	County Utility Tax Revenue		
	Electric[1]	Natural Gas[1]	Total[2]
Residential			
Single-family detached	$888	$888	$1,776
Single-family attached	$432	$432	$864
Total	$1,320	$1,320	$2,640

MuniCap, Inc. *1-Oct-20*

[1]See Schedule V-A.

[2]Figure assumes full build out and is expressed in current dollars.

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Schedule V-C: Projected Utility Tax Revenues - 30 Years

Development Year Ending	Fiscal Year Ending	Inflation Factor[1]	Residential Projected Utility Tax Revenues: Single Family Detached[2]	Residential Projected Utility Tax Revenues: Single Family Attached[2]	Total Projected Utility Tax Revenues
31-Dec-19	30-Jun-22	100.0%	$0	$0	$0
31-Dec-20	30-Jun-23	100.0%	$192	$288	$480
31-Dec-22	30-Jun-24	100.0%	$1,344	$864	$2,208
31-Dec-23	30-Jun-25	100.0%	$1,776	$864	$2,640
31-Dec-24	30-Jun-26	100.0%	$1,776	$864	$2,640
31-Dec-25	30-Jun-27	100.0%	$1,776	$864	$2,640
31-Dec-26	30-Jun-28	100.0%	$1,776	$864	$2,640
31-Dec-27	30-Jun-29	100.0%	$1,776	$864	$2,640
31-Dec-28	30-Jun-30	100.0%	$1,776	$864	$2,640
31-Dec-29	30-Jun-31	100.0%	$1,776	$864	$2,640
31-Dec-30	30-Jun-32	100.0%	$1,776	$864	$2,640
31-Dec-31	30-Jun-33	100.0%	$1,776	$864	$2,640
31-Dec-32	30-Jun-34	100.0%	$1,776	$864	$2,640
31-Dec-33	30-Jun-35	100.0%	$1,776	$864	$2,640
31-Dec-34	30-Jun-36	100.0%	$1,776	$864	$2,640
31-Dec-35	30-Jun-37	100.0%	$1,776	$864	$2,640
31-Dec-36	30-Jun-38	100.0%	$1,776	$864	$2,640
31-Dec-37	30-Jun-39	100.0%	$1,776	$864	$2,640
31-Dec-38	30-Jun-40	100.0%	$1,776	$864	$2,640
31-Dec-39	30-Jun-41	100.0%	$1,776	$864	$2,640
31-Dec-40	30-Jun-42	100.0%	$1,776	$864	$2,640
31-Dec-41	30-Jun-43	100.0%	$1,776	$864	$2,640
31-Dec-42	30-Jun-44	100.0%	$1,776	$864	$2,640
31-Dec-43	30-Jun-45	100.0%	$1,776	$864	$2,640
31-Dec-44	30-Jun-46	100.0%	$1,776	$864	$2,640
31-Dec-45	30-Jun-47	100.0%	$1,776	$864	$2,640
31-Dec-46	30-Jun-48	100.0%	$1,776	$864	$2,640
31-Dec-47	30-Jun-49	100.0%	$1,776	$864	$2,640
31-Dec-48	30-Jun-50	100.0%	$1,776	$864	$2,640
31-Dec-49	30-Jun-51	100.0%	$1,776	$864	$2,640
31-Dec-50	30-Jun-52	100.0%	$1,776	$864	$2,640
31-Dec-51	30-Jun-53	100.0%	$1,776	$864	$2,640
Total					$78,768

MuniCap, Inc. *1-Oct-20*

[1]Assumes an annual inflation rate of 0%.

[2]Revenues were calculated based on the development absorption. See Schedule II.

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Schedule VI-A: Projected Recordation Tax Revenues - Projected Assessed Value

Development Year Ending	Fiscal Year Ending	Inflation Factor[1]	Single-family detached				Single-family attached				Total Projected Assessed Value of Transactions
			Value Per Unit[2]	Initial Unit Sale[3]	Initial Unit Resales[4]	Projected Assessed Value of Transaction	Value Per Unit[2]	Initial Unit Sale[3]	Initial Unit Resales[4]	Projected Assessed Value of Transaction	
31-Dec-19	30-Jun-22	100.0%	$379,180	0	0	$0	$252,200	0	0	$0	$0
31-Dec-20	30-Jun-23	102.0%	$386,764	4	0	$1,657,558	$257,244	6	0	$2,486,337	$4,143,896
31-Dec-22	30-Jun-24	104.0%	$394,499	24	2	$10,144,257	$262,389	12	1	$5,072,128	$15,216,385
31-Dec-23	30-Jun-25	106.1%	$402,389	9	2	$4,569,988	$267,637	0	1	$344,905	$4,914,892
31-Dec-24	30-Jun-26	108.2%	$410,437	0	2	$967,458	$272,989	0	1	$351,803	$1,319,261
31-Dec-25	30-Jun-27	110.4%	$418,645	0	2	$986,807	$278,449	0	1	$358,839	$1,345,646
31-Dec-26	30-Jun-28	112.6%	$427,018	0	2	$1,006,543	$284,018	0	1	$366,016	$1,372,559
31-Dec-27	30-Jun-29	114.9%	$435,559	0	2	$1,026,674	$289,699	0	1	$373,336	$1,400,010
31-Dec-28	30-Jun-30	117.2%	$444,270	0	2	$1,047,207	$295,492	0	1	$380,803	$1,428,010
31-Dec-29	30-Jun-31	119.5%	$453,155	0	2	$1,068,152	$301,402	0	1	$388,419	$1,456,570
31-Dec-30	30-Jun-32	121.9%	$462,218	0	2	$1,089,515	$307,430	0	1	$396,187	$1,485,702
31-Dec-31	30-Jun-33	124.3%	$471,463	0	2	$1,111,305	$313,579	0	1	$404,111	$1,515,416
31-Dec-32	30-Jun-34	126.8%	$480,892	0	2	$1,133,531	$319,851	0	1	$412,193	$1,545,724
31-Dec-33	30-Jun-35	129.4%	$490,510	0	2	$1,156,202	$326,248	0	1	$420,437	$1,576,639
31-Dec-34	30-Jun-36	131.9%	$500,320	0	2	$1,179,326	$332,773	0	1	$428,846	$1,608,171
31-Dec-35	30-Jun-37	134.6%	$510,326	0	2	$1,202,912	$339,428	0	1	$437,423	$1,640,335
31-Dec-36	30-Jun-38	137.3%	$520,533	0	2	$1,226,970	$346,217	0	1	$446,171	$1,673,141
31-Dec-37	30-Jun-39	140.0%	$530,944	0	2	$1,251,510	$353,141	0	1	$455,094	$1,706,604
31-Dec-38	30-Jun-40	142.8%	$541,562	0	2	$1,276,540	$360,204	0	1	$464,196	$1,740,736
31-Dec-39	30-Jun-41	145.7%	$552,394	0	2	$1,302,071	$367,408	0	1	$473,480	$1,775,551
31-Dec-40	30-Jun-42	148.6%	$563,442	0	2	$1,328,112	$374,756	0	1	$482,950	$1,811,062
31-Dec-41	30-Jun-43	151.6%	$574,710	0	2	$1,354,674	$382,251	0	1	$492,609	$1,847,283
31-Dec-42	30-Jun-44	154.6%	$586,205	0	2	$1,381,768	$389,896	0	1	$502,461	$1,884,229
31-Dec-43	30-Jun-45	157.7%	$597,929	0	2	$1,409,403	$397,694	0	1	$512,510	$1,921,914
31-Dec-44	30-Jun-46	160.8%	$609,887	0	2	$1,437,591	$405,648	0	1	$522,760	$1,960,352
31-Dec-45	30-Jun-47	164.1%	$622,085	0	2	$1,466,343	$413,761	0	1	$533,216	$1,999,559
31-Dec-46	30-Jun-48	167.3%	$634,527	0	2	$1,495,670	$422,036	0	1	$543,880	$2,039,550
31-Dec-47	30-Jun-49	170.7%	$647,217	0	2	$1,525,583	$430,477	0	1	$554,758	$2,080,341
31-Dec-48	30-Jun-50	174.1%	$660,162	0	2	$1,556,095	$439,086	0	1	$565,853	$2,121,948
31-Dec-49	30-Jun-51	177.6%	$673,365	0	2	$1,587,217	$447,868	0	1	$577,170	$2,164,387
31-Dec-50	30-Jun-52	181.1%	$686,832	0	2	$1,618,961	$456,825	0	1	$588,713	$2,207,675
31-Dec-51	30-Jun-53	184.8%	$700,569	0	2	$1,651,341	$465,962	0	1	$600,487	$2,251,828

[1]Assumes an annual inflation rate of 2%.

[2]See Schedule I.

[3]See Schedule II.

[4]Assumes properties are closed with buyers in the same year as they are completed. See Schedule II. Based on U.S. Census Bureau data for 2017, the median year householders moved into owner-occupied units was 2003, implying a median tenure of fourteen years. Accordingly, calculations herein assume that, after initial sales, one-fourteenth of all units are resold annually. Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.

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Schedule VI-B: Projected Recordation Tax Revenues - Projected Tax Revenues

				Recordation Tax				
				Grantee		Grantor		
Development Year Ending	Fiscal Year Ending[1]	Inflation Factor[2]	Total Projected Assessed Value of Transactions[3]	Recordation Tax Rate (Per $100)[4]	Total Projected Recordation Tax Revenues	Recordation Tax Rate (Per $500)[4]	Total Projected Recordation Tax Revenues	Total Projected Recordation Tax Revenues
31-Dec-20	30-Jun-22	100.0%	$0	$0.0833	$0	$0.25	$0	$0
31-Dec-21	30-Jun-23	102.0%	$4,143,896	$0.0833	$3,453	$0.25	$2,072	$5,525
31-Dec-22	30-Jun-24	104.0%	$15,216,385	$0.0833	$12,680	$0.25	$7,608	$20,289
31-Dec-23	30-Jun-25	106.1%	$4,914,892	$0.0833	$4,096	$0.25	$2,457	$6,553
31-Dec-24	30-Jun-26	108.2%	$1,319,261	$0.0833	$1,099	$0.25	$660	$1,759
31-Dec-25	30-Jun-27	110.4%	$1,345,646	$0.0833	$1,121	$0.25	$673	$1,794
31-Dec-26	30-Jun-28	112.6%	$1,372,559	$0.0833	$1,144	$0.25	$686	$1,830
31-Dec-27	30-Jun-29	114.9%	$1,400,010	$0.0833	$1,167	$0.25	$700	$1,867
31-Dec-28	30-Jun-30	117.2%	$1,428,010	$0.0833	$1,190	$0.25	$714	$1,904
31-Dec-29	30-Jun-31	119.5%	$1,456,570	$0.0833	$1,214	$0.25	$728	$1,942
31-Dec-30	30-Jun-32	121.9%	$1,485,702	$0.0833	$1,238	$0.25	$743	$1,981
31-Dec-31	30-Jun-33	124.3%	$1,515,416	$0.0833	$1,263	$0.25	$758	$2,021
31-Dec-32	30-Jun-34	126.8%	$1,545,724	$0.0833	$1,288	$0.25	$773	$2,061
31-Dec-33	30-Jun-35	129.4%	$1,576,639	$0.0833	$1,314	$0.25	$788	$2,102
31-Dec-34	30-Jun-36	131.9%	$1,608,171	$0.0833	$1,340	$0.25	$804	$2,144
31-Dec-35	30-Jun-37	134.6%	$1,640,335	$0.0833	$1,367	$0.25	$820	$2,187
31-Dec-36	30-Jun-38	137.3%	$1,673,141	$0.0833	$1,394	$0.25	$837	$2,231
31-Dec-37	30-Jun-39	140.0%	$1,706,604	$0.0833	$1,422	$0.25	$853	$2,275
31-Dec-38	30-Jun-40	142.8%	$1,740,736	$0.0833	$1,451	$0.25	$870	$2,321
31-Dec-39	30-Jun-41	145.7%	$1,775,551	$0.0833	$1,480	$0.25	$888	$2,367
31-Dec-40	30-Jun-42	148.6%	$1,811,062	$0.0833	$1,509	$0.25	$906	$2,415
31-Dec-41	30-Jun-43	151.6%	$1,847,283	$0.0833	$1,539	$0.25	$924	$2,463
31-Dec-42	30-Jun-44	154.6%	$1,884,229	$0.0833	$1,570	$0.25	$942	$2,512
31-Dec-43	30-Jun-45	157.7%	$1,921,914	$0.0833	$1,602	$0.25	$961	$2,563
31-Dec-44	30-Jun-46	160.8%	$1,960,352	$0.0833	$1,634	$0.25	$980	$2,614
31-Dec-45	30-Jun-47	164.1%	$1,999,559	$0.0833	$1,666	$0.25	$1,000	$2,666
31-Dec-46	30-Jun-48	167.3%	$2,039,550	$0.0833	$1,700	$0.25	$1,020	$2,719
31-Dec-47	30-Jun-49	170.7%	$2,080,341	$0.0833	$1,734	$0.25	$1,040	$2,774
31-Dec-48	30-Jun-50	174.1%	$2,121,948	$0.0833	$1,768	$0.25	$1,061	$2,829
31-Dec-49	30-Jun-51	177.6%	$2,164,387	$0.0833	$1,804	$0.25	$1,082	$2,886
31-Dec-50	30-Jun-52	181.1%	$2,207,675	$0.0833	$1,840	$0.25	$1,104	$2,944
31-Dec-51	30-Jun-53	184.8%	$2,251,828	$0.0833	$1,877	$0.25	$1,126	$3,002
Total					$57,510		$34,506	$92,015

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[1]Assumes recordation taxes are received in the fiscal year following the year of the home sale.

[2]Assumes an annual inflation rate of 2%.

[3]See Schedule VI-A.

[4]Local recordation tax rate is equal to one-third of the amount of the State recordation tax provided in *Code of Virginia Section 58.1-801.* The State rate is $0.25 for every $100 for the grantee. Therefore, the County rate is $0.0833 per $100. The local recordation tax rate is $0.25 per $500 for the grantor. Source: Virginia Supreme Court *Circuit Court Deed Calculation.*

Schedule VII-A: Projected Additional Revenues to Spotsylvania County - Annual

Annual Revenues[1]	Current County Revenues[2]	Basis for Projecting Revenues[3]	Percent of Impact	Current County Service Factors[4]	Revenues by Factor[3] Per Resident	Projected Increase in Service Factor[5]	Total Additional Revenues[6]
Real property tax	$139,758,581	Schedule III-B	-	-	-	-	-
Personal property tax	$45,074,442	Schedule IV	-	-	-	-	-
Non-categorical state aid	$19,511,422	not impacted	-	-	-	-	-
Sales tax	$19,000,000	per resident	100%	137,250	$138.43	156	$21,576
Meals tax	$8,000,000	per resident	100%	137,250	$58.29	156	$9,085
Miscellaneous[7]	$3,370,293	per resident	94%	137,250	$23.05	156	$3,593
Business license tax	$4,500,000	per resident	100%	137,250	$32.79	156	$5,110
Charges for services[8]	$4,860,071	per resident	77%	137,250	$27.25	156	$4,247
Local vehicle license fee	$3,100,000	Schedule IV	-	-	-	-	-
Consumer utility tax	$2,550,000	Schedule V-C	-	-	-	-	-
Recordation tax	$2,100,000	Schedule VI-B	-	-	-	-	-
Penalties & interest on taxes	$2,350,000	not impacted	-	-	-	-	-
Other local revenue[9]	$1,789,282	per resident	35%	137,250	$4.50	156	$702
Transient occupancy tax	$1,000,000	not impacted	-	-	-	-	-
Other property taxes	$1,124,655	not impacted	-	-	-	-	-
Utility gross receipts tax	$650,000	not impacted	-	-	-	-	-
Bank stock tax	$800,000	per resident	100%	137,250	$5.83	156	$908
License & permits	$216,200	per resident	100%	137,250	$1.58	156	$246
Daily rental tax	$50,000	not impacted	-	-	-	-	-
Shared expenses[10]	$6,118,961	per resident	63%	137,250	$28.24	156	$4,401
Social services	$15,558,789	not impacted	-	-	-	-	-
Federal aid	$605,069	not impacted	-	-	-	-	-
Other categorical state aid	$1,410,094	not impacted	-	-	-	-	-
Transfers in	$3,511,413	not impacted	-	-	-	-	-
Use of fund balance	$5,028,779	not impacted	-	-	-	-	-
Total budget	$292,038,051				$320		$49,869

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[1] Not all sources of revenues are expected to be impacted as a result of the project. Revenues shown represent general fund revenues only. In addition, some fees are assumed to directly offset specific expenditures also not included in this analysis.

[2] Source: *Spotsylvania County, Virginia FY 2021 Adopted Budget.*

[3] Method of apportioning revenues: Per resident revenues are calculated by taking current revenues and apportioning them among current resident population.

[4] Represents current statistics for the County. See Appendix A.

[5] Represents projected increase to County as a result of the proposed development. See Appendix A.

[6] Represents total increase in revenues as a result of proposed project on an annual basis. Figures assume full build out and are expressed in current dollars.

[7] Does not include taxable tourism, sale of surplus property, miscellaneous, insurance recovery, and tourism commission event donation revenues. Therefore, only 94% of the miscellaneous revenues line item is impacted.

[8] Includes excess fees of the clerk, copying fees, public safety fee, refuse disposal, recycling, and recreation fee, admissions fee, and reservoir fee revenues. Therefore, only 77% of the charges for service revenues line item is impacted.

[9] Includes fines and fees, use of park facilities, and park concessions revenues. Therefore, only 35% of the other local revenue line item is impacted.

[10] Includes Sheriff and Registrar/Electoral Board revenues. Therefore, only 63% of the shared expenses line item is impacted.

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Schedule VII-B: Projected Additional Revenues to Spotsylvania County - 30 Years

Development Year Ending	Fiscal Year Ending	Inflation Factor[1]	Projected Additional Revenues to Spotsylvania County: Revenues Per Resident[2]	Anticipated Residents[3]	Total Resident Revenues	Total Projected Additional Revenues
31-Dec-19	30-Jun-22	100.0%	$320	0	$0	$0
31-Dec-20	30-Jun-23	102.0%	$326	0	$0	$0
31-Dec-22	30-Jun-24	104.0%	$333	129	$42,776	$42,776
31-Dec-23	30-Jun-25	106.1%	$340	156	$52,921	$52,921
31-Dec-24	30-Jun-26	108.2%	$346	156	$53,979	$53,979
31-Dec-25	30-Jun-27	110.4%	$353	156	$55,059	$55,059
31-Dec-26	30-Jun-28	112.6%	$360	156	$56,160	$56,160
31-Dec-27	30-Jun-29	114.9%	$368	156	$57,283	$57,283
31-Dec-28	30-Jun-30	117.2%	$375	156	$58,429	$58,429
31-Dec-29	30-Jun-31	119.5%	$382	156	$59,597	$59,597
31-Dec-30	30-Jun-32	121.9%	$390	156	$60,789	$60,789
31-Dec-31	30-Jun-33	124.3%	$398	156	$62,005	$62,005
31-Dec-32	30-Jun-34	126.8%	$406	156	$63,245	$63,245
31-Dec-33	30-Jun-35	129.4%	$414	156	$64,510	$64,510
31-Dec-34	30-Jun-36	131.9%	$422	156	$65,800	$65,800
31-Dec-35	30-Jun-37	134.6%	$431	156	$67,116	$67,116
31-Dec-36	30-Jun-38	137.3%	$439	156	$68,459	$68,459
31-Dec-37	30-Jun-39	140.0%	$448	156	$69,828	$69,828
31-Dec-38	30-Jun-40	142.8%	$457	156	$71,225	$71,225
31-Dec-39	30-Jun-41	145.7%	$466	156	$72,649	$72,649
31-Dec-40	30-Jun-42	148.6%	$475	156	$74,102	$74,102
31-Dec-41	30-Jun-43	151.6%	$485	156	$75,584	$75,584
31-Dec-42	30-Jun-44	154.6%	$495	156	$77,096	$77,096
31-Dec-43	30-Jun-45	157.7%	$505	156	$78,638	$78,638
31-Dec-44	30-Jun-46	160.8%	$515	156	$80,210	$80,210
31-Dec-45	30-Jun-47	164.1%	$525	156	$81,815	$81,815
31-Dec-46	30-Jun-48	167.3%	$535	156	$83,451	$83,451
31-Dec-47	30-Jun-49	170.7%	$546	156	$85,120	$85,120
31-Dec-48	30-Jun-50	174.1%	$557	156	$86,822	$86,822
31-Dec-49	30-Jun-51	177.6%	$568	156	$88,559	$88,559
31-Dec-50	30-Jun-52	181.1%	$580	156	$90,330	$90,330
31-Dec-51	30-Jun-53	184.8%	$591	156	$92,136	$92,136
Total					$2,095,694	$2,095,694

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[1]Assumes an annual inflation rate of 2%.

[2]See Schedule VII-A.

[3]See Appendix B.

Schedule VIII: Total Projected Revenues to Spotsylvania County

Fiscal Year Ending	Inflation Factor	Real Property Tax (Schedule III)	Vehicle Personal Property Tax (Schedule IV)[1]	Vehicle License Fee (Schedule IV)[1]	Utility Tax Revenues (Schedule V-C)[1]	Recordation Tax (Schedule VI-B)	Additional Tax Revenues (Schedule VII-B)	Estimated Total Revenues
30-Jun-22	100.0%	$0	$0	$0	$0	$0	$0	$0
30-Jun-23	102.0%	$23,779	$12,377	$448	$480	$5,525	$0	$42,609
30-Jun-24	104.0%	$125,898	$61,470	$2,224	$2,208	$20,289	$42,776	$254,864
30-Jun-25	106.1%	$160,953	$76,238	$2,759	$2,640	$6,553	$52,921	$302,063
30-Jun-26	108.2%	$160,953	$77,762	$2,814	$2,640	$1,759	$53,979	$299,908
30-Jun-27	110.4%	$167,526	$79,318	$2,870	$2,640	$1,794	$55,059	$309,207
30-Jun-28	112.6%	$167,526	$80,904	$2,928	$2,640	$1,830	$56,160	$311,987
30-Jun-29	114.9%	$174,364	$82,522	$2,986	$2,640	$1,867	$57,283	$321,662
30-Jun-30	117.2%	$174,364	$84,172	$3,046	$2,640	$1,904	$58,429	$324,555
30-Jun-31	119.5%	$181,478	$85,856	$3,107	$2,640	$1,942	$59,597	$334,621
30-Jun-32	121.9%	$181,478	$87,573	$3,169	$2,640	$1,981	$60,789	$337,631
30-Jun-33	124.3%	$188,880	$89,324	$3,233	$2,640	$2,021	$62,005	$348,103
30-Jun-34	126.8%	$188,880	$91,111	$3,297	$2,640	$2,061	$63,245	$351,234
30-Jun-35	129.4%	$196,581	$92,933	$3,363	$2,640	$2,102	$64,510	$362,130
30-Jun-36	131.9%	$196,581	$94,792	$3,430	$2,640	$2,144	$65,800	$365,388
30-Jun-37	134.6%	$204,593	$96,688	$3,499	$2,640	$2,187	$67,116	$376,723
30-Jun-38	137.3%	$204,593	$98,621	$3,569	$2,640	$2,231	$68,459	$380,113
30-Jun-39	140.0%	$212,929	$100,594	$3,640	$2,640	$2,275	$69,828	$391,906
30-Jun-40	142.8%	$212,929	$102,606	$3,713	$2,640	$2,321	$71,225	$395,433
30-Jun-41	145.7%	$221,601	$104,658	$3,787	$2,640	$2,367	$72,649	$407,703
30-Jun-42	148.6%	$221,601	$106,751	$3,863	$2,640	$2,415	$74,102	$411,372
30-Jun-43	151.6%	$230,624	$108,886	$3,940	$2,640	$2,463	$75,584	$424,137
30-Jun-44	154.6%	$230,624	$111,064	$4,019	$2,640	$2,512	$77,096	$427,955
30-Jun-45	157.7%	$240,011	$113,285	$4,100	$2,640	$2,563	$78,638	$441,236
30-Jun-46	160.8%	$240,011	$115,551	$4,182	$2,640	$2,614	$80,210	$445,208
30-Jun-47	164.1%	$249,778	$117,862	$4,265	$2,640	$2,666	$81,815	$459,025
30-Jun-48	167.3%	$249,778	$120,219	$4,351	$2,640	$2,719	$83,451	$463,158
30-Jun-49	170.7%	$259,939	$122,623	$4,438	$2,640	$2,774	$85,120	$477,534
30-Jun-50	174.1%	$259,939	$125,076	$4,526	$2,640	$2,829	$86,822	$481,833
30-Jun-51	177.6%	$270,511	$127,577	$4,617	$2,640	$2,886	$88,559	$496,789
30-Jun-52	181.1%	$270,511	$130,129	$4,709	$2,640	$2,944	$90,330	$501,262
30-Jun-53	184.8%	$281,510	$132,731	$4,803	$2,640	$3,002	$92,136	$516,823
Total		$6,326,942	$3,018,893	$109,249	$78,768	$92,015	$2,095,694	$11,721,561

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[1]Revenues were phased in with absorption. See Schedule II.

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Schedule IX-A: Projected Additional Expenditures to Spotsylvania County - Annual

Annual Expenditures[1]	Current County Expenditures[2]	Basis for Projecting Expenditures[3]	Percent of Impact	Current County Service Factors[4]	Expenditures by Factor[3]				Projected Increase in Service Factor[5]	Total Additional Expenditures[6]
					Per Resident	Service Population	Per Student	$1,000s of Tax Revenues		
Transfer to schools[7]	$103,291,641	per student	100%	23,935	-	-	$4,316	-	32	$136,409
Debt service (schools)	$28,089,775	not impacted	-	-	-	-	-	-	-	-
Executive services[8]	$4,684,781	service population	47%	157,130	-	$14.01	-	-	156	$2,183
Administrative services[9]	$15,485,472	$1,000s of tax revenues	29%	$292,038	-	-	-	$15.61	$517	$8,070
Voter services[10]	$544,501	service population	93%	157,130	-	$3.23	-	-	156	$504
Judicial administration	$4,737,856	service population	100%	157,130	-	$30.15	-	-	156	$4,700
Public safety[11]	$66,091,441	service population	89%	157,130	-	$372.98	-	-	156	$58,133
Public works[7]	$8,803,871	per resident	100%	137,250	$64.14	-	-	-	156	$9,998
Health and Human Services[12]	$27,729,812	per resident	2%	137,250	$4.72	-	-	-	156	$735
Parks, recreation and culture[7]	$7,809,378	per resident	99%	137,250	$56.31	-	-	-	156	$8,776
Community development	$3,171,582	not impacted	-	-	-	-	-	-	-	-
Debt service (general)	$9,570,783	not impacted	-	-	-	-	-	-	-	-
Tax relief	$1,284,718	not impacted	-	-	-	-	-	-	-	-
Transfer to capital project fund	$8,403,811	not impacted	-	-	-	-	-	-	-	-
Transfer to edo fund	$1,413,000	not impacted	-	-	-	-	-	-	-	-
Transfer to code compliance	$925,629	not impacted	-	-	-	-	-	-	-	-
Transfer to transportation fund	$0	not impacted	-	-	-	-	-	-	-	-
Total budget	$292,038,051				$125	$420	$4,316	$16		$229,507

[1] Not all expenditures are expected to be impacted as a result of the project. In addition, some expenditures are expected to be directly offset by fees, also excluded from estimates of revenues herein, as noted on Schedule VII-A.

[2] Source: *Spotsylvania County, Virginia FY 2021 Adopted Budget.*

[3] Method of apportioning expenditures: Per resident costs are calculated by taking current expenditures and apportioning them among current resident population. Service population costs are calculated by taking current expenditures and apportioning them among the current service population (i.e. total permanent population and employees who do not reside in the County). Per student costs are calculated by taking current expenditures and apportioning them among the current student population. Per $1,000's of tax revenue costs are calculated by taking current expenditures and apportioning them among current total tax revenues.

[4] See Appendix A.

[5] Represents the projected increase to the County resulting from the new development. See Appendix A.

[6] Represents the total increase in costs as a result of the proposed development on an annual basis. Figures assume full build out and are expressed in current dollars.

[7] Includes only appropriated expenditures funded by local taxes. Does not include capital expenditures.

[8] Includes only board of supervisors, county attorney, and county administration expenditures. As a result, only 47% of the Executive Services line item is impacted.

[9] Includes expenditures for the commissioner of revenue, office of assessment, and the county treasurer. As a result, only 29% of the Administrative Services line item is impacted.

[10] Includes only appropriated expenditures funded by local taxes. Does not include capital expenditures.

[11] Does not include regional detention facilities expenditures. As a result, only 89% of the Public Safety line item is impacted.

[12] Includes expenditures for the local health department. As a result, only 2% of the Health and Human Services line item is impacted.

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Schedule IX-B: Projected Additional Expenditures to Spotsylvania County - 30 Years

			Resident Costs			Service Population Costs			Student Costs		
Development Year Ending	Fiscal Year Ending	Inflation Factor[1]	Cost Per Resident[2]	Anticipated Residents[3]	Total Resident Cost	Cost Per Service Population[2]	Anticipated Service Population[3]	Total Service Population Expenditures	Cost per Student[2]	Anticipated Students[4]	Total Student Cost
31-Dec-19	30-Jun-22	100.0%	$125	0	$0	$420	0	$0	$4,316	0	$0
31-Dec-20	30-Jun-23	102.0%	$128	0	$0	$429	0	$0	$4,402	6	$25,412
31-Dec-22	30-Jun-24	104.0%	$130	129	$16,734	$437	129	$56,200	$4,490	26	$118,822
31-Dec-23	30-Jun-25	106.1%	$133	156	$20,703	$446	156	$69,530	$4,580	32	$144,758
31-Dec-24	30-Jun-26	108.2%	$135	156	$21,117	$455	156	$70,920	$4,671	32	$147,653
31-Dec-25	30-Jun-27	110.4%	$138	156	$21,540	$464	156	$72,339	$4,765	32	$150,606
31-Dec-26	30-Jun-28	112.6%	$141	156	$21,970	$473	156	$73,785	$4,860	32	$153,619
31-Dec-27	30-Jun-29	114.9%	$144	156	$22,410	$483	156	$75,261	$4,957	32	$156,691
31-Dec-28	30-Jun-30	117.2%	$147	156	$22,858	$493	156	$76,766	$5,056	32	$159,825
31-Dec-29	30-Jun-31	119.5%	$150	156	$23,315	$502	156	$78,302	$5,157	32	$163,021
31-Dec-30	30-Jun-32	121.9%	$153	156	$23,782	$512	156	$79,868	$5,261	32	$166,282
31-Dec-31	30-Jun-33	124.3%	$156	156	$24,257	$523	156	$81,465	$5,366	32	$169,607
31-Dec-32	30-Jun-34	126.8%	$159	156	$24,742	$533	156	$83,094	$5,473	32	$172,999
31-Dec-33	30-Jun-35	129.4%	$162	156	$25,237	$544	156	$84,756	$5,583	32	$176,459
31-Dec-34	30-Jun-36	131.9%	$165	156	$25,742	$555	156	$86,451	$5,694	32	$179,989
31-Dec-35	30-Jun-37	134.6%	$168	156	$26,257	$566	156	$88,180	$5,808	32	$183,588
31-Dec-36	30-Jun-38	137.3%	$172	156	$26,782	$577	156	$89,944	$5,924	32	$187,260
31-Dec-37	30-Jun-39	140.0%	$175	156	$27,317	$589	156	$91,743	$6,043	32	$191,005
31-Dec-38	30-Jun-40	142.8%	$179	156	$27,864	$600	156	$93,578	$6,164	32	$194,825
31-Dec-39	30-Jun-41	145.7%	$182	156	$28,421	$612	156	$95,449	$6,287	32	$198,722
31-Dec-40	30-Jun-42	148.6%	$186	156	$28,990	$625	156	$97,358	$6,413	32	$202,696
31-Dec-41	30-Jun-43	151.6%	$190	156	$29,569	$637	156	$99,305	$6,541	32	$206,750
31-Dec-42	30-Jun-44	154.6%	$194	156	$30,161	$650	156	$101,292	$6,672	32	$210,885
31-Dec-43	30-Jun-45	157.7%	$197	156	$30,764	$663	156	$103,317	$6,805	32	$215,103
31-Dec-44	30-Jun-46	160.8%	$201	156	$31,379	$676	156	$105,384	$6,941	32	$219,405
31-Dec-45	30-Jun-47	164.1%	$205	156	$32,007	$690	156	$107,491	$7,080	32	$223,793
31-Dec-46	30-Jun-48	167.3%	$209	156	$32,647	$703	156	$109,641	$7,222	32	$228,269
31-Dec-47	30-Jun-49	170.7%	$214	156	$33,300	$718	156	$111,834	$7,366	32	$232,834
31-Dec-48	30-Jun-50	174.1%	$218	156	$33,966	$732	156	$114,071	$7,513	32	$237,491
31-Dec-49	30-Jun-51	177.6%	$222	156	$34,645	$747	156	$116,352	$7,664	32	$242,241
31-Dec-50	30-Jun-52	181.1%	$227	156	$35,338	$761	156	$118,679	$7,817	32	$247,086
31-Dec-51	30-Jun-53	184.8%	$231	156	$36,045	$777	156	$121,053	$7,973	32	$252,027
Total					$819,859			$2,753,411			$5,734,314

MuniCap, Inc. *1-Oct-20*

[1]Assumes an annual inflation rate of 2%.

[2]See Schedule IX-A.

[3]See Appendix B.

[4]See Appendix C.

Schedule IX-B: Projected Additional Expenditures to Spotsylvania County - 30 Years, continued

Development Year Ending	Fiscal Year Ending	Inflation Factor	Total Tax Revenue Costs: Cost Per $1,000 Revenue[1]	Total Tax Revenue Costs: Anticipated Revenues($1,000)[3]	Total Tax Revenue Costs: Total Revenue Costs Per $1,000	Total Projected Additional Expenditures
31-Dec-19	30-Jun-22	100.0%	$16	$0	$0	$0
31-Dec-20	30-Jun-23	102.0%	$16	$42,609	$679	$26,090
31-Dec-22	30-Jun-24	104.0%	$16	$254,864	$4,140	$195,897
31-Dec-23	30-Jun-25	106.1%	$17	$302,063	$5,005	$239,996
31-Dec-24	30-Jun-26	108.2%	$17	$299,908	$5,069	$244,760
31-Dec-25	30-Jun-27	110.4%	$17	$309,207	$5,330	$249,815
31-Dec-26	30-Jun-28	112.6%	$18	$311,987	$5,486	$254,860
31-Dec-27	30-Jun-29	114.9%	$18	$321,662	$5,769	$260,131
31-Dec-28	30-Jun-30	117.2%	$18	$324,555	$5,938	$265,387
31-Dec-29	30-Jun-31	119.5%	$19	$334,621	$6,244	$270,882
31-Dec-30	30-Jun-32	121.9%	$19	$337,631	$6,426	$276,357
31-Dec-31	30-Jun-33	124.3%	$19	$348,103	$6,758	$282,088
31-Dec-32	30-Jun-34	126.8%	$20	$351,234	$6,955	$287,791
31-Dec-33	30-Jun-35	129.4%	$20	$362,130	$7,314	$293,767
31-Dec-34	30-Jun-36	131.9%	$21	$365,388	$7,528	$299,710
31-Dec-35	30-Jun-37	134.6%	$21	$376,723	$7,917	$305,942
31-Dec-36	30-Jun-38	137.3%	$21	$380,113	$8,148	$312,134
31-Dec-37	30-Jun-39	140.0%	$22	$391,906	$8,568	$318,634
31-Dec-38	30-Jun-40	142.8%	$22	$395,433	$8,818	$325,085
31-Dec-39	30-Jun-41	145.7%	$23	$407,703	$9,274	$331,866
31-Dec-40	30-Jun-42	148.6%	$23	$411,372	$9,545	$338,589
31-Dec-41	30-Jun-43	151.6%	$24	$424,137	$10,037	$345,663
31-Dec-42	30-Jun-44	154.6%	$24	$427,955	$10,330	$352,668
31-Dec-43	30-Jun-45	157.7%	$25	$441,236	$10,864	$360,048
31-Dec-44	30-Jun-46	160.8%	$25	$445,208	$11,181	$367,349
31-Dec-45	30-Jun-47	164.1%	$26	$459,025	$11,759	$375,050
31-Dec-46	30-Jun-48	167.3%	$26	$463,158	$12,102	$382,659
31-Dec-47	30-Jun-49	170.7%	$27	$477,534	$12,727	$390,695
31-Dec-48	30-Jun-50	174.1%	$27	$481,833	$13,098	$398,626
31-Dec-49	30-Jun-51	177.6%	$28	$496,789	$13,775	$407,013
31-Dec-50	30-Jun-52	181.1%	$28	$501,262	$14,177	$415,280
31-Dec-51	30-Jun-53	184.8%	$29	$516,823	$14,909	$424,035
Total					$265,193	$9,572,778

MuniCap, Inc. *1-Oct-20*

[1]See Schedule IX-A.

[2]See Schedule III-B.

[3]See Schedule VIII.

Schedule X: Comparison of Projected Revenues and Expenditures

Fiscal Year Ending	Total Estimated Revenues (Schedule VIII)	Total Estimated Expenditures (Schedule IX-B)	Net Fiscal Impact to Spotsylvania County
30-Jun-22	$0	$0	$0
30-Jun-23	$42,609	($26,090)	$16,518
30-Jun-24	$254,864	($195,897)	$58,967
30-Jun-25	$302,063	($239,996)	$62,067
30-Jun-26	$299,908	($244,760)	$55,148
30-Jun-27	$309,207	($249,815)	$59,391
30-Jun-28	$311,987	($254,860)	$57,127
30-Jun-29	$321,662	($260,131)	$61,531
30-Jun-30	$324,555	($265,387)	$59,168
30-Jun-31	$334,621	($270,882)	$63,738
30-Jun-32	$337,631	($276,357)	$61,274
30-Jun-33	$348,103	($282,088)	$66,015
30-Jun-34	$351,234	($287,791)	$63,443
30-Jun-35	$362,130	($293,767)	$68,362
30-Jun-36	$365,388	($299,710)	$65,678
30-Jun-37	$376,723	($305,942)	$70,781
30-Jun-38	$380,113	($312,134)	$67,979
30-Jun-39	$391,906	($318,634)	$73,272
30-Jun-40	$395,433	($325,085)	$70,348
30-Jun-41	$407,703	($331,866)	$75,836
30-Jun-42	$411,372	($338,589)	$72,783
30-Jun-43	$424,137	($345,663)	$78,475
30-Jun-44	$427,955	($352,668)	$75,287
30-Jun-45	$441,236	($360,048)	$81,188
30-Jun-46	$445,208	($367,349)	$77,859
30-Jun-47	$459,025	($375,050)	$83,975
30-Jun-48	$463,158	($382,659)	$80,499
30-Jun-49	$477,534	($390,695)	$86,838
30-Jun-50	$481,833	($398,626)	$83,207
30-Jun-51	$496,789	($407,013)	$89,776
30-Jun-52	$501,262	($415,280)	$85,982
30-Jun-53	$516,823	($424,035)	$92,789
Total	$11,721,561	($9,572,778)	$2,148,784

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Appendices

Appendix A: Revenues and Cost Allocation to Spotsylvania County - Allocation Factors

Spotsylvania County permanent population [1]	137,250
Spotsylvania County labor force[2]	31,804
Non-resident workers[2]	19,880
Employee population equivalent	19,880
Total service population (Spotsylvania County permanent population + employee population equivalent)	157,130
Service population rates:	
Resident	1.00
Employee[3]	1.00
Expected resident increase:	
Single-family detached	37
Persons per owner-occupied unit[4]	3.04
Assumed occupancy	100%
Total resident increase - single-family detached	112
Single-family attached	18
Persons per owner-occupied unit[4]	2.41
Assumed occupancy	100%
Total resident increase - single-family attached	43
Total projected resident increase	156
Total projected service population increase	156
Projected students:	
Single-family detached	37
Student generation factor[4]	0.5716
Assumed occupancy	100%
Total projected students - single-family detached	21
Single-family attached	18
Student generation factor[4]	0.5811
Assumed occupancy	100%
Total projected students - single-family attached	10
Total projected students	32
Current students enrolled in public school system (K-12)[4]	23,935
Current countywide real property tax revenues (per $1,000)[5]	$139,759
Projected increase in countywide real property tax revenues (per $1,000)[6]	$282
Current countywide tax revenues (per $1,000)[5]	$292,038
Projected increase in countywide general tax revenues (per $1,000)[7]	$517

[1]Source: *Spotsylvania County FY 2021 Adopted Budget.*

[2]Source: U.S.Census Bureau, Center for Economic Studies, LEHD (OnTheMap application, 2017 data).

[3]Service rate assumes full-time employees generates costs at the same rate as full-time residents.

[4]Based on information provided by Spotsylvania County.

[5]Source: *Spotsylvania County FY 2021 Adopted Budget.*

[6]See Schedule III-B.

[7]See Schedule VIII.

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Appendix B: Projected Residents and Service Population

	Projected Resident Increase						Service Population Increase			
Development	Single-Family	Residents	Total	Single-Family	Residents	Total	Projected Service Employees			Service Population
Year Ending	Detached Units[1]	Per Unit[2]	Residents	Attached Units[1]	Per Unit[2]	Residents	Employees[3]	Service Percentage[4]	Service Employees[5]	Increase[6]
31-Dec-20	0	3.04	0	0	2.41	0	0	62.5%	0	0
31-Dec-21	4	3.04	0	6	2.41	0	0	62.5%	0	0
31-Dec-22	28	3.04	85	18	2.41	43	0	62.5%	0	129
31-Dec-23	37	3.04	112	18	2.41	43	0	62.5%	0	156
31-Dec-24	37	3.04	112	18	2.41	43	0	62.5%	0	156
31-Dec-25	37	3.04	112	18	2.41	43	0	62.5%	0	156
31-Dec-26	37	3.04	112	18	2.41	43	0	62.5%	0	156
31-Dec-27	37	3.04	112	18	2.41	43	0	62.5%	0	156
31-Dec-28	37	3.04	112	18	2.41	43	0	62.5%	0	156
31-Dec-29	37	3.04	112	18	2.41	43	0	62.5%	0	156
31-Dec-30	37	3.04	112	18	2.41	43	0	62.5%	0	156
31-Dec-31	37	3.04	112	18	2.41	43	0	62.5%	0	156
31-Dec-32	37	3.04	112	18	2.41	43	0	62.5%	0	156
31-Dec-33	37	3.04	112	18	2.41	43	0	62.5%	0	156
31-Dec-34	37	3.04	112	18	2.41	43	0	62.5%	0	156
31-Dec-35	37	3.04	112	18	2.41	43	0	62.5%	0	156
31-Dec-36	37	3.04	112	18	2.41	43	0	62.5%	0	156
31-Dec-37	37	3.04	112	18	2.41	43	0	62.5%	0	156
31-Dec-38	37	3.04	112	18	2.41	43	0	62.5%	0	156
31-Dec-39	37	3.04	112	18	2.41	43	0	62.5%	0	156
31-Dec-40	37	3.04	112	18	2.41	43	0	62.5%	0	156
31-Dec-41	37	3.04	112	18	2.41	43	0	62.5%	0	156
31-Dec-42	37	3.04	112	18	2.41	43	0	62.5%	0	156
31-Dec-43	37	3.04	112	18	2.41	43	0	62.5%	0	156
31-Dec-44	37	3.04	112	18	2.41	43	0	62.5%	0	156
31-Dec-45	37	3.04	112	18	2.41	43	0	62.5%	0	156
31-Dec-46	37	3.04	112	18	2.41	43	0	62.5%	0	156
31-Dec-47	37	3.04	112	18	2.41	43	0	62.5%	0	156
31-Dec-48	37	3.04	112	18	2.41	43	0	62.5%	0	156
31-Dec-49	37	3.04	112	18	2.41	43	0	62.5%	0	156
31-Dec-50	37	3.04	112	18	2.41	43	0	62.5%	0	156
31-Dec-51	37	3.04	112	18	2.41	43	0	62.5%	0	156

[1]See Schedule II.

[2]See Appendix A.

[3]As the Development is entirely residential, this study does not include a separate calculation of projected employees at the site.

[4]Represents the percentage of employees assumed to work, but not live, within Spotsylvania County. See Appendix A.

[5]Represents the increase in employees who work but do not live in the County as a result of the proposed development.

[6]Represents the increase in service employees and residents as a result of the proposed development.

Appendix C: Projected Students

Development Year Ending	Fiscal Year Ending	Single-Family Detached: Projected Units[1]	Single-Family Detached: Students per Unit [2]	Single-Family Detached: Total	Single-Family Attached: Projected Units[1]	Single-Family Attached: Students per Unit [2]	Single-Family Attached: Total	Total Projected Students
31-Dec-20	30-Jun-22	0	0.572	0	0	0.581	0	0
31-Dec-21	30-Jun-23	4	0.572	2	6	0.581	3	6
31-Dec-22	30-Jun-24	28	0.572	16	18	0.581	10	26
31-Dec-23	30-Jun-25	37	0.572	21	18	0.581	10	32
31-Dec-24	30-Jun-26	37	0.572	21	18	0.581	10	32
31-Dec-25	30-Jun-27	37	0.572	21	18	0.581	10	32
31-Dec-26	30-Jun-28	37	0.572	21	18	0.581	10	32
31-Dec-27	30-Jun-29	37	0.572	21	18	0.581	10	32
31-Dec-28	30-Jun-30	37	0.572	21	18	0.581	10	32
31-Dec-29	30-Jun-31	37	0.572	21	18	0.581	10	32
31-Dec-30	30-Jun-32	37	0.572	21	18	0.581	10	32
31-Dec-31	30-Jun-33	37	0.572	21	18	0.581	10	32
31-Dec-32	30-Jun-34	37	0.572	21	18	0.581	10	32
31-Dec-33	30-Jun-35	37	0.572	21	18	0.581	10	32
31-Dec-34	30-Jun-36	37	0.572	21	18	0.581	10	32
31-Dec-35	30-Jun-37	37	0.572	21	18	0.581	10	32
31-Dec-36	30-Jun-38	37	0.572	21	18	0.581	10	32
31-Dec-37	30-Jun-39	37	0.572	21	18	0.581	10	32
31-Dec-38	30-Jun-40	37	0.572	21	18	0.581	10	32
31-Dec-39	30-Jun-41	37	0.572	21	18	0.581	10	32
31-Dec-40	30-Jun-42	37	0.572	21	18	0.581	10	32
31-Dec-41	30-Jun-43	37	0.572	21	18	0.581	10	32
31-Dec-42	30-Jun-44	37	0.572	21	18	0.581	10	32
31-Dec-43	30-Jun-45	37	0.572	21	18	0.581	10	32
31-Dec-44	30-Jun-46	37	0.572	21	18	0.581	10	32
31-Dec-45	30-Jun-47	37	0.572	21	18	0.581	10	32
31-Dec-46	30-Jun-48	37	0.572	21	18	0.581	10	32
31-Dec-47	30-Jun-49	37	0.572	21	18	0.581	10	32
31-Dec-48	30-Jun-50	37	0.572	21	18	0.581	10	32
31-Dec-49	30-Jun-51	37	0.572	21	18	0.581	10	32
31-Dec-50	30-Jun-52	37	0.572	21	18	0.581	10	32
31-Dec-51	30-Jun-53	37	0.572	21	18	0.581	10	32

[1]See Schedule II.

[2]See Appendix A. Information provided by the Spotsylvania County Planning Department.

Appendix D: Projected Assessed Value (Comparables)[1]

Property	GPIN	Address	Year Built	Area Units	Area GSF[2]	Assessed Value Land	Assessed Value Improvement	Assessed Value Total	Total Assessed Value Per Unit	Total Assessed Value Per GSF
Residential										
Single-family detached										
	13-13-20	5702 Spring Arbor Circle	2017	1	2,202	$95,000	$296,600	$391,600	$391,600	$178
	23P13-2	11318 Baron Dr	2019	1	3,288	$110,000	$297,700	$407,700	$407,700	$124
	48E-3-95	6503 Crittenden Lane	2018	1	1,904	$85,000	$229,200	$314,200	$314,200	$165
	35M26-264	9932 Copper Beech Circle	2019	1	1,831	$90,000	$300,800	$390,800	$390,800	$213
	24-22-59	1723 Hudgins Farm Circle	2017	1	2,619	$100,000	$291,600	$391,600	$391,600	$150
Average per SF/unit					2,369				***$379,180***	$160
Single-family attached										
	48E-1-147	8645 Rosecrans Lane	2017	1	1,280	$60,000	$172,900	$232,900	$232,900	$182
	48E-1-145	8639 Rosecrans Lane	2017	1	1,440	$65,000	$193,300	$258,300	$258,300	$179
	48E-1-143	8635 Rosecrans Lane	2017	1	1,280	$60,000	$174,800	$234,800	$234,800	$183
	48E-1-140	8629 Rosecrans Lane	2017	1	1,440	$65,000	$196,700	$261,700	$261,700	$182
	36D-4-6	4723 Wensel Road	2017	1	1,440	$50,000	$203,200	$253,200	$253,200	$176
	36D-4-13	4707 Wensel Road	2017	1	1,447	$50,000	$202,300	$252,300	$252,300	$174
	36D-4-77	4801 Wensel Road	2017	1	1,440	$55,000	$209,300	$264,300	$264,300	$184
	36D-4-1	4735 Wensel Road	2017	1	1,440	$55,000	$211,300	$266,300	$266,300	$185
	36D-4-30	4615 Wensel Road	2016	1	1,440	$50,000	$193,100	$243,100	$243,100	$169
	38-4-66	2203 Mallard Landing Drive	2016	1	1,400	$50,000	$193,200	$243,200	$243,200	$174
	38-4-60	2208 Mallard Landing Drive	2016	1	1,400	$50,000	$199,200	$249,200	$249,200	$178
	38-4-59	2210 Mallard Landing Drive	2016	1	1,540	$55,000	$222,500	$277,500	$277,500	$180
	38-4-69	2209 Mallard Landing Drive	2016	1	1,400	$50,000	$196,300	$246,300	$246,300	$176
	38-4-56	2218 Mallard Landing Drive	2016	1	1,400	$50,000	$197,700	$247,700	$247,700	$177
Average per SF/unit					1,413				***$252,200***	$178

MuniCap, Inc. *1-Oct-20*

[1]Information obtained through Spotsylvania County Real Estate Office database.

[2]Square feet of homes are based on net square feet of assessment.

Fairchild
Spotsylvania County, Virginia

Appendix E: Project Base Parcels[1]

GPIN	Address	Owner	Assessment (Effective 2020)[2] Land	Building	Total Value
Project parcels:					
47-6-1A	8601 Courthouse Road	Jane D Dabney	$103,800	$0	$103,800
47-6-2	7204 Massaponax Church Road	Brenda Bundy	$110,700	$0	$110,700
Total			$214,500	$0	$214,500

MuniCap, Inc. *1-Oct-20*

[1]Base parcels provided by Development Consulting Services, PLC.

[2]Source: Spotsylvania County Commissioner of the Revenue database.

Appendix F-1: Construction Jobs and Indirect Impacts

	Total
Residential hard cost	$13,502,995
Total estimated construction costs:[1]	$13,502,995
Total construction jobs[2]	103
Construction full-time equivalent factor[3]	0.9644
Total construction full-time equivalent employees ("FTE's")	99
Total construction labor income[2]	$4,148,903
Labor income to wage factor[4]	1.1913
Total wages	$3,482,597
Average labor income per construction FTE -- annual	$41,806
Average wage per construction FTE -- annual	$35,092
Multiplier for construction income[2]	1.4762
Total income	$6,124,734
Indirect and induced income	$1,975,831
Multiplier for construction jobs[2]	1.5015
Total construction jobs	155
Indirect and induced jobs	55
Multiplier for construction output[2]	1.4637
Total economic output	$19,764,663
Indirect and induced output	$6,261,668

MuniCap, Inc. *1-Oct-20*

[1]Residential construction costs calculated by MuniCap, Inc. using Marshall & Swift.

[2]Construction income, indirect jobs and output were calculated using the IMPLAN software by IMPLAN Group LLC. The software calculates labor income and the number of jobs based on industry multipliers derived from National Income and Product Accounts data published by the U.S. Bureau of Economic Analysis. This data is then indexed to local industry data compiled by the U.S. Census Bureau. For ease of interpretation, multipliers are shown to illustrate the construction effects within the development will have in the Spotsylvania County, Virginia. The multiplier for jobs is 1.5015, meaning that for each job at the development, 1.5015 jobs will be created in Spotsylvania County, including the job at the new development. Similarly, the multiplier for wages is 1.4762, meaning that for every $1.00 paid in wages at the development, $1.4762 will be paid in Spotsylvania County, including the $1.00 at the development. The multiplier for output is 1.4637 meaning that for each dollar of economic activity at the development, the economic activity in Spotsylvania County will be $1.4637, including the $1.00 at the development.

[3]Total jobs include all full-year employees, including part-time and full-time employees. This factor, provided by IMPLAN Group LLC, converts total jobs into total full-time equivalent employees ("FTE's").

[4]Total labor income includes wages and salary, benefits, payroll taxes, and proprietor's income. This factor, provided by IMPLAN Group LLC. converts total labor income into direct wages and salary.

Fairchild Proffer Backup Calculations

Updated April 28, 2022

Assumption #1: 2021 Population Estimate: 140,032

Assumption #2: CIP Projects included based on staff recommendations

Number of Units	
Single Family Detached	37
Single Family Attached	18
Total Units	**55**

School Proffer Calculation		
Renovate & Expand Spotsylvania Middle	$	39,500,000
Building Capacity		1,200*
Proffer per student	**$**	**32,916.67**
Number of net new students		6
Total School Proffer	**$**	**197,500.02**
Number of Units		55
School Proffer per Unit	**$**	**3,590.91**
**Increased from current capacity of 907 based on expanded student count after completion*		

Parks & Rec. Proffer Calculation		
Pickleball Courts at Patriot Park	$	750,750
Aquatics Center	$	9,100,000
Field Complex	$	10,000,000
Partlow Community Center	$	750,000
Total Parks & Rec. CIP Projects	**$**	**20,600,750**
County Residents		140,032
Cost Per Resident	**$**	**147.11**
Number of Net New Residents		144
Total Parks & Rec Proffer	**$**	**21,183.84**
Number of Units		55
Parks & Rec Proffer per Unit	**$**	**385.16**

Impact Mitigation Proffers Summary		
Schools	$	197,500.02
Public Safety	$	27,702.94
Parks & Rec	$	21,183.84
Impact Mitigation Proffers Total	**$**	**246,386.80**
Number of Units		*55*
Impact Mitigation Proffers Per Unit	**$**	**4,479.76**

Transporation Cash Proffer Summary		
Per Unit Transportation Proffer	$	4,545.46
Number of Units		*55*
Per Unit Transportation Proffer	**$**	**250,000**
Lump Sum Transportation Proffer	$	50,000
Transporation Cash Proffers Total	**$**	**300,000**

Residents Calculation	
Single Family Detached Units	37
Residents Per Unit	3.04
Total SFD residents	**112.48**
Single Family Attached Units	18
Residents Per Unit	2.41
Total SFD residents	**43.38**
By-right Units	4
Residents Per Unit	3.04
Total by-right residents (Rounded)	**12**
Total SFD residents	112.48
Total SFD residents	43.38
Total New Residents (Rounded)	**156**
Less by-right residents	12
Total Net New Residents	**144**

Public Safety Proffer Calculation		
Addition to Public Safety Building	$	8,750,000
Fire Training & Logistics Center	$	4,250,000
New Fire/Rescue - Company 12 (Massaponax)	$	6,940,000
New Fire/Rescue - Company 14 (Shady Grove)	$	7,000,000
Total Public Safety CIP Projects	**$**	**26,940,000**
County Residents		140,032
Cost Per Resident	**$**	**192.38**
Number of Net New Residents		144
Total Public Safety Proffer	**$**	**27,702.94**
Number of Units		55
Public Safety Proffer per Unit	**$**	**503.69**

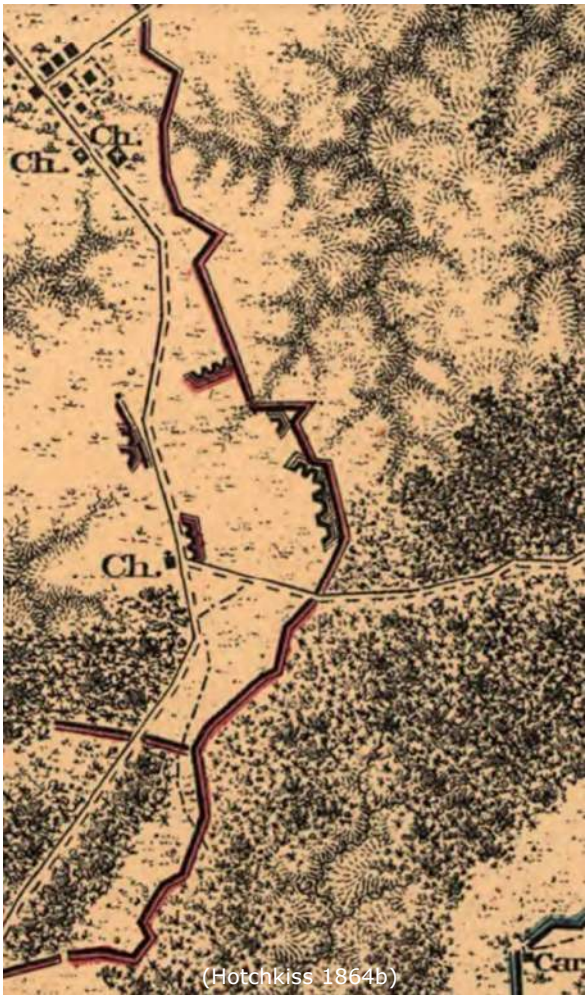
All Proffers Summary		
Impact Mitigation Proffers	$	246,387
Transportation Cash Proffers	$	300,000
Hometown Heros Proffer	$	58,000
Grand Total Proffer Value	**$**	**604,387**

Darby O'Donnell, LLC
Moving the Past Forward

Phase IA Cultural Resource Assessment of the 15-acre Fairchild Property

(Tax IDs: 47-6-1A and 47-6-2)

Spotsylvania County, Virginia



(Hotchkiss 1864b)

Prepared For:

Development Consulting Services, PLC
159 Lichfield Blvd., Suite 101
Fredericksburg, VA 22406

Prepared By:

Darby O'Donnell, LLC
7705 Wood Rd.
Henrico, VA 23229
804.564.2077

September 14, 2020

Phase IA Cultural Resource Assessment of the 15-acre Fairchild Property

(Tax IDs: 47-6-1A and 47-6-2)

Spotsylvania County, Virginia

Prepared for:

Ziyad Shalaby, MBA
Development Consulting Services, PLC
159 Lichfield Blvd., Suite 101
Fredericksburg, VA 22406

Prepared by:

Darby O'Donnell, M.A., RPA
Principal Investigator

Darby O'Donnell, LLC
7705 Wood Rd.
Henrico, Virginia 23229

September 14, 2020

ABSTRACT

Darby O'Donnell, LLC has completed a Phase IA cultural resource assessment the 15-acre Fairchild property (Tax IDs: 47-6-1A and 47-6-2) in Spotsylvania County, Virginia. The project area is located north of Marshall Park, East of Courthouse Rd. (Rte. 208), south of Massaponax Church Rd. (Rte. 608). The project was conducted for Development Consulting Services, PLC.

In general, the entire project area maintains a high potential for cultural resources. Civil War era archaeological sites are very likely to be present in the project area as a north/south trending Confederate earthwork associated with the Battle of Spotsylvania Courthouse (088-5182) in 1864 and two roads are map-projected within the project area. A portion of the line of earthworks also appears in an aerial photograph from 1937. In addition, local history of the Mt. Zion church (088-0077) tells of various troop movements, both Union and Confederate, in and around the church during the Civil War. These movements would have likely included movements and possibly temporary camps within the project area. The project area is located entirely within 1864 Spotsylvania Courthouse Battlefield Historic District (088-5182). This battlefield historic district was found to be potentially eligible for listing on the National Register of Historic Places. The project area is located completely within the *Study Area* and partially within the *Potential National Register Area* as defined by the Civil War Sites Advisory Committee of the National Park Service.

Outside of the Civil War, the region of the project area was attractive to settlement. Existing houses dating to 1795 (088-0149) and 1880 (088-0240) as well as a 1930s Service Station (088-0240) are located just outside the project area. The Mt. Zion church (088-0077) built in 1859, and located at the site of the former Liberty Meeting House (mapped in 1820), is located just northwest of the project area. In addition, there is a moderate potential for Native American sites to be found in the project area on elevated landforms proximate to the tributaries of the Po River in the southeastern section of the project area.

Based on these findings, Darby O'Donnell, LLC recommends a Phase I cultural resource survey of the entire 15-acre Fairchild property. Due to the extremely high likelihood of identifying archaeological resources from the Civil War, a systematic metal detector survey should also be performed within the 15-acre property as part of the Phase I survey.

The Phase I cultural resource survey should be conducted with regard to the Advisory Council on Historic Preservation's (ACHP 2001) 36 CFR Part 800: Protection of Historic Properties; the Department of Interior's 36 CFR 60: National Register of Historic Places (United States Department of the Interior [USDI] 1981); the Virginia Department of Historic Resource [VDHR] *Guidelines for Conducting Historic Resources Survey in Virginia* (VDHR 2017); and the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (USDI 1983).

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INTRODUCTION

Darby O'Donnell, LLC has completed a Phase IA cultural resource assessment the 15-acre Fairchild property (Tax IDs: 47-6-1A and 47-6-2) in Spotsylvania County, Virginia. The project area is located north of Marshall Park, East of Courthouse Rd. (Rte. 208), south of Massaponax Church Rd. (Rte. 608) (Figures 1 and 2). The project was conducted for Development Consulting Services, PLC.

Darby O'Donnell, M.A., RPA served as the Principal investigator, performed all of the Phase IA fieldwork and background research in addition to authoring the report. Mr. O'Donnell is a Registered Professional Archaeologist (RPA) and meets the professional archaeological qualification standards of the Department of the Interior (48 FR 44738-9).

A Phase IA cultural resource assessment will define areas where cultural resources are *likely* to be present, and is to be used for initial planning purposes. The Phase IA cultural resource assessment document may not satisfy county, state, or federal regulatory requirements for cultural resources, but rather allows the client to quickly review the nature and scope of potential cultural resources issues associated with a given project.

If cultural resource studies are required for compliance with local, state, and federal laws and regulations, a Phase I identification survey may be requested by regulating agencies.

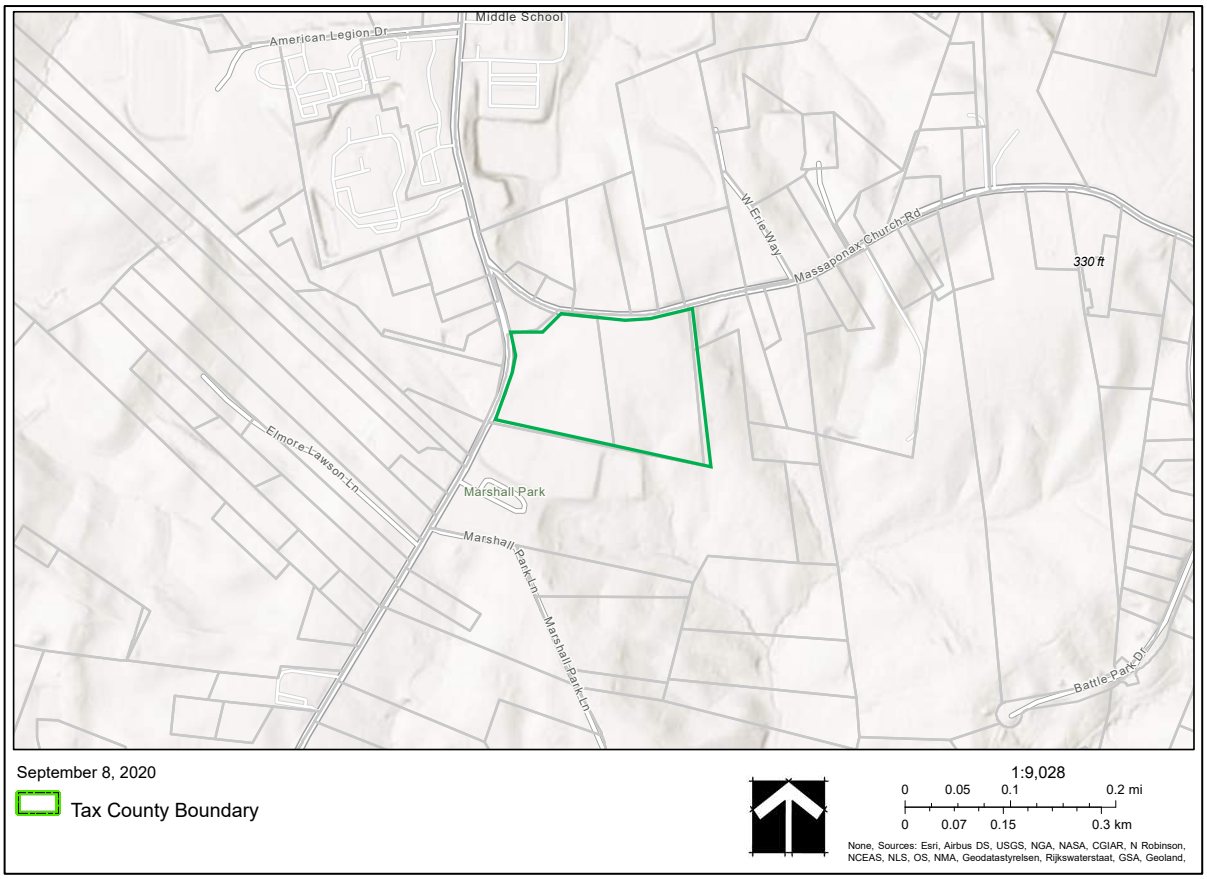

Figure 1. Detail of *Topographic/Terrain Map of Spotsylvania County, VA* Depicting the 51-acre Regency at Chancellorsville North Tract (Spotsylvania County GIS; ESRI 2020).

Figure 2. Aerial and Tax Map Hybrid of Spotsylvania County, Depicting the Fairchild Property (Spotsylvania County GIS 2020).

ENVIRONMENTAL CONTEXT

Physiography and Geology

The Fairchild property is located within the interface of the Piedmont and the Coastal Plain uplands physiographic region of Virginia. In general, this region is dominated by a rolling topography with undulating changes in elevation as the Coastal Plain abuts the Piedmont at the approximate location of Interstate 95. Located in Spotsylvania County, the project area elevation ranges from approximately 320 ft. amsl in the northern central portion of the tract to 307 ft. amsl in the southeastern portion of the tract along the drainage.

The Atlantic Coastal Plain is a mass of unconsolidated sediments which rest atop a surface of Precambrian and Paleozoic crystalline rock, formed by the deposition of sediments transported from the Appalachian Mountains and the Piedmont (USDA 2020).

The Fairchild property is currently a fallow agricultural field covered in mixed grasses (Plate 1). A small portion of forest is located in southeastern portion of the property as the landscape slopes toward the drainage (Plate 2).

Climate

The Piedmont and Coastal Plain uplands in Spotsylvania County have a modified continental climate tempered by the relatively warm waters of the Atlantic Ocean to the east and by the Appalachian Mountains. The annual mean temperature is 54^0F to 57^0F with an annual mean precipitation of 31 to 54 inches. This region remains frost-free for a period of 170 to 201 days.

Hydrology

The project area is drained by a southern flowing tributary of the Po River. The Po River flows east into the Mattaponi. The Mattaponi continues southeast where it empties into the York River at West Point. The York River then flows into the Atlantic Ocean.

Soils

Soils within the project area are consistent with the types found within an agricultural setting of the Coastal Plan upland physiographic region (Figure 3). Soil types include Abell Sandy Loam, which has an H1 layer that extends 12 inches below ground surface, is moderately well-drained, is considered prime farmland, and has a parent material of local alluvium (USDA 2020). Hydric soils do appear within the property on the west, and are associated with a tributary that exists on the west side of Courthouse Rd. (Rte. 208).

Plate 1. View of the Project Area Depicting the Project Area Conditions, Facing North.

Plate 2. View of Southeastern Portion of the Project Area Depicting the Small Forested Area Sloping Toward the Drainage, Facing Southeast.

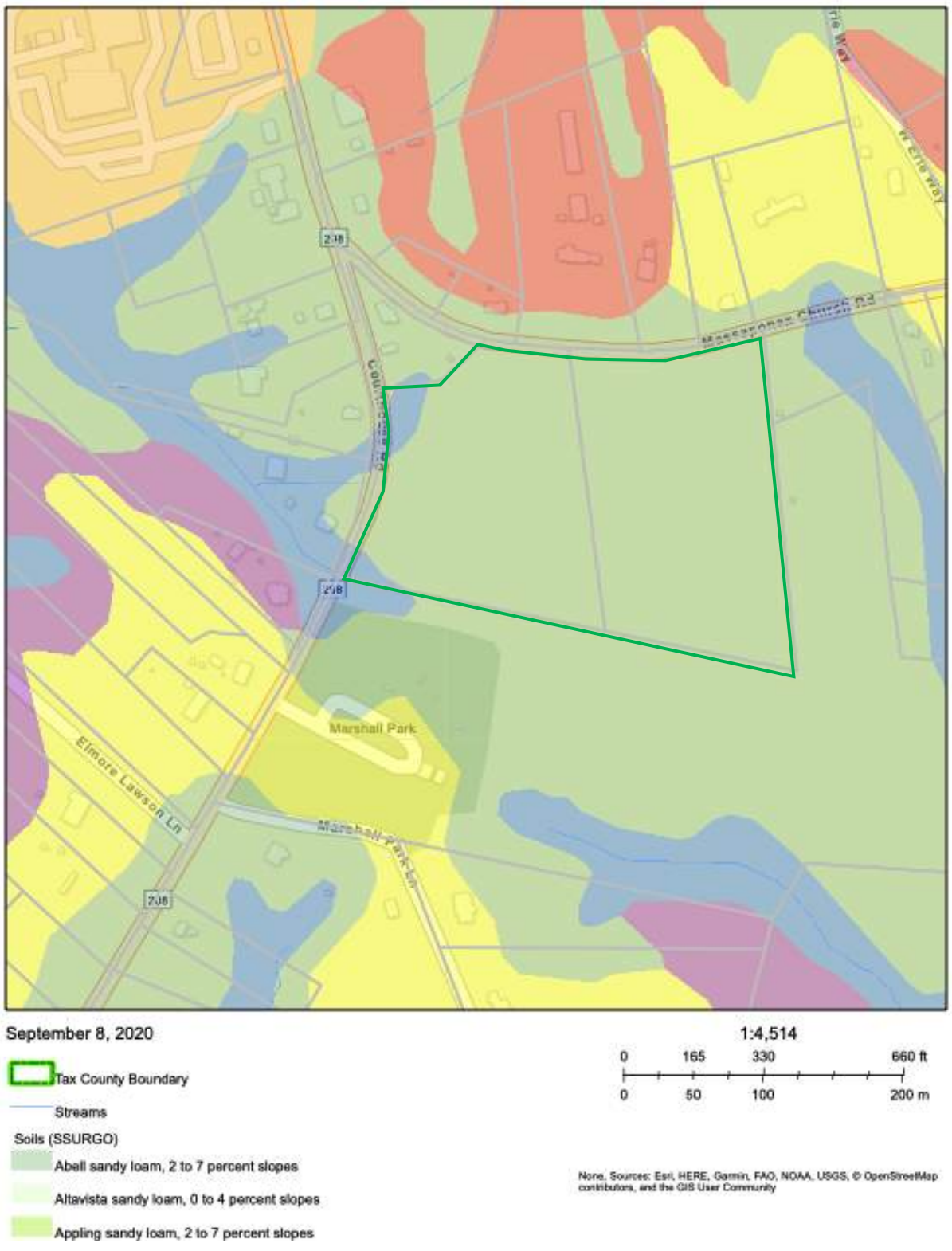

Figure 3. Soil Types Found within the Project Area (Spotsylvania County GIS 2020).

CULTURAL CONTEXT

This section provides a summary of the prehistoric and historic background research that establishes the appropriate cultural context for the project area as defined by the United States Department of the Interior's (USDI) *Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines* (NPS 1983), as well as VDHR's *Guidelines for Conducting Historic Resources Surveys in Virginia* (VDHR 2017).

Prehistoric Context

Virginia's Native American prehistory is divided into the Pre-Clovis, Paleoindian, Archaic, and Woodland periods, based on changes in material culture and settlement systems. Descriptions of characteristics and lifeways that define each of the prehistoric time periods are summarized below. In addition, an assessment of probability for finding archaeological sites from each time period is presented at the end of each time period.

Pre-Clovis (Prior to 13,000 B.C.)

Up until recent years, the Paleoindian occupation in Virginia was considered the first human occupation of the region, and began sometime around 13,000 B.C. This prehistoric cultural was defined primarily by fluted points of a distinctive style that had been definitively dated via radiocarbon tests. These Clovis and Folsom projectile points defined that Paleoindain culture. However, recent discoveries at the Cactus Hill site in Sussex County, Virginia have not only pushed the earliest date of occupation back in Virginia, but identified a distinctly different culture that pre-dates the fluted Clovis and Folsom point makers.

Buried strata containing lithic artifacts at Cactus Hill have produced radiocarbon dates of 15,000 years ago from strata situated below levels containing fluted points (McAvoy and McAvoy 1997:165). In addition, the artifacts recovered from the pre-Clovis levels demonstrate a different, yet extremely refined, lithic reduction technology. These pre-Clovis artifacts did not demonstrate a reliance on finished chert knives, scraping tools, and spear points as the Clovis and Folsom cultures did. The majority of the pre-Clovis artifacts consisted of prismatic blade-like flakes of quartzite, chipped from specially prepared cobbles and lightly worked along one side to produce a sharp edge. In addition, sandstone grinding and abrading tools were found in the pre-Clovis strata, indicating the pre-Clovis culture's production and refinement of artifacts that would include wood and bone tools or ornaments.

No previously identified cultural resources from this period were located within one mile of the project area. The probability of identifying pre-Clovis archaeological remains within the project area is extremely low.

Paleoindian Period (13,000 - 8,000 B.C.)

The Paleoindian period is defined by the diagnostic fluted points such as Folsom and Clovis points that represent a major component of the earliest post-Pleistocene inhabitants' tool kit. It was the finding of a fluted point in the ribs of an extinct species of bison in Folsom, New Mexico that scientifically established that Native Americans had immigrated during the Pleistocene into North America. Little is known of this period due to the paucity of material culture that has survived (Meltzer 1988).

The earliest diagnostic artifacts from this period are Clovis projectile points, which are typically fashioned of high quality cryptocrystalline materials such as chert, chalcedony, and jasper. Later Paleoindian points include smaller Clovis and Cumberland variants. The projectile points are further refined over time to include Dalton, Hardaway-Dalton, and Hardaway Side-notched points at the end of the era. Other tools of the Paleoindian people include endscrapers, sidescrapers, and other formalized tools that demonstrate some uniformity in production that allows for diagnostic analysis.

In Virginia, Paleoindian sites are extremely rare, and represented in the archaeological record primarily of isolated projectile point finds and what appear to be small temporary camps. This archaeological special pattern provides credence to the theory that eastern Paleoindians organized themselves in small bands, were generalized foragers with an emphasis on hunting that exploited a wide territory defined by the availability of lithic, botanical, and faunal resources. However, some larger, extremely rare, Paleoindian base camps are present in Virginia. These Paleoindian base camps include the Thunderbird Site in the Shenandoah Valley (Gardner 1974, 1977) and the Williamson Site in south-central Virginia (McCary 1951, 1975, 1983). Both base camps are associated with local sources of high-grade cryptocrystalline lithic materials essential to the sustainability of the Paleoindian culture (Gardner 1981, 1989).

No previously identified cultural resources from this period were located within one mile of the project area. The probability of identifying Paleoindian sites within the project area is low.

Archaic Period (8,000 – 1,200 B.C.)

The early Holocene in Virginia continued on a developmental trajectory that had started at the end of the Pleistocene with an increase in temperatures, a continued rise in sea levels, and the full development of the post-glacial, oak-hickory-pine forest. The boreal biota of the late Pleistocene was extirpated or were restricted to refugia in the highest elevations of the central Appalachian Mountains (Delcourt and Delcourt 1985). There also was an increased stability in the geomorphology of the post-glacial landscape (Conners 1986).

The beginning of the Archaic Period coincides with the end of the Pleistocene epoch and dawn of the early Holocene. The early Holocene introduced a climatic shift from a moist, cool period to a warmer, drier, more temperate climate. Vegetation also changed at this time from a largely boreal forest setting to a mixed conifer-deciduous forest. A subsequent rise in sea level associated with the more temperate climate began the formation of the Chesapeake estuary in Virginia and the region (Dent 1995: 147).

The change in climate marked a change in the seasonal availability of botanical and faunal resources relied upon by Native Americans. Adapting to the ecological change, Native Americans of the Archaic period demonstrate a cultural mobility geared toward seasonal change. Despite the change in mobility, the Archaic period people utilized a tool kit similar to that of the Late Paleoindian period and settlement and their patterns of subsistence were largely the same. There is also a clear increase in site size and frequency of sites during the Archaic period demonstrating a steady population increase (Claggett and Cable 1982, Egloff and McAvoy 1990).

Archaic populations are thought to have been primarily characterized by a band-level (20-30 individuals) social organization involving seasonal movements corresponding to the seasonal availability of resources and, in some instances, shorter-interval movements.

Settlement during the Archaic Period likely involved the occupation of relatively large regions by single band-sized groups of 20 to 30 individuals living seasonally in base camps during part of the year to take advantage of regionally specific resources and dispersing into smaller micro-bands on a seasonal or as-needed basis for further sustenance. These micro-bands could have consisted of no more than single families (Griffin 1952, Anderson and Hanson 1998, Ward and Davis 1999).

The Archaic Period can be characterized by the development of more specialized resource procurement activities as well as the technology to accomplish these activities. These differences in the material culture are believed to reflect larger, more localized populations and changes in methods of food procurement and processing. A defining feature of the Archaic Period is emergence of ground stone technology. These new ground-stone tools include atlatl weights and celts, ground stone net sinkers, pestles, pecked stones, mullers, axes, and vessels carved from soapstone quarried in the Piedmont during the Late Archaic.

No previously identified cultural resources from this period were located within one mile of the project area. However, six previously identified archaeological sites within one mile of the project area contain Native American components with no temporal affiliation. These sites are often affiliated with Archaic era populations due to the low density and strictly lithic artifacts recovered. Due to the location of the project area along tributaries of the Po River, the probability of identifying resources from this period is moderate.

Early Archaic (8,000 – 6,500 B.C.)

The Early Archaic period coincides with the emergence of the Holocene and introduction of warmer temperatures, the retreat of the glaciers, and a subsequent rise in sea levels. Early Archaic people still maintained a preference for high-quality lithic resources, however there was an adoption of a variety of new lithic materials including greenstone, quartzite and quartz. These lithics were available on a more regional scale and in much greater abundance, allowing for increased mobility and wider-ranging settlement.

The fluted points of the Paleoindian period were replaced with smaller projectile points that were side-notched or stemmed to facilitate hafting. Serrated edges of the blades were also a defining characteristic. These technological changes reflect the adaptation of new hunting strategies that were oriented toward smaller game animals (McMillan and Klippel 1981). Diagnostic projectile points of the Early Archaic period in Virginia include Kirk Stemmed and Notched, Palmer Corner-Notched, and several small bifurcated-base types such as the LeCroy. The bifurcated forms probably derived from the Kirk corner-notched type and then developed into or were replaced by stemmed forms (e.g., Stanly and Morrow Mountain) (Anderson 1991:94).

This period also witnessed the introduction of a ground stone tool technology which included implements such as mortars, pestles and nutting stones, presumably for processing gathered foods. Chenopods, amaranth, hickory nuts, butternut and possibly acorns have been recovered from the Crane Point site on the Eastern Shore (Lowery and Custer 1990).

No previously identified cultural resources from this period were located within one mile of the project area. However, six previously identified archaeological sites within one mile of the project area contain Native American components with no temporal affiliation. These sites are often affiliated with Archaic era populations due to the low density and strictly lithic artifacts recovered. Due to the location of the project area along tributaries of the Po River, the probability of identifying resources from this period is moderate.

Middle Archaic (6,500-3,000 B.C.)

The settlement pattern of Middle Archaic people is characterized by distinct camps ranging in size and functionality. These camps include larger base camps along major stream and river systems and smaller, short-term camps along smaller streams and upland ridges. Base camps were established at the confluence of a major stream, tributary, or on an elevated terrace or broad ridgeline above a floodplain or marsh. These base camps allowed for the continued exploitation of a great variety and quantity of resources within a small area.

This period sees a distinct increase in archaeological sites or site component from the Early Archaic. Also distinct is the adoption of various stemmed projectile point forms. Regionally, the most common Middle Archaic projectile point types are Stanly, Morrow Mountain, and Guilford types. The side-notched Halifax projectile point becomes far more prevalent towards the end of the Middle Archaic, as the Late Archaic period is ushered in.

Despite the diagnostic projectile point forms of the Middle Archaic, the majority of the tools in the archaeological record are expedient tools, flakes removed from larger cobbles or cores, used for scraping or cutting and then discarded (Blanton and Sassaman 1989:64, Claggett and Cable 1982, Ward and Davis 1999). This expedient tool assemblage is thought to be a result of the Climatic Optimum (6,000 B.C.-2,000 B.C.), a warmer and drier climate that became less predictable and required the Archaic peoples to adapt to the changing climates and move to where the resources were available (Wendland and Bryson 1974, Claggett and Cable 1982, Ward and Davis 1999). There is also a noted shift toward quartz as a preferred raw material for tool production that occurs in the Middle Archaic (Gardner 1989).

No previously identified cultural resources from this period were located within one mile of the project area. However, six previously identified archaeological sites within one mile of the project area contain Native American components with no temporal affiliation. These sites are often affiliated with Archaic era populations due to the low density and strictly lithic artifacts recovered. Due to the location of the project area along tributaries of the Po River, the probability of identifying resources from this period is moderate.

Late Archaic (3,000 - 1,200 B.C.)

The Late Archaic period is characterized by an increase in population and a decrease in mobility which results in a population density unlike any previous prehistoric era. This trend is indicative of a shift to agricultural exploitation. Agriculture in Virginia and the wider Middle Atlantic region likely had its origins during this period. Sunflower, sumpweed, and goosefoot are presumed to have been cultivated as early as 2,000 B.C. according to archaeological evidence (Yarnell 1976:268). Remains of squash have also been found in Late Archaic contexts (ca. 2,400 BC) with gourd appearing to be exploited in later period contexts (Chapman and Shea 1981: 70). In concert with these agricultural efforts, Late Archaic people began to use soapstone vessels for food storage and possibly cooking (Custer 1988, Klein and Klatka 1991, Klein 1997, Klein et al. 1998, Mouer 1991).

This period is dominated by stemmed and notched points, including various large, broad-bladed stemmed knives and projectile points such as the Savannah River points and their variants, Halifax, Vernon, and Bare Island, that generally diminish in size by the succeeding Early Woodland period (Coe 1964). Susquehanna and Perkiomen points are

also indicative of this time period, but are regionally associated in area of Pennsylvania and the northeast region of America, and are only found in limited numbers in Virginia.

The lithic tool kits of the Late Archaic also became more diverse with the greater adoption of axes and ground stone celts and the introduction of mortar and pestles in addition to net-sinkers. Polished atlatl weights and grooved axes are examples of ground stone tools that are more prominently associated with the Late Archaic.

Archaic sites are located throughout Virginia and the region, with Middle and Late Archaic sites being the most prevalent. However, Late Archaic sites are well over twice as numerous as Middle Archaic sites (e.g. Barber et al. 1992). Although the Late Archaic site locations show that a greater number of topographic areas and soil types were utilized, the distribution pattern is similar to that of earlier periods with respect to the sizes of streams on which the sites are located, suggesting that Late Archaic occupations did not have a strong riverine emphasis.

No previously identified cultural resources from this period were located within one mile of the project area. However, six previously identified archaeological sites within one mile of the project area contain Native American components with no temporal affiliation. These sites are often affiliated with Archaic era populations due to the low density and strictly lithic artifacts recovered. Due to the location of the project area along tributaries of the Po River, the probability of identifying resources from this period is moderate.

Woodland Period (1,200 B.C. – 1600 A.D)

The Woodland Period is divided into three subperiods, the Early Woodland (1,200 – 300 B.C.), Middle Woodland (300 B.C. – 900 A.D.) and Late Woodland (1250 - 1600) based on stylistic and technological changes in ceramic and projectile point types, a gradually developing dependence on horticulture, and increased sedentism (Klein and Klatka 1991; Mouer 1991).

Early Woodland (1,200 B.C - 500 B.C.)

The Early Woodland Period is generally defined by the appearance of ceramics in the archaeological record. The earliest Woodland ceramic wares include Marcey Creek Plain and variants. These ceramics would have been rectangular or oval and resemble the preceding Late Archaic soapstone vessels. It is of interest that crushed pieces of soapstone vessels are sometimes found to have been used a temper in these early ceramics. These ceramics are followed by cord-marked, soapstone-tempered Selden Island ceramics followed, in turn, by sand- and grit-tempered Elk Island (Accokeek) ceramics with both plain and cord-marked surfaces and in the Coastal Upland and Piedmont region, cord-marked and plain ceramics tempered with quartz, shale and other crushed rock (Gardner and Nash 1987). Prince George ware is pebble-tempered and characterized by fabric-, cord-, and net-impressed surface treatment and rim punctations (Egloff and Potter 1982:103; Evans 1955:60-64).

As prehistoric groups increased their interest in the cultivation of plants in many parts of the eastern United States, a more sedentary lifestyle subsequently evolved. This sedentism likely led to a greater emphasis on ceremonialism, especially which related to burial of the dead. In Virginia, mortuary ceremonialism is not seen until about 500 B.C. when stone and earth burial cairns and cairn clusters occur in the Shenandoah Valley. However, this phenomenon did not extend into the Piedmont until much later when a second wave of burial mound ceremonialism occurs around the time of the Middle/Late

Woodland transition, and accretional mounds are found in both the Ridge and Valley and Inner Piedmont provinces. This practice did not extend into the Coastal Plain.

No previously identified archaeological sites within one mile of the project area were identified with a specific Early Woodland temporal affiliation. The probability of identifying archaeological resources from this period is low to moderate.

Middle Woodland (500 B.C. – 900 A.D.)

The Middle Woodland Period is characterized by the increase in sedentary villages along major streams and estuaries as occupations along smaller streams show a marked decrease (Hantman and Klein 1992). It is likely that wild food collection and the cultivation of native plant resources complemented each other during this period as a shift towards reliance on agriculture began. The Middle Woodland diet becomes more complex as people began to exploit nuts, amaranth, and chenopod seeds as well as fish, deer, waterfowl, and turkey. Settlement size ranged from larger villages to smaller hamlets located on fertile soils which became exponentially important for the cultivation of crops such as beans, corn, squash, and tobacco (Gardner 1982).

As settlement size increased so did religious and ritual behavior and stratification and ranking that comes with a complex society. Regional styles and symbolism begin to take shape, and are reflected in ceramic styles and other ideotechnic and sociotechnic artifacts.

The beginning of the Middle Woodland period in Virginia is marked by the introduction of net-impressed ceramics which are found throughout the state (Egloff and Potter 1982). In the Piedmont region, fabric-impressed and cord-marked ceramics, including Vincent ceramics, become increasing common as the Middle Woodland period progresses (McLearen 1993, Daniel and Davis 1996, Eastman 1991). Projectile points affiliated with the region from the period include larger triangular points, and can include Rossville, Calvert, Selby Bay and Fox Creek projectile point forms, as well as many stemmed hafted bifaces (Dent 1995; Potter 1993).

The second half of the Middle Woodland period demonstrates the adoption of rhyolite as a preferred material for the production of hafted bifaces (Dent 1995:237). This raw material is found in the upper reaches of the Potomac River in Maryland and Pennsylvania.

No previously identified archaeological sites within one mile of the project area were identified with a specific Middle Woodland temporal affiliation. The probability of identifying archaeological resources from this period is moderate.

Late Woodland (900 – 1600 A.D.)

The Late Woodland period begins with a greater reliance on agriculture by Native Americans that resulted in a more sedentary lifestyle. Large nucleated villages developed along the rivers due to the availability of highly productive, alluvial soils for intensive gardening. Drawings and journals of early European explorers describing Indian villages indicate that houses were constructed of oval, rectanguloid or circular frameworks of flexible green sapling poles set in the ground, lashed together, and covered with thatch or bark mats.

Although the major villages and population centers would have been located along the fertile bottomlands, smaller camps would have been established further inland to take advantage of seasonally available resources or served specific functions such as hunting

and foraging camps, quarries, butchering locations, and re-tooling locations (Hodges et al. 1985:26).

Projectile points associated with the Late Woodland period in this region are small triangular points, often referred to as Madison or Clarksville, and slightly larger Levanna triangles. Shell-tempered Townsend ware is the dominant ceramic series associated with this period, with four distinct types of surface treatment: Rappahannock Fabric-Impressed, Rappahannock Incised, Townsend Corded, and Townsend Herringbone (from southern Delaware) (Egloff and Potter1982:107-109).

John Smith mapped many "king's" and "ordinary" village sites within Virginia on his map, *Virginia: Discovered and Discribed [sic]* (Smith 1608). These villages are primarily located along rivers. For example, the "ordinary" village of Secobeck is located along the Rappahannock River on the northern end of the City of Fredericksburg (Figure 4).

No previously identified archaeological sites within one mile of the project area were identified with a specific Late Woodland temporal affiliation. However due to the project area location, the probability of identifying archaeological resources from this period is moderate. However, any sites identified within the project area from this period would likely be smaller temporary camps "established further inland to take advantage of seasonally available resources or served specific functions such as hunting and foraging camps, quarries, butchering locations, and re-tooling locations" (Hodges et al. 1985:26).

Figure 4. Detail of *Virginia: Discovered and Discribed [sic]* Depicting the Project Area Vicinity (Smith 1608).

Historic Context

The historic context for the project area and its region is divided in the following sections in accordance with VDHR guidelines: Settlement to Society (1607-1750); Colony to Nation (1750-1789); Early National Period (1789-1830); Antebellum Period (1830- 1860); Civil War (1861-1865); Reconstruction and Growth (1865-1917); World War I to World War II (1917-1945); and the New Dominion (1945-present).

Settlement to Society (1607-1750)

Prior to the first permanent English settlement at Jamestown, there was intermittent European contact with Native Americans in the region. A Spanish Jesuit mission was established in ca. 1570 along the York River, however all the missionaries, with the exception of a boy, were killed by the local Native Americans.

In 1588, the Spanish sent Vincente Gonzales to investigate the Chesapeake Bay region in order to determine if any English settlements had been made. Gonzales did not find any English settlements, but he did capture two Native American boys (Lewis and Loomie 1953:56).

John Smith mentions the region of Fredericksburg and the village of Secobeck in his travels in 1608, however no detail on the village's size or population are provided,

> Betwixt Secobeck and Massawteck is a small Isle or two, which causeth the river to be broader then ordinary; there it pleased God to take one of our Company called Master Fetherstone, that all the time he had beene in this Country, had behaved himselfe, honestly, valiantly, and industriously, where in a little Bay we called Fetherstones Bay wee buryed him with a volley of shot: the rest notwithstanding their ill dyet, and bad lodging, crowded in so small a Barge, in so many dangers never resting, but alwayes tossed to and againe, had all well recovered their healths (Smith 1610 in Haile 1998).

A more violent contact was made later by the English with a tribe along the north bank of the Rappahannock River. The result of the encounter included the killing of the tribe's chief and several of his followers (Barbour 1969:184,482; Smith 1910a:18).

> The first land grant in the current county of Spotsylvania was to Thomas Buckner and Thomas Royston in of Gloucester County in 1671. A portion of the Buckner-Royston land grant, known in the colony documents as "the Lease Lands" and now the site of the town of Fredericksburg, was leased to William Livingston in circa 1671 (Mansfield 1977:11 in Mullen et al. 2010).

Tensions with the Native Americans eventually led to the declaration of war by the Virginia Assembly in 1674/75. Subsequent to the declaration of war, the Virginia Assembly ordered a fort to be built at the falls of the Rappahannock River. Major Lawerence Smith would command the fort and establish a military garrison Major Smith recounted. "Extant documents reveal that Major Smith's proposed military settlement near the fort did not develop, and Smith's Fort was abandoned in 1682" (Mullen et al. 2010).

> *Most early land patents were situated on the Rappahannock River near the present site of Fredericksburg. Alexander Spotswood, in contrast,*

> *sponsored a settlement of German immigrants on the Rapidan River in 1714. Germanna as it was known was intended to be a buffer against the Indian peoples to the west and a center of trade and industry. With an eye towards developing Virginia industry, Spotswood also acquired considerable acreage in the western part of present Spotsylvania where iron ore deposits had been discovered. By 1715 he had established the Iron Mine Company, and his Tubal Furnace became the first plant to produce pig iron in Virginia (Mansfield 1977 in Ferland et al. 2008).*

Spotsylvania County was created in 1720 by an Act of the Virginia Assembly. The boundaries of the county were Snow Creek on the east, the Rappahannock River on the north, the Shenandoah River on the west, and the Pamunkey (North Anna) River on the south (Mullen et al.).

Fredericksburg was established shortly after in 1727. However, the town did not initially grow in population as it was hoped. Colonel William Byrd recounts,

> *It is pleasantly situated on the south shore of the Rappahanock river, about a mile below the Falls. Sloops may come up and lye close to the Wharf, within thirty yards of the public warehouses, which are built in the figure of a cross…Though this be a commodious and beautiful situation…yet the inhabitants are very few. Besides Col. Willis, who is the top man of the place, there are only one merchant, a tailor, a smith and an ordinary keeper; though I must not forget Mrs. Levistone, who acts here in the double capacity of a doctress and a coffee woman [Byrd 1841:138].*

Much of the development in Spotsylvania occurred within the acreage owned by Alexander Spotswood who owned 23,000 acres by 1720. However, all but 2,000 of these acres were "purchased by confederates of Spotswood. Who operated in his stead.

> *In October of 1729 Spotswood acquired 59,786 acres of land, east of Fredericksburg by payment of headrights. The former owners held the land ·'by defective title" (Felder 2000:212). Spotswood's newly acquired lands ran from the western boundary of Motts Run to the fort and industrial complex at Germanna. His attempt at industrial empire building including mines located at Leaseland, near Four Mile Fork, the Tubal Furnace on Pipe Dam Run, and a furnace storehouses, tavern and wharf at Massaponnax (in Ferland et al. 2008).*

The project area vicinity is depicted on a map from this period; however, the area encompassing the project area provides little detail. The map depicts small settlements along the Rappahannock River where colonial plantations and development focused (Figure 5). No previously identified cultural resources from this period were located within one mile of the project area. The probability of identifying archaeological resources from this period is low.

Figure 5. Detail of *Virginia and Maryland as it is planted and inhabited this present year 1670* Depicting the Project Area Vicinity (Herrman 1670).

Figure 6. Detail *of A map of the most inhabited part of Virginia containing the whole province of Maryland with part of Pensilvania [sic], New Jersey and North Carolina* Depicting the Project Area Vicinity (Fry and Jefferson 1751).

Colony to Nation (1750-1789)

Modest farms and plantations in the second half of the eighteenth century characterized Piedmont and Coastal Plain regions of Spotsylvania County. In the region, it was tobacco, above all, that determined the pattern of development in nearly every aspect of life in the colonial period, encompassing the economy, the cultural landscape, and social relations. Once the system of tobacco monoculture had been established, it was nearly impossible to break free. Though prices for the crop in Europe fluctuated, often drastically, most planters preferred to stick with the staple, rather than risk an expensive investment of time and money in a less reliable export, such as grain (Kulikoff 1986: 4-5; Rutman and Rutman 1984: 41-43; O'Donnell 2005).

The American Revolution upended the British colonial way of life and the general populous of Virginia. The region surrounding Fredericksburg saw numerous troop movements throughout its environs, as British and American forces moved towards strategic points at Port Royal, along the Rappahannock, and Bowling Green. These troop movements included those of the British Army under the leadership of Banastre Tarleton while enroute to Falmouth (Campbell 1954; Motley et al. 1974). These troops moved "along the upper bank of the North Anna River before turning northward toward the Rappahannock (Fall 1989).

> Many private citizens supported the War with supplies, commodities, labor and services for which they were reimbursed by the new federal government until 1786. Claims filed were widely varied, and supplies ranged from paper to guns and gunflints and horses. Commodities included grains, forage, salt meat, corn "spirits," and "strong bear" (Spotsylvania County Bicentennial Committee 1975:1-14 in Mullen et al. 2010).
>
> Spotsylvania County's 1782 list of tithables counting white males over the age of 16 and all slaves shows 696 "white males" and 4,714 "blacks," most of whom were slaves. The 1790 U.S. Population Census was constructed from previous county and state tax lists. Spotsylvania County, Virginia, was enumerated showing 1,361 males over the age of 16, 1,278 males under the age of 16, a total of 2,532 white females of all ages, 147 other free persons, and 5,933 slaves for a total population in Spotsylvania County of 11,252 persons (Greene 1932:153, 155 in Mullen et al. 2010).
>
> The 1810 U.S. Population Census for Virginia survived the British incursion, and Spotsylvania County shows a white population of 4,478, of which 600 were slaveholders, and 6,126 slave residents (Mansfield 1977:127 in Mullen et al. 2010).

Ultimately, the Revolution established American independence, but it also effectively brought an end to Virginia's tobacco economy. During the war, the markets for Virginia tobacco were almost completely cut off, and planters were forced to diversify, turning primarily to corn, wheat, and livestock for export to the West Indies. As a result, by the 1790s, tobacco had virtually disappeared north of the James River (Kaplan 1993: 55, 67).

In 1778, during the tumultuous time of the American Revolution, the Spotsylvania Courthouse moved to the "Old Courthouse" location in the region of the project area along the current Lake Anna Parkway. Maps from 1751 and 1787 show the project area in little detail (Figures 6 and 7). In addition, only one previously identified cultural resource from this period was located within one mile of the project area. As such, probability of finding archaeological resources from this period is low.

Figure 7. Detail of Map of the Country Between Albemarle Sound, and Lake Erie, Comprehending the Whole of Virginia, Maryland, Delaware and Pennsylvania with Parts of Several Other of the United States of America, Depicting the Vicinity of the Project Area. (Jefferson 1787).

Figure 8. Detail of *A Map of the State of Virginia*, Depicting the Project Area Vicinity (Boye 1828).

Early National Period (1789-1830)

During the late eighteenth and early nineteenth centuries with the collapse of the tobacco industry, Spotsylvania and the surrounding counties underwent a radical transition from tobacco to a new diversified grain-based economy. This agricultural and economic transition would characterize the region through the nineteenth century and well into the twentieth. By the time of the American Revolution all arable land in the Tidewater and Piedmont regions of Virginia had been planted in tobacco at least once, and most areas were experiencing the effects of severe soil depletion.

With a restricted market for tobacco, residents began leaving the region in significant numbers in the late eighteenth and early nineteenth centuries. Not even the most privileged families were entirely resistant to the attractive force of new western lands on Virginia's frontier and beyond, with many scions of the area's elite pulling up stakes and striking out west. And, with the wholesale transition to a newly diversified agricultural economy that was less labor-intensive than tobacco cultivation, many of the region's slaves found themselves literally being sold "down the river" to the booming cotton and rice plantations of the Deep South. This change was also reflected in the cultural landscape, as settlement tended to move away from major rivers and creeks, the primary routes of transportation and communication in the colonial period, and clustered along an increasingly complex system of interior roads (Kulikoff 1986:422, 429; O'Donnell 2005).

Whatever their social standing, local farmers found themselves confronted in the early years of the nineteenth century by land that was simply worn out by decades of tobacco farming. Meanwhile, the prevailing agricultural practice of crop rotation every three years insured that even wheat and corn depleted the soils at an alarming rate. In his series of essays entitled *Aerator*, Caroline County's John Taylor demonstrated the benefits of four-field crop rotation, in which soils could be improved significantly by rotating corn, wheat, fertilizer, and clover. Similarly, in the early 1820s, Edmund Ruffin publicized the effectiveness of marl in reducing soil acidity, a technique that could triple the productivity of Tidewater soils. Other agricultural improvements included contour plowing to reduce erosion, cast iron plows, threshing machines, and corn shellers (Kaplan 1993: 87-88; O'Donnell 2005).

Maps from 1820 and 1828 shows the project area in little detail, and do not show structures in the project area (Figures 8 and 9). However, the project area is just east of the "Liberty Meeting House" mapped in 1820 (Figure 9). The Liberty Meeting House would later be replaced by the Zion Methodist Church (088-0077), built in 1859, which is located at 8700 Courthouse Rd. In addition, the project area is located just east of a log house from 1795 located at 8614 Courthouse Rd. (088-0149). In addition, three other previously identified cultural resources from this time period are located within one mile of the project area. Due to increased population of the region, the probability of identifying archaeological resources from this period is moderate to high.

Antebellum Period (1830-1861)

Improvements to transportation routes in the nineteenth century and the development of the railroads provided an economic stimulus to the region. As with turnpikes and canals earlier in the nineteenth century, the construction of rail lines would have a tremendous economic and social effect on the region, revolutionizing the export of farm produce (Hennessy 1989). In addition, the departure of numerous farming families for the West had opened a considerable amount of land to outside purchase at low cost.

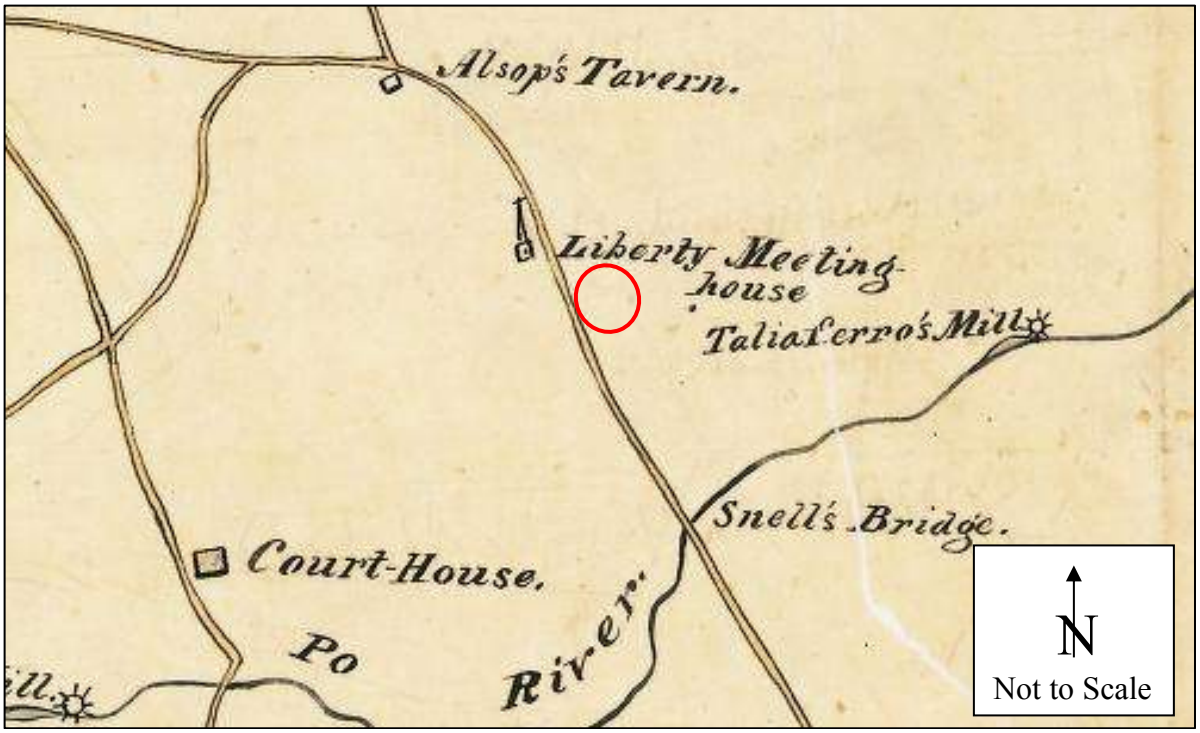

Figure 9. Detail of *Spotsylvania County*, Depicting the Project Area Vicinity (Wood 1820).

With the advantage of new transportation routes and proximity to the growing markets, this region proved attractive to northern farmers and recent immigrants. Most were European immigrant farmers who took up moderately sized parcels, typically between 150 and 200 acres (Netherton et al. 1978: 251-59).

> Martin's *Gazetteer of Virginia* published in 1836 claims that in Spotsylvania County"...Tobacco was formerly planted to the exclusion of almost everything else; but within the last 30 years it has gradually given place to wheat and Indian Corn." The total population of Spotsylvania County in 1835 is given as 11,826, and county exports for the year are given as 500,000 bushels of Indian corn, 75,000 barrels of flour, 150,000 bushels of wheat, 400 hogsheads of tobacco, 500 tierces of flax seed, and between $65,000.00 and $70,000.00 from gold mines (Martin 1836:279-284 in Mullen et al. 2010).

In 1839, the Courthouse moved to its present site.

> Lewis Rawlings, owner of the Tavern, gave the County ten acres for the present Courthouse green. The team of Malcolm Crawford, carpenter and William Phillips, brick-mason, who helped Thomas Jefferson build the University of Virginia, won the contract and completed the Courthouse in 1840 (Spotsylvania County 2020 [Accessed]).

In addition, the Zion Methodist Church (088-077) was built in 1859 at the location of the former Liberty Meeting House, just west of the project area.

Although population and infrastructure were on the rise during this time period, an epidemic would soon follow. A scourge of yellow fever hit Virginia in 1852, causing numerous deaths. Slaves during this time mentioned the cruelty of "white folks," as they were exploited for increased wealth and profit, and "prayed to God to punish their cruel masters." The yellow fever epidemic to the slave was regarded as retribution from God (Escott 1979).

> The Fredericksburg and Gordonsville Railroad was incorporated in 1853. The route was originally surveyed in 1836 as the "Rappahannock and Blue Ridge Railroad" (Salmon 1996:16, 48 in Mullen et al. 2010). Railroad right-of-ways were condemned in the spring of 1854, and local property owners were compensated for the land taken. Civil War records and maps show that the Fredericksburg and Gordonsville Railroad was unfinished during the war years, but the railroad was completed in the Reconstruction period (Scott 1889:1.XXXV.I.850; Davis 1983:33.1 in Mullen et al. 2010).

The mining industry in the Spotsylvania had a short but feverish increase during this period.

> Gold production boomed in the project vicinity during the 1830s and 1840s, but collapsed during the 1850s. Average annual production in Virginia dropped to 1,700 ounces through the 1850s (Sweet 1980: 1-4 in Ferland et al. 2008).

The California gold rush and the Civil War would mark the end of gold mining as a feasible industry in Virginia during this era.

> Mining and industry demanded logs, and often charcoal. Charcoal production created a distinctive cultural landscape. The extraction of timber for charcoal production denuded massive stretches of land (Barber and Wittkofski 1999:312-3; Sanford 1994:79-80 in Ferland et al. 2008). For example, timbering, which began in the Rappahannock Piedmont with the iron industry established by Spotswood, produced the dense, secondary growth landscape of the Wilderness battlefield (Round 1964:4 in Ferland et al. 2008). Between 150 and 240 bushels of charcoal were consumed in blast furnaces like the nearby antebellum Catherine Furnace, with considerable amount wasted as a consequence of inefficient, open-ended stacks; refining the ore in a forge required an additional 150 to 250 bushels per ton of refined iron (Frye 1987:5 in Ferland et al. 2008).

Increased farming, mining, and commerce prompted the population increase in the region of the project area around the established road system. Although still rural, the population density in the region of the project area was on the rise.

Eight previously identified cultural resources from this period are located within one mile of the project area including the Zion Methodist Church (088-0077), built in 1859, which is located at 8700 Courthouse Rd., immediately across from the project area to the west. Due to the sustained population of the region, the probability of identifying archaeological resources from this period in the project area is high.

Civil War (1861-1865)

The issues of slavery and states' rights had precipitated armed conflict, and on April 17, 1861, Virginia seceded from the Union. Spotsylvania County experienced the full effects of the war due to its strategic position between opposing forces, and the project area was located along a primary road to Richmond. The Zion Methodist Church (088-00770), located just northwest of the project area across Courthouse Rd. (Rte. 208), was a rallying point for troops for both the Union and Confederate armies.

> The first occasion on which armed soldiers would enter Zion's sanctuary occurred in August 1862. On Tuesday, August 5, the brigade of Union General John Gibbon was divided into three parts. One of these, led by General Sullivan, included the 24th New York Infantry, commanded by Colonel Samuel Raymond Beardsley. At 5 p.m. that day, the three wings of Gibbon's brigade left their camps in Falmouth and crossed over into Fredericksburg. From there, they spread out to conduct a reconnaissance in force, with the intention of doing some damage to the Virginia Central Railroad, if possible (Sullivan 2018).
>
> On Thursday, August 7, Colonel Beardsley and his regiment took up a position at Zion. "Our orders were to stay here & hold this point till this afternoon & then return to Falmouth," he wrote in a letter to his father that day. Beardsley and a number of his soldiers made themselves at home in the sanctuary, where he continued his letter: "I write this from the gallery of a country church which is situated in a grove about a half mile from the village (said village composed of a Court House, Clerks Office, and Tavern all of Brick, & one or two other houses of wood) which is a perfect bedlam below, as it is filled with soldiers some scuffling, some whistling, some playing cards on the little plain table in front of the pulpit, while one independent gentleman in his shirt sleeves occupies the ministers chair in the pulpit and is engaged in the laudable occupation of combing his hair with a pocket comb while he occasionally stops to admire his handy work through the medium of a little pocket looking glass" (Sullivan 2018)

In May of 1864, the Union army moved into Spotsylvania County, as General George Meade crossed the Rapidan River with approximately 120,000 troops.

> By May 11, division commander Henry Heth had established his headquarters at Zion. That evening General Lee also arrived, and over time other general officers and their staffs came and went from the church. General Ambrose Powell Hill, who was compelled by ill health to temporarily relinquish command of the Third Corps, arrived by ambulance. General Jubal Early, who was named as Hill's replacement as corps commander, was also nearby. Over the next several days, Early's soldiers encamped between the courthouse and the church. The cavalry division of General William Henry Fitzhugh Lee also spent time at the intersection of Court House and Massaponax Church roads and on the church grounds (Sullivan 2018).
>
> At least one, and possibly two telescopes were set up at the windows in the slaves' balcony, providing a good view of Union activity at Myer's Hill, about a mile away. In the map detail shown above, the line of sight between Zion and Myer's Hill is evident. Off to the left, it was also possible to observe the movements of General Ambrose Burnside's Ninth Corps (Sullivan 2018).

The right flank of the Confederate line terminated southeast of the village of Spotsylvania Court House itself. While it lacked the topographical advantages of the left flank, the Confederate right was relatively secure, given that the bulk of the Federal army was massed along the Confederate left and left center (Mackowski 2020).

The Battle of Spotsylvania Courthouse commenced in May of 1864 (Figure 10). A description of this battle, as summarized by the *Civil War Sites Advisory Committee* (CWSAC) of the *American Battlefield Protection Program* (ABPP), appears below (NPS 2017):

> OTHER NAME: Combats at Laurel Hill and Corbin's Bridge, Ni River, Laurel Hill, Po River, Bloody Angle, Piney Branch Church, Harrison House, Harris Farm
>
> CAMPAIGN: Grant's Overland Campaign
>
> DATE(S): May-June 1864
>
> PRINCIPAL COMMANDERS: Lieutenant General Ulysses Grant [US] Major General Robert Lee [CS]
>
> FORCES ENGAGED: 152,000 total (US 100,000; CS 52,000)
>
> ESTIMATED CASUALTIES: 27,000 total (US 18,000; CS 9,000)
>
> DESCRIPTION: After the Wilderness, Grant's and Meade's advance on Richmond by the left flank was stalled at Spotsylvania Court House on May 8. This two-week battle was a series of combats along the Spotsylvania front. The Union attack against the Bloody Angle at dawn, May 12-13, captured nearly a division of Lee's army and came near to cutting the Confederate army in half. Confederate counterattacks plugged the gap, and fighting continued unabated for nearly 20 hours in what may well have been the most ferociously sustained combat of the Civil War. On May 19, a Confederate attempt to turn the Union right flank at Harris Farm was beaten back with severe casualties. Union generals Sedgwick (VI Corps commander) and Rice were killed. Confederate generals Johnson and Steuart were captured, Daniel and Perrin mortally wounded. On May 21, Grant disengaged and continued his advance on Richmond.
>
> RESULTS: Indecisive

Although the project area is not located near the infamous salient or "mule shoe" in the northern and western portions of the Confederate line where the engagements were most ferocious, the area was fired upon from time to time as the Zion church offered shelter for Confederate officers, including Gen. Robert E. Lee.

> The coming and going of Confederate generals and their staffs, not to mention the presence of large bodies of soldiers in the immediate vicinity of Zion, attracted the attention of Union forces nearby. Soon, a fusillade of artillery and small arms fire raked the church and its grounds. The windows were shot out, and significant damage was done to the church's roof and brick exterior. Somehow in the midst of all this tumult, General Robert E.

> Lee found it possible to take a nap inside the church on May 14th, one of the few times during the war when he slept under a roof (Sullivan 2018). As the fighting continued and the casualties mounted, the church's sanctuary was pressed into service as a hospital. All of the pews (most of the original ones are still in use today) were moved outside in order to provide space for the wounded and dying who were brought in for care. Operations, including amputations, would have been performed in the sanctuary. The blood of these unfortunate men, which stained the floors, would remain visible for almost one hundred years (Sullivan 2018).

The project area is located within the Spotsylvania Courthouse Battlefield Historic District (088-5182). In addition, the Zion Methodist Church (088-0077) is located to the northwest of the project area, and was a rallying point for both Union and Confederate officers and personnel. Eight previously identified cultural resources specific to the Civil War are located within one mile of the project area.

Military maps of Spotsylvania County drafted during this time show the project area in excellent detail and depict the north/south trending line of earthworks bisecting the project area (Figures 11, 12, 13, and 14). Taking these factors into consideration, the probability of identifying archaeological resources from the Civil War era is very high.

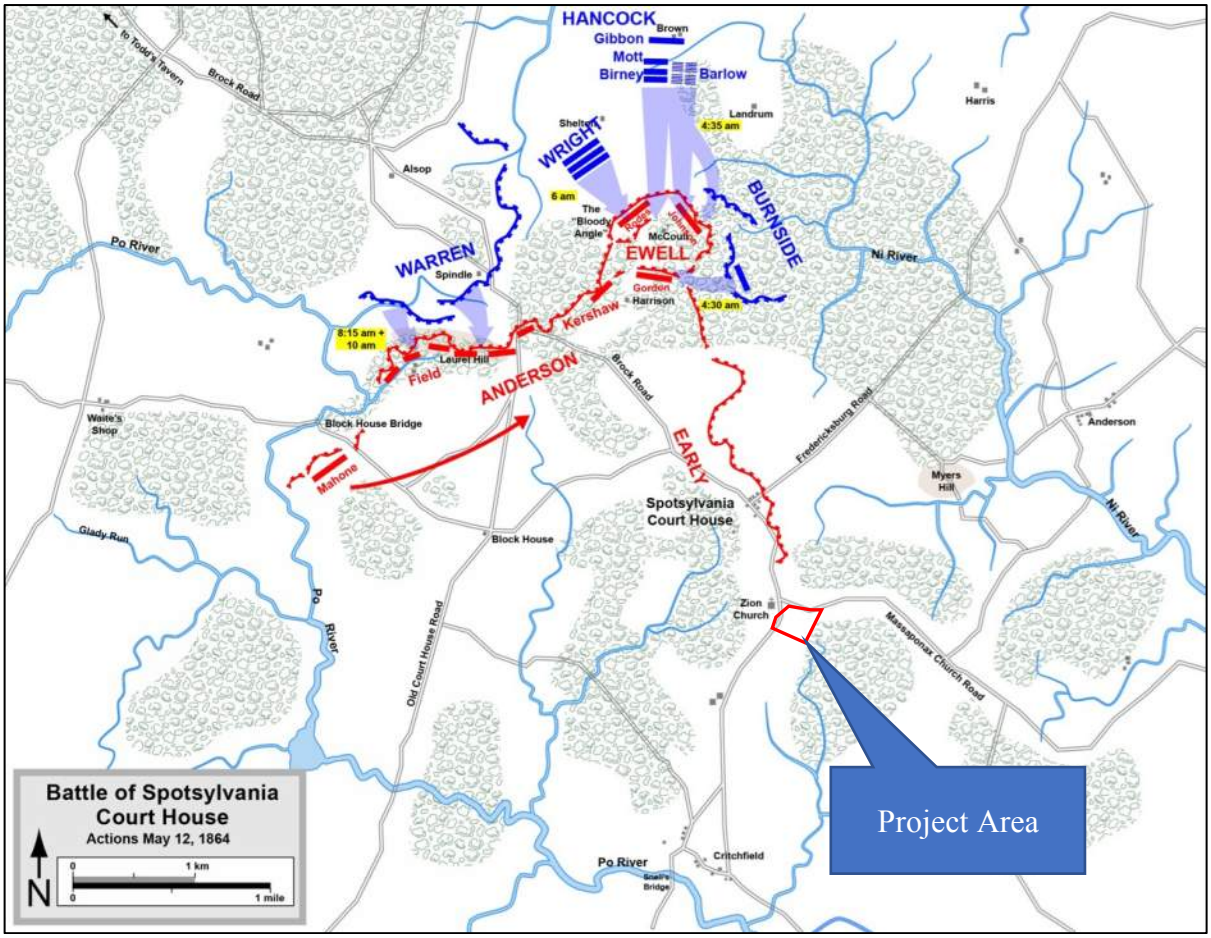

Figure 10. *Battle of Spotsylvania Court House Actions May 12, 1864* Depicting the Project Area Vicinity (CWSAC).

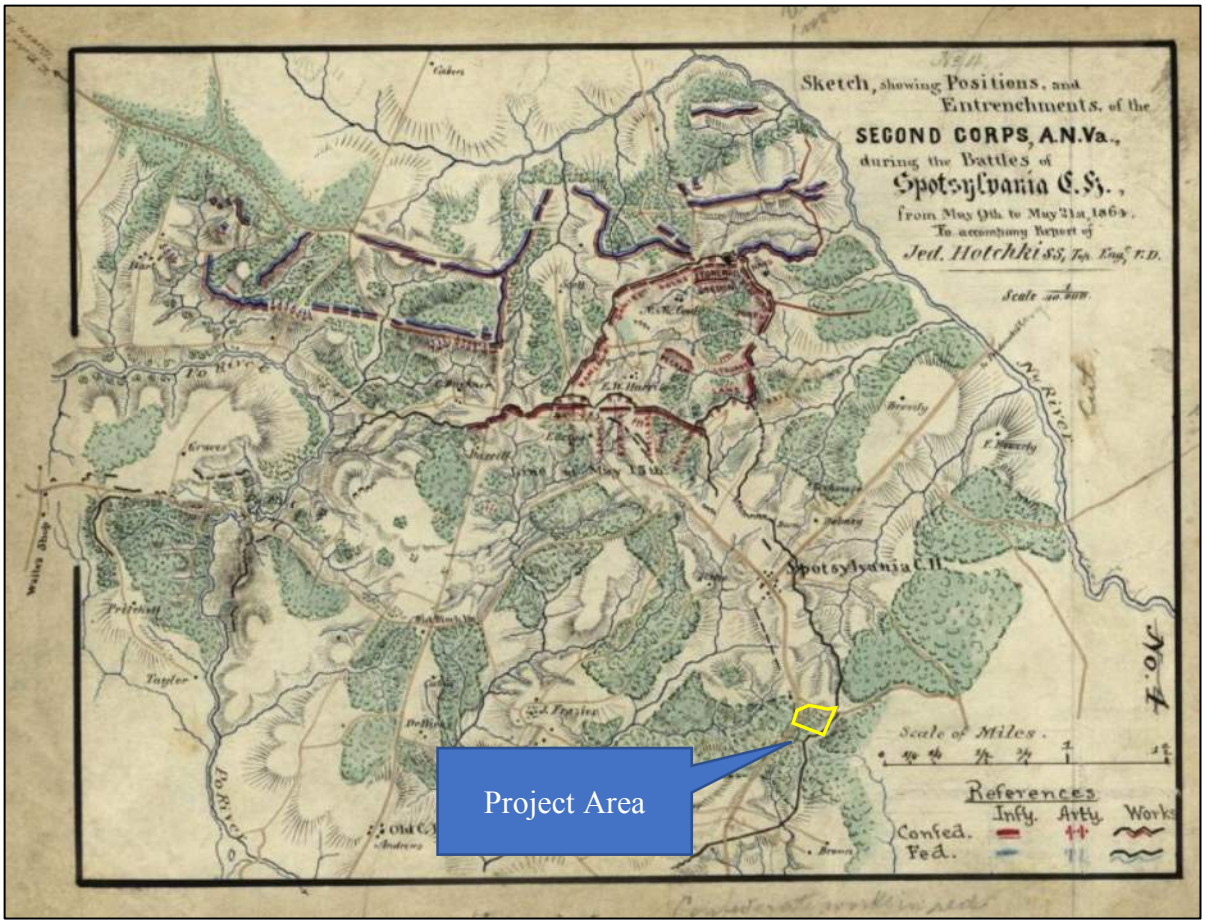

Figure 11. Detail of *Report of the camps, marches & engagements, of the Second Corps, A.N.V., and of the Army of the Valley Dist. of the Department of Northern VA., during the campaign of 1864: [Virginia]* Depicting the Project Area Vicinity (Hotchkiss 1864a).

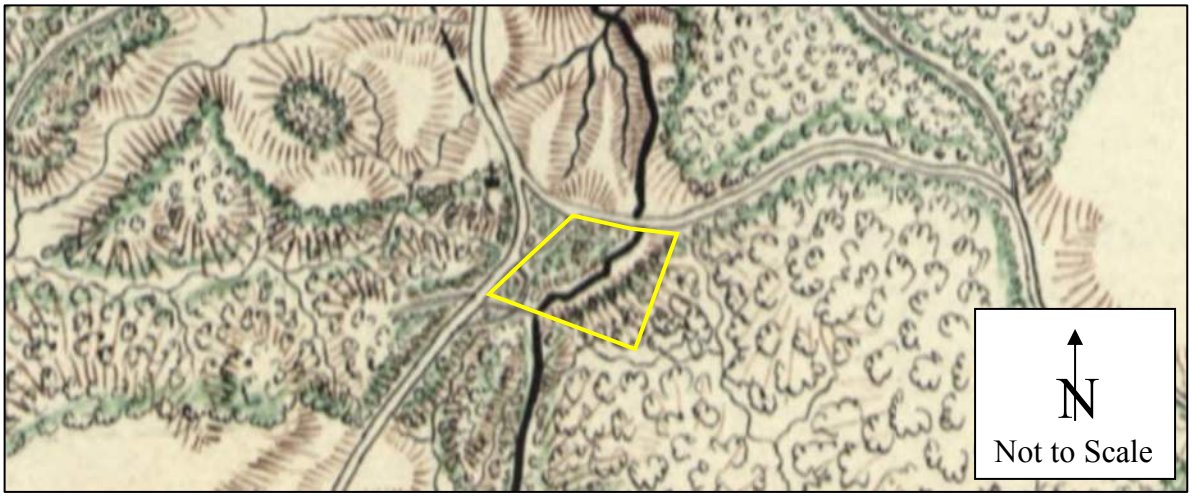

Figure 12. *Detail of Report of the camps, marches & engagements, of the Second Corps, A.N.V., and of the Army of the Valley Dist. of the Department of Northern VA., during the campaign of 1864: [Virginia]* Depicting the Project Area Vicinity (Hotchkiss 1864a).

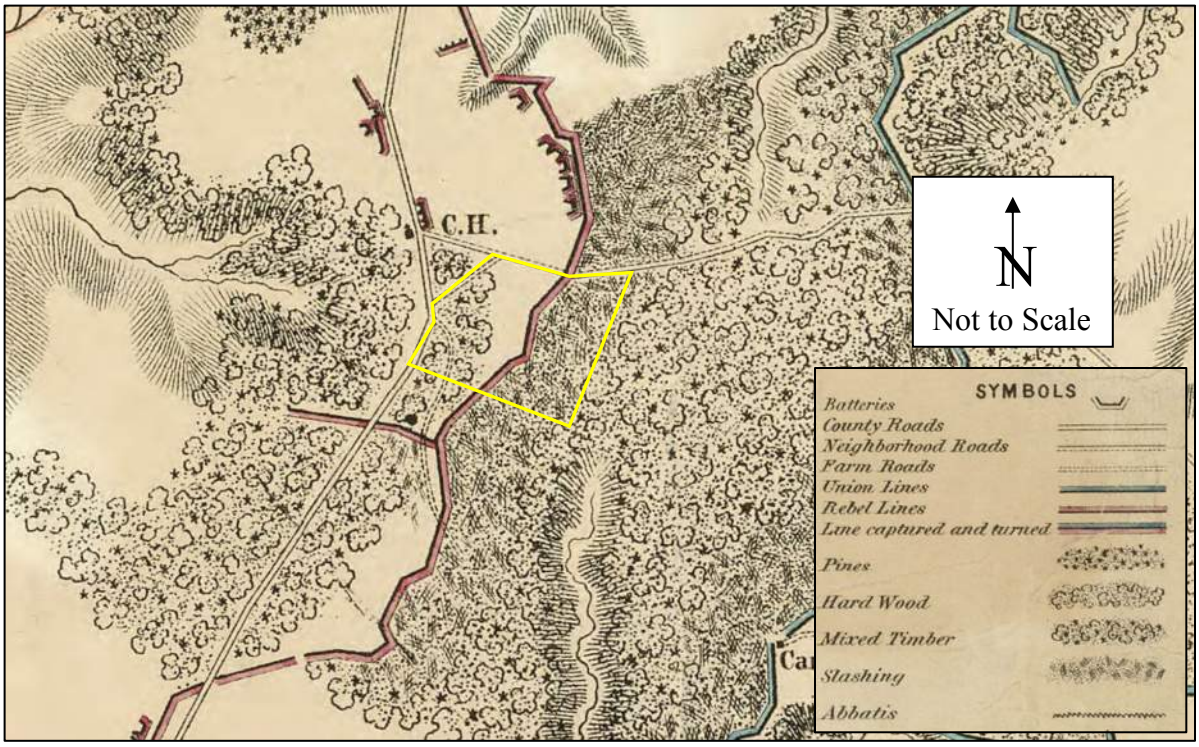

Figure 13. Detail of *Map of the battle field of Spotsylvania C.H.: showing the field of operations of the Army of the Potomac commanded by Maj. Gen. George G. Meade U.S.A., from May 8th to 21st, 1864* Depicting the Project Area Vicinity (Howell 1864).

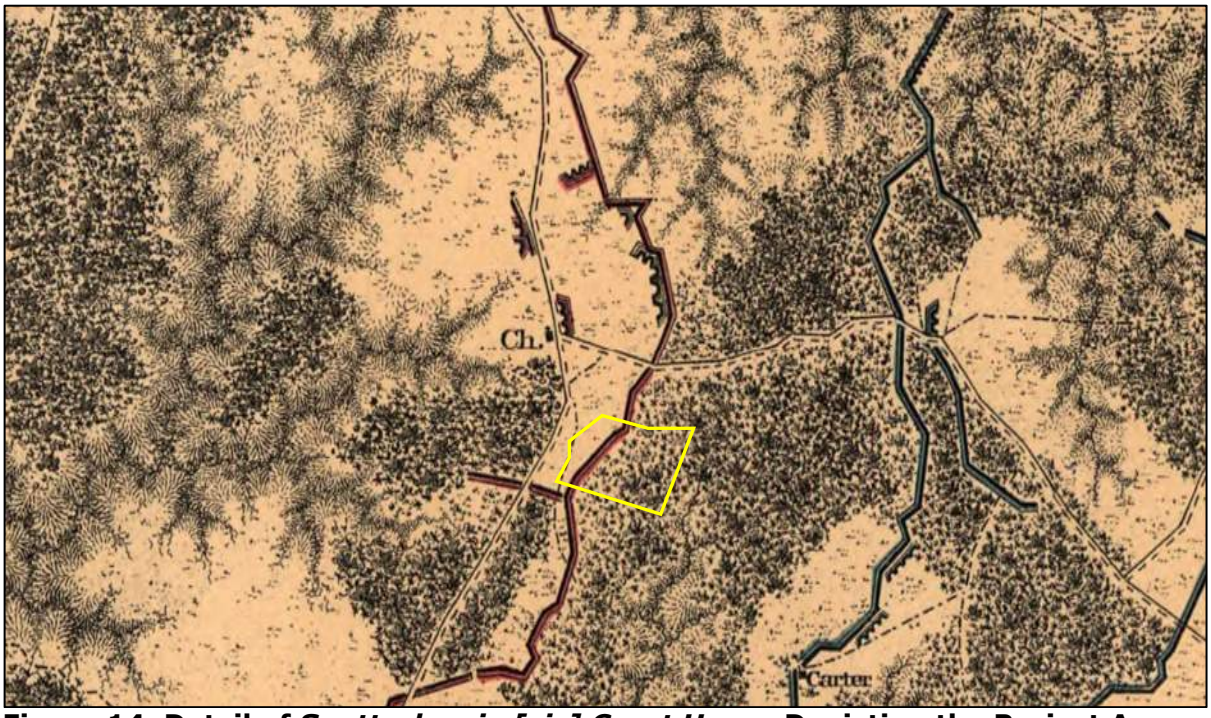

Figure 14. Detail of *Spottsylvania [sic] Court House* Depicting the Project Area Vicinity (Hotchkiss 1864b).

Reconstruction and Growth (1865-1917)

Virginia was a principal location of the Civil War and the devastation could be felt politically, socially, and economically. The combined loss of manpower and draft animals, the neglect of agricultural land, and the emancipation of the slave population had a detrimental effect on the region's economic and social landscape in the postwar era. Over the following years, property values plummeted: land that had sold for $10 per acre before the war now fetched only $1-3. In fact, the real estate market was so depressed that during their 1869-70 session the General Assembly enacted a law prohibiting the sale of land for less than 75 percent of its assessed value (Kaplan 1993: 153-56).

Many were desperate for an economic solution following the war, and many began to sell the timber on their land for cash or left the county for jobs in Washington or elsewhere. Those who continued to farm joined the "Grange," or "Patrons of Husbandry," a fraternal order established in 1867 and dedicated to helping farmers learn new agricultural methods.

> Unlike Fredericksburg and other neighboring counties, Spotsylvania suffered a significant decrease in population in the immediate postwar period, dropping from well over 15,000 at the beginning of the Civil War to 11,728 in 1870. This trend of depopulation would continue through the early twentieth century. Late nineteenth century Spotsylvania was characterized by the transition from grain and tobacco crops to a greater concentration on dairying and market gardening. Large family farms were increasingly subdivided, with many producing enough only to sustain the family and livestock. During this period the county also witnessed a boom in the extractive industries, with the Grindstone and Holladay mines producing gold, silver, pyrite, lead, and zinc ore. Also logging companies harvesting the county's ample timber resources (Traceries 1996 in Ferland et al. 2008).

A map drafted during this time shows the project area in little detail (Figure 15). However, sixteen previously identified cultural resources were identified within one mile of the project area, including house (088-0240) from 1880 located immediately northwest of the project area. As such there is a high probability of identifying resources from this period.

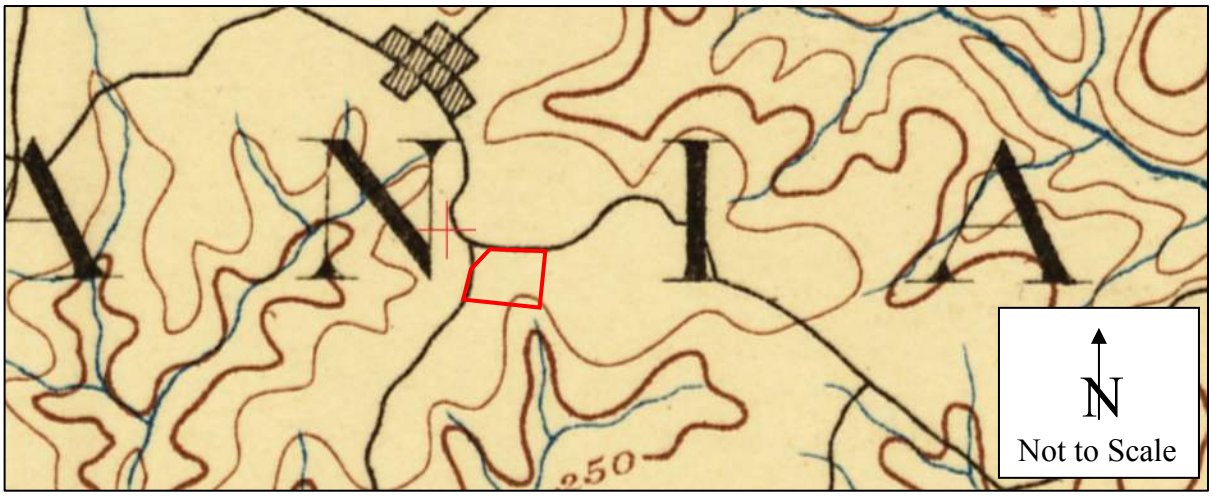

Figure 15. Detail of *Spotsylvania, Virginia*, Depicting the Project Area Vicinity (USGS 1887).

World War I to World War II (1917-1945)

After World War I, the faltering postwar economy caused agricultural prices to fall, and farmers could no longer afford to produce their crops. It was at this time that the government was shifting its focus towards the establishment of urban centers, which left little support for the agricultural economy (Williams 1936).

> Manufacturing remained the mainstay of the Fredericksburg economy into the twentieth century. Local agriculture simply had not recovered after the Civil War. During the 1920s, the rural county of Spotsylvania could not even provide sufficient food for the local populace. The County, including Fredericksburg, had to import food and animal feed. The market was certainly present, but the soil could not meet the demand. In 1934, an economic survey of Spotsylvania County observed many fields still left uncultivated (Fredericksburg 2017a).
>
> By the Great Depression, Fredericksburg's regional population included many thousands, many of whom were employed by large factories located south of town. This included the Sylvania Company and the G&H Clothing Plant. Although times were tough, many of these factories were able to keep their doors open during the tumultuous 1930s. However, government programs to relieve the economic effects of the Great Depression had a significant impact on area historic resources. During the 1930s, for instance, the Civilian Conservation Corps (CCC) helped to make the Fredericksburg and Spotsylvania National Military Park accessible to visitors. The CCC built roads and bridges and stabilized earthworks (Fredericksburg 2017a).

An aerial photograph and map from this period show the project area in good detail, and neither depicts any structures (Figures 16 and 17). However, the 1937 aerial photograph depicts a line of trees in the approximate location of the line Confederate earthworks from the Battle of Spotsylvania Courthouse (Figure 16).

Seven cultural resources from this period are located within one mile of the project area. One of the seven resources is a service station from 1930 located in the same lot as a house from 1880 (088-0240). This service station is located immediately northwest of the project area. The probability of identifying archaeological resources from this period in the project area is high, however the likelihood that they would be eligible for listing on the NRHP is low.

The New Dominion (1945-Present)

Although the Fredericksburg region benefited from the post-World War II buildup of military installations during the Cold War as well as an excellent economy, the region of Spotsylvania Courthouse remained primarily rural. However, the region did benefit from the improvements to infrastructure.

> Construction crews completed the State Route 1 Bypass in early 1946. The bridge across the Rappahannock occurred at Falmouth, where bridges had been constructed since the early nineteenth century. While highways and bypasses were meant to enhance inter-city travel, the dynamics of their presence changed post World War II development patterns (Fredericksburg 2017a).

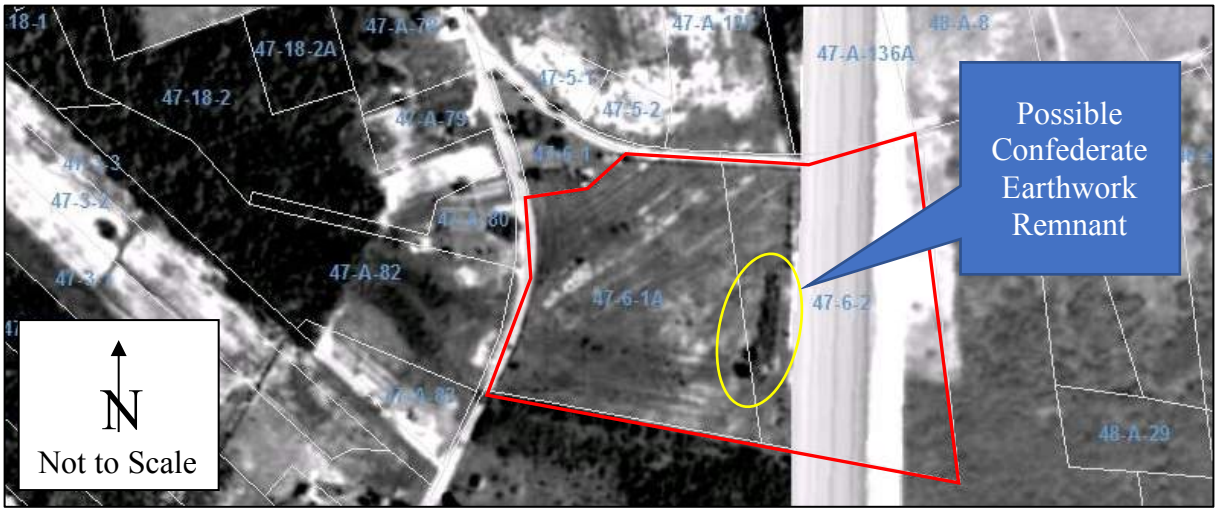

Figure 16. Detail of 1937 Aerial Photograph Depicting the Project Area Vicinity (Courtesy Spotsylvania County GIS Division).

Figure 17. Detail of *Spotsylvania, Virginia* Depicting the Project Area Vicinity (USGS 1942).

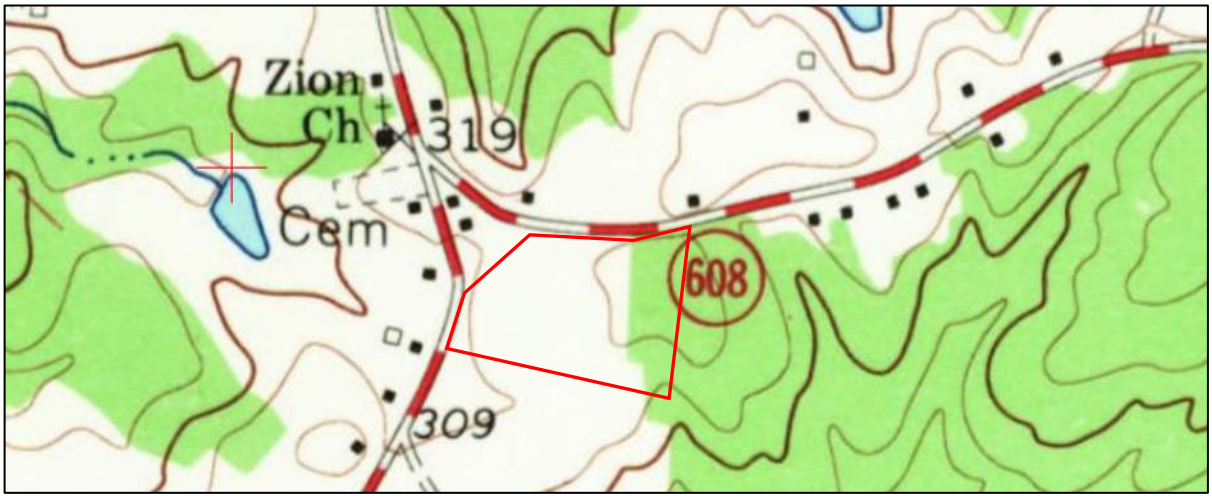

Figure 18. Detail of *Spotsylvania, Virginia* Depicting the Project Area Vicinity (USGS 1966).

> Automobile production grew enormously after World War II. The Federal Aid Highway Act of 1944 had anticipated this post-war need for more and better roads, but the Interstate Highway Act of 1956 provided the unprecedented funding that made automobile highways ubiquitous (Fredericksburg 2017a).

As the nation's economy expanded, so too did the Washington D.C. metropolitan area. As a result of the continuing population expansion around our nation's capital, Spotsylvania County has become a "bedroom" community" for Washington D.C. This trend truly began the 1970s, and has grown exponentially since then.

> The county's population grew by nearly 80 percent between 1980 and 1990, prompting large-scale residential and commercial development. Today, more than 23 percent of Spotsylvania residents commute to work in the metropolitan Washington area. Despite the rapid pace of growth, more than 7 5 percent of county land is dedicated to agriculture and forestry. However, only about 11 percent of agricultural land is actually used for crop production.

A map from 1966 does not depict any new structures in the project area, however it does show the housing and suburban neighborhoods beginning to form in the region. Although finding resources from this time period in the project area is high, the likelihood of their being eligible for listing on the National Register of Historic Places is low.

RESEARCH DESIGN

A Phase IA cultural resource assessment will define areas where cultural resources are *likely* to be present, and is to be used for initial planning purposes. The Phase IA cultural resource assessment document may not satisfy county, state, or federal regulatory requirements for cultural resources, but rather allows for a review the nature and scope of potential cultural resources issues associated with a given project.

If cultural resource studies are required for compliance with local, state, and federal laws and regulations, a Phase I identification survey may be requested by regulating agencies.

Background Research

Background research was conducted at the Virginia Department of Historic Resources (VDHR) and the Library of Virginia in Richmond, Virginia. Documentary and cartographic research on the history of the project area was conducted using the Virginia Department of Historic Resources, the Library of Virginia, the Virginia Historical Society, the Spotsylvania County Museum, and the Library of Congress. Additional cartographic research was conducting using the Spotsylvania County GIS system.

Field Methods

Limited judgmental shovel testing was conducted on selected portions of the project area in an effort to confirm soil stratigraphy and the presence or absence of disturbed areas. These locations will be digitally mapped. For any archaeological or architectural resources observed during the Phase IA cultural resource assessment, photographs were taken of the general vicinity and of any visible features. Notes were taken on surface conditions, soil characteristics, dimensions and construction of features evident.

The results from the Phase IA field reconnaissance and background research aided in the creation of a map that depicts areas that contain high and low probability for archaeological resources to be present within the project area. This map will also show any feature locations, permanent landmarks, and sources of disturbance. This map is included with the technical report. In addition, photographs were taken of any standing structures over 50 years in age and these too were mapped and documented.

Report Preparation

The results of the background and archival research, and fieldwork are combined and summarized in this report. The report describes the results of each of these aspects of the Phase IA assessment survey research and includes all selected historic maps, photographs, and renderings.

Previously Identified Cultural Resources

The background research for the Phase IA cultural resource assessment also included a review of the VDHR archives and data collected from the VDHR V-CRIS system to compile maps and summaries of all architectural resources and archaeological sites within 1.6 kilometers (one mile) of the project area (Figures 19, Tables 1 and 2). The results of this research follow.

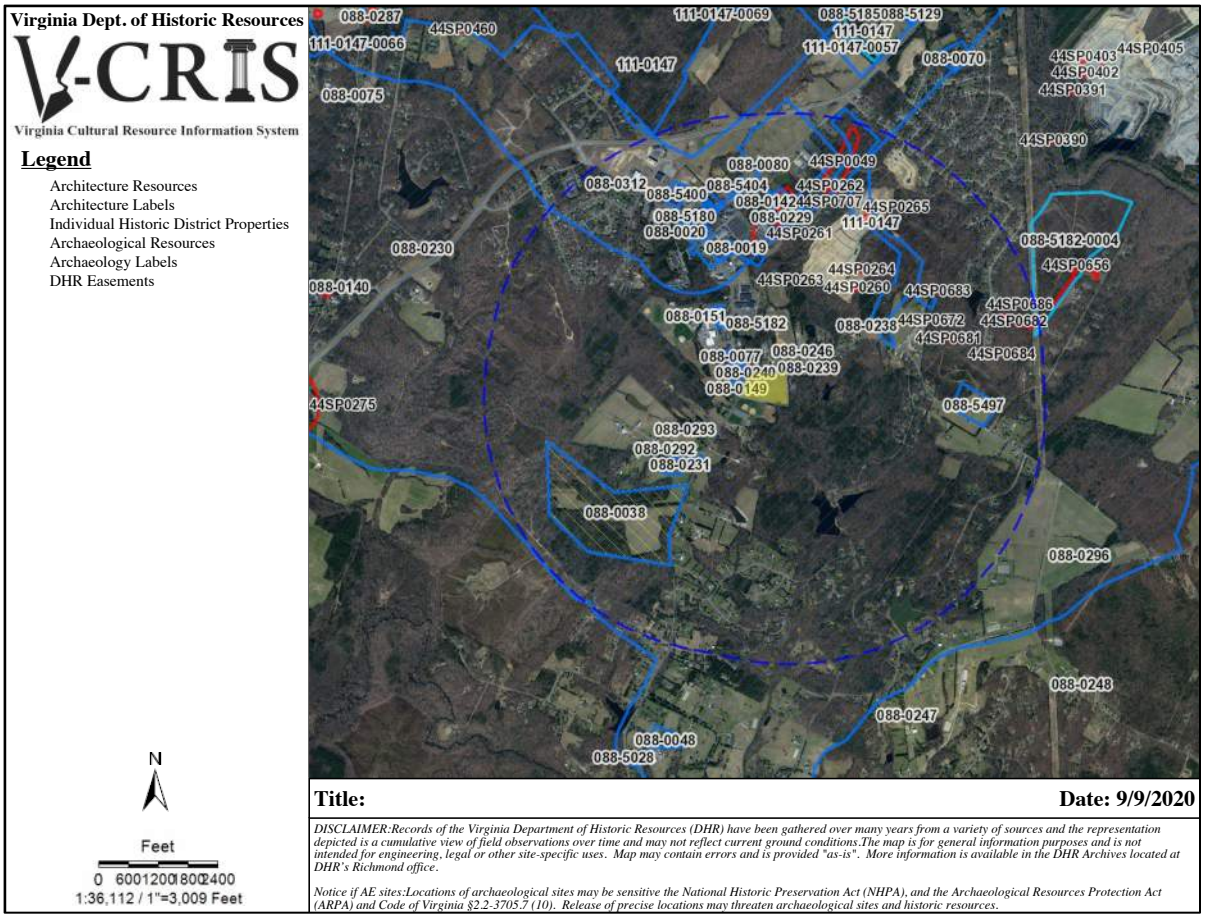

Figure 19. Aerial Photograph of the Project Area Depicting the Previously Identified Archaeological Sites and Architectural Resources within One Mile of the Project Area (VCRIS 2020).

No previously identified archaeological sites were located within the project area; however, fifteen were located within one mile of the project area (Figure 19, Table 1). Three sites are Native American sites without a specific temporal affiliation. Three sites are multi-component sites consisting of a Native American component overlain by historic era components including Civil War era earthworks and dwellings. The remaining sites are post-contact historic sites. These sites include two cemeteries, five Civil War era military sites, and two domestic sites.

Only one of these archaeological sites, a Civil War earthwork (44SP0682) was determined to be not eligible for listing in the NRHP. One of these archaeological sites, a domestic site from the late nineteenth to middle twentieth-century (44SP0691) was found to be potentially eligible for listing in the NRHP. The remaining sites have not been evaluated for listing on the NRHP. A summary of these sites including their site number, temporal affiliation, and site type are summarized in Table 1 and mapped on Figure 19.

One previously identified architectural resource, the 1864 Spotsylvania Courthouse Battlefield Historic District (088-5182) encompasses the project area. This battlefield historic district was found to be potentially eligible for listing on the NRHP. The project area is located completely within the "study area" and partially within the Potential National Register Area (Figures 19 and 20, Table 2).

Table 1.Previously Recorded Archaeological Sites Within 1-Mile (1.6-Kilometers) of the Project Area		
Site #	**Period**	**Site Type**
44SP0049	Prehistoric/Unknown (15000 B.C. - 1606 A.D.), 19th Century (1800 - 1899)	Camp, Earthworks
44SP0260	Reconstruction and Growth (1866 - 1916), World War I to World War II (1917 - 1945), The New Dominion (1946 - 1991), Post Cold War (1992 - Present)	Cemetery
44SP0261	Prehistoric/Unknown (15000 B.C. - 1606 A.D.), 19th Century: 2nd half (1850 - 1899), 20th Century: 1st quarter (1900 - 1924)	Camp, Other
44SP0262	Prehistoric/Unknown (15000 B.C. - 1606 A.D.)	Camp
44SP0263	Prehistoric/Unknown (15000 B.C. - 1606 A.D.)	Camp, temporary
44SP0264	Prehistoric/Unknown (15000 B.C. - 1606 A.D.)	Camp
44SP0265	19th Century (1800 - 1899)	Other
44SP0672	Pre-Contact, Colony to Nation (1751 - 1789), Early National Period (1790 - 1829), Antebellum Period (1830 - 1860), Civil War (1861 - 1865), Reconstruction and Growth (1866 - 1916), World War I to World War II (1917 - 1945), The New Dominion (1946 - 1988)	Other
44SP0681	Reconstruction and Growth (1866 - 1916), World War I to World War II (1917 - 1945)	Dwelling, single
44SP0682	Civil War (1861 - 1865)	Earthworks
44SP0683	Civil War (1861 - 1865)	Earthworks
44SP0684	Civil War (1861 - 1865)	Other
44SP0685	Civil War (1861 - 1865)	Other
44SP0686	Civil War (1861 - 1865)	Other
44SP0707	Reconstruction and Growth (1866 - 1916), World War I to World War II (1917 - 1945), The New Dominion (1946 - 1991), Post Cold War (1992 - Present)	Cemetery

Table 2. Previously Recorded Architectural Resources Within 1-Mile (1.6-Kilometers) of the Project Area			
VDHR #	**Resource Name**	**Resource Type**	**Date**
088-0019	Christ Episcopal Church & Cemetery (Historic/Current)	Church/chapel	1841
088-0020	Spotsylvania County Courthouse (Historic)	Courthouse	1840
088-0038	Frazier House (Historic), Kenmore (NRHP Listing), Kenmore Woods (Current)	Single Dwelling	1829
088-0064	Spotswood Inn (Historic)	Tavern/ordinary	1810
088-0073	Harrison House (Historic)	Single Dwelling	1800
088-0077	Zion Methodist Church (Historic)	Church/chapel	1859
088-0080	Crampton (Historic/Current), Dabney Farm (Historic/Current), Dabney Farm Outbuildings (Descriptive), Farm, 9152 Couthouse Road (Function/Location)	Single Dwelling	1840
088-0081	Spotsylvania County Jail (Historic)	Jail	1856
088-0142	Spotsylvania Court House Historic District (NRHP Listing)	Historic District	1840

088-0142-0020	Spotsylvania Courthouse Battlefield Tablet (Descriptive)	Monument/marker	---
088-0142-0021	Lee Headquarters Tablet (Descriptive)	Monument/marker	---
088-0149	House, 8614 Courthouse Road (Function/Location)	Single Dwelling	1795
088-0151	Spotsylvania High School (Historic), Spotsylvania Intermediate School (Current)	School	1920
088-0229	Cemetery, 7100 Confederate Cemetery Drive (Function/Location), Confederate Cemetery (Historic)	Cemetery	1866
088-0231	Sylvannah Baptist Church & Cemetery (Historic)	Church/chapel	1920
088-0232	House, 9126 Courthouse Road (Function/Location)	Single Dwelling	1880
088-0233	Davis House, 9130 Courthouse Road (Historic/Location)	Single Dwelling	1870
088-0238	House, 7001 Massaponax Church Road (Function/Location)	Single Dwelling	1880
088-0239	House, 7110 Massaponax Church Road (Function/Location)	Single Dwelling	1875
088-0240	House, 7218 Massaponax Church Road (Function/Location)	Single Dwelling, Service Station	1880 1930
088-0246	House, 7111 Massaponax Church Road (Function/Location), West Eire (Current)	Single Dwelling	1920
088-0292	Clearview Arabian (Historic/Current), Jett House (Historic)	Single Dwelling	1905
088-0293	House, Courthouse Road (Function/Location)	Single Dwelling	1890
088-0312	House, 7500 Brock Road (Function/Location)	Single Dwelling	1875
088-5180	Chancellorsville Battlefield (Current)	Battle Site	1863
088-5182	Spotsylvania Court House Battlefield (Current Name), Spotsylvania Court House Battlefield (Historic)	Battle Site	1864
088-5182-0004	Myer's Hill Tracts, Spotsylvania Court House Battlefield (Current Name)	Battle Site	1864
088-5400	Robert E. Lee Elementary School (Historic/Current)	School	1950
088-5401	House, 7406 Brock Road (Function/Location)	Single Dwelling	1945
088-5402	House, 9110 Courthouse Road (Function/Location)	Single Dwelling	1955
088-5403	House, 9112 Courthouse Road (Function/Location)	Single Dwelling	1955
088-5404	Everett Shrum House (Historic), House, 9114 Courthouse Road (Function/Location)	Single Dwelling	1952
088-5405	House, 9134 Courthouse Road (Function/Location)	Single Dwelling	1884
088-5497	House, 6811 Massaponax Church Rd (Rt 608) (Function/Location)	Single Dwelling	null
111-0147	Fredericksburg and Spotsylvania Battlefields National Military Park (Historic/Current), Fredericksburg and Spotsylvania County Battlefields Memorial National Military Park and Cemetery (NRHP Listing)	Battle Site and National Park	1861-1865

**Shaded resources are located within the project area.*

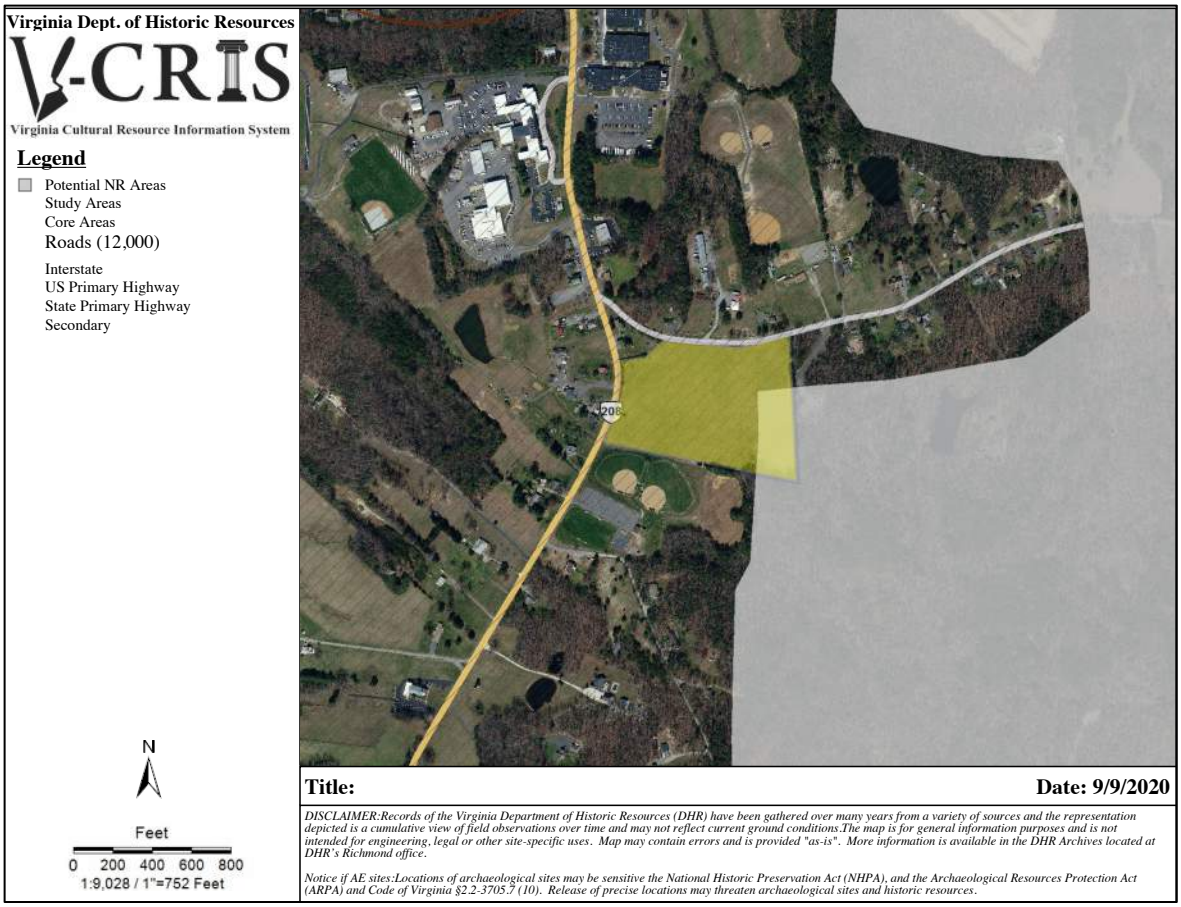

Figure 20. View of Potential National Register Area, Study Area, and Core Area of the 1864 Spotsylvania Courthouse Battlefield Historic District (088-5182) as well as the Project Area (VCRIS 2020).

Thirty-four architectural resources are located within one mile of the project area, including nineteen single dwellings constructed between 1795 and 1955, two schools from 1920 and 1950, four Civil War battlefield districts, the Spotsylvania Courthouse historic district from 1840, a courthouse from 1840, a tavern from 1810, a jail from 1856, a cemetery from 1866, a service station from 1930, and three churches from 1841 to 1920.

Of these 34 architectural resources, eleven were found not eligible for listing in the NRHP, including a church from 1841 (088-0019), nine single dwellings (088-0073, 088-0080, 088-232, 088-233, and 088-5401 through 088-5497), and a school from 1950 (088-5400). The Confederate cemetery from 1866 (088-0229) was found potentially eligible for listing in the NRHP. Three of these resources are listed on both the NRHP and the Virginia Landmarks Registry (VLR) and include the 1829 Frazier House (088-0038), the 1840 Spotsylvania Courthouse Historic District (088-0142), and the Civil War era Fredericksburg and Spotsylvania Battlefields National Military Park (111-0147). The remaining sites have not been evaluated. A summary of these sites including their site number, temporal affiliation, and site type are summarized in Table 2 and mapped on Figure 19.

Previous Investigations within the Project Area

No previous cultural resource investigations have taken place within the project area according to the VDHR VCRIS database (VCRIS 2020).

RESULTS

Darby O'Donnell, LLC has completed a Phase IA cultural resource assessment the 15-acre Fairchild property (Tax IDs: 47-6-1A and 47-6-2) in Spotsylvania County, Virginia (Figure 21). The project area is located north of Marshall Park, East of Courthouse Rd. (Rte. 208), south of Massaponax Church Rd. (Rte. 608). The project was conducted for Development Consulting Services, PLC.

The Phase IA cultural resource assessment consisted of visual reconnaissance of the entire project area as well as five judgmental shovel tests excavated in order to ascertain soil stratigraphy. A review of local history, previously identified cultural resources, and historic maps also aided the assessment of the project area.

The Fairchild property is currently a fallow agricultural field covered in mixed grasses. A small portion of forest is located in southeastern portion of the property as the landscape slopes toward the drainage that flows south into the Po River. Standing water was identified in western edge of the parcel adjacent to Courthouse Rd. (Rte 208), and on the southern border of the project area that is shared with Marshall Park.

Currently, there are no standing structures within the project area.

Judgmental shovel testing throughout the project area found soil stratigraphy that varied slightly in depth with a yellowish brown (10YR5/6) sandy loam plowzone layer extending from 0.8 ft. to 1.5 ft. in depth over a pale brown (10YR6/3) sandy clay subsoil (Figure 21). Very little erosion was found within the project area.

One previously identified architectural resource, the 1864 Spotsylvania Courthouse Battlefield Historic District (088-5182) encompasses the project area. This battlefield historic district was found to be potentially eligible for listing on the NRHP. The project area is located completely within the Study Area and partially within the Potential National Register Area (Figure 22). Historic map projections from this battle depict a Confederate earthwork crossing the project area from north to south (Figures 23 and 24). A least a section of this earthwork was still visible in 1937 based on an aerial photograph from that time (Figures 25 and 26). The north/south trending earthwork was positioned on the highpoint of the project area to provide for maximum defense and a clearer and wider field of fire.

In addition, the NRHP-eligible Zion Methodist Church (088-0077), located just northwest of the project area across Courthouse Rd. (Rte. 208), was a rallying point for troops for both the Union and Confederate armies. These troops would likely have occupied the project area.

> The first occasion on which armed soldiers would enter Zion's sanctuary occurred in August 1862. On Tuesday, August 5, the brigade of Union General John Gibbon was divided into three parts. One of these, led by General Sullivan, included the 24th New York Infantry, commanded by Colonel Samuel Raymond Beardsley. At 5 p.m. that day, the three wings of Gibbon's brigade left their camps in Falmouth and crossed over into Fredericksburg. From there, they spread out to conduct a reconnaissance in force, with the intention of doing some damage to the Virginia Central Railroad, if possible (Sullivan 2018).

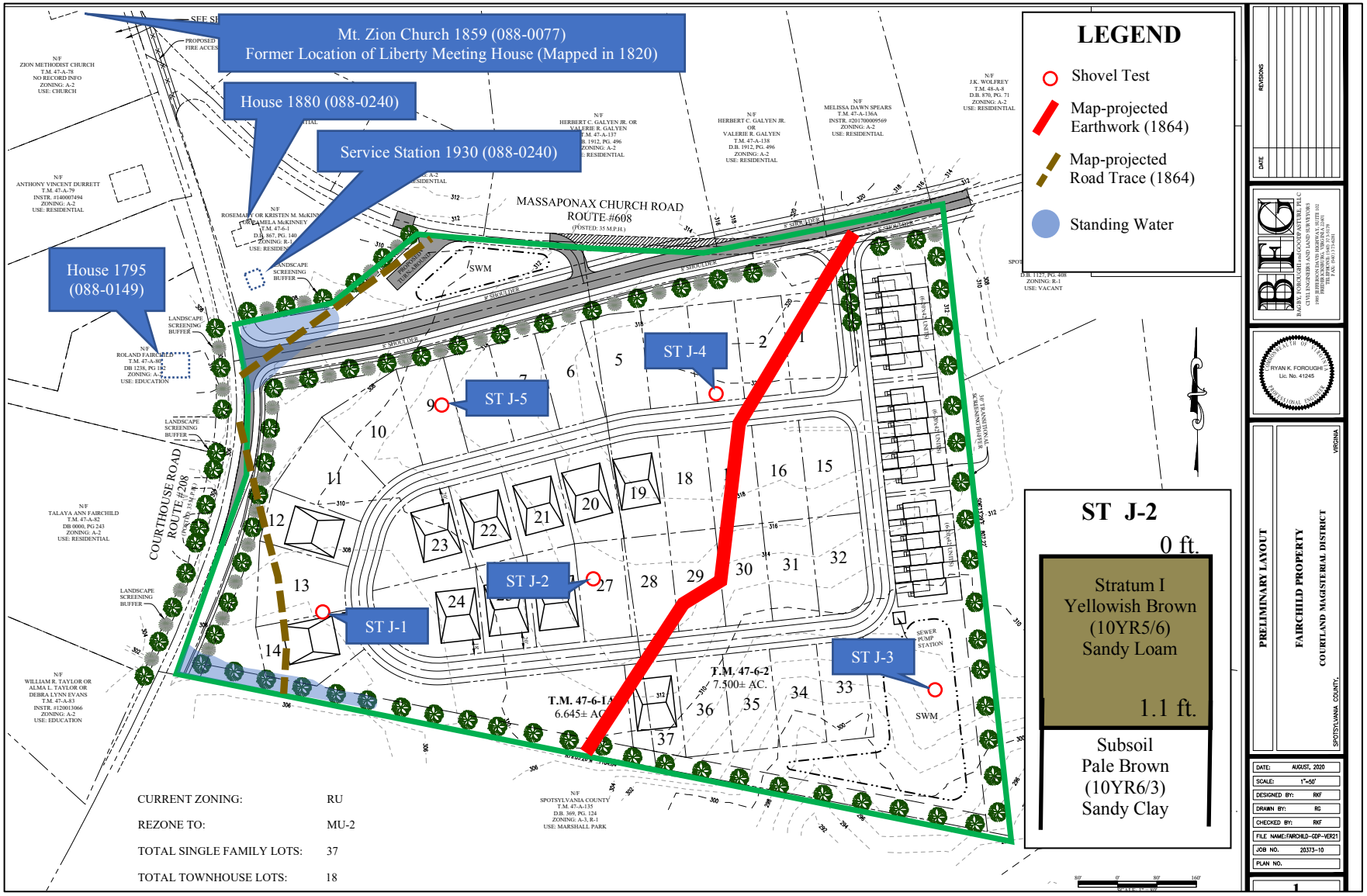

Figure 21. Base Map of Phase IA Cultural Resource Assessment.

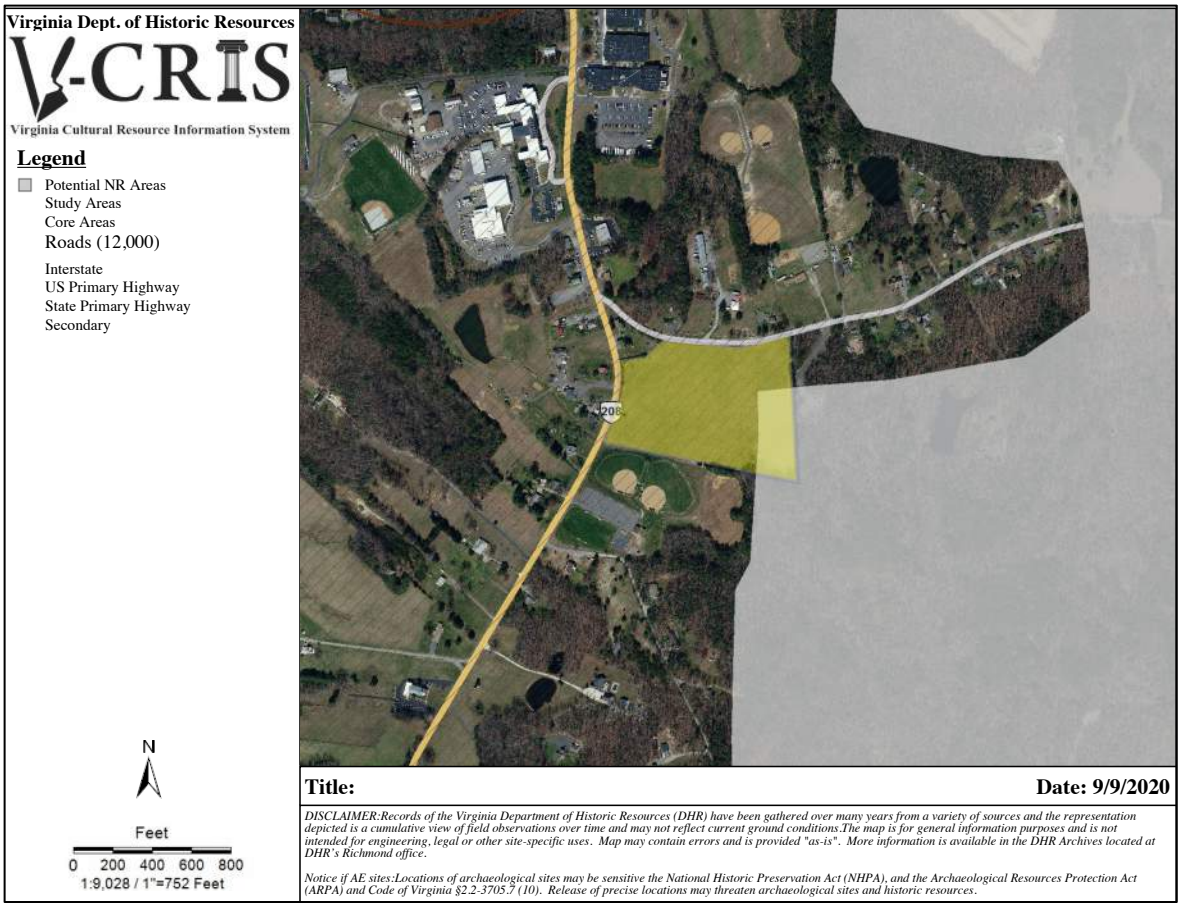

Figure 22. View of Potential National Register Area, Study Area, and Core Area of the 1864 Spotsylvania Courthouse Battlefield Historic District (088-5182) as well as the Project Area (VCRIS 2020).

> On Thursday, August 7, Colonel Beardsley and his regiment took up a position at Zion. "Our orders were to stay here & hold this point till this afternoon & then return to Falmouth," he wrote in a letter to his father that day. Beardsley and a number of his soldiers made themselves at home in the sanctuary, where he continued his letter: "I write this from the gallery of a country church which is situated in a grove about a half mile from the village (said village composed of a Court House, Clerks Office, and Tavern all of Brick, & one or two other houses of wood) which is a perfect bedlam below, as it is filled with soldiers some scuffling, some whistling, some playing cards on the little plain table in front of the pulpit, while one independent gentleman in his shirt sleeves occupies the ministers chair in the pulpit and is engaged in the laudable occupation of combing his hair with a pocket comb while he occasionally stops to admire his handy work through the medium of a little pocket looking glass" (Sullivan 2018)

In May of 1864, the Union army moved into Spotsylvania County, as General George Meade crossed the Rapidan River with approximately 120,000 troops in what would lead to the Battle of Spotsylvania Courthouse.

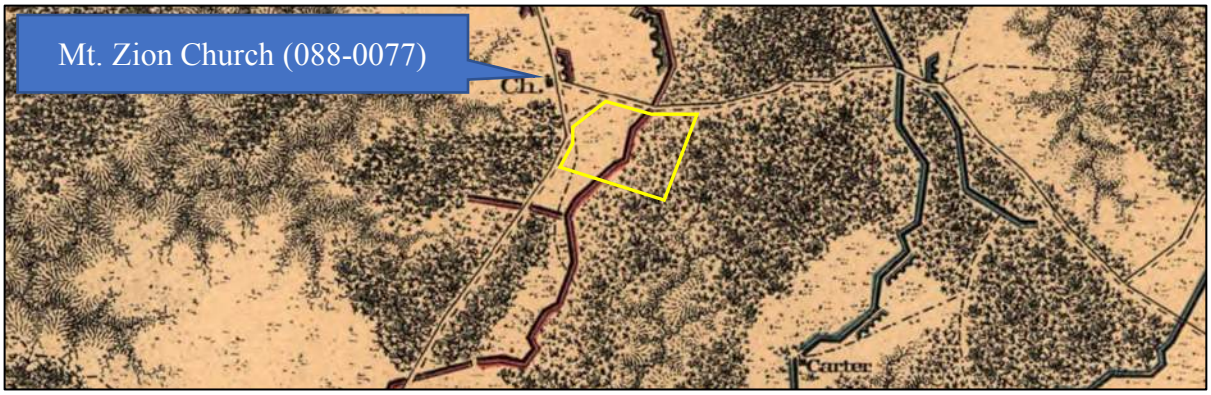

Figure 23. Detail of *Spottsylvania [sic] Court House* Depicting the Project Area Vicinity (Hotchkiss 1864b).

Figure 24. Current Aerial Photograph Depicting the Project Area Overlain by *Detail of Spottsylvania [sic] Court House* Depicting the Mapped Earthwork (Courtesy Spotsylvania County GIS Division; Hotchkiss 1864b).

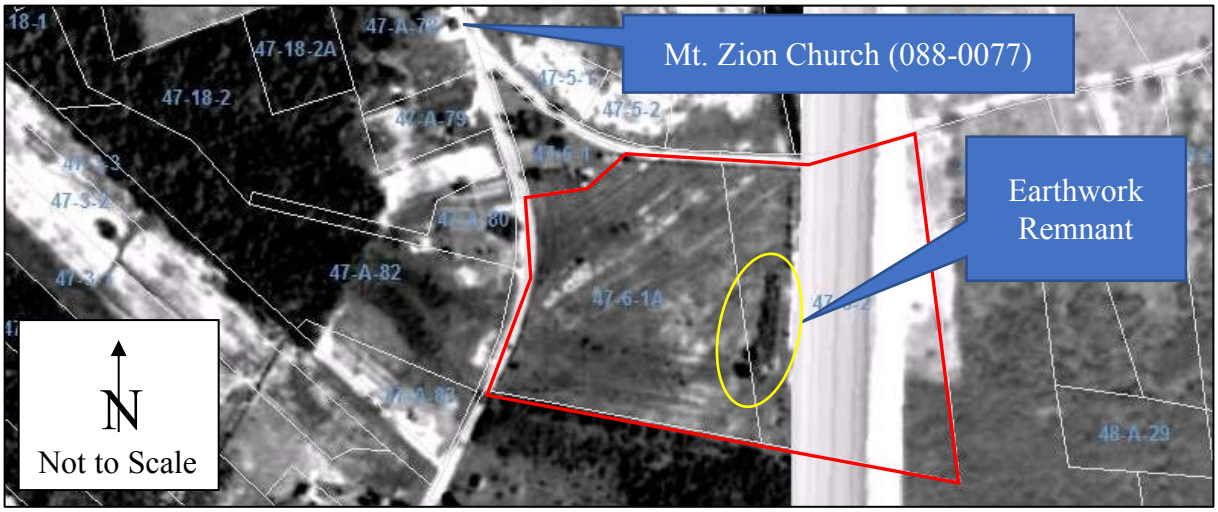

Figure 25. Detail of 1937 Aerial Photograph Depicting the Project Area Vicinity (Courtesy Spotsylvania County GIS Division).

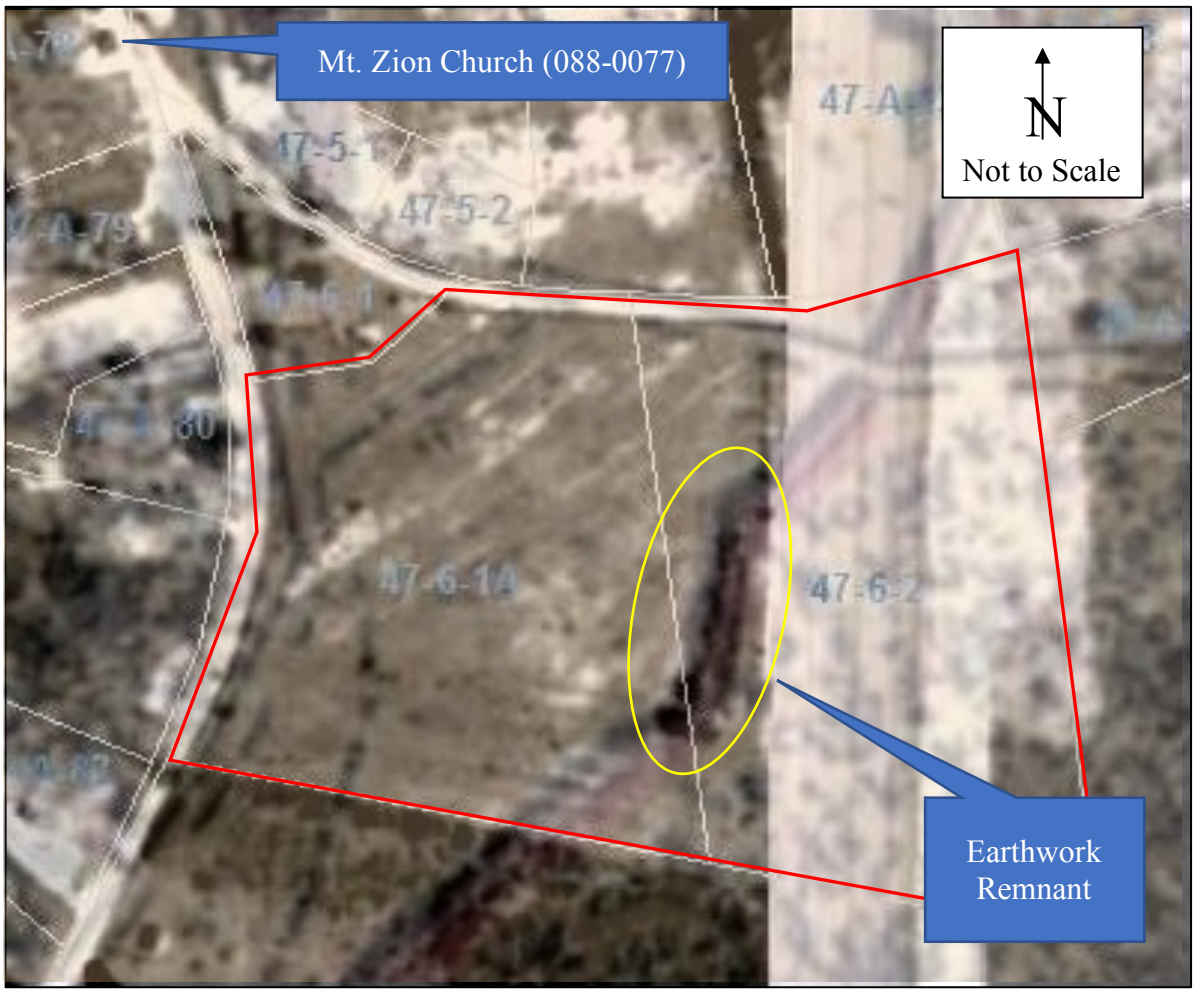

Figure 26. Detail of 1937 Aerial Photograph Depicting the Project Area and Earthwork Remnant Overlain by Detail of *Spottsylvania [sic] Court House* Depicting the Mapped Earthwork (Courtesy Spotsylvania County GIS Division; Hotchkiss 1864b).

> By May 11, division commander Henry Heth had established his headquarters at Zion. That evening General Lee also arrived, and over time other general officers and their staffs came and went from the church.General Ambrose Powell Hill, who was compelled by ill health to temporarily relinquish command of the Third Corps, arrived by ambulance. General Jubal Early, who was named as Hill's replacement as corps commander, was also nearby. Over the next several days, Early's soldiers encamped between the courthouse and the church. The cavalry division of General William Henry Fitzhugh Lee also spent time at the intersection of Court House and Massaponax Church roads and on the church grounds (Sullivan 2018).

The right flank of the Confederate line terminated southeast of the village of Spotsylvania Court House itself. While it lacked the topographical advantages of the left flank, the Confederate right was relatively secure, given that the bulk of the Federal army was massed along the Confederate left and left center (Mackowski 2020).

Although the project area is not located near the infamous salient or "mule shoe" in the northern and western portions of the Confederate line where the engagements were most ferocious, the area was fired upon from time to time as the Zion church offered shelter for Confederate officers, including Gen. Robert E. Lee.

> The coming and going of Confederate generals and their staffs, not to mention the presence of large bodies of soldiers in the immediate vicinity of Zion, attracted the attention of Union forces nearby. Soon, a fusillade of artillery and small arms fire raked the church and its grounds. The windows were shot out, and significant damage was done to the church's roof and brick exterior (Sullivan 2018).

Outside of a Civil War context, the project area is located across Courthouse Rd. (Rte. 208) from an existing house from 1795 (088-0149), just south of a house from 1880 (088-0240), and a 1930s service station (088-0240) located in the same triangular lot as the house from 1880 at the intersection of Courthouse Rd. [Rte. 208] and Massaponax Church Rd. [Rte. 608] (Figure 21).

The shared boundary between the triangular lot and the project area was an old road visible in historic maps from the Civil War (Figures 23 and 24). Another nineteenth-century road depicted on a map from the Civil War shows another road splitting from Courthouse Rd. and heading southeast through the project area (Figures 23 and 24). Neither of these roads appear on the 1937 aerial, indicating that they were no longer in use at that time (Figure 25). In addition, the Mt. Zion church (088-0077) is located at the former location of the Liberty Meeting House mapped in 1820 (Figure 27).

The southeastern portion of the project area is located near a south trending tributary of the Po River where Native American camp sites may be present on proximate elevated landforms. Six previously identified archaeological sites within one mile of the project area contain a Native American component.

Plate 3. View Standing at Approximate Location of Map-projected 1864 Earthworks, Facing Southeast.

Plate 4. View of Map-projected 1864 Road Trace and Northwestern Property Boundary, Facing Southwest.

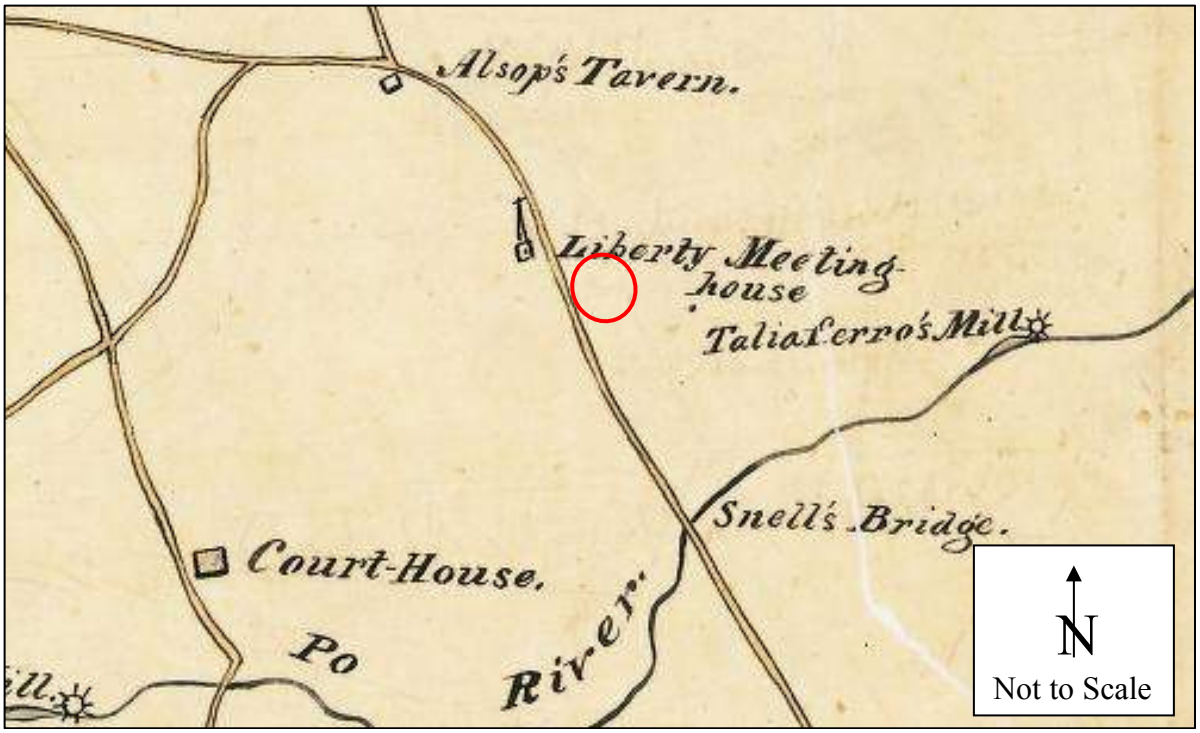

Figure 27. Detail of *Spotsylvania County*, Depicting the Project Area Vicinity and the Liberty Meeting House at the Current Mt. Zion Church (088-0077) Location (Wood 1820).

In general, the entire project area maintains a high potential for cultural resources. Civil War era archaeological sites are very likely to be present in the project area as a north/south trending Confederate earthwork associated with the Battle of Spotsylvania Courthouse (088-5182) in 1864 and two roads are map-projected in the project area. A portion of the line of earthworks also appears in an aerial photograph from 1937. Although the earthwork is not currently visible, features of the earthwork likely exists archaeologically, below the ground surface. In addition, local history of the Mt. Zion church (088-0077) tells of various troop movements, both Union and Confederate, in and around the church during the Civil War. These movements would have likely included movements and possibly temporary camps within the project area.

The project area is located entirely within 1864 Spotsylvania Courthouse Battlefield Historic District (088-5182). This battlefield historic district was found to be potentially eligible for listing on the NRHP. The project area is located completely within the Study Area and partially within the Potential National Register Area.

Outside of the Civil War, the region of the project area was attractive to settlement. Existing houses dating to 1795 (088-0149) and 1880 (088-0240) as well as a 1930s Service Station (088-024) are located adjacent to the project area. The Mt. Zion church (088-0077) built in 1859, and located at the site of the former Liberty Meeting House (mapped in 1820), in located just northwest of the project area. In addition, there is a moderate potential for Native American sites to be found in the project area along elevated landforms proximate to the tributaries of the Po River in the southeastern section of the project area.

CONCLUSIONS AND RECOMMENDATIONS

Darby O'Donnell, LLC has completed a Phase IA cultural resource assessment the 15-acre Fairchild property (Tax IDs: 47-6-1A and 47-6-2) in Spotsylvania County, Virginia. The project area is located north of Marshall Park, East of Courthouse Rd. (Rte. 208), south of Massaponax Church Rd. (Rte. 608). The project was conducted for Development Consulting Services, PLC.

In general, the entire project area maintains a high potential for cultural resources. Civil War era archaeological sites are very likely to be present in the project area as a north/south trending Confederate earthwork associated with the Battle of Spotsylvania Courthouse (088-5182) in 1864 and two roads are map-projected within the project area. A portion of the line of earthworks also appears in an aerial photograph from 1937. In addition, local history of the Mt. Zion church (088-0077) tells of various troop movements, both Union and Confederate, in and around the church during the Civil War. These movements would have likely included movements and possibly temporary camps within the project area. The project area is located entirely within 1864 Spotsylvania Courthouse Battlefield Historic District (088-5182). This battlefield historic district was found to be potentially eligible for listing on the National Register of Historic Places. The project area is located completely within the Study Area and partially within the Potential National Register Area as defined by the Civil War Sites Advisory Committee of the National Park Service.

Outside of the Civil War, the region of the project area was attractive to settlement. Existing houses dating to 1795 (088-0149) and 1880 (088-0240) as well as a 1930s Service Station (088-0240) are located just outside the project area. The Mt. Zion church (088-0077) built in 1859, and located at the site of the former Liberty Meeting House (mapped in 1820), is located just northwest of the project area. In addition, there is a moderate potential for Native American sites to be found in the project area on elevated landforms proximate to the tributaries of the Po River in the southeastern section of the project area.

Based on these findings, Darby O'Donnell, LLC recommends a Phase I cultural resource survey of the entire 15-acre Fairchild property. Due to the extremely high likelihood of identifying archaeological resources from the Civil War, a systematic metal detector survey should also be performed within the 15-acre property as part of the Phase I survey.

The Phase I cultural resource survey should be conducted with regard to the Advisory Council on Historic Preservation's (ACHP 2001) 36 CFR Part 800: Protection of Historic Properties; the Department of Interior's 36 CFR 60: National Register of Historic Places (United States Department of the Interior [USDI] 1981); the Virginia Department of Historic Resource [VDHR] *Guidelines for Conducting Historic Resources Survey in Virginia* (VDHR 2017); and the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (USDI 1983).

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Appendix: VDHR VCRIS Form for 088-5182

Property Information

Property Names

Name Explanation	Name
Current Name	Spotsylvania Court House Battlefield
Historic	Spotsylvania Court House Battlefield

Property Addresses

Current - Courthouse Road Route 208

County/Independent City(s):	Spotsylvania (County)
Incorporated Town(s):	Spotsylvania Courthouse
Zip Code(s):	22407, 22551, 22553
Magisterial District(s):	*No Data*
Tax Parcel(s):	*No Data*
USGS Quad(s):	BROKENBURG, CHANCELLORSVILLE, SALEM CHURCH, SPOTSYLVANIA

Property Evaluation Status

DHR Staff: Potentially Eligible

This Property is associated with the Fredericksburg and Spotsylvania County Battlefields National Military Park Historic District.

Additional Property Information

Architecture Setting: Suburban

Acreage: *No Data*

Site Description:

The battlefield is located one mile north of the Spotsylvania Court House, in the heart of Spotsylvania County. 1434 acres of the battlefield are owned and administered by the National Park Service, including such critical areas as Laurel Hill and the Muleshoe Salient. Other areas - particularly those on the eastern end of the battlefield, such as the Harris farm and Myers Hill - are fast being developed into residential subdivisions.

Several historic buildings still exist, including the Harris House, Beverly House, Gayle House, and seven structures in the village of Spotsylvania. The ruins of the Landrum, McCoull, and Shelton Houses may be seen, as well as miles of well preserved earthworks. The Anderson House site has been destroyed by a quarry, while the Alsop House site lies relatively undisturbed on a plot of land adjacent to modern development.

August 2012: This district continues to encompass more than 1434 acres of land around the county seat in the town of Spotsylvania, Virginia. Though the area remains relatively rural, numerous subdivisions and pockets of low density growth are located within and around the battlefield.

November 2014: The Spotsylvania Court House Battlefield site corresponds to the Spotsylvania Court House Battlefield unit of the Fredericksburg and Spotsylvania County Battlefields National Military Park Historic District, located approximately 7 miles southwest of Fredericksburg, north of the village historically known as Spotsylvania Court House. It encompasses approximately 1,328.32 acres of the core Battle of Spotsylvania Court House battlefield, including the Mule Shoe and Bloody Angle, the scene on May 8–21, 1864, of some of the most furious fighting in the war. The battlefield is bounded on the south by Courthouse Road (VA Route 208) and Brock Road and on the north, east, and west by private property. The irregularly shaped site is surrounded by suburban and commercial development on the north, south, and east and farmland on the west. The heaviest development does not directly abut the site, but encroaching development has shaped it.

August 2016: The area of the battlefield surveyed at this time encompassed approximately 2.90 acres, and is located roughly one mile northeast of Spotsylvania Courthouse. The area is bordered by Courthouse Road to the east, south, and west, and by Courthouse Bypass (Route 208) to the north.

December 2017: The area of the battlefield surveyed as part of this project encompasses part of the northwestern arm of the ABPP Study Area between Whitehall Creek and Norton Prong. Most of this area are recently logged and active timber stands.

Surveyor Assessment:

After the Wilderness Grant's and Meade's advance on Richmond by the left flank was stalled at Spotsylvania Court House on May 8. This two-week battle was a series of combats along the Spotsylvania front. The Union attack against the Bloody Angle at dawn, May 12-13, captured nearly a division of Lee's army and came near to cutting the Confederate army in half. Confederate counterattacks plugged the gap, and fighting continued unabated for nearly 20 hours in what may well have been the most ferociously sustained combat of the Civil War. On May 19, a Confederate attempt to turn the Union right flank at Harris farm was beaten back with severe casualties. Union generals Sedgwick (VI Corps commander) and Rice were killed. Confederate generals Johnson and Stuart were captured, Daniel and Perrin mortally wounded. On May 21, Grant disengaged and continued his advance on Richmond.

August 2012: The Spotsylvania Courthouse Battlefield (088-5182) was initially surveyed in 1992 by the Civil War Sites Advisory Commission (CWSAC), and later determined to be Potentially Eligible for listing on the NRHP by DHR staff on January 24, 2007. This recent evaluation was based on preliminary survey data from the ABPP. Since this recent survey, no substantial alterations have been made to significantly alter the appearance of this resource. The Spotsylvania Courthouse Battlefield continues to retain the physical characteristics that made it Potentially Eligible for listing on the NRHP under Criterion A in 2007.

November 2014: The Spotsylvania Court House Battlefield site contributes to the Fredericksburg and Spotsylvania County Battlefields

National Military Park Historic District under Criterion A in the area of Military for its association with the Battle of Spotsylvania Court House (May 7–21, 1864), which featured some of the most furious fighting in the war.

August 2016: The shovel testing and metal-detecting survey did not record any artifacts, earthworks, or other Civil-War related elements within the project area. The project tract is separated from the battlefield via a new bypass. The landscaping along the bypass, in addition to the vegetative buffer planned around the perimeter of the project area, should mask the development from the battlefield. Considering this, Circa~ recommends that the project will not adversely affect the battlefield or the battlefield landscape and no further survey work of the battlefield within the project area is warranted.

December 2017: The ABPP established a study area encompassing approximately 22,510 acres; of those 14,200 acres are considered potential NRHP lands and 1,405 acres are protected lands (ABPP 2009). A section of the current project area falls within the battlefield boundary and within potential NRHP lands. VDHR staff recommended the battlefield potentially eligible for listing in 2007 based on the importance of the battle and preservation of the area around the court house. The project area cuts across the western most portion of the battlefield and represents a map-projected avenue of approach to the central portion of the battlefield. No features or artifacts of any kind associated with troop movements, camps, or Civil War activities were encountered during the survey of the project area. Furthermore, the project area includes lands that are disturbed from past and recent logging. The rest of the area is covered with planted pines. The core of the battlefield and the portion already with an existing NRHP boundary as defined by the American Battlefields Protection Program (ABPP) is located approximately six miles east of where it overlaps with the project area. The battlefield area mapped within the project is based on the indeterminate nature of the route used during the troop movements with respect to the actual landscape or network of existing or historic roads. Commonwealth therefore recommends that the area in the current project would not contribute to any eligibility for the battlefield should there be any future consideration of the NRHP status.

Surveyor Recommendation: Recommended Eligible

Ownership

Ownership Category	Ownership Entity
Federal Govt	National Park Service
Private	*No Data*

Primary Resource Information

Resource Category: Defense
Resource Type: Battle Site
NR Resource Type: Site
Historic District Status: Contributing
Date of Construction: 1864
Date Source: Written Data
Historic Time Period: Civil War (1861 - 1865)
Historic Context(s): Landscape, Military/Defense
Other ID Number: *No Data*
Architectural Style: No Discernable Style
Form: *No Data*
Number of Stories: *No Data*
Condition: Good
Threats to Resource: Development

Architectural Description:

The battlefield is located one mile north of the Spotsylvania Court House, in the heart of Spotsylvania County. 1434 acres of the battlefield are owned and administered by the National Park Service, including such critical areas as Laurel Hill and the Muleshoe Salient. Other areas - particularly those on the eastern end of the battlefield, such as the Harris farm and Myers Hill - are fast being developed into residential subdivisions.

Several historic buildings still exist, including the Harris House, Beverly House, Gayle House, and seven structures in the village of Spotsylvania. The ruins of the Landrum, McCoull, and Shelton Houses may be seen, as well as miles of well preserved earthworks. The Anderson House site has been destroyed by a quarry, while the Alsop House site lies relatively undisturbed on a plot of land adjacent to modern development.

The current site is composed of monuments/plaques, road beds, rifle pits, structures, interpretive materials, ruins, archeological sites, a cemetery, earthworks, other surface remains, trenches, and buildings. The current land usage is agricultural, residential, and commercial in nature.

August 2012: The Spotsylvania Courthouse Battlefield highlights the land and buildings impacted by the Civil War battle that occurred in this location from May 8–21, 1864. This extensive battlefield was not thoroughly re-examined at the time of this survey. However, it was generally observed that minimal alterations have affected the battlefield since the previous American Battlefield Protection Program (ABPP) survey in 2007.

November 2014: The Spotsylvania Court House Battlefield site is characterized predominantly by successional-growth forest surrounding historically open fields. Several small streams, including tributaries of the Ni River and wetland areas, cross the site. Resources within the site consist of Confederate (DHR ID# 111-0147-0056) and Federal (DHR ID# 111-0147-0055) earthworks; historic homesteads that are now archeological sites, including the McCoull, Landram, and Harrison house sites; buildings constructed by the National Park Service during the

CCC and Mission 66 park development periods; and monuments and markers to commemorate the men who fought and died there. Entrance to the site is at the west end via Brock Road.

August 2016: This site consists of monuments/plaques, roadbeds, rifle pits, structures, ruins, archaeological sites, one cemetery, earthworks, and trenches.and resources. The area surveyed at this time falls just on the extreme southern edge of the battlefield, within an avenue of approach for the battlefield, and well away from the area determined potentially eligible for the National Register of Historic Places.

Because the project area falls in the boundaries of two Civil War battlefields, Circa~ conducted a metal-detecting survey of the area within the battlefield boundaries. Circa~ staff did not notice any previous metal-detecting activities from relic hunters in the area. Vegetation was extremely thick and it was difficult to get the head of the machine close to the ground in some areas. The metal-detecting survey recorded 13 hits with 18 artifacts. The artifacts consisted of 13 aluminum can fragments, three aluminum foil fragments, one stainless steel lug nut, and one stainless steel lug nut wrench. No artifacts that were clearly associated with or date to the Civil War were recovered from the metal-detecting survey.

December 2017: The portion of the Spotsylvania Court House
Battlefield within the present project area is located within the ABPP Study Area and Potential National Register Boundary as a troop movement route. This resource was originally recorded in 1992. The Battle of Spotsylvania Court House was an encounter between Confederate troops, led by General Robert E. Lee, and Union troops, led by General Ulysses S. Grant, that took place on May 8-21, 1864 (Salmon 2001). This battle occurred immediately after the Battle of the Wilderness as Lee moved his army east to block Grant from using the crossroads at Spotsylvania Court House to march on Richmond. The battle resulted in some of the heaviest casualties in the whole war. The portion of the Spotsylvania Court House battlefield within the project area represents an avenue of overland troop movement, and is a small portion of the northwestern arm of the ABPP Study Area boundary for this battlefield. It did not yield archaeological evidence of Civil War activity based on the archaeological survey conducted as part of the project described here, which is being reported separately. Specifically it was the movement of Confederate forces led by Ewell, Early, and Anderson through the woods on the night of May 7th 1864 to beat Grant's forces in the race to secure the crossroads at the court house (Symonds 1983). The actual route that they took is not mentioned in The War of the Rebellion: a Compilation of the Official Records of the Union and Confederate Armies (United States War Department 1894), but both Todd's Tavern and Shady Grove Church are mentioned as possible paths to the courthouse. It is likely that they took the path towards Shady Grove Church since Confederate Major General Fitz Lee delayed the Union troops in skirmishes that same night at Todd's Tavern. In consultation with National Park Service cultural resources staff (Eric Mink, personal communication 2017), additional survey methods such as metal detecting were not used in the battlefield area due to the lack of potential for camp, activity, or skirmish sites related to this route of overnight troop movement to reach Spotsylvania Court House. However, the area of the battlefield overlapping with the project was thoroughly investigated with visual reconnaissance and fully covered with shovel testing at 50-ft intervals.

Secondary Resource Information

Historic District Information

Historic District Name: Fredericksburg and Spotsylvania County Battlefields National Military Park Historic District

Local Historic District Name: *No Data*

Historic District Significance: (Repeated from November 2014): November 2014: The Fredericksburg and Spotsylvania County Battlefields National Military Park Historic District derives its primary significance under Criterion A in the area of Military as the site of the American Civil War Battles of Fredericksburg December 11–15, 1862), Chancellorsville (April 27–May 6, 1863), the Wilderness (May 4–7, 1864), and Spotsylvania Court House (May 8–21, 1864). Each of the battles was part of a major campaign initiated by the Union Army of the Potomac against the Confederate Army of Northern Virginia. Together, the battles resulted in more than 100,000 casualties, making the roughly 20-square-mile area over which they were fought the most contested ground of the Civil War. Under Criterion B, the battlefields are associated with defining moments in the careers of the generals responsible for planning and executing the battles, including Union Generals Ambrose E. Burnside, Joseph D. Hooker, Ulysses S. Grant, and George G. Meade and Confederate Generals Robert E. Lee and Thomas J. "Stonewall" Jackson. Several contributing buildings in the District also possess significance under Criterion A in the area of Health and Medicine for their association with the care of wounded soldiers during and after the battles. The District has additional significance under Criterion A for its association with national trends in battlefield commemoration and preservation during the late nineteenth and early twentieth centuries. Finally, a number of resources in the District also possess significance under Criterion C in the areas of Architecture and Landscape Architecture. Criteria Consideration D applies to Fredericksburg National Cemetery, which derives its significance from its association with important historic events and
distinctive design features, and Criteria Consideration F applies to the contributing commemorative monuments within the District that possess significance engendered from their age, design, and symbolic values. The period of significance for the District extends from 1768, the date that Chatham Manor was constructed, to the present in recognition of the continuing exceptional importance of redericksburg National Cemetery. The District achieved its primary significance during the period between November 1862 and May 1864, when the Battles of Fredericksburg, Chancellorsville, the Wilderness, and Spotsylvania Court House were fought.

CRM Events

Event Type: DHR Staff: Potentially Eligible

DHR ID: 088-5182
Staff Name: Roger Kirchen
Event Date: 8/3/2018
Staff Comment

DHR File No.: 2017-4023

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: 2017-4023
Investigator: Sarah Traum
Organization/Company: Commonwealth Heritage Group, Alexandria
Photographic Media: Digital
Survey Date: 12/29/2017
Dhr Library Report Number: SP-243
Project Staff/Notes:

Reconnaissance level architectural resources survey prior to proposed Spotsylvania Solar Energy Center for sPower Development Company. Sarah Traum conducted the field survey in December 2017. Sarah Traum completed the V-CRIS documentation.

Sarah G. Traum, Susan E. Bamann, Amy Krull, Joseph Stair
Architectural Survey Proposed Spotsylvania Solar Energy Center, Spotsylvania County, Virginia
Commonwealth Heritage Group
March 2018
DHR Project No. 2017-4023
DHR Report No. SP-243

Project Bibliographic Information:

Fredericksburg and Spotsylvania County Battlefields National Military Park Historic District, National Register of Historic Places Registration Form.

Surveyor's NR Criteria Recommendations: A - Associated with Broad Patterns of History

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: 2016-3872
Investigator: Dawn Muir-Frost
Organization/Company: Circa~ Cultural Resource Management, LLC
Photographic Media: Digital
Survey Date: 8/26/2016
Dhr Library Report Number: SP-224
Project Staff/Notes:

August 2016: In August of 2016, Circa~ Cultural Resource Management, LLC (Circa~) conducted a Phase I cultural resources survey of the Triatch Tract in Spotsylvania County, Virginia. The project area, which encompasses approximately 2.90 acres, is located roughly one mile northeast of Spotsylvania Courthouse and is bordered by Courthouse Road to the east, south, and west, and by Courthouse Bypass (Route 208) to the north. The Area of Potential Effect (APE) for archaeological and architectural resources consists of the 2.90-acre project area.

At Circa~, Carol D. Tyrer served as Project Manager and Principal Investigator for the project and was assisted in the field by Charlie Rutledge, Eric Mai, McKenzie Kyger, and Matt Carr, Field Archaeologists. She also photographed the resources. Dawn M. Muir-Frost served as the Historian and Architectural Historian for the project and completed the historic context and architectural survey. She also entered the information into the VDHR V-CRIS system. McKenzie Kyger, Archaeological Lab Technician, assisted in the processing of artifacts. Dawn M. Muir-Frost and Carol D. Tyrer prepared the report. The successful completion of the Phase I survey for the proposed development was made possible by the contribution of many individuals. In particular, Brandon Searcey with The Timmons Group ensured that project information and maps were always available for the study.

DHR Project No. 2016-3872
Carol D. Tyrer, Dawn M. Muir-Frost
Phase I Cultural Resources Survey of Triatch Tract, Spotsylvania County, Virginia
Circa - August 2016
DHR Report No. SP-224

Project Bibliographic Information:

Fredericksburg and Spotsylvania County Battlefields National Military Park Historic District, National Register of Historic Places Registration Form.

Surveyor's NR Criteria Recommendations: A - Associated with Broad Patterns of History

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Laura Kline
Organization/Company: PAL
Photographic Media: Digital
Survey Date: 11/3/2014
Dhr Library Report Number: *No Data*
Project Staff/Notes:

Survey conducted in support of the Fredericksburg and Spotsylvania County Battlefields National Military Park Historic District NRHP nomination (111-0147).

Project Bibliographic Information:

Fredericksburg and Spotsylvania County Battlefields National Military Park Historic District, National Register of Historic Places Registration Form.

Surveyor's NR Criteria Recommendations: A - Associated with Broad Patterns of History

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Dovetail CRG
Organization/Company: Dovetail CRG
Photographic Media: Digital
Survey Date: 10/1/2012
Dhr Library Report Number: SP-189
Project Staff/Notes:

Barile, Kerri, Mike Klein, and Danae Peckler
Name: Dovetail CRG
DHR CRM Report Number: SP-189
Bibliographic Notes: Cultural Resource Survey of the Spotsylvania Courthouse Streetscape Project, Spotsylvania County, Virginia. October 2012.

Surveyor's NR Criteria Recommendations: A - Associated with Broad Patterns of History

Event Type: DHR Staff: Potentially Eligible

DHR ID: 088-5182
Staff Name: ABPP
Event Date: 1/24/2007
Staff Comment

Preliminary survey data from the American Battlefield Protection Program (ABPP) indicates that this historic Civil War battlefield is likely eligible for listing in the National Register of Historic Places and likely deserving of future preservation efforts. This survey information should be reassessed during future Section 106/NEPA compliance reviews.

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: CWSAC
Organization/Company: VA Dept. of Historic Resources
Photographic Media: *No Data*
Survey Date: 1/1/1992
Dhr Library Report Number: VA-093
Project Staff/Notes:

CWSAC - VA048
Civil War Sites Advisory Commission Survey Form - no photos submitted - not dated or signed, but surveys occurred during the period between 1991 and 1993.

Name: Civil War Sites Advisory Commission
DHR CRM Report Number: Report on the Nation's Civil War Battlefields
Report
Bibliographic Notes: Includes 3 volumes - Report, Volume I: Appendices, and Volume II: Battle Summaries

Surveyor's NR Criteria Recommendations: A - Associated with Broad Patterns of History

Bibliographic Information

Bibliography:

Name: Kalbian, Maral
Evaluation of Selected Civil War and Architectural Resources - Spotsylvania
Record Type: Report
Bibliographic Notes: SP-072

November 2014: See 2015 NRHP Form for Fredericksburg and Spotsylvania County Battlefields National Military Park Historic District.

December 2017:
American Battlefields Protection Program (ABPP)
2009 Update to the Civil War Sites Advisory Commission Report on the Nation's Civil War Battlefields, Commonwealth of Virginia. United States Department of the Interior, National Park Service, American Battlefields Protection Program, Washington, D.C.

Salmon, John S.
2001 The Official Virginia Civil War Battlefield Guide. Stackpole Books, Mechanicsburg, Pennsylvania.

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1983A Battlefield Atlas of the Civil War. The Nautical and Aviation Publishing Company of America, Annapolis, Maryland.

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1894The War of the Rebellion: A Compilation of the Official Records of the Union and Confederate Armies. United States War Department, Washington, D.C.

Property Notes:

No Data

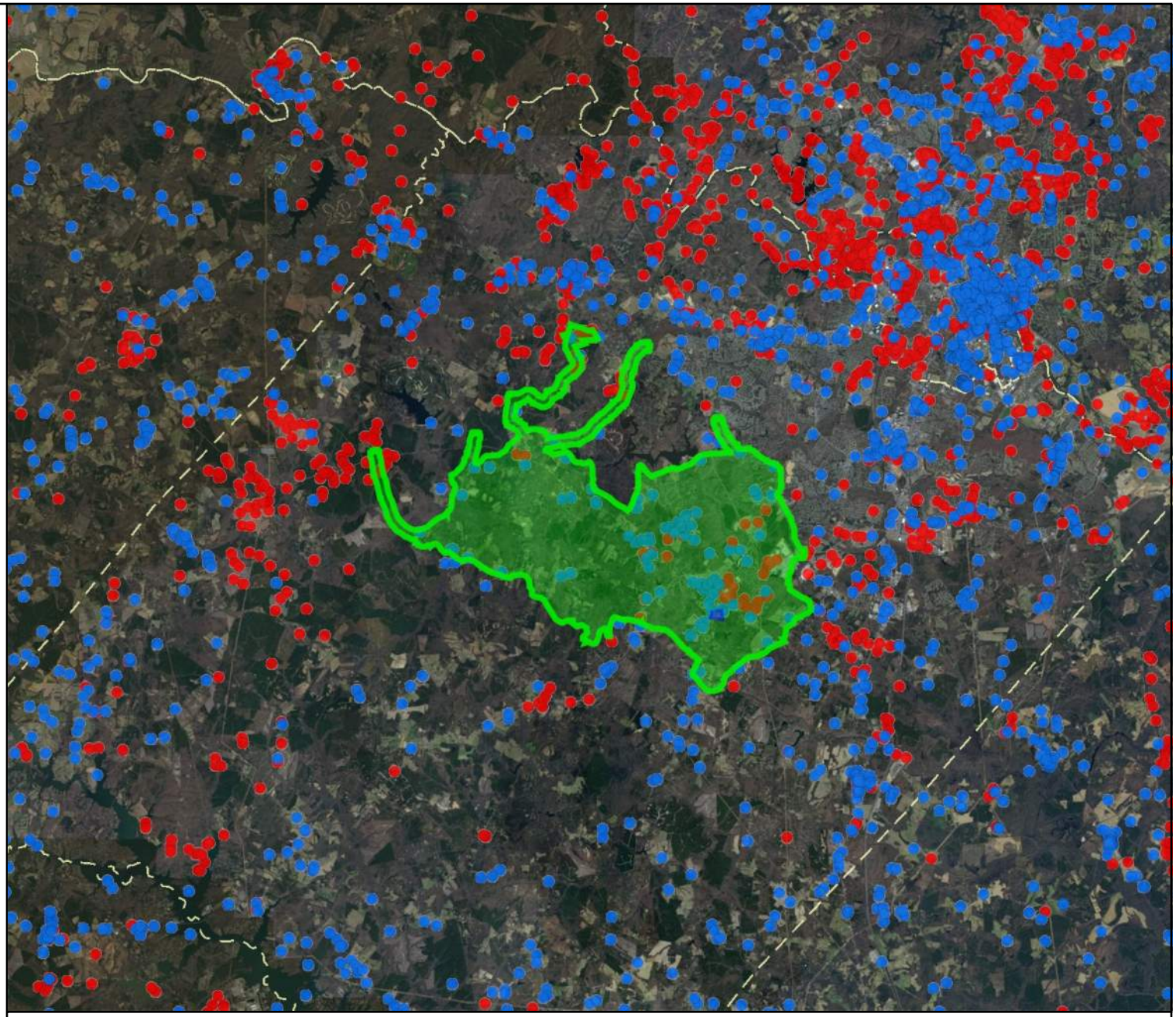
Virginia Dept. of Historic Resources

V-CRIS

Virginia Cultural Resource Information System

Legend

- Architecture Points
- Archaeology Points
- County Boundaries



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Title: Architecture Labels

Date: 9/9/2020

DISCLAIMER:Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions.The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

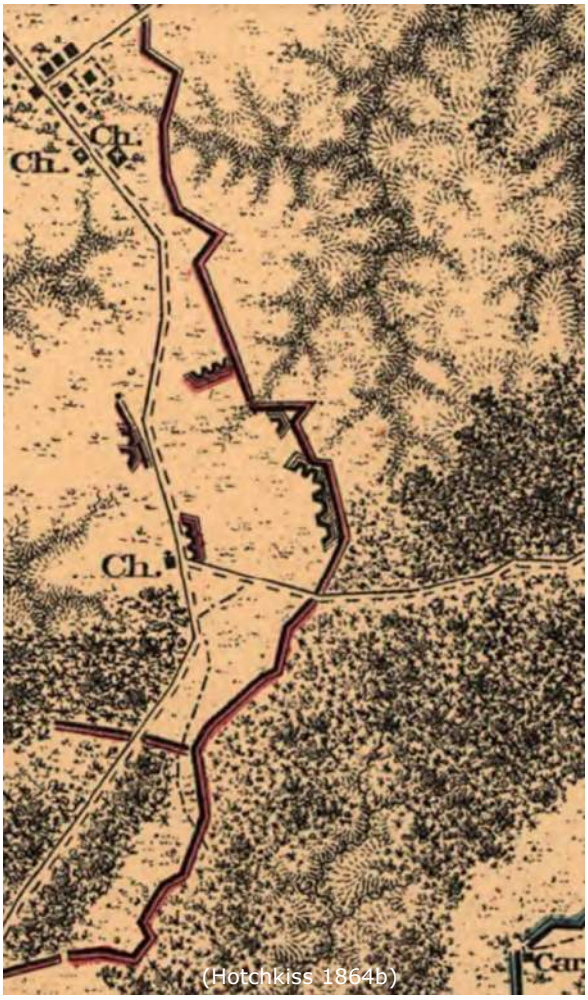
Notice if AE sites:Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

Darby O'Donnell, LLC
Moving the Past Forward

Phase I Cultural Resource Identification Survey of the 15-acre Fairchild Property

(Tax IDs: 47-6-1A and 47-6-2)

Spotsylvania County, Virginia



(Hotchkiss 1864b)

Prepared For:

Development Consulting Services, PLC
159 Lichfield Blvd., Suite 101
Fredericksburg, VA 22406

Prepared By:

Darby O'Donnell, LLC
7705 Wood Rd.
Henrico, VA 23229
804.564.2077

October 19, 2020

Phase I Cultural Resource Survey and Systematic Metal Detector Survey of the 15-acre Fairchild Property

(Tax IDs: 47-6-1A and 47-6-2)

Spotsylvania County, Virginia

Prepared for:

Ziyad Shalaby, MBA
Development Consulting Services, PLC
159 Lichfield Blvd., Suite 101
Fredericksburg, VA 22406

Prepared by:

Darby O'Donnell, M.A., RPA
Principal Investigator

Darby O'Donnell, LLC
7705 Wood Rd.
Henrico, Virginia 23229

October 19, 2020

ABSTRACT

Darby O'Donnell, LLC has completed a Phase I cultural resource survey and systematic metal detector survey of the 15-acre Fairchild property (Tax IDs: 47-6-1A and 47-6-2) in Spotsylvania County, Virginia. The project area is located north of Marshall Park, East of Courthouse Rd. (Rte. 208), south of Massaponax Church Rd. (Rte. 608). The project was conducted for Development Consulting Services, PLC.

The Phase I survey identified one Archaeological Site (Site 44SP0833) within the project area. In addition, the project area is located entirely within the 1864 Spotsylvania Courthouse Battlefield Historic District (088-5182).

Site 44SP0833: Civil War Earthwork (1864) Overlain by African-American Cemetery (Pre-1906 to 1930)

Site 44SP0833 is a multi-component site consisting of the remains of a line of Civil War earthworks associated with the Confederate Army during the Battle of Spotsylvania Courthouse (1864) overlain in a section by the remains of the Lewis cemetery, an African-American cemetery dating from before 1906 to 1930. Three burials from within this cemetery were removed in 1976. Site 44SP0833 was identified through shovel testing, systematic metal detector survey, and historic map projection. Due to the potential for the existence of subsurface archaeological features associated with the Civil War and research potential in general, the Civil War component of ***Site 44SP0833 is recommended as potentially eligible for listing in the National Register of Historic Places under Criteria D. Criteria A-C are considered not applicable. Furthermore, Site 44SP0833 should be considered a contributing resource to the Battle of Spotsylvania Courthouse Historic District (088-5182) which is potentially eligible for listing in the National Register of Historic Places. A Phase II archaeological evaluation of Site 44SP0833 is recommended if avoidance is not possible. Furthermore, a cemetery delineation is recommended for the Lewis cemetery portion of Site 44SP0833 to identify any previously unknown burials and delineate the boundaries of this African-American cemetery.***

Recovered funerary artifacts from the Phase I should be reburied with Annie J. Lewis and Liston L. Lewis at Sylvannah Baptist Church in Spotsylvania County. This course of action was recommended by the Virginia Department of Historic Resources during consultation for this project.

088-5182: Spotsylvania Courthouse Battlefield Historic District (1864)

The project area is located entirely within the 1864 Spotsylvania Courthouse Battlefield Historic District (088-5182). This battlefield historic district was found to be potentially eligible for listing on the National Register of Historic Places. The project area is located completely within the Study Area and partially within the Potential National Register Area as defined by the Civil War Sites Advisory Committee of the National Park Service. ***Site 44SP0833 should be considered a contributing resource to this historic district, and a Phase II archaeological evaluation of Site 44SP0833 should also address any impacts to the 1864 Spotsylvania Courthouse Battlefield Historic District.***

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INTRODUCTION

Darby O'Donnell, LLC has completed a Phase I cultural resource survey and systematic metal detector survey of the 15-acre Fairchild property (Tax IDs: 47-6-1A and 47-6-2) in Spotsylvania County, Virginia. The project area is located north of Marshall Park, East of Courthouse Rd. (Rte. 208), south of Massaponax Church Rd. (Rte. 608) (Figures 1 and 2). The project was conducted for Development Consulting Services, PLC.

The Phase I identification survey and reporting was conducted with regard to the Advisory Council on Historic Preservation's (ACHP 2001) 36 CFR Part 800: Protection of Historic Properties; the Department of Interior's 36 CFR 60: National Register of Historic Places (NHRP) (United States Department of the Interior [USDI] 1981); the Virginia Dept. of Historic Resources' *Guidelines for Conducting Historic Resources Survey in Virginia* (VDHR 2017); and the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (USDI 1983). Furthermore, the survey was designed and performed within the entire fifteen-acre parcel per the request of Spotsylvania County.

The Phase I background research, archaeological fieldwork, artifact analysis, graphic compilation, and reporting phases of this project were performed by Darby O'Donnell, M.A., RPA who served as the Principal Investigator.

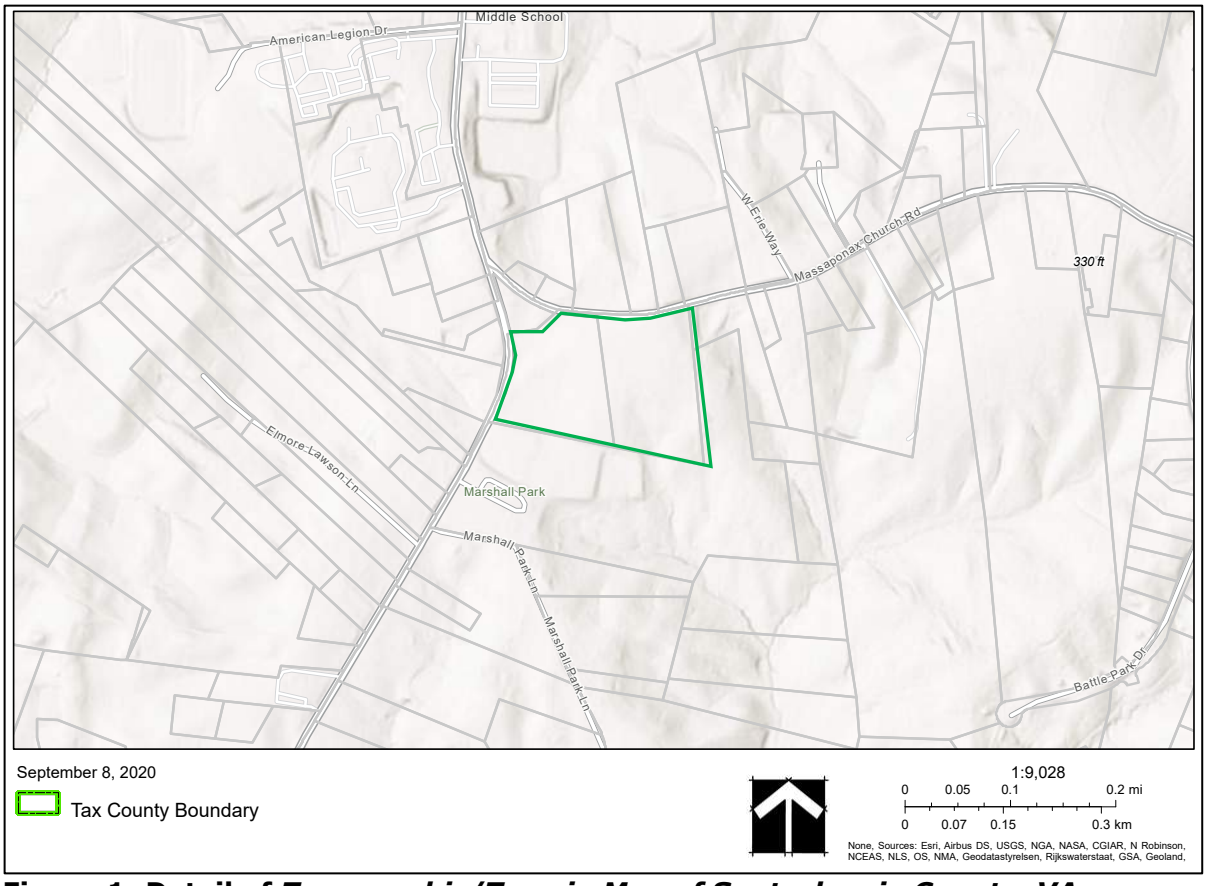

Figure 1. Detail of *Topographic/Terrain Map of Spotsylvania County, VA* Depicting the 15-acre Fairchild Tract (Spotsylvania County GIS; ESRI 2020).

Figure 2. Aerial and Tax Map Hybrid of Spotsylvania County, Depicting the Fairchild Property (Spotsylvania County GIS 2020).

ENVIRONMENTAL CONTEXT

Physiography and Geology

The Fairchild property is located within the interface of the Piedmont and the Coastal Plain uplands physiographic region of Virginia. In general, this region is dominated by a rolling topography with undulating changes in elevation as the Coastal Plain abuts the Piedmont at the approximate location of Interstate 95. Located in Spotsylvania County, the project area elevation ranges from approximately 320 ft. amsl in the northern central portion of the tract to 307 ft. amsl in the southeastern portion of the tract along the drainage.

The Atlantic Coastal Plain is a mass of unconsolidated sediments which rest atop a surface of Precambrian and Paleozoic crystalline rock, formed by the deposition of sediments transported from the Appalachian Mountains and the Piedmont (USDA 2020).

The Fairchild property is currently a fallow agricultural field covered in mixed grasses (Plate 1). A small portion of forest is located in southeastern portion of the property as the landscape slopes toward the drainage (Plate 2).

Climate

The Piedmont and Coastal Plain uplands in Spotsylvania County have a modified continental climate tempered by the relatively warm waters of the Atlantic Ocean to the east and by the Appalachian Mountains. The annual mean temperature is 54^0F to 57^0F with an annual mean precipitation of 31 to 54 inches. This region remains frost-free for a period of 170 to 201 days.

Hydrology

The project area is drained by a southern flowing tributary of the Po River. The Po River flows east into the Mattaponi. The Mattaponi continues southeast where it empties into the York River at West Point. The York River then flows into the Atlantic Ocean.

Soils

Soils within the project area are consistent with the types found within an agricultural setting of the Coastal Plan upland physiographic region (Figure 3). Soil types include Abell Sandy Loam, which has an H1 layer that extends 12 inches below ground surface, is moderately well-drained, is considered prime farmland, and has a parent material of local alluvium (USDA 2020). Hydric soils do appear within the property on the west, and are associated with a tributary that exists on the west side of Courthouse Rd. (Rte. 208).

Plate 1. View of the Project Area Depicting the Project Area Conditions, Facing North.

Plate 2. View of Southeastern Portion of the Project Area Depicting the Small Forested Area Sloping Toward the Drainage, Facing Southeast.

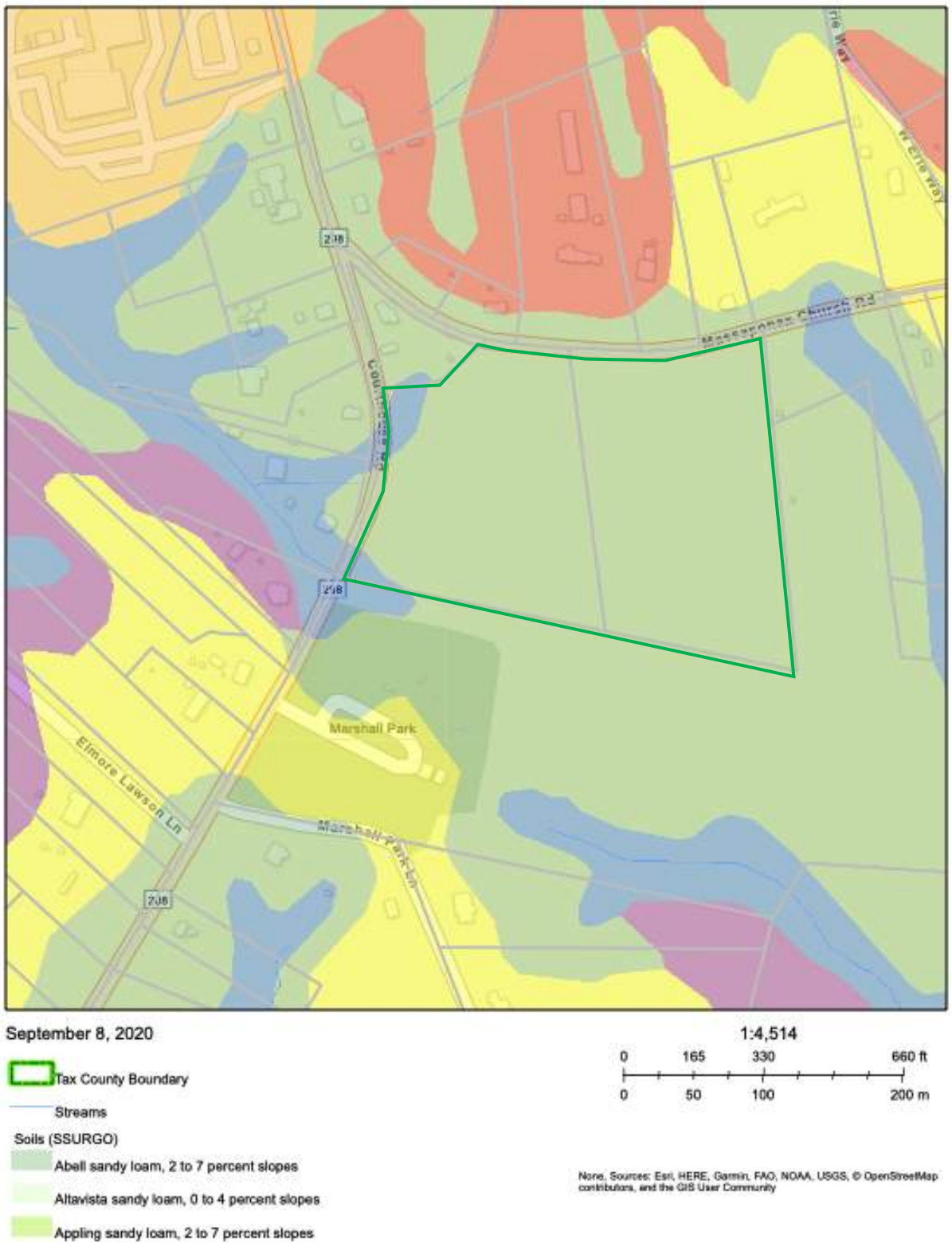

Figure 3. Soil Types Found within the Project Area (Spotsylvania County GIS 2020).

CULTURAL CONTEXT

This section provides a summary of the prehistoric and historic background research that establishes the appropriate cultural context for the project area as defined by the United States Department of the Interior's (USDI) *Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines* (NPS 1983), as well as VDHR's *Guidelines for Conducting Historic Resources Surveys in Virginia* (VDHR 2017).

Prehistoric Context

Virginia's Native American prehistory is divided into the Pre-Clovis, Paleoindian, Archaic, and Woodland periods, based on changes in material culture and settlement systems. Descriptions of characteristics and lifeways that define each of the prehistoric time periods are summarized below. In addition, an assessment of probability for finding archaeological sites from each time period is presented at the end of each time period.

Pre-Clovis (Prior to 13,000 B.C.)

Up until recent years, the Paleoindian occupation in Virginia was considered the first human occupation of the region, and began sometime around 13,000 B.C. This prehistoric cultural was defined primarily by fluted points of a distinctive style that had been definitively dated via radiocarbon tests. These Clovis and Folsom projectile points defined that Paleoindain culture. However, recent discoveries at the Cactus Hill site in Sussex County, Virginia have not only pushed the earliest date of occupation back in Virginia, but identified a distinctly different culture that pre-dates the fluted Clovis and Folsom point makers.

Buried strata containing lithic artifacts at Cactus Hill have produced radiocarbon dates of 15,000 years ago from strata situated below levels containing fluted points (McAvoy and McAvoy 1997:165). In addition, the artifacts recovered from the pre-Clovis levels demonstrate a different, yet extremely refined, lithic reduction technology. These pre-Clovis artifacts did not demonstrate a reliance on finished chert knives, scraping tools, and spear points as the Clovis and Folsom cultures did. The majority of the pre-Clovis artifacts consisted of prismatic blade-like flakes of quartzite, chipped from specially prepared cobbles and lightly worked along one side to produce a sharp edge. In addition, sandstone grinding and abrading tools were found in the pre-Clovis strata, indicating the pre-Clovis culture's production and refinement of artifacts that would include wood and bone tools or ornaments.

No previously identified cultural resources from this period were located within one mile of the project area. The probability of identifying pre-Clovis archaeological remains within the project area is extremely low.

Paleoindian Period (13,000 - 8,000 B.C.)

The Paleoindian period is defined by the diagnostic fluted points such as Folsom and Clovis points that represent a major component of the earliest post-Pleistocene inhabitants' tool kit. It was the finding of a fluted point in the ribs of an extinct species of bison in Folsom, New Mexico that scientifically established that Native Americans had immigrated during the Pleistocene into North America. Little is known of this period due to the paucity of material culture that has survived (Meltzer 1988).

The earliest diagnostic artifacts from this period are Clovis projectile points, which are typically fashioned of high quality cryptocrystalline materials such as chert, chalcedony, and jasper. Later Paleoindian points include smaller Clovis and Cumberland variants. The projectile points are further refined over time to include Dalton, Hardaway-Dalton, and Hardaway Side-notched points at the end of the era. Other tools of the Paleoindian people include endscrapers, sidescrapers, and other formalized tools that demonstrate some uniformity in production that allows for diagnostic analysis.

In Virginia, Paleoindian sites are extremely rare, and represented in the archaeological record primarily of isolated projectile point finds and what appear to be small temporary camps. This archaeological special pattern provides credence to the theory that eastern Paleoindians organized themselves in small bands, were generalized foragers with an emphasis on hunting that exploited a wide territory defined by the availability of lithic, botanical, and faunal resources. However, some larger, extremely rare, Paleoindian base camps are present in Virginia. These Paleoindian base camps include the Thunderbird Site in the Shenandoah Valley (Gardner 1974, 1977) and the Williamson Site in south-central Virginia (McCary 1951, 1975, 1983). Both base camps are associated with local sources of high-grade cryptocrystalline lithic materials essential to the sustainability of the Paleoindian culture (Gardner 1981, 1989).

No previously identified cultural resources from this period were located within one mile of the project area. The probability of identifying Paleoindian sites within the project area is low.

Archaic Period (8,000 – 1,200 B.C.)

The early Holocene in Virginia continued on a developmental trajectory that had started at the end of the Pleistocene with an increase in temperatures, a continued rise in sea levels, and the full development of the post-glacial, oak-hickory-pine forest. The boreal biota of the late Pleistocene was extirpated or were restricted to refugia in the highest elevations of the central Appalachian Mountains (Delcourt and Delcourt 1985). There also was an increased stability in the geomorphology of the post-glacial landscape (Conners 1986).

The beginning of the Archaic Period coincides with the end of the Pleistocene epoch and dawn of the early Holocene. The early Holocene introduced a climatic shift from a moist, cool period to a warmer, drier, more temperate climate. Vegetation also changed at this time from a largely boreal forest setting to a mixed conifer-deciduous forest. A subsequent rise in sea level associated with the more temperate climate began the formation of the Chesapeake estuary in Virginia and the region (Dent 1995: 147).

The change in climate marked a change in the seasonal availability of botanical and faunal resources relied upon by Native Americans. Adapting to the ecological change, Native Americans of the Archaic period demonstrate a cultural mobility geared toward seasonal change. Despite the change in mobility, the Archaic period people utilized a tool kit similar to that of the Late Paleoindian period and settlement and their patterns of subsistence were largely the same. There is also a clear increase in site size and frequency of sites during the Archaic period demonstrating a steady population increase (Claggett and Cable 1982, Egloff and McAvoy 1990).

Archaic populations are thought to have been primarily characterized by a band-level (20-30 individuals) social organization involving seasonal movements corresponding to the seasonal availability of resources and, in some instances, shorter-interval movements.

Settlement during the Archaic Period likely involved the occupation of relatively large regions by single band-sized groups of 20 to 30 individuals living seasonally in base camps during part of the year to take advantage of regionally specific resources and dispersing into smaller micro-bands on a seasonal or as-needed basis for further sustenance. These micro-bands could have consisted of no more than single families (Griffin 1952, Anderson and Hanson 1998, Ward and Davis 1999).

The Archaic Period can be characterized by the development of more specialized resource procurement activities as well as the technology to accomplish these activities. These differences in the material culture are believed to reflect larger, more localized populations and changes in methods of food procurement and processing. A defining feature of the Archaic Period is emergence of ground stone technology. These new ground-stone tools include atlatl weights and celts, ground stone net sinkers, pestles, pecked stones, mullers, axes, and vessels carved from soapstone quarried in the Piedmont during the Late Archaic.

No previously identified cultural resources from this period were located within one mile of the project area. However, six previously identified archaeological sites within one mile of the project area contain Native American components with no temporal affiliation. These sites are often affiliated with Archaic era populations due to the low density and strictly lithic artifacts recovered. Due to the location of the project area along tributaries of the Po River, the probability of identifying resources from this period is moderate.

Early Archaic (8,000 – 6,500 B.C.)

The Early Archaic period coincides with the emergence of the Holocene and introduction of warmer temperatures, the retreat of the glaciers, and a subsequent rise in sea levels. Early Archaic people still maintained a preference for high-quality lithic resources, however there was an adoption of a variety of new lithic materials including greenstone, quartzite and quartz. These lithics were available on a more regional scale and in much greater abundance, allowing for increased mobility and wider-ranging settlement.

The fluted points of the Paleoindian period were replaced with smaller projectile points that were side-notched or stemmed to facilitate hafting. Serrated edges of the blades were also a defining characteristic. These technological changes reflect the adaptation of new hunting strategies that were oriented toward smaller game animals (McMillan and Klippel 1981). Diagnostic projectile points of the Early Archaic period in Virginia include Kirk Stemmed and Notched, Palmer Corner-Notched, and several small bifurcated-base types such as the LeCroy. The bifurcated forms probably derived from the Kirk corner-notched type and then developed into or were replaced by stemmed forms (e.g., Stanly and Morrow Mountain) (Anderson 1991:94).

This period also witnessed the introduction of a ground stone tool technology which included implements such as mortars, pestles and nutting stones, presumably for processing gathered foods. Chenopods, amaranth, hickory nuts, butternut and possibly acorns have been recovered from the Crane Point site on the Eastern Shore (Lowery and Custer 1990).

No previously identified cultural resources from this period were located within one mile of the project area. However, six previously identified archaeological sites within one mile of the project area contain Native American components with no temporal affiliation. These sites are often affiliated with Archaic era populations due to the low density and strictly lithic artifacts recovered. Due to the location of the project area along tributaries of the Po River, the probability of identifying resources from this period is moderate.

Middle Archaic (6,500-3,000 B.C.)

The settlement pattern of Middle Archaic people is characterized by distinct camps ranging in size and functionality. These camps include larger base camps along major stream and river systems and smaller, short-term camps along smaller streams and upland ridges. Base camps were established at the confluence of a major stream, tributary, or on an elevated terrace or broad ridgeline above a floodplain or marsh. These base camps allowed for the continued exploitation of a great variety and quantity of resources within a small area.

This period sees a distinct increase in archaeological sites or site component from the Early Archaic. Also distinct is the adoption of various stemmed projectile point forms. Regionally, the most common Middle Archaic projectile point types are Stanly, Morrow Mountain, and Guilford types. The side-notched Halifax projectile point becomes far more prevalent towards the end of the Middle Archaic, as the Late Archaic period is ushered in.

Despite the diagnostic projectile point forms of the Middle Archaic, the majority of the tools in the archaeological record are expedient tools, flakes removed from larger cobbles or cores, used for scraping or cutting and then discarded (Blanton and Sassaman 1989:64, Claggett and Cable 1982, Ward and Davis 1999). This expedient tool assemblage is thought to be a result of the Climatic Optimum (6,000 B.C.-2,000 B.C.), a warmer and drier climate that became less predictable and required the Archaic peoples to adapt to the changing climates and move to where the resources were available (Wendland and Bryson 1974, Claggett and Cable 1982, Ward and Davis 1999). There is also a noted shift toward quartz as a preferred raw material for tool production that occurs in the Middle Archaic (Gardner 1989).

No previously identified cultural resources from this period were located within one mile of the project area. However, six previously identified archaeological sites within one mile of the project area contain Native American components with no temporal affiliation. These sites are often affiliated with Archaic era populations due to the low density and strictly lithic artifacts recovered. Due to the location of the project area along tributaries of the Po River, the probability of identifying resources from this period is moderate.

Late Archaic (3,000 - 1,200 B.C.)

The Late Archaic period is characterized by an increase in population and a decrease in mobility which results in a population density unlike any previous prehistoric era. This trend is indicative of a shift to agricultural exploitation. Agriculture in Virginia and the wider Middle Atlantic region likely had its origins during this period. Sunflower, sumpweed, and goosefoot are presumed to have been cultivated as early as 2,000 B.C. according to archaeological evidence (Yarnell 1976:268). Remains of squash have also been found in Late Archaic contexts (ca. 2,400 BC) with gourd appearing to be exploited in later period contexts (Chapman and Shea 1981: 70). In concert with these agricultural efforts, Late Archaic people began to use soapstone vessels for food storage and possibly cooking (Custer 1988, Klein and Klatka 1991, Klein 1997, Klein et al. 1998, Mouer 1991).

This period is dominated by stemmed and notched points, including various large, broad-bladed stemmed knives and projectile points such as the Savannah River points and their variants, Halifax, Vernon, and Bare Island, that generally diminish in size by the succeeding Early Woodland period (Coe 1964). Susquehanna and Perkiomen points are

also indicative of this time period, but are regionally associated in area of Pennsylvania and the northeast region of America, and are only found in limited numbers in Virginia.

The lithic tool kits of the Late Archaic also became more diverse with the greater adoption of axes and ground stone celts and the introduction of mortar and pestles in addition to net-sinkers. Polished atlatl weights and grooved axes are examples of ground stone tools that are more prominently associated with the Late Archaic.

Archaic sites are located throughout Virginia and the region, with Middle and Late Archaic sites being the most prevalent. However, Late Archaic sites are well over twice as numerous as Middle Archaic sites (e.g. Barber et al. 1992). Although the Late Archaic site locations show that a greater number of topographic areas and soil types were utilized, the distribution pattern is similar to that of earlier periods with respect to the sizes of streams on which the sites are located, suggesting that Late Archaic occupations did not have a strong riverine emphasis.

No previously identified cultural resources from this period were located within one mile of the project area. However, six previously identified archaeological sites within one mile of the project area contain Native American components with no temporal affiliation. These sites are often affiliated with Archaic era populations due to the low density and strictly lithic artifacts recovered. Due to the location of the project area along tributaries of the Po River, the probability of identifying resources from this period is moderate.

Woodland Period (1,200 B.C. – 1600 A.D)

The Woodland Period is divided into three subperiods, the Early Woodland (1,200 – 300 B.C.), Middle Woodland (300 B.C. – 900 A.D.) and Late Woodland (1250 - 1600) based on stylistic and technological changes in ceramic and projectile point types, a gradually developing dependence on horticulture, and increased sedentism (Klein and Klatka 1991; Mouer 1991).

Early Woodland (1,200 B.C - 500 B.C.)

The Early Woodland Period is generally defined by the appearance of ceramics in the archaeological record. The earliest Woodland ceramic wares include Marcey Creek Plain and variants. These ceramics would have been rectangular or oval and resemble the preceding Late Archaic soapstone vessels. It is of interest that crushed pieces of soapstone vessels are sometimes found to have been used a temper in these early ceramics. These ceramics are followed by cord-marked, soapstone-tempered Selden Island ceramics followed, in turn, by sand- and grit-tempered Elk Island (Accokeek) ceramics with both plain and cord-marked surfaces and in the Coastal Upland and Piedmont region, cord-marked and plain ceramics tempered with quartz, shale and other crushed rock (Gardner and Nash 1987). Prince George ware is pebble-tempered and characterized by fabric-, cord-, and net-impressed surface treatment and rim punctations (Egloff and Potter 1982:103; Evans 1955:60-64).

As prehistoric groups increased their interest in the cultivation of plants in many parts of the eastern United States, a more sedentary lifestyle subsequently evolved. This sedentism likely led to a greater emphasis on ceremonialism, especially which related to burial of the dead. In Virginia, mortuary ceremonialism is not seen until about 500 B.C. when stone and earth burial cairns and cairn clusters occur in the Shenandoah Valley. However, this phenomenon did not extend into the Piedmont until much later when a second wave of burial mound ceremonialism occurs around the time of the Middle/Late

Woodland transition, and accretional mounds are found in both the Ridge and Valley and Inner Piedmont provinces. This practice did not extend into the Coastal Plain.

No previously identified archaeological sites within one mile of the project area were identified with a specific Early Woodland temporal affiliation. The probability of identifying archaeological resources from this period is low to moderate.

Middle Woodland (500 B.C. – 900 A.D.)

The Middle Woodland Period is characterized by the increase in sedentary villages along major streams and estuaries as occupations along smaller streams show a marked decrease (Hantman and Klein 1992). It is likely that wild food collection and the cultivation of native plant resources complemented each other during this period as a shift towards reliance on agriculture began. The Middle Woodland diet becomes more complex as people began to exploit nuts, amaranth, and chenopod seeds as well as fish, deer, waterfowl, and turkey. Settlement size ranged from larger villages to smaller hamlets located on fertile soils which became exponentially important for the cultivation of crops such as beans, corn, squash, and tobacco (Gardner 1982).

As settlement size increased so did religious and ritual behavior and stratification and ranking that comes with a complex society. Regional styles and symbolism begin to take shape, and are reflected in ceramic styles and other ideotechnic and sociotechnic artifacts.

The beginning of the Middle Woodland period in Virginia is marked by the introduction of net-impressed ceramics which are found throughout the state (Egloff and Potter 1982). In the Piedmont region, fabric-impressed and cord-marked ceramics, including Vincent ceramics, become increasing common as the Middle Woodland period progresses (McLearen 1993, Daniel and Davis 1996, Eastman 1991). Projectile points affiliated with the region from the period include larger triangular points, and can include Rossville, Calvert, Selby Bay and Fox Creek projectile point forms, as well as many stemmed hafted bifaces (Dent 1995; Potter 1993).

The second half of the Middle Woodland period demonstrates the adoption of rhyolite as a preferred material for the production of hafted bifaces (Dent 1995:237). This raw material is found in the upper reaches of the Potomac River in Maryland and Pennsylvania.

No previously identified archaeological sites within one mile of the project area were identified with a specific Middle Woodland temporal affiliation. The probability of identifying archaeological resources from this period is moderate.

Late Woodland (900 – 1600 A.D.)

The Late Woodland period begins with a greater reliance on agriculture by Native Americans that resulted in a more sedentary lifestyle. Large nucleated villages developed along the rivers due to the availability of highly productive, alluvial soils for intensive gardening. Drawings and journals of early European explorers describing Indian villages indicate that houses were constructed of oval, rectanguloid or circular frameworks of flexible green sapling poles set in the ground, lashed together, and covered with thatch or bark mats.

Although the major villages and population centers would have been located along the fertile bottomlands, smaller camps would have been established further inland to take advantage of seasonally available resources or served specific functions such as hunting

and foraging camps, quarries, butchering locations, and re-tooling locations (Hodges et al. 1985:26).

Projectile points associated with the Late Woodland period in this region are small triangular points, often referred to as Madison or Clarksville, and slightly larger Levanna triangles. Shell-tempered Townsend ware is the dominant ceramic series associated with this period, with four distinct types of surface treatment: Rappahannock Fabric-Impressed, Rappahannock Incised, Townsend Corded, and Townsend Herringbone (from southern Delaware) (Egloff and Potter1982:107-109).

John Smith mapped many "king's" and "ordinary" village sites within Virginia on his map, *Virginia: Discovered and Discribed [sic]* (Smith 1608). These villages are primarily located along rivers. For example, the "ordinary" village of Secobeck is located along the Rappahannock River on the northern end of the City of Fredericksburg (Figure 4).

No previously identified archaeological sites within one mile of the project area were identified with a specific Late Woodland temporal affiliation. However due to the project area location, the probability of identifying archaeological resources from this period is moderate. However, any sites identified within the project area from this period would likely be smaller temporary camps "established further inland to take advantage of seasonally available resources or served specific functions such as hunting and foraging camps, quarries, butchering locations, and re-tooling locations" (Hodges et al. 1985:26).

Figure 4. Detail of *Virginia: Discovered and Discribed [sic]* Depicting the Project Area Vicinity (Smith 1608).

Historic Context

The historic context for the project area and its region is divided in the following sections in accordance with VDHR guidelines: Settlement to Society (1607-1750); Colony to Nation (1750-1789); Early National Period (1789-1830); Antebellum Period (1830- 1860); Civil War (1861-1865); Reconstruction and Growth (1865-1917); World War I to World War II (1917-1945); and the New Dominion (1945-present).

Settlement to Society (1607-1750)

Prior to the first permanent English settlement at Jamestown, there was intermittent European contact with Native Americans in the region. A Spanish Jesuit mission was established in ca. 1570 along the York River, however all the missionaries, with the exception of a boy, were killed by the local Native Americans.

In 1588, the Spanish sent Vincente Gonzales to investigate the Chesapeake Bay region in order to determine if any English settlements had been made. Gonzales did not find any English settlements, but he did capture two Native American boys (Lewis and Loomie 1953:56).

John Smith mentions the region of Fredericksburg and the village of Secobeck in his travels in 1608, however no detail on the village's size or population are provided,

> Betwixt Secobeck and Massawteck is a small Isle or two, which causeth the river to be broader then ordinary; there it pleased God to take one of our Company called Master Fetherstone, that all the time he had beene in this Country, had behaved himselfe, honestly, valiantly, and industriously, where in a little Bay we called Fetherstones Bay wee buryed him with a volley of shot: the rest notwithstanding their ill dyet, and bad lodging, crowded in so small a Barge, in so many dangers never resting, but alwayes tossed to and againe, had all well recovered their healths (Smith 1610 in Haile 1998).

A more violent contact was made later by the English with a tribe along the north bank of the Rappahannock River. The result of the encounter included the killing of the tribe's chief and several of his followers (Barbour 1969:184,482; Smith 1910a:18).

> The first land grant in the current county of Spotsylvania was to Thomas Buckner and Thomas Royston in of Gloucester County in 1671. A portion of the Buckner-Royston land grant, known in the colony documents as "the Lease Lands" and now the site of the town of Fredericksburg, was leased to William Livingston in circa 1671 (Mansfield 1977:11 in Mullen et al. 2010).

Tensions with the Native Americans eventually led to the declaration of war by the Virginia Assembly in 1674/75. Subsequent to the declaration of war, the Virginia Assembly ordered a fort to be built at the falls of the Rappahannock River. Major Lawerence Smith would command the fort and establish a military garrison Major Smith recounted. "Extant documents reveal that Major Smith's proposed military settlement near the fort did not develop, and Smith's Fort was abandoned in 1682" (Mullen et al. 2010).

> *Most early land patents were situated on the Rappahannock River near the present site of Fredericksburg. Alexander Spotswood, in contrast,*

> *sponsored a settlement of German immigrants on the Rapidan River in 1714. Germanna as it was known was intended to be a buffer against the Indian peoples to the west and a center of trade and industry. With an eye towards developing Virginia industry, Spotswood also acquired considerable acreage in the western part of present Spotsylvania where iron ore deposits had been discovered. By 1715 he had established the Iron Mine Company, and his Tubal Furnace became the first plant to produce pig iron in Virginia (Mansfield 1977 in Ferland et al. 2008).*

Spotsylvania County was created in 1720 by an Act of the Virginia Assembly. The boundaries of the county were Snow Creek on the east, the Rappahannock River on the north, the Shenandoah River on the west, and the Pamunkey (North Anna) River on the south (Mullen et al.).

Fredericksburg was established shortly after in 1727. However, the town did not initially grow in population as it was hoped. Colonel William Byrd recounts,

> *It is pleasantly situated on the south shore of the Rappahanock river, about a mile below the Falls. Sloops may come up and lye close to the Wharf, within thirty yards of the public warehouses, which are built in the figure of a cross…Though this be a commodious and beautiful situation…yet the inhabitants are very few. Besides Col. Willis, who is the top man of the place, there are only one merchant, a tailor, a smith and an ordinary keeper; though I must not forget Mrs. Levistone, who acts here in the double capacity of a doctress and a coffee woman [Byrd 1841:138].*

Much of the development in Spotsylvania occurred within the acreage owned by Alexander Spotswood who owned 23,000 acres by 1720. However, all but 2,000 of these acres were "purchased by confederates of Spotswood. Who operated in his stead.

> *In October of 1729 Spotswood acquired 59,786 acres of land, east of Fredericksburg by payment of headrights. The former owners held the land ·'by defective title" (Felder 2000:212). Spotswood's newly acquired lands ran from the western boundary of Motts Run to the fort and industrial complex at Germanna. His attempt at industrial empire building including mines located at Leaseland, near Four Mile Fork, the Tubal Furnace on Pipe Dam Run, and a furnace storehouses, tavern and wharf at Massaponnax (in Ferland et al. 2008).*

The project area vicinity is depicted on a map from this period; however, the area encompassing the project area provides little detail. The map depicts small settlements along the Rappahannock River where colonial plantations and development focused (Figure 5). No previously identified cultural resources from this period were located within one mile of the project area. The probability of identifying archaeological resources from this period is low.

Figure 5. Detail of *Virginia and Maryland as it is planted and inhabited this present year 1670* Depicting the Project Area Vicinity (Herrman 1670).

Figure 6. Detail *of A map of the most inhabited part of Virginia containing the whole province of Maryland with part of Pensilvania [sic], New Jersey and North Carolina* Depicting the Project Area Vicinity (Fry and Jefferson 1751).

Colony to Nation (1750-1789)

Modest farms and plantations in the second half of the eighteenth century characterized Piedmont and Coastal Plain regions of Spotsylvania County. In the region, it was tobacco, above all, that determined the pattern of development in nearly every aspect of life in the colonial period, encompassing the economy, the cultural landscape, and social relations. Once the system of tobacco monoculture had been established, it was nearly impossible to break free. Though prices for the crop in Europe fluctuated, often drastically, most planters preferred to stick with the staple, rather than risk an expensive investment of time and money in a less reliable export, such as grain (Kulikoff 1986: 4-5; Rutman and Rutman 1984: 41-43; O'Donnell 2005).

The American Revolution upended the British colonial way of life and the general populous of Virginia. The region surrounding Fredericksburg saw numerous troop movements throughout its environs, as British and American forces moved towards strategic points at Port Royal, along the Rappahannock, and Bowling Green. These troop movements included those of the British Army under the leadership of Banastre Tarleton while enroute to Falmouth (Campbell 1954; Motley et al. 1974). These troops moved "along the upper bank of the North Anna River before turning northward toward the Rappahannock (Fall 1989).

> Many private citizens supported the War with supplies, commodities, labor and services for which they were reimbursed by the new federal government until 1786. Claims filed were widely varied, and supplies ranged from paper to guns and gunflints and horses. Commodities included grains, forage, salt meat, corn "spirits," and "strong bear" (Spotsylvania County Bicentennial Committee 1975:1-14 in Mullen et al. 2010).
>
> Spotsylvania County's 1782 list of tithables counting white males over the age of 16 and all slaves shows 696 "white males" and 4,714 "blacks," most of whom were slaves. The 1790 U.S. Population Census was constructed from previous county and state tax lists. Spotsylvania County, Virginia, was enumerated showing 1,361 males over the age of 16, 1,278 males under the age of 16, a total of 2,532 white females of all ages, 147 other free persons, and 5,933 slaves for a total population in Spotsylvania County of 11,252 persons (Greene 1932:153, 155 in Mullen et al. 2010).
>
> The 1810 U.S. Population Census for Virginia survived the British incursion, and Spotsylvania County shows a white population of 4,478, of which 600 were slaveholders, and 6,126 slave residents (Mansfield 1977:127 in Mullen et al. 2010).

Ultimately, the Revolution established American independence, but it also effectively brought an end to Virginia's tobacco economy. During the war, the markets for Virginia tobacco were almost completely cut off, and planters were forced to diversify, turning primarily to corn, wheat, and livestock for export to the West Indies. As a result, by the 1790s, tobacco had virtually disappeared north of the James River (Kaplan 1993: 55, 67).

In 1778, during the tumultuous time of the American Revolution, the Spotsylvania Courthouse moved to the "Old Courthouse" location in the region of the project area along the current Lake Anna Parkway. Maps from 1751 and 1787 show the project area in little detail (Figures 6 and 7). In addition, only one previously identified cultural resource from this period was located within one mile of the project area. As such, probability of finding archaeological resources from this period is low.

Figure 7. Detail of Map of the Country Between Albemarle Sound, and Lake Erie, Comprehending the Whole of Virginia, Maryland, Delaware and Pennsylvania with Parts of Several Other of the United States of America, Depicting the Vicinity of the Project Area. (Jefferson 1787).

Figure 8. Detail of *A Map of the State of Virginia*, Depicting the Project Area Vicinity (Boye 1828).

Early National Period (1789-1830)

During the late eighteenth and early nineteenth centuries with the collapse of the tobacco industry, Spotsylvania and the surrounding counties underwent a radical transition from tobacco to a new diversified grain-based economy. This agricultural and economic transition would characterize the region through the nineteenth century and well into the twentieth. By the time of the American Revolution all arable land in the Tidewater and Piedmont regions of Virginia had been planted in tobacco at least once, and most areas were experiencing the effects of severe soil depletion.

With a restricted market for tobacco, residents began leaving the region in significant numbers in the late eighteenth and early nineteenth centuries. Not even the most privileged families were entirely resistant to the attractive force of new western lands on Virginia's frontier and beyond, with many scions of the area's elite pulling up stakes and striking out west. And, with the wholesale transition to a newly diversified agricultural economy that was less labor-intensive than tobacco cultivation, many of the region's slaves found themselves literally being sold "down the river" to the booming cotton and rice plantations of the Deep South. This change was also reflected in the cultural landscape, as settlement tended to move away from major rivers and creeks, the primary routes of transportation and communication in the colonial period, and clustered along an increasingly complex system of interior roads (Kulikoff 1986:422, 429; O'Donnell 2005).

Whatever their social standing, local farmers found themselves confronted in the early years of the nineteenth century by land that was simply worn out by decades of tobacco farming. Meanwhile, the prevailing agricultural practice of crop rotation every three years insured that even wheat and corn depleted the soils at an alarming rate. In his series of essays entitled *Aerator*, Caroline County's John Taylor demonstrated the benefits of four-field crop rotation, in which soils could be improved significantly by rotating corn, wheat, fertilizer, and clover. Similarly, in the early 1820s, Edmund Ruffin publicized the effectiveness of marl in reducing soil acidity, a technique that could triple the productivity of Tidewater soils. Other agricultural improvements included contour plowing to reduce erosion, cast iron plows, threshing machines, and corn shellers (Kaplan 1993: 87-88; O'Donnell 2005).

Maps from 1820 and 1828 shows the project area in little detail, and do not show structures in the project area (Figures 8 and 9). However, the project area is just east of the "Liberty Meeting House" mapped in 1820 (Figure 9). The Liberty Meeting House would later be replaced by the Zion Methodist Church (088-0077), built in 1859, which is located at 8700 Courthouse Rd. In addition, the project area is located just east of a log house from 1795 located at 8614 Courthouse Rd. (088-0149). In addition, three other previously identified cultural resources from this time period are located within one mile of the project area. Due to increased population of the region, the probability of identifying archaeological resources from this period is moderate to high.

Antebellum Period (1830-1861)

Improvements to transportation routes in the nineteenth century and the development of the railroads provided an economic stimulus to the region. As with turnpikes and canals earlier in the nineteenth century, the construction of rail lines would have a tremendous economic and social effect on the region, revolutionizing the export of farm produce (Hennessy 1989). In addition, the departure of numerous farming families for the West had opened a considerable amount of land to outside purchase at low cost.

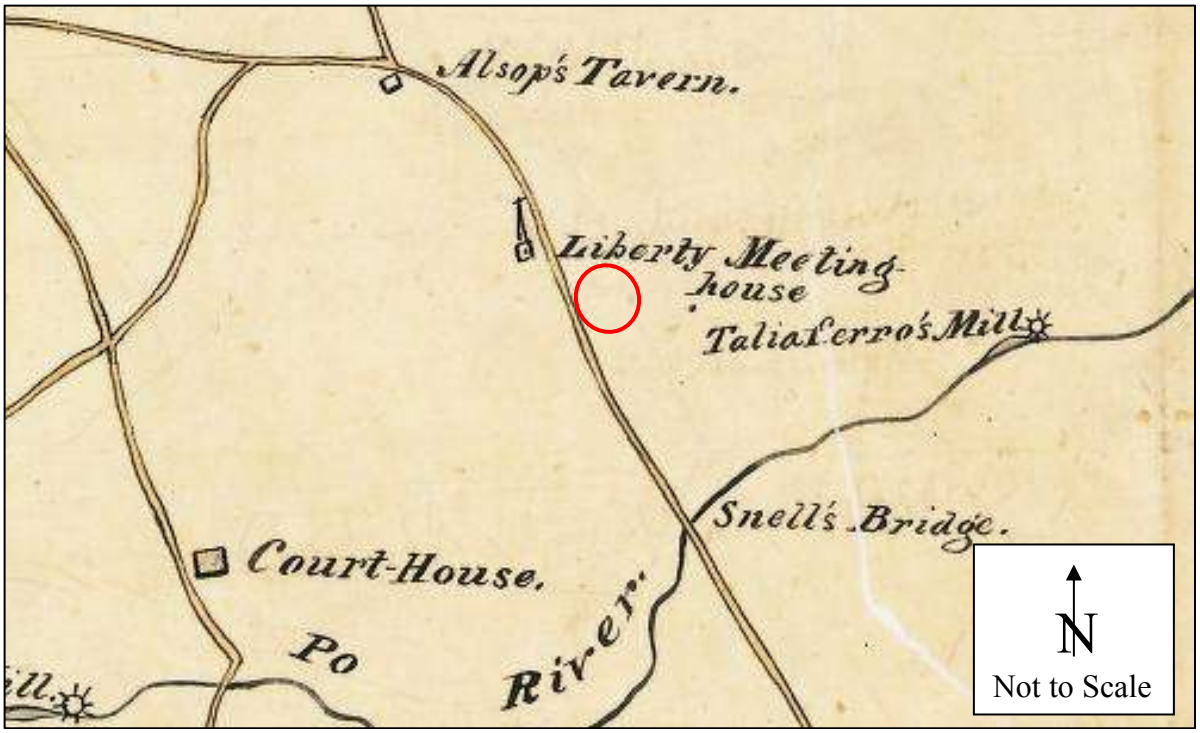

Figure 9. Detail of *Spotsylvania County*, Depicting the Project Area Vicinity (Wood 1820).

With the advantage of new transportation routes and proximity to the growing markets, this region proved attractive to northern farmers and recent immigrants. Most were European immigrant farmers who took up moderately sized parcels, typically between 150 and 200 acres (Netherton et al. 1978: 251-59).

> Martin's *Gazetteer of Virginia* published in 1836 claims that in Spotsylvania County"...Tobacco was formerly planted to the exclusion of almost everything else; but within the last 30 years it has gradually given place to wheat and Indian Corn." The total population of Spotsylvania County in 1835 is given as 11,826, and county exports for the year are given as 500,000 bushels of Indian corn, 75,000 barrels of flour, 150,000 bushels of wheat, 400 hogsheads of tobacco, 500 tierces of flax seed, and between $65,000.00 and $70,000.00 from gold mines (Martin 1836:279-284 in Mullen et al. 2010).

In 1839, the Courthouse moved to its present site.

> Lewis Rawlings, owner of the Tavern, gave the County ten acres for the present Courthouse green. The team of Malcolm Crawford, carpenter and William Phillips, brick-mason, who helped Thomas Jefferson build the University of Virginia, won the contract and completed the Courthouse in 1840 (Spotsylvania County 2020 [Accessed]).

In addition, the Zion Methodist Church (088-077) was built in 1859 at the location of the former Liberty Meeting House, just west of the project area.

Although population and infrastructure were on the rise during this time period, an epidemic would soon follow. A scourge of yellow fever hit Virginia in 1852, causing numerous deaths. Slaves during this time mentioned the cruelty of "white folks," as they were exploited for increased wealth and profit, and "prayed to God to punish their cruel masters." The yellow fever epidemic to the slave was regarded as retribution from God (Escott 1979).

> The Fredericksburg and Gordonsville Railroad was incorporated in 1853. The route was originally surveyed in 1836 as the "Rappahannock and Blue Ridge Railroad" (Salmon 1996:16, 48 in Mullen et al. 2010). Railroad right-of-ways were condemned in the spring of 1854, and local property owners were compensated for the land taken. Civil War records and maps show that the Fredericksburg and Gordonsville Railroad was unfinished during the war years, but the railroad was completed in the Reconstruction period (Scott 1889:1.XXXV.I.850; Davis 1983:33.1 in Mullen et al. 2010).

The mining industry in the Spotsylvania had a short but feverish increase during this period.

> Gold production boomed in the project vicinity during the 1830s and 1840s, but collapsed during the 1850s. Average annual production in Virginia dropped to 1,700 ounces through the 1850s (Sweet 1980: 1-4 in Ferland et al. 2008).

The California gold rush and the Civil War would mark the end of gold mining as a feasible industry in Virginia during this era.

> Mining and industry demanded logs, and often charcoal. Charcoal production created a distinctive cultural landscape. The extraction of timber for charcoal production denuded massive stretches of land (Barber and Wittkofski 1999:312-3; Sanford 1994:79-80 in Ferland et al. 2008). For example, timbering, which began in the Rappahannock Piedmont with the iron industry established by Spotswood, produced the dense, secondary growth landscape of the Wilderness battlefield (Round 1964:4 in Ferland et al. 2008). Between 150 and 240 bushels of charcoal were consumed in blast furnaces like the nearby antebellum Catherine Furnace, with considerable amount wasted as a consequence of inefficient, open-ended stacks; refining the ore in a forge required an additional 150 to 250 bushels per ton of refined iron (Frye 1987:5 in Ferland et al. 2008).

Increased farming, mining, and commerce prompted the population increase in the region of the project area around the established road system. Although still rural, the population density in the region of the project area was on the rise.

Eight previously identified cultural resources from this period are located within one mile of the project area including the Zion Methodist Church (088-0077), built in 1859, which is located at 8700 Courthouse Rd., immediately across from the project area to the west. Due to the sustained population of the region, the probability of identifying archaeological resources from this period in the project area is high.

Civil War (1861-1865)

The issues of slavery and states' rights had precipitated armed conflict, and on April 17, 1861, Virginia seceded from the Union. Spotsylvania County experienced the full effects of the war due to its strategic position between opposing forces, and the project area was located along a primary road to Richmond. The Zion Methodist Church (088-00770), located just northwest of the project area across Courthouse Rd. (Rte. 208), was a rallying point for troops for both the Union and Confederate armies.

> The first occasion on which armed soldiers would enter Zion's sanctuary occurred in August 1862. On Tuesday, August 5, the brigade of Union General John Gibbon was divided into three parts. One of these, led by General Sullivan, included the 24th New York Infantry, commanded by Colonel Samuel Raymond Beardsley. At 5 p.m. that day, the three wings of Gibbon's brigade left their camps in Falmouth and crossed over into Fredericksburg. From there, they spread out to conduct a reconnaissance in force, with the intention of doing some damage to the Virginia Central Railroad, if possible (Sullivan 2018).
>
> On Thursday, August 7, Colonel Beardsley and his regiment took up a position at Zion. "Our orders were to stay here & hold this point till this afternoon & then return to Falmouth," he wrote in a letter to his father that day. Beardsley and a number of his soldiers made themselves at home in the sanctuary, where he continued his letter: "I write this from the gallery of a country church which is situated in a grove about a half mile from the village (said village composed of a Court House, Clerks Office, and Tavern all of Brick, & one or two other houses of wood) which is a perfect bedlam below, as it is filled with soldiers some scuffling, some whistling, some playing cards on the little plain table in front of the pulpit, while one independent gentleman in his shirt sleeves occupies the ministers chair in the pulpit and is engaged in the laudable occupation of combing his hair with a pocket comb while he occasionally stops to admire his handy work through the medium of a little pocket looking glass" (Sullivan 2018)

In May of 1864, the Union army moved into Spotsylvania County, as General George Meade crossed the Rapidan River with approximately 120,000 troops.

> By May 11, division commander Henry Heth had established his headquarters at Zion. That evening General Lee also arrived, and over time other general officers and their staffs came and went from the church. General Ambrose Powell Hill, who was compelled by ill health to temporarily relinquish command of the Third Corps, arrived by ambulance. General Jubal Early, who was named as Hill's replacement as corps commander, was also nearby. Over the next several days, Early's soldiers encamped between the courthouse and the church. The cavalry division of General William Henry Fitzhugh Lee also spent time at the intersection of Court House and Massaponax Church roads and on the church grounds (Sullivan 2018).
>
> At least one, and possibly two telescopes were set up at the windows in the slaves' balcony, providing a good view of Union activity at Myer's Hill, about a mile away. In the map detail shown above, the line of sight between Zion and Myer's Hill is evident. Off to the left, it was also possible to observe the movements of General Ambrose Burnside's Ninth Corps (Sullivan 2018).

The right flank of the Confederate line terminated southeast of the village of Spotsylvania Court House itself. While it lacked the topographical advantages of the left flank, the Confederate right was relatively secure, given that the bulk of the Federal army was massed along the Confederate left and left center (Mackowski 2020).

The Battle of Spotsylvania Courthouse commenced in May of 1864 (Figure 10). A description of this battle, as summarized by the *Civil War Sites Advisory Committee* (CWSAC) of the *American Battlefield Protection Program* (ABPP), appears below (NPS 2017):

> OTHER NAME: Combats at Laurel Hill and Corbin's Bridge, Ni River, Laurel Hill, Po River, Bloody Angle, Piney Branch Church, Harrison House, Harris Farm
>
> CAMPAIGN: Grant's Overland Campaign
>
> DATE(S): May-June 1864
>
> PRINCIPAL COMMANDERS: Lieutenant General Ulysses Grant [US] Major General Robert Lee [CS]
>
> FORCES ENGAGED: 152,000 total (US 100,000; CS 52,000)
>
> ESTIMATED CASUALTIES: 27,000 total (US 18,000; CS 9,000)
>
> DESCRIPTION: After the Wilderness, Grant's and Meade's advance on Richmond by the left flank was stalled at Spotsylvania Court House on May 8. This two-week battle was a series of combats along the Spotsylvania front. The Union attack against the Bloody Angle at dawn, May 12-13, captured nearly a division of Lee's army and came near to cutting the Confederate army in half. Confederate counterattacks plugged the gap, and fighting continued unabated for nearly 20 hours in what may well have been the most ferociously sustained combat of the Civil War. On May 19, a Confederate attempt to turn the Union right flank at Harris Farm was beaten back with severe casualties. Union generals Sedgwick (VI Corps commander) and Rice were killed. Confederate generals Johnson and Steuart were captured, Daniel and Perrin mortally wounded. On May 21, Grant disengaged and continued his advance on Richmond.
>
> RESULTS: Indecisive

Although the project area is not located near the infamous salient or "mule shoe" in the northern and western portions of the Confederate line where the engagements were most ferocious, the area was fired upon from time to time as the Zion church offered shelter for Confederate officers, including Gen. Robert E. Lee.

> The coming and going of Confederate generals and their staffs, not to mention the presence of large bodies of soldiers in the immediate vicinity of Zion, attracted the attention of Union forces nearby. Soon, a fusillade of artillery and small arms fire raked the church and its grounds. The windows were shot out, and significant damage was done to the church's roof and brick exterior. Somehow in the midst of all this tumult, General Robert E.

> Lee found it possible to take a nap inside the church on May 14th, one of the few times during the war when he slept under a roof (Sullivan 2018). As the fighting continued and the casualties mounted, the church's sanctuary was pressed into service as a hospital. All of the pews (most of the original ones are still in use today) were moved outside in order to provide space for the wounded and dying who were brought in for care. Operations, including amputations, would have been performed in the sanctuary. The blood of these unfortunate men, which stained the floors, would remain visible for almost one hundred years (Sullivan 2018).

The project area is located within the Spotsylvania Courthouse Battlefield Historic District (088-5182). In addition, the Zion Methodist Church (088-0077) is located to the northwest of the project area, and was a rallying point for both Union and Confederate officers and personnel. Eight previously identified cultural resources specific to the Civil War are located within one mile of the project area.

Military maps of Spotsylvania County drafted during this time show the project area in excellent detail and depict the north/south trending line of earthworks bisecting the project area (Figures 11, 12, 13, and 14). Taking these factors into consideration, the probability of identifying archaeological resources from the Civil War era is very high.

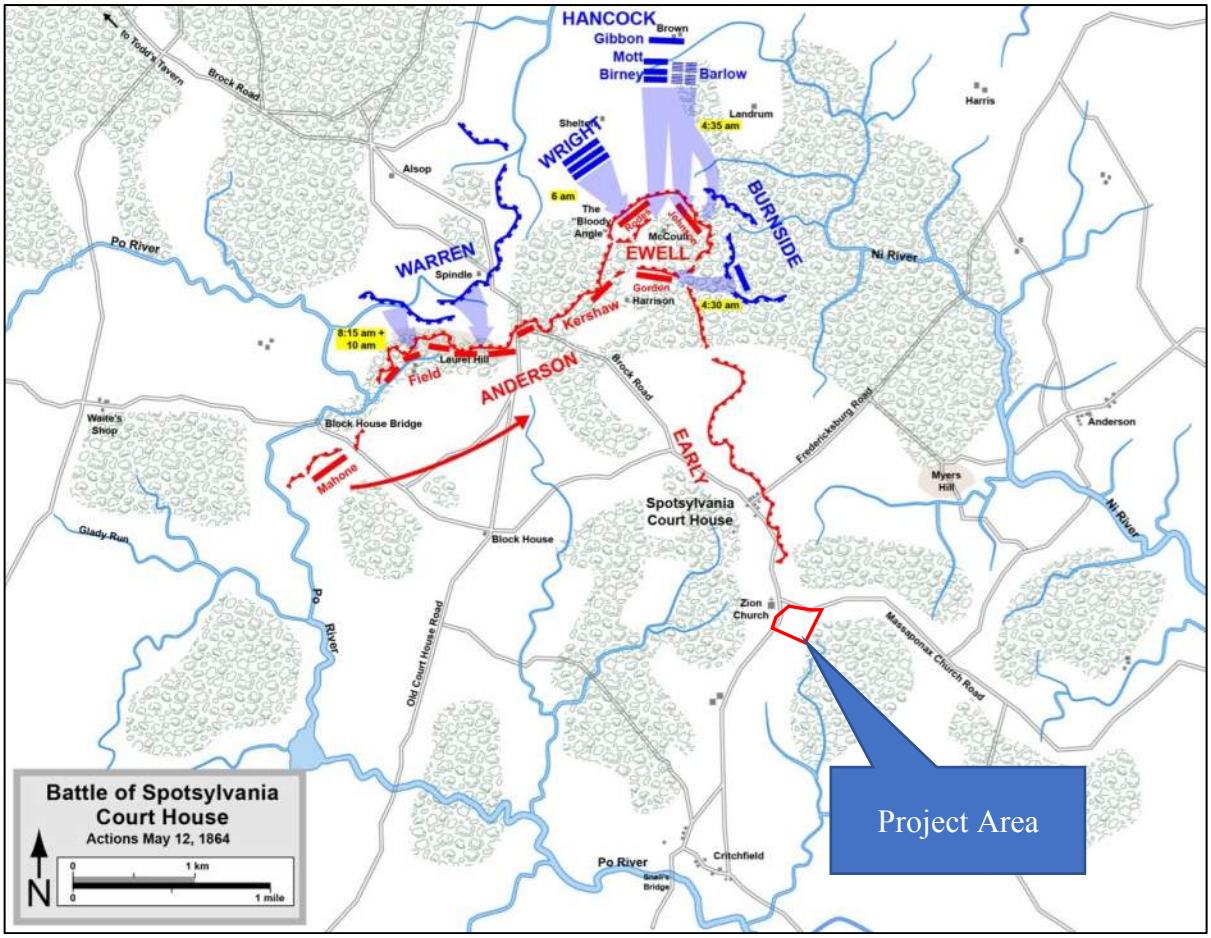

Figure 10. *Battle of Spotsylvania Court House Actions May 12, 1864* Depicting the Project Area Vicinity (CWSAC).

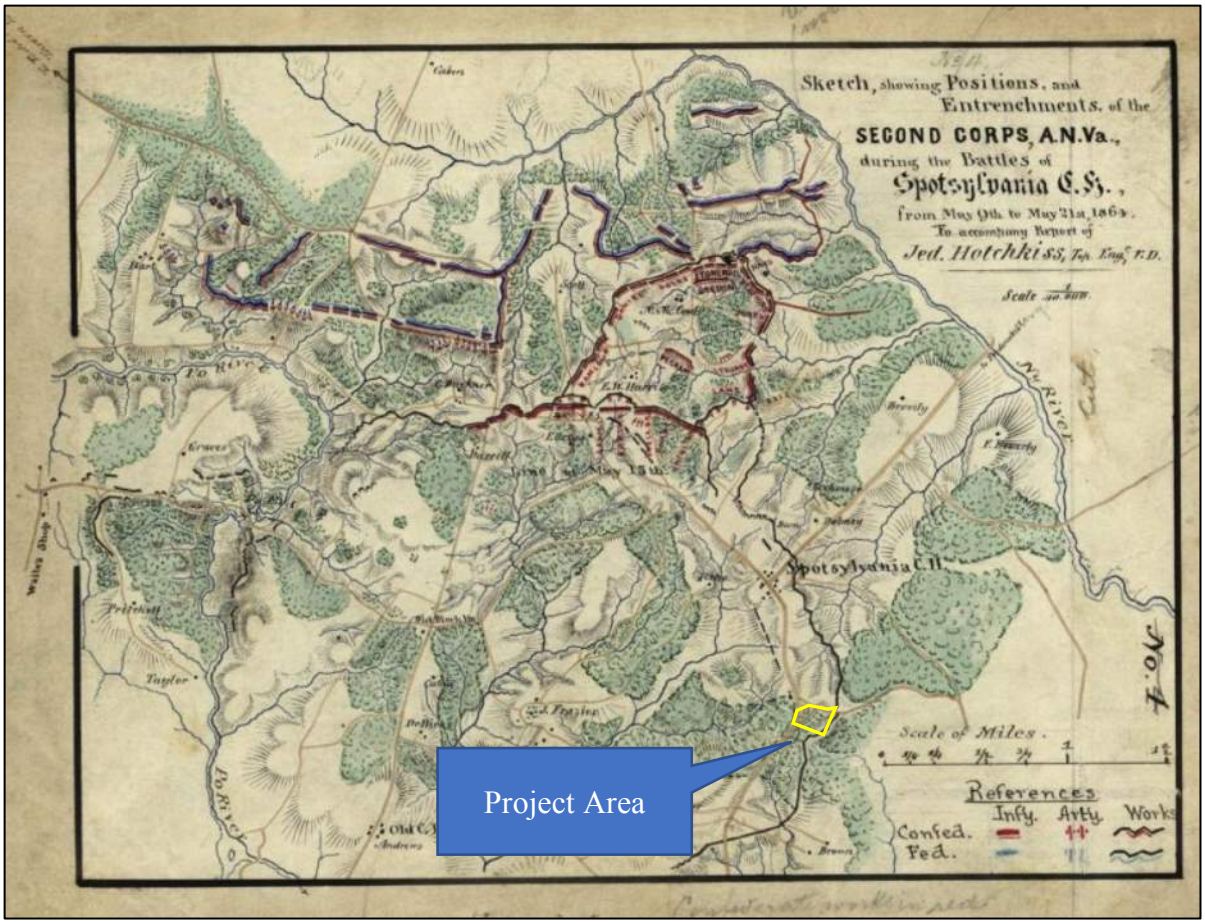

Figure 11. Detail of *Report of the camps, marches & engagements, of the Second Corps, A.N.V., and of the Army of the Valley Dist. of the Department of Northern VA., during the campaign of 1864: [Virginia]* Depicting the Project Area Vicinity (Hotchkiss 1864a).

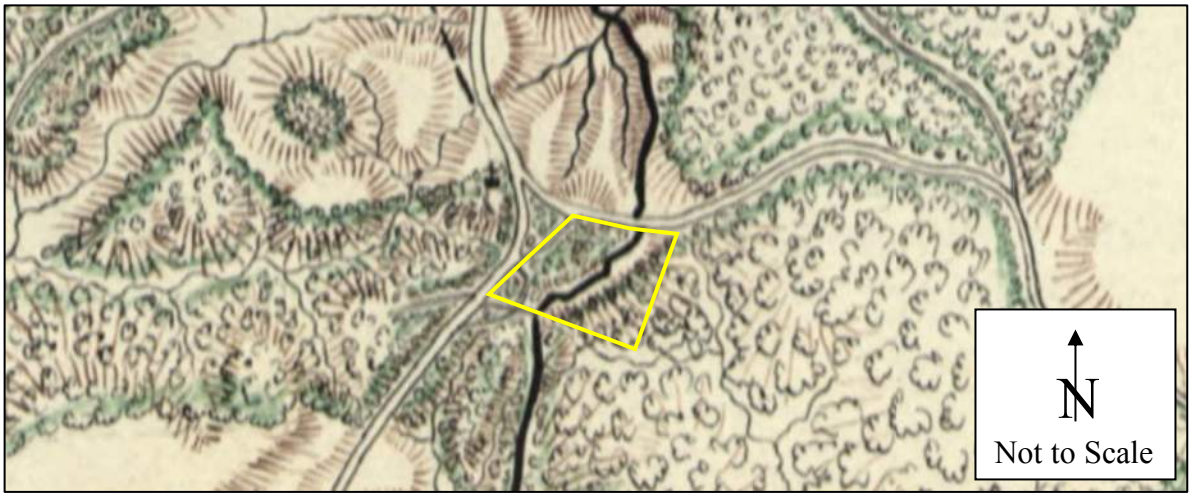

Figure 12. *Detail of Report of the camps, marches & engagements, of the Second Corps, A.N.V., and of the Army of the Valley Dist. of the Department of Northern VA., during the campaign of 1864: [Virginia]* Depicting the Project Area Vicinity (Hotchkiss 1864a).

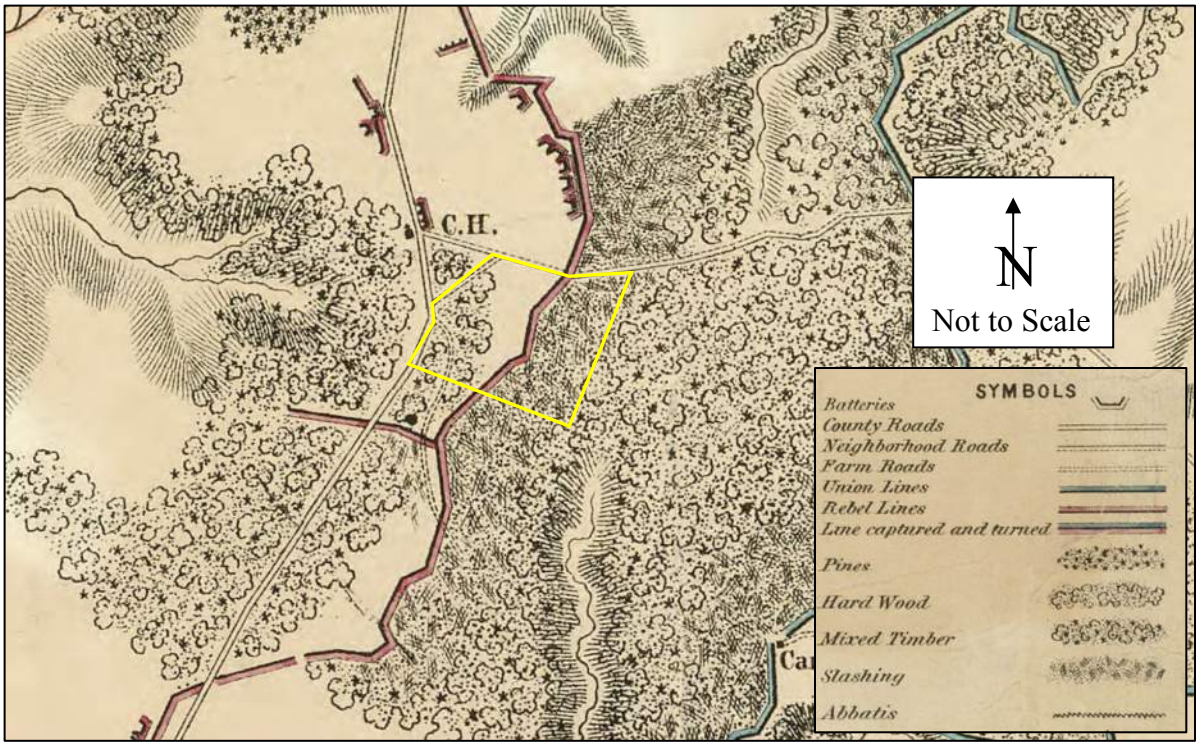

Figure 13. Detail of *Map of the battle field of Spotsylvania C.H.: showing the field of operations of the Army of the Potomac commanded by Maj. Gen. George G. Meade U.S.A., from May 8th to 21st, 1864* Depicting the Project Area Vicinity (Howell 1864).

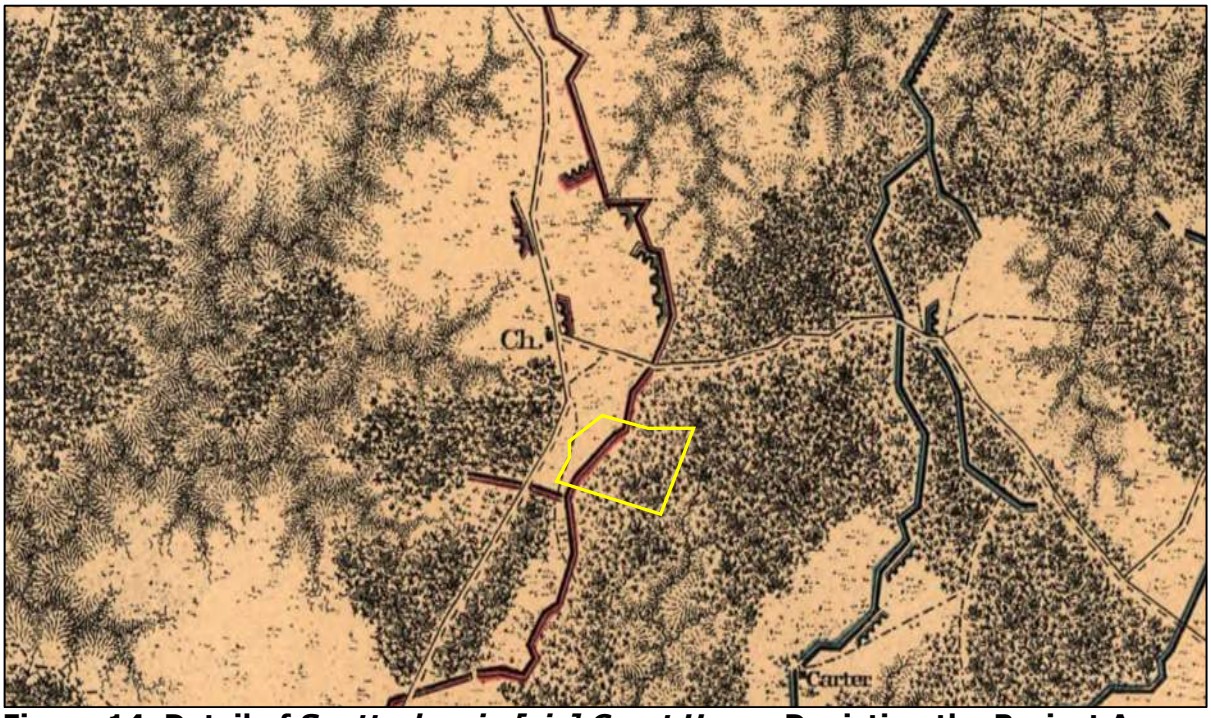

Figure 14. Detail of *Spottsylvania [sic] Court House* Depicting the Project Area Vicinity (Hotchkiss 1864b).

Reconstruction and Growth (1865-1917)

Virginia was a principal location of the Civil War and the devastation could be felt politically, socially, and economically. The combined loss of manpower and draft animals, the neglect of agricultural land, and the emancipation of the slave population had a detrimental effect on the region's economic and social landscape in the postwar era. Over the following years, property values plummeted: land that had sold for $10 per acre before the war now fetched only $1-3. In fact, the real estate market was so depressed that during their 1869-70 session the General Assembly enacted a law prohibiting the sale of land for less than 75 percent of its assessed value (Kaplan 1993: 153-56).

Many were desperate for an economic solution following the war, and many began to sell the timber on their land for cash or left the county for jobs in Washington or elsewhere. Those who continued to farm joined the "Grange," or "Patrons of Husbandry," a fraternal order established in 1867 and dedicated to helping farmers learn new agricultural methods.

> Unlike Fredericksburg and other neighboring counties, Spotsylvania suffered a significant decrease in population in the immediate postwar period, dropping from well over 15,000 at the beginning of the Civil War to 11,728 in 1870. This trend of depopulation would continue through the early twentieth century. Late nineteenth century Spotsylvania was characterized by the transition from grain and tobacco crops to a greater concentration on dairying and market gardening. Large family farms were increasingly subdivided, with many producing enough only to sustain the family and livestock. During this period the county also witnessed a boom in the extractive industries, with the Grindstone and Holladay mines producing gold, silver, pyrite, lead, and zinc ore. Also logging companies harvesting the county's ample timber resources (Traceries 1996 in Ferland et al. 2008).

A house from 1880 (088-0240) and a 1930s Service Station (088-0240), located immediately northwest of the Fairchild project area were originally part of the Fairchild tract before being split from the parcel in 1976. It is very likely that the Lewis family resided in the 1880 dwelling (088-0240). The 1900 census lists Liston Lewis (b. 1854; Aged 46) and Annie Lewis (b. 1856, Aged 44) as a married black couple living in Dwelling #218 (likely 088-0240). They owned their dwelling, and Liston worked as a railroad laborer. Annie gave birth to six children, four of which were surviving in 1900. Those four surviving children in 1900 were John J. Lewis (b. 1886, Aged 14), Annie M. Lewis (b. 1889, Aged 10), Joseph W. Lewis (b. 1893, Aged 7), and Liston M. Lewis (b. 1895, Aged 4). Both parents as well as John J. and Annie M. could read and write, and John J. and Annie M. were in school.

In a deed from 1976, a cemetery is identified within the property along with a 10 ft. easement to the cemetery (Spotsylvania County Deed Book 404 Page 498). After acquiring the property in 1976, the owner received permission from the court to move the cemetery (Chancery Order Book HHH, Page 000289). The court order permits the removal of the three burials from the cemetery, Liston L. Lewis (d. 1906) Annie J. Lewis (d. 1930), and an unnamed infant who was buried there prior to 1906. The owner was authorized to rebury the deceased at the nearby Savannah Baptist Church. ***It is important to note that the census from 1900 lists Annie Lewis as giving birth to six children with four alive in 1900. This means two infants were likely buried in the cemetery,***

but only one was mentioned in the court permission for removal in 1976. One infant may likely still be buried within the project area.

A map drafted during this time shows the project area in little detail (Figure 15). However, sixteen previously identified cultural resources were identified within one mile of the project area, including house (088-0240) from 1880 located immediately northwest of the project area. A cemetery was is also identified within the project area by deed research, and appears to be associated with 088-0240. As such there is a high probability of identifying resources from this period.

World War I to World War II (1917-1945)

After World War I, the faltering postwar economy caused agricultural prices to fall, and farmers could no longer afford to produce their crops. It was at this time that the government was shifting its focus towards the establishment of urban centers, which left little support for the agricultural economy (Williams 1936).

> Manufacturing remained the mainstay of the Fredericksburg economy into the twentieth century. Local agriculture simply had not recovered after the Civil War. During the 1920s, the rural county of Spotsylvania could not even provide sufficient food for the local populace. The County, including Fredericksburg, had to import food and animal feed. The market was certainly present, but the soil could not meet the demand. In 1934, an economic survey of Spotsylvania County observed many fields still left uncultivated (Fredericksburg 2017a).
>
> By the Great Depression, Fredericksburg's regional population included many thousands, many of whom were employed by large factories located south of town. This included the Sylvania Company and the G&H Clothing Plant. Although times were tough, many of these factories were able to keep their doors open during the tumultuous 1930s. However, government programs to relieve the economic effects of the Great Depression had a significant impact on area historic resources. During the 1930s, for instance, the Civilian Conservation Corps (CCC) helped to make the Fredericksburg and Spotsylvania National Military Park accessible to visitors. The CCC built roads and bridges and stabilized earthworks (Fredericksburg 2017a).

An aerial photograph and map from this period show the project area in good detail, and neither depicts any structures (Figures 16 and 17). However, the 1937 aerial photograph depicts a line of trees in the approximate location of the line Confederate earthworks from the Battle of Spotsylvania Courthouse (Figure 16). These trees also correspond with approximate location of the Lewis cemetery mentioned in Spotsylvania County Deed Book 404 Page 498 and Chancery Order Book HHH, Page 000289.

Seven cultural resources from this period are located within one mile of the project area. One of the seven resources is a service station from 1930 located in the same lot as a house from 1880 (088-0240). This service station is located immediately northwest of the project area. The probability of identifying archaeological resources from this period in the project area is high, however the likelihood that they would be eligible for listing on the NRHP is low.

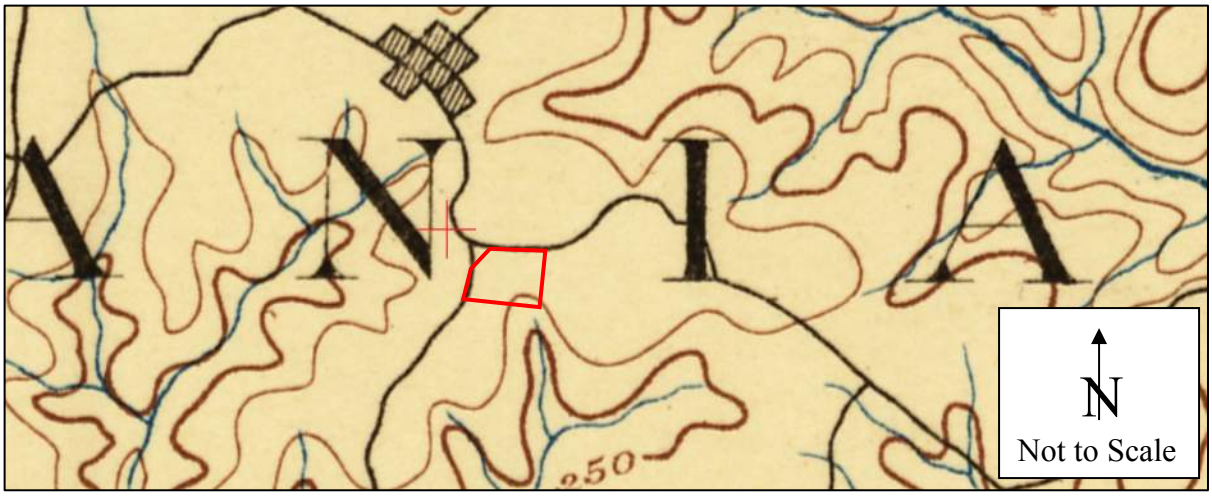

Figure 15. Detail of *Spotsylvania, Virginia*, Depicting the Project Area Vicinity (USGS 1887).

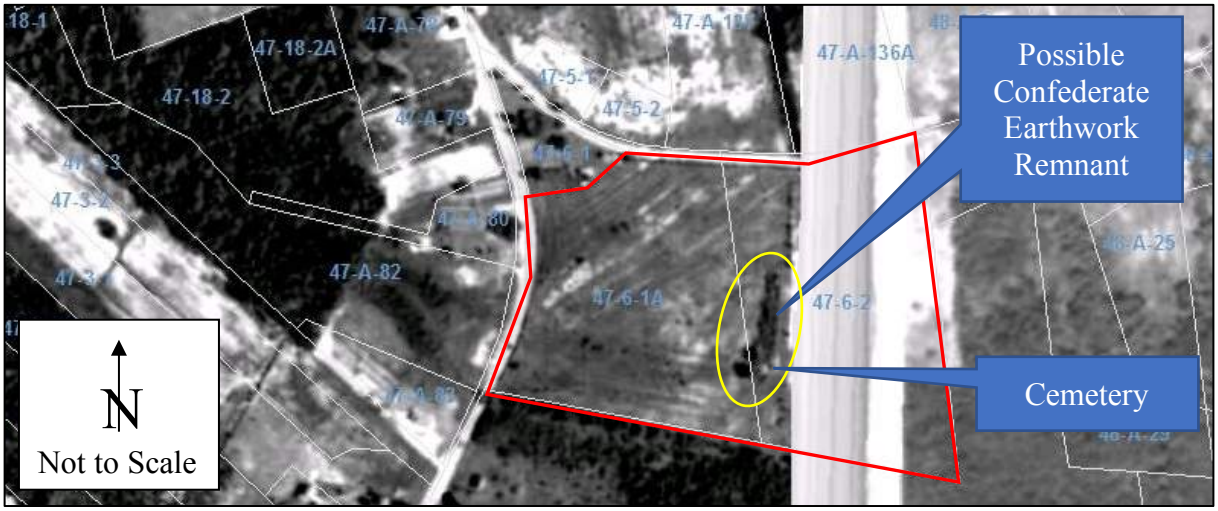

Figure 16. Detail of 1937 Aerial Photograph Depicting the Project Area Vicinity (Courtesy Spotsylvania County GIS Division).

Figure 17. Detail of *Spotsylvania, Virginia* Depicting the Project Area Vicinity (USGS 1942).

The New Dominion (1945-Present)

Although the Fredericksburg region benefited from the post-World War II buildup of military installations during the Cold War as well as an excellent economy, the region of Spotsylvania Courthouse remained primarily rural. However, the region did benefit from the improvements to infrastructure.

> Construction crews completed the State Route 1 Bypass in early 1946. The bridge across the Rappahannock occurred at Falmouth, where bridges had been constructed since the early nineteenth century. While highways and bypasses were meant to enhance inter-city travel, the dynamics of their presence changed post World War II development patterns (Fredericksburg 2017a).
>
> Automobile production grew enormously after World War II. The Federal Aid Highway Act of 1944 had anticipated this post-war need for more and better roads, but the Interstate Highway Act of 1956 provided the unprecedented funding that made automobile highways ubiquitous (Fredericksburg 2017a).

As the nation's economy expanded, so too did the Washington D.C. metropolitan area. As a result of the continuing population expansion around our nation's capital, Spotsylvania County has become a "bedroom" community" for Washington D.C. This trend truly began the 1970s, and has grown exponentially since then.

> The county's population grew by nearly 80 percent between 1980 and 1990, prompting large-scale residential and commercial development. Today, more than 23 percent of Spotsylvania residents commute to work in the metropolitan Washington area. Despite the rapid pace of growth, more than 7 5 percent of county land is dedicated to agriculture and forestry. However, only about 11 percent of agricultural land is actually used for crop production.

A house from 1880 (088-0240) and a 1930s Service Station (088-0240), located immediately northwest of the Fairchild project area were originally part of the Fairchild tract before being split from the parcel in 1976.

Aerial photographs from this period were available for 1953, 1962, and 1974. All three of these aerial photographs show the project area in excellent detail. All three depict the location of the Lewis cemetery (Figures 18, 19, and 20). The probability of identifying archaeological resources from this period in the project area is high, however the likelihood that they would be eligible for listing on the NRHP is low.

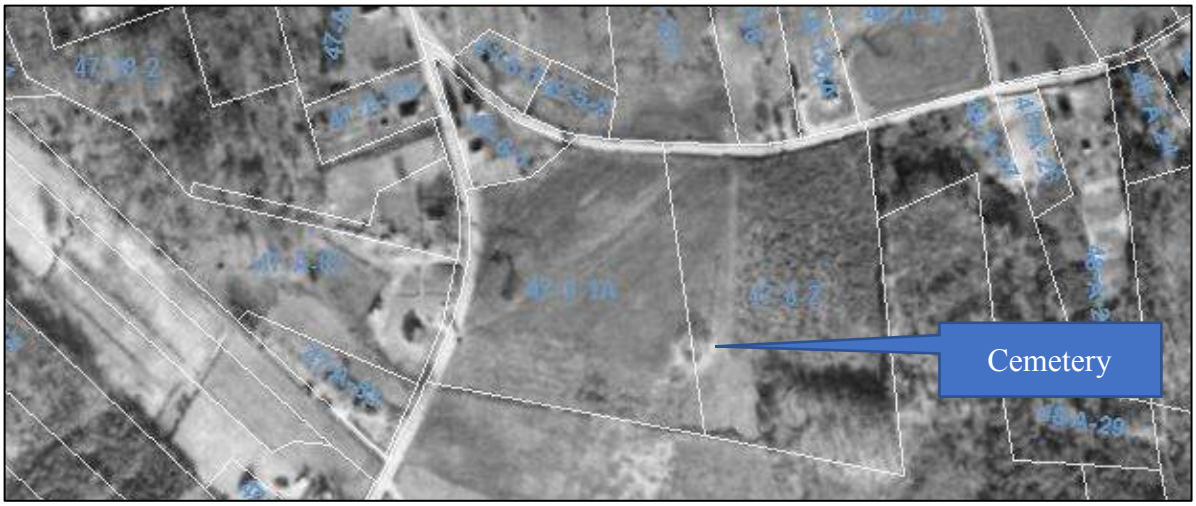

Figure 18. Detail of 1953 Aerial Photograph Depicting the Project Area Vicinity (Courtesy Spotsylvania County GIS Division).

Figure 19. Detail of 1962 Aerial Photograph Depicting the Project Area Vicinity (Courtesy Spotsylvania County GIS Division).

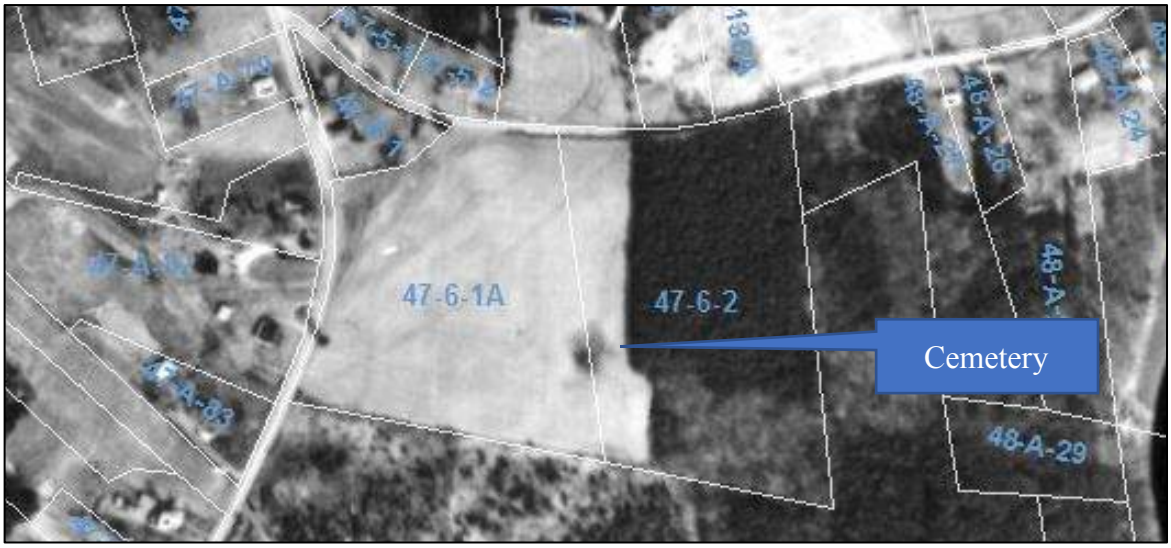

Figure 20. Detail of 1974 Aerial Photograph Depicting the Project Area Vicinity (Courtesy Spotsylvania County GIS Division).

RESEARCH DESIGN

The Phase I cultural resource identification survey was designed to locate and identify all archaeological resources within the fifteen-acre Fairchild tract. All archaeological resources documented within the area of proposed ground disturbance were reviewed for potential significance for listing on the Nation Register of Historic Places.

A cultural resource is gauged to be significant if it meets at least one of four National Register criteria:

A. Associated with significant events in the broad patterns of national history.

B. Associated with the lives of persons significant in our past.

C. Representative of a type, period, or method of construction, or the work of a master.

D. Capable of yielding important information about the past.

Criterion D typically applies to archaeological sites. In order to be capable of yielding important information about the past, generally a site must possess artifacts, soil strata, structural remains, or other cultural features that make it possible to test historical hypotheses, corroborate and amplify currently available information, or reconstruct the sequence of the local archaeological record.

Background Research

Background research was conducted at the Virginia Department of Historic Resources (VDHR) and the Library of Virginia in Richmond, Virginia. Documentary and cartographic research on the history of the project area was conducted using the Virginia Department of Historic Resources, the Library of Virginia, the Virginia Historical Society, the Spotsylvania County Museum, and the Library of Congress. Additional cartographic research was conducting using the Spotsylvania County GIS system.

Field Methods

The Phase I archaeological fieldwork entailed a combination of pedestrian reconnaissance, shovel testing, and a systematic metal detector survey in an effort to identify the extent of surface and subsurface archaeological resources.

The fieldwork involved the placement of shovel tests at 50-foot intervals throughout the project area on landforms with slopes no greater than 15% and are not inundated with water. Radial shovel tests were excavated at 25-foot intervals between positive and negative shovel tests to refine archaeological site boundaries. Landforms that have slopes of greater than 15% underwent visual inspection and judgmental shovel testing in order to verify their classification as having a low probability to contain archaeological resources. Heavily disturbed and water-logged areas were not tested. The soil excavated from all shovel tests was passed through 1/4-inch mesh screen and all shovel tests were at least 15 inches in diameter.

For any archaeological resources identified during the survey, photographs were taken of the general vicinity and of any visible features. A field map was prepared showing site

limits, feature locations, permanent landmarks, topographic and vegetational variation, sources of disturbance, and all surface and subsurface investigations. Sufficient information was included on each map to permit easy relocation of the site. Notes were taken on surface and vegetational conditions, soil characteristics, dimensions and construction of features evident, and the amount and distribution of cultural materials present.

The metal detector survey conformed to the Virginia Department of Historic Resources' *Guidelines for Conducting Historic Resources Survey in Virginia* (VDHR 2017). The metal detector survey was conducted in a zig-zag pattern within 25 ft. transects along the established grid with approximately 6-foot wide sweeps to ensure maximum coverage. All areas of the APE were metal detected. Positive contacts were identified with pin flags and the area around each positive contact intensely swept to determine if additional cultural materials are located in the region. The locations of the pin flags were excavated to determine if the contact is positive for historic ferrous and/or non-ferrous metal artifacts, and all contacts positive for artifacts mapped. Those objects of demonstrably recent origin were discarded.

A Garrett AT-Pro metal detector was used for the survey. Features of this metal detector include computerized ground balancing, readout of ground mineral conditions, and a Pro Audio Tone Mode for maximum depth in mineralized ground. All metal discrimination features were turned off during the survey. In addition, a hand-held pin pointer was used during the excavation of any metal detector excavation. The metal detector operator, Darby O'Donnell, M.A., RPA has over 17 years of experience in metal detecting for cultural resource surveys.

Any standing structures in the APE over 50 years in age were documented and photographed. For each primary structure, a VDHR identification number was obtained. Recommendations were made regarding the need for comprehensive survey of those resources and their potential eligibility for listing on the National Register of Historic Places.

Laboratory Methods

All archaeological data and specimens collected during the Phase I survey were transported to the laboratory at Darby O'Donnell, LLC in Henrico, Virginia for processing and analysis. Artifacts recovered from the field were organized by their field provenance, washed according to their type and stability, and placed on a drying rack. Artifacts were then re-bagged by provenance and type. After being cleaned, bagged, and recorded, the entire artifact collection was then cataloged, analyzed, and formally recorded into a database system.

Analysis of prehistoric lithic artifacts is aided by reference works such as *Stone Age Spear and Arrow Points of Mid-continental and Eastern United States* (Noel D. Justice 1995). Analysis of historic artifacts is aided by reference works such as *The Parks Canada Glass Glossary* (Jones and Sullivan 1989), the *Guide to Artifacts of Colonial America* (Noel Hume 1969), and the *Colonial Williamsburg Foundation Laboratory Manual* (Pittman et al. 1987).

All materials generated by this project were curated according to the standards outlined in 36 CFR Part 79 ("Curation of Federally-Owned and Administered Archaeological Collections"). All processed artifacts are prepared for permanent storage and are eventually returned to the property owner.

Report Preparation

The results of the background and archival research, fieldwork, and laboratory analysis are combined and summarized in this report. The report describes the results of each of these aspects of the Phase I survey research and includes all selected historic maps, photographs, and renderings. Appendix A presents a descriptive catalog of all artifacts recovered from surface and excavated contexts. The Phase I identification report was conducted with regard to the Advisory Council on Historic Preservation's (ACHP 2001) 36 CFR Part 800: Protection of Historic Properties; the Department of Interior's 36 CFR 60: National Register of Historic Places (NHRP) (United States Department of the Interior [USDI] 1981); VDHR's *Guidelines for Conducting Historic Resources Survey in Virginia* (VDHR 2011); and the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (USDI 1983).

Previously Identified Cultural Resources

The background research for the Phase IA cultural resource assessment also included a review of the VDHR archives and data collected from the VDHR V-CRIS system to compile maps and summaries of all architectural resources and archaeological sites within 1.6 kilometers (one mile) of the project area (Figures 21, Tables 1 and 2).

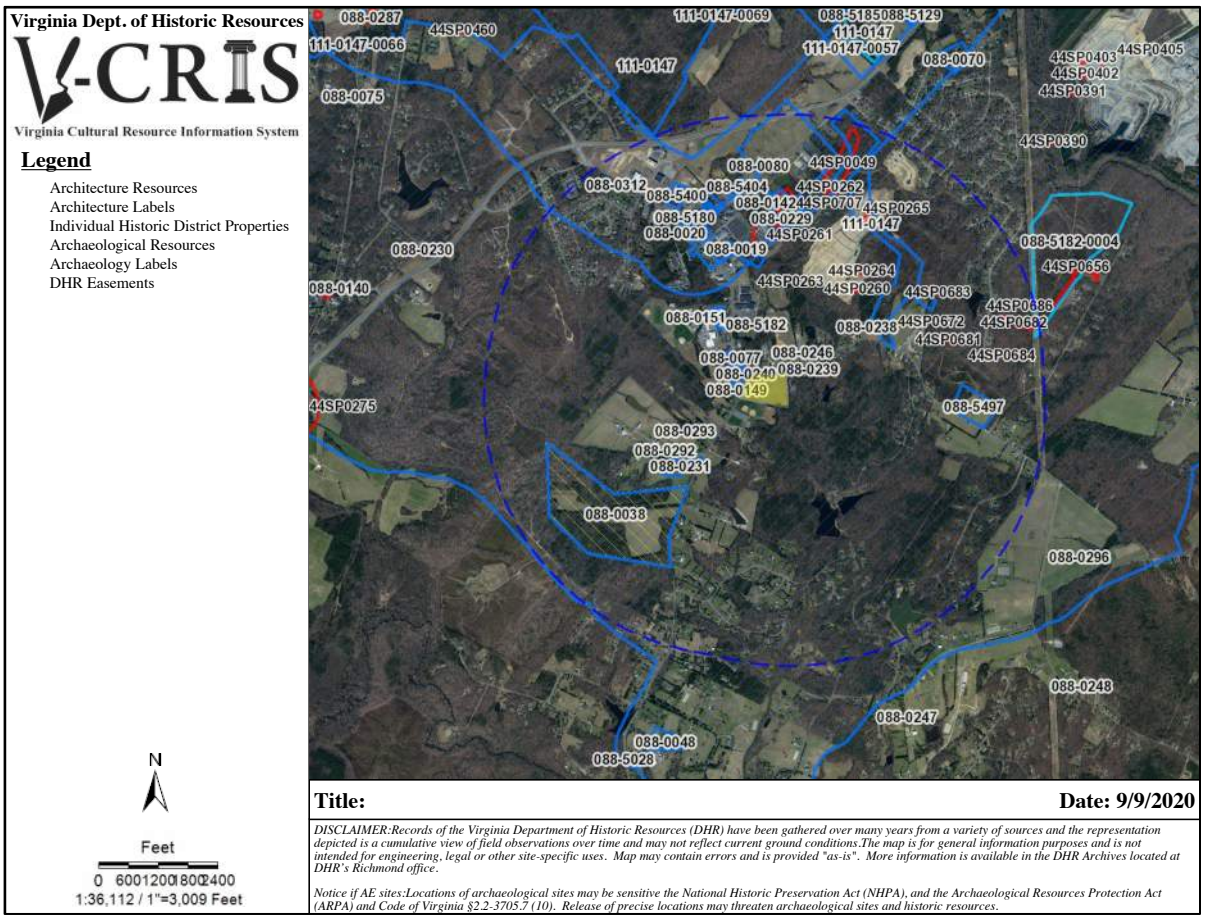

Figure 21. Aerial Photograph of the Project Area Depicting the Previously Identified Archaeological Sites and Architectural Resources within One Mile of the Project Area (VCRIS 2020).

No previously identified archaeological sites were located within the project area; however, fifteen were located within one mile of the project area (Figure 21, Table 1). Three sites are Native American sites without a specific temporal affiliation. Three sites are multi-component sites consisting of a Native American component overlain by historic era components including Civil War era earthworks and dwellings. The remaining sites are post-contact historic sites. These sites include two cemeteries, five Civil War era military sites, and two domestic sites.

A series of Civil War earthworks and rifle pits (44SP0682, 44SP0683, 44SP0684, 44SP0685, and 44SP0686) were determined to be potentially eligible for listing in the NRHP. In addition, a domestic site from the late nineteenth to middle twentieth-century (44SP0691) was also found to be potentially eligible for listing in the NRHP. The remaining sites have not been evaluated for listing on the NRHP. A summary of these sites including their site number, temporal affiliation, and site type are summarized in Table 1 and mapped on Figure 21.

One previously identified architectural resource, the 1864 Spotsylvania Courthouse Battlefield Historic District (088-5182) encompasses the project area. This battlefield historic district was found to be potentially eligible for listing on the NRHP. The project area is located completely within the "study area" and partially within the Potential National Register Area (Figures 21 and 22, Table 2).

Table 1.Previously Recorded Archaeological Sites Within 1-Mile (1.6-Kilometers) of the Project Area

Site #	Period	Site Type
44SP0049	Prehistoric/Unknown (15000 B.C. - 1606 A.D.), 19th Century (1800 - 1899)	Camp, Earthworks
44SP0260	Reconstruction and Growth (1866 - 1916), World War I to World War II (1917 - 1945), The New Dominion (1946 - 1991), Post Cold War (1992 - Present)	Cemetery
44SP0261	Prehistoric/Unknown (15000 B.C. - 1606 A.D.), 19th Century: 2nd half (1850 - 1899), 20th Century: 1st quarter (1900 - 1924)	Camp, Other
44SP0262	Prehistoric/Unknown (15000 B.C. - 1606 A.D.)	Camp
44SP0263	Prehistoric/Unknown (15000 B.C. - 1606 A.D.)	Camp, temporary
44SP0264	Prehistoric/Unknown (15000 B.C. - 1606 A.D.)	Camp
44SP0265	19th Century (1800 - 1899)	Other
44SP0672	Pre-Contact, Colony to Nation (1751 - 1789), Early National Period (1790 - 1829), Antebellum Period (1830 - 1860), Civil War (1861 - 1865), Reconstruction and Growth (1866 - 1916), World War I to World War II (1917 - 1945), The New Dominion (1946 - 1988)	Other
44SP0681	Reconstruction and Growth (1866 - 1916), World War I to World War II (1917 - 1945)	Dwelling, single
44SP0682	Civil War (1861 - 1865)	Earthworks
44SP0683	Civil War (1861 - 1865)	Earthworks
44SP0684	Civil War (1861 - 1865)	Other
44SP0685	Civil War (1861 - 1865)	Other
44SP0686	Civil War (1861 - 1865)	Other
44SP0707	Reconstruction and Growth (1866 - 1916), World War I to World War II (1917 - 1945), The New Dominion (1946 - 1991), Post Cold War (1992 - Present)	Cemetery

Table 2. Previously Recorded Architectural Resources Within 1-Mile (1.6-Kilometers) of the Project Area			
VDHR #	**Resource Name**	**Resource Type**	**Date**
088-0019	Christ Episcopal Church & Cemetery (Historic/Current)	Church/chapel	1841
088-0020	Spotsylvania County Courthouse (Historic)	Courthouse	1840
088-0038	Frazier House (Historic), Kenmore (NRHP Listing), Kenmore Woods (Current)	Single Dwelling	1829
088-0064	Spotswood Inn (Historic)	Tavern/ordinary	1810
088-0073	Harrison House (Historic)	Single Dwelling	1800
088-0077	Zion Methodist Church (Historic)	Church/chapel	1859
088-0080	Crampton (Historic/Current), Dabney Farm (Historic/Current), Dabney Farm Outbuildings (Descriptive), Farm, 9152 Couthouse Road (Function/Location)	Single Dwelling	1840
088-0081	Spotsylvania County Jail (Historic)	Jail	1856
088-0142	Spotsylvania Court House Historic District (NRHP Listing)	Historic District	1840
088-0142-0020	Spotsylvania Courthouse Battlefield Tablet (Descriptive)	Monument/marker	---
088-0142-0021	Lee Headquarters Tablet (Descriptive)	Monument/marker	---
088-0149	House, 8614 Courthouse Road (Function/Location)	Single Dwelling	1795
088-0151	Spotsylvania High School (Historic), Spotsylvania Intermediate School (Current)	School	1920
088-0229	Cemetery, 7100 Confederate Cemetery Drive (Function/Location), Confederate Cemetery (Historic)	Cemetery	1866
088-0231	Sylvannah Baptist Church & Cemetery (Historic)	Church/chapel	1920
088-0232	House, 9126 Courthouse Road (Function/Location)	Single Dwelling	1880
088-0233	Davis House, 9130 Courthouse Road (Historic/Location)	Single Dwelling	1870
088-0238	House, 7001 Massaponax Church Road (Function/Location)	Single Dwelling	1880
088-0239	House, 7110 Massaponax Church Road (Function/Location)	Single Dwelling	1875
088-0240	House, 7218 Massaponax Church Road (Function/Location)	Single Dwelling, Service Station	1880 1930
088-0246	House, 7111 Massaponax Church Road (Function/Location), West Eire (Current)	Single Dwelling	1920
088-0292	Clearview Arabian (Historic/Current), Jett House (Historic)	Single Dwelling	1905
088-0293	House, Courthouse Road (Function/Location)	Single Dwelling	1890
088-0312	House, 7500 Brock Road (Function/Location)	Single Dwelling	1875
088-5180	Chancellorsville Battlefield (Current)	Battle Site	1863
088-5182	Spotsylvania Court House Battlefield (Current Name), Spotsylvania Court House Battlefield (Historic)	Battle Site	1864
088-5182-0004	Myer's Hill Tracts, Spotsylvania Court House Battlefield (Current Name)	Battle Site	1864

088-5400	Robert E. Lee Elementary School (Historic/Current)	School	1950
088-5401	House, 7406 Brock Road (Function/Location)	Single Dwelling	1945
088-5402	House, 9110 Courthouse Road (Function/Location)	Single Dwelling	1955
088-5403	House, 9112 Courthouse Road (Function/Location)	Single Dwelling	1955
088-5404	Everett Shrum House (Historic), House, 9114 Courthouse Road (Function/Location)	Single Dwelling	1952
088-5405	House, 9134 Courthouse Road (Function/Location)	Single Dwelling	1884
088-5497	House, 6811 Massaponax Church Rd (Rt 608) (Function/Location)	Single Dwelling	null
111-0147	Fredericksburg and Spotsylvania Battlefields National Military Park (Historic/Current), Fredericksburg and Spotsylvania County Battlefields Memorial National Military Park and Cemetery (NRHP Listing)	Battle Site and National Park	1861-1865

**Shaded resources are located within the project area.*

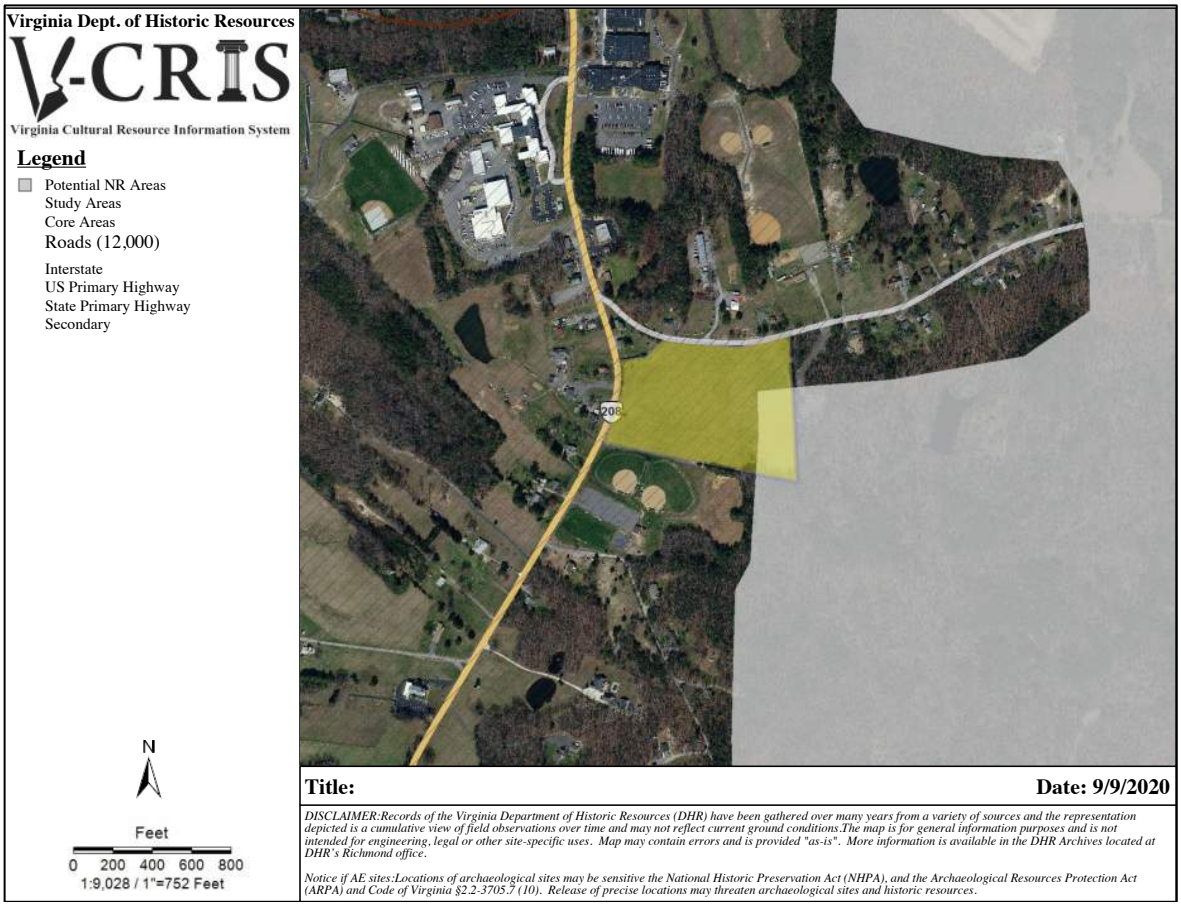

Figure 22. View of Potential National Register Area, Study Area, and Core Area of the 1864 Spotsylvania Courthouse Battlefield Historic District (088-5182) as well as the Project Area (VCRIS 2020).

Thirty-four architectural resources are located within one mile of the project area, including nineteen single dwellings constructed between 1795 and 1955, two schools from 1920 and 1950, four Civil War battlefield districts, the Spotsylvania Courthouse historic district from 1840, a courthouse from 1840, a tavern from 1810, a jail from 1856, a cemetery from 1866, a service station from 1930, and three churches from 1841 to 1920.

Of these 34 architectural resources, eleven were found not eligible for listing in the NRHP, including a church from 1841 (088-0019), nine single dwellings (088-0073, 088-0080, 088-232, 088-233, and 088-5401 through 088-5497), and a school from 1950 (088-5400). The Confederate cemetery from 1866 (088-0229) was found potentially eligible for listing in the NRHP. Three of these resources are listed on both the NRHP and the Virginia Landmarks Registry (VLR) and include the 1829 Frazier House (088-0038), the 1840 Spotsylvania Courthouse Historic District (088-0142), and the Civil War era Fredericksburg and Spotsylvania Battlefields National Military Park (111-0147). The remaining sites have not been evaluated. A summary of these sites including their site number, temporal affiliation, and site type are summarized in Table 2 and mapped on Figure 19.

Two resources, a house from 1880 (088-0240) and a 1930s Service Station (088-0240) were originally part of the Fairchild tract before being split from the parcel in 1976.

Previous Investigations within the Project Area

A Phase IA cultural resource assessment was performed on the fifteen-acre Fairchild tract in September 2020. No other previous investigations are listed the VDHR VCRIS database. The Phase IA was conducted by Darby O'Donnell, LLC and reported on in:

O'Donnell, Darby
2020 *Phase IA Cultural Resource Assessment of the 15-acre Fairchild Property (Tax IDs: 47-6-1A and 47-6-2), Spotsylvania County, Virginia.* Prepared for Development Consulting Services, PLC. Prepared by Darby O'Donnell, LLC.

As a result of the Phase IA cultural resource assessment, Darby O'Donnell, LLC found that:

> In general, the entire project area maintains a high potential for cultural resources. Civil War era archaeological sites are very likely to be present in the project area as a north/south trending Confederate earthwork associated with the Battle of Spotsylvania Courthouse (088-5182) in 1864 and two roads are map-projected within the project area. A portion of the line of earthworks also appears in an aerial photograph from 1937. In addition, local history of the Mt. Zion church (088-0077) tells of various troop movements, both Union and Confederate, in and around the church during the Civil War. These movements would have likely included movements and possibly temporary camps within the project area. The project area is located entirely within 1864 Spotsylvania Courthouse Battlefield Historic District (088-5182). This battlefield historic district was found to be potentially eligible for listing on the National Register of Historic Places. The project area is located completely within the *Study Area* and partially within the *Potential National Register Area* as defined by the Civil War Sites Advisory Committee of the National Park Service. (O'Donnell 2020)

> Outside of the Civil War, the region of the project area was attractive to settlement. Existing houses dating to 1795 (088-0149) and 1880 (088-0240) as well as a 1930s Service Station (088-0240) are located just outside the project area.
>
> The Mt. Zion church (088-0077) built in 1859, and located at the site of the former Liberty Meeting House (mapped in 1820), is located just northwest of the project area. In addition, there is a moderate potential for Native American sites to be found in the project area on elevated landforms proximate to the tributaries of the Po River in the southeastern section of the project area (O'Donnell 2020).

As a result of these findings, Darby O'Donnell, LLC recommended a Phase I cultural resource survey of the entire fifteen-acre tract that should include a systematic metal detector survey due to the likely presence of Civil War era sites.

Expected Results of Survey

There is a lower probability of finding a sustained prehistoric occupation within the project area due to the project area distance from larger water courses. However, the potential for identifying smaller prehistoric camps in general within the project area is moderate.

The potential for identifying historic resources within the project area is high. The potential for identifying historic resources within the parcel was reported on within the Phase IA:

> Civil War era archaeological sites are very likely to be present in the project area as a north/south trending Confederate earthwork associated with the Battle of Spotsylvania Courthouse (088-5182) in 1864 and two roads are map-projected within the project area. A portion of the line of earthworks also appears in an aerial photograph from 1937. In addition, local history of the Mt. Zion church (088-0077) tells of various troop movements, both Union and Confederate, in and around the church during the Civil War. These movements would have likely included movements and possibly temporary camps within the project area. The project area is located entirely within 1864 Spotsylvania Courthouse Battlefield Historic District (088-5182). This battlefield historic district was found to be potentially eligible for listing on the National Register of Historic Places. The project area is located completely within the *Study Area* and partially within the *Potential National Register Area* as defined by the Civil War Sites Advisory Committee of the National Park Service (O'Donnell 2020).
>
> Outside of the Civil War, the region of the project area was attractive to settlement. Existing houses dating to 1795 (088-0149) and 1880 (088-0240) as well as a 1930s Service Station (088-0240) are located just outside the project area. The Mt. Zion church (088-0077) built in 1859, and located at the site of the former Liberty Meeting House (mapped in 1820), is located just northwest of the project area. In addition, there is a moderate potential for Native American sites to be found in the project area on elevated landforms proximate to the tributaries of the Po River in the southeastern section of the project area (O'Donnell 2020).

RESULTS

Darby O'Donnell, LLC has completed a Phase I cultural resource survey and systematic metal detector survey of the 15-acre Fairchild property (Tax IDs: 47-6-1A and 47-6-2) in Spotsylvania County, Virginia. The project area is located north of Marshall Park, East of Courthouse Rd. (Rte. 208), south of Massaponax Church Rd. (Rte. 608). The project was conducted for Development Consulting Services, PLC.

The Phase I survey identified one Archaeological Site (Site 44SP0833) within the project area (Figure 23). In addition, the project area is located entirely within the 1864 Spotsylvania Courthouse Battlefield Historic District (088-5182) (Figure 24).

088-5182: Spotsylvania Courthouse Battlefield Historic District (1864)

The project area is located entirely within the 1864 Spotsylvania Courthouse Battlefield Historic District (088-5182). This battlefield historic district was found to be potentially eligible for listing on the National Register of Historic Places. The project area is located completely within the Study Area and partially within the Potential National Register Area as defined by the Civil War Sites Advisory Committee of the National Park Service.

In May of 1864, the Union army moved into Spotsylvania County, as General George Meade crossed the Rapidan River with approximately 120,000 troops.

> By May 11, division commander Henry Heth had established his headquarters at Zion. That evening General Lee also arrived, and over time other general officers and their staffs came and went from the church. General Ambrose Powell Hill, who was compelled by ill health to temporarily relinquish command of the Third Corps, arrived by ambulance. General Jubal Early, who was named as Hill's replacement as corps commander, was also nearby. Over the next several days, Early's soldiers encamped between the courthouse and the church. The cavalry division of General William Henry Fitzhugh Lee also spent time at the intersection of Court House and Massaponax Church roads and on the church grounds (Sullivan 2018).
>
> At least one, and possibly two telescopes were set up at the windows in the slaves' balcony, providing a good view of Union activity at Myer's Hill, about a mile away…Off to the left, it was also possible to observe the movements of General Ambrose Burnside's Ninth Corps (Sullivan 2018).

The right flank of the Confederate line terminated southeast of the village of Spotsylvania Court House itself. While it lacked the topographical advantages of the left flank, the Confederate right was relatively secure, given that the bulk of the Federal army was massed along the Confederate left and left center (Mackowski 2020).

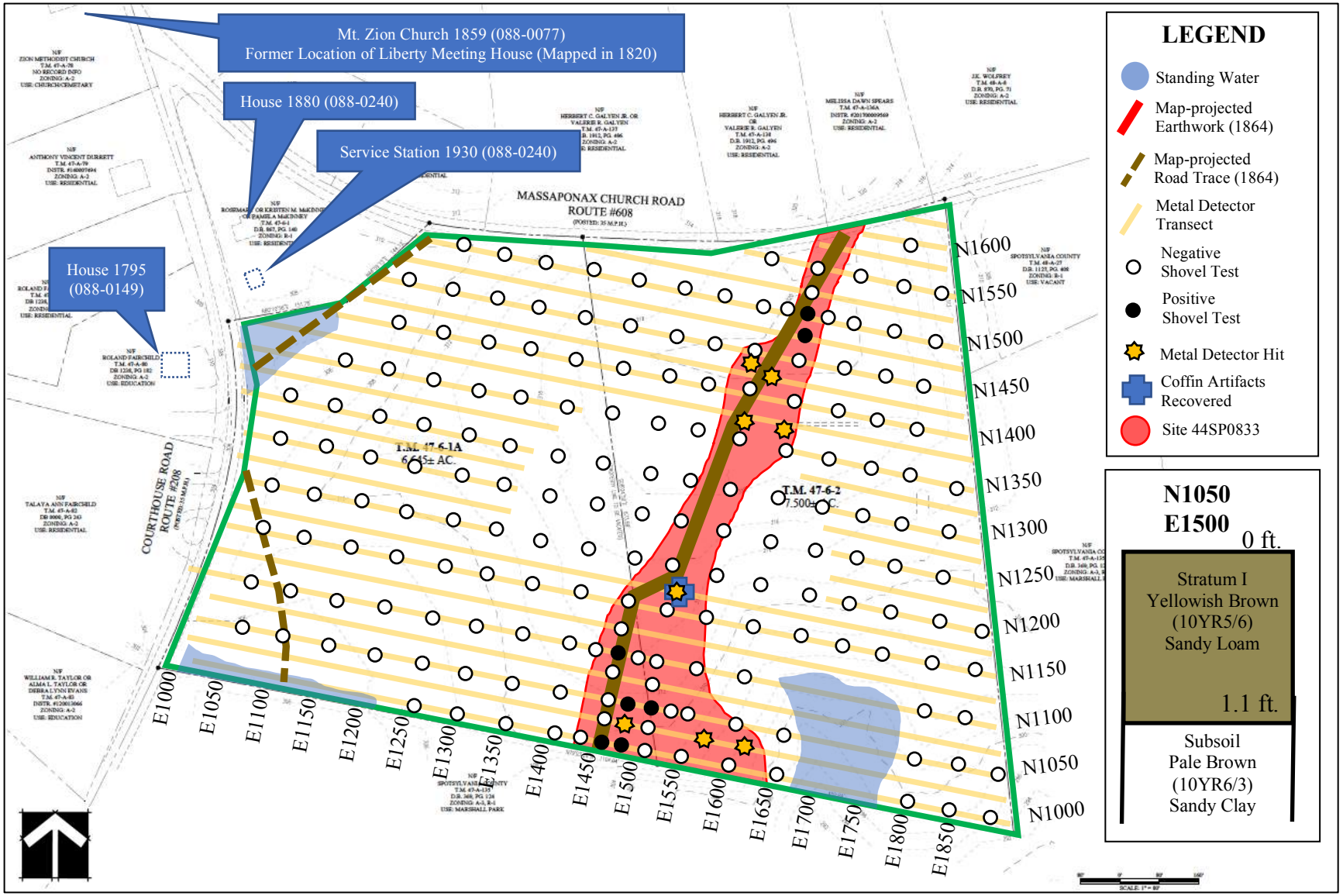

Figure 23. Base Map of Phase I Archaeological Testing.

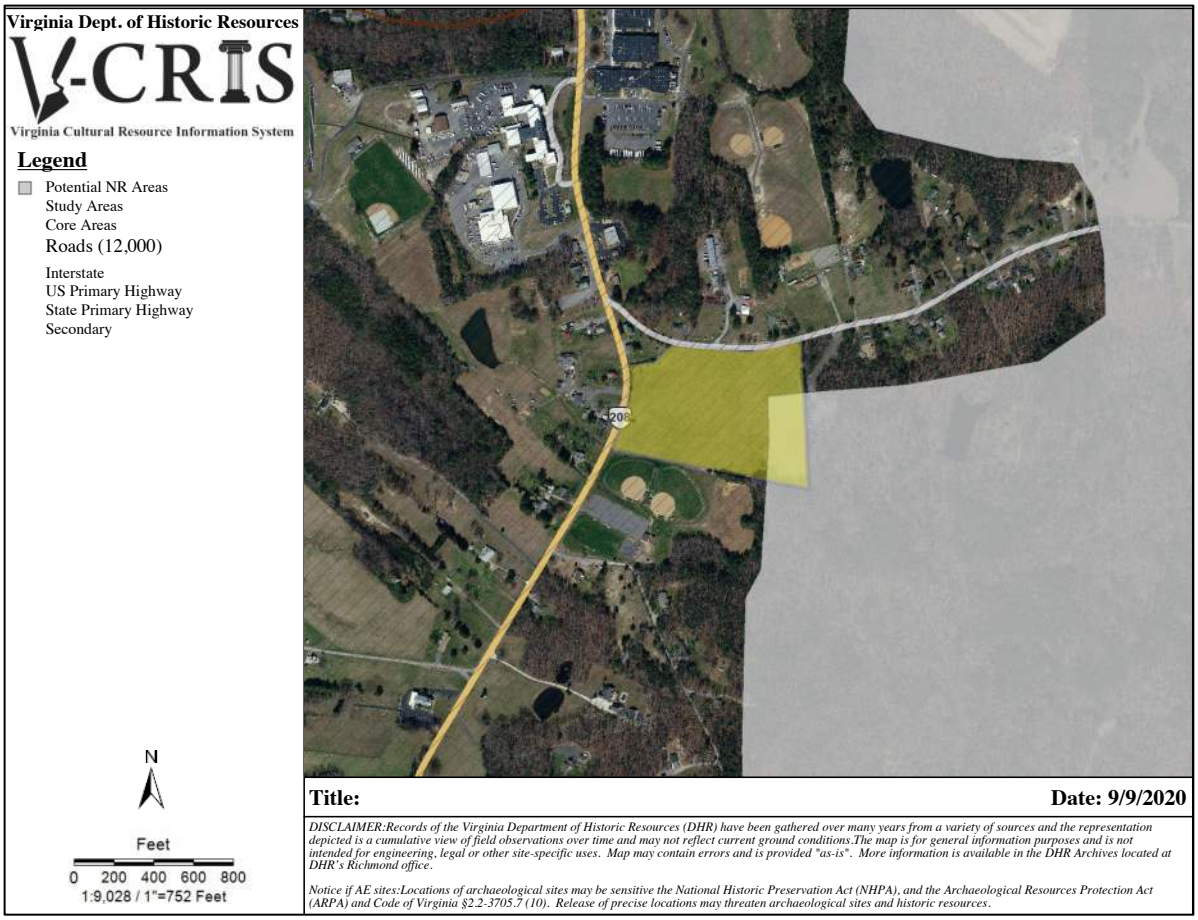

Figure 24. View of Potential National Register Area, Study Area, and Core Area of the 1864 Spotsylvania Courthouse Battlefield Historic District (088-5182) as well as the Project Area (VCRIS 2020).

Plate 3. View Standing at Central Portion of Site 44SP0833, Facing Southeast Towards the Potential National Register Area of 1864 Spotsylvania Courthouse Battlefield Historic District (088-5182).

The Battle of Spotsylvania Courthouse commenced in May of 1864. A description of this battle, as summarized by the *Civil War Sites Advisory Committee* (CWSAC) of the *American Battlefield Protection Program* (ABPP), appears below (NPS 2017):

> OTHER NAME: Combats at Laurel Hill and Corbin's Bridge, Ni River, Laurel Hill, Po River, Bloody Angle, Piney Branch Church, Harrison House, Harris Farm
>
> CAMPAIGN: Grant's Overland Campaign
>
> DATE(S): May-June 1864
>
> PRINCIPAL COMMANDERS: Lieutenant General Ulysses Grant [US] Major General Robert Lee [CS]
>
> FORCES ENGAGED: 152,000 total (US 100,000; CS 52,000)
>
> ESTIMATED CASUALTIES: 27,000 total (US 18,000; CS 9,000)
>
> DESCRIPTION: After the Wilderness, Grant's and Meade's advance on Richmond by the left flank was stalled at Spotsylvania Court House on May 8. This two-week battle was a series of combats along the Spotsylvania front. The Union attack against the Bloody Angle at dawn, May 12-13, captured nearly a division of Lee's army and came near to cutting the Confederate army in half. Confederate counterattacks plugged the gap, and fighting continued unabated for nearly 20 hours in what may well have been the most ferociously sustained combat of the Civil War. On May 19, a Confederate attempt to turn the Union right flank at Harris Farm was beaten back with severe casualties. Union generals Sedgwick (VI Corps commander) and Rice were killed. Confederate generals Johnson and Steuart were captured, Daniel and Perrin mortally wounded. On May 21, Grant disengaged and continued his advance on Richmond.
>
> RESULTS: Indecisive

Although the project area is not located near the infamous salient or "mule shoe" in the northern and western portions of the Confederate line where the engagements were most ferocious, the area was fired upon from time to time as the Zion church offered shelter for Confederate officers, including Gen. Robert E. Lee.

> The coming and going of Confederate generals and their staffs, not to mention the presence of large bodies of soldiers in the immediate vicinity of Zion, attracted the attention of Union forces nearby. Soon, a fusillade of artillery and small arms fire raked the church and its grounds. The windows were shot out, and significant damage was done to the church's roof and brick exterior (Sullivan 2018).

Site 44SP0833: Civil War Earthwork (1864) Overlain by African-American Cemetery (Pre-1906 to 1930)

Site 44SP0833 is a multi-component site consisting of the remains of a line of Civil War earthworks associated with the Confederate Army during the Battle of Spotsylvania Courthouse (1864) overlain in a section by the remains of the Lewis cemetery, an African-American cemetery dating from before 1906 to 1930. Three burials from within this cemetery were removed in 1976. Site 44SP0833 was identified through shovel testing, systematic metal detector survey, and historic map projection.

Historic map projections depict a Confederate earthwork crossing the project area from north to south (Figures 25 and 26). It also appears that a a section of this earthwork was still visible in 1937 based on an aerial photograph from that time (Figures 27 and 28). The north/south trending earthwork was positioned on the highpoint of the project area to provide for maximum defense and a clearer and wider field of fire.

Historic aerial photographs 1937, 1952, 1963, and 1974 also depict the location of the Lewis cemetery as a stand of trees amongst a cultivated field (Figures 27, 29, 30, and 31). The African-American Lewis family likely resided in a house from 1880 (088-0240), located immediately northwest of the Fairchild project area and was originally part of the Fairchild tract before being split from the parcel in 1976.

The 1900 census lists Liston Lewis (b. 1854; Aged 46) and Annie Lewis (b. 1856, Aged 44) as a married black couple living in Dwelling #218 (likely 088-0240) (12th US Census, Spotsylvania County; Courtland Township Enumeration District 78 [Upper Ward] Page 10A, Lines 83-88). They owned their dwelling, and Liston worked as a railroad laborer. Annie gave birth to six children, four of which were surviving in 1900. Those four surviving children in 1900 were John J. Lewis (b. 1886, Aged 14), Annie M. Lewis (b. 1889, Aged 10), Joseph W. Lewis (b. 1893, Aged 7), and Liston M. Lewis (b. 1895, Aged 4). Both parents as well as John J. and Annie M. could read and write, and John J. and Annie M. were in school.

The family of Liston Lewis owned a vacant parcel immediately south of the Fairchild property as well. "The locals played baseball there and organized into [the all-Negro Spotsylvania Yellow Jackets] that competed with other regional teams, especially on Saturdays and after church on Sundays. In 1952, Elmore Lawson bought those 9.64 acres and constructed a diamond" at what is now Marshall Park (Spotsylvania County 2020).

In a deed from 1976, a cemetery is identified within the property along with a 10 ft. easement to the cemetery (Spotsylvania County Deed Book 404, Page 498). After acquiring the property in 1976, the owner received permission from the court to move the cemetery (Chancery Order Book HHH, Page 000289). The court order permits the removal of the three burials from the cemetery, Liston L. Lewis (d. 1906) Annie J. Lewis (d. 1930), and an unnamed infant who was buried there prior to 1906. The owner was authorized to rebury the deceased at the nearby Sylvannah Baptist Church. A memorial headstone for Liston L. Lewis and Annie J. Lewis is located at Sylvannah Baptist Church (Plate 4). No headstone was immediately identified for reburial of the unnamed infant Lewis. It is a possibility that the unnamed infant Lewis was reburied with Liston L. and Annie J. Lewis. ***It is important to note that the census from 1900 lists Annie Lewis as giving birth to six children with four alive in 1900. This means two infants were likely buried in the cemetery, but only one was mentioned in the court permission for removal in 1976. One infant may still be buried within the project area.***

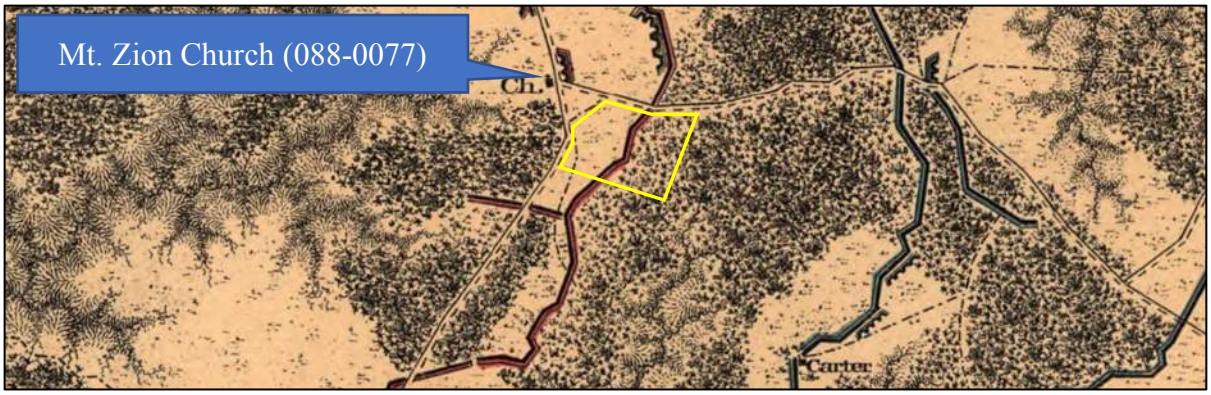

Figure 25. Detail of *Spottsylvania [sic] Court House* Depicting the Project Area Vicinity (Hotchkiss 1864b).

Figure 26. Current Aerial Photograph Depicting the Project Area Overlain by *Detail of Spottsylvania [sic] Court House* Depicting the Mapped Earthwork (Courtesy Spotsylvania County GIS Division; Hotchkiss 1864b).

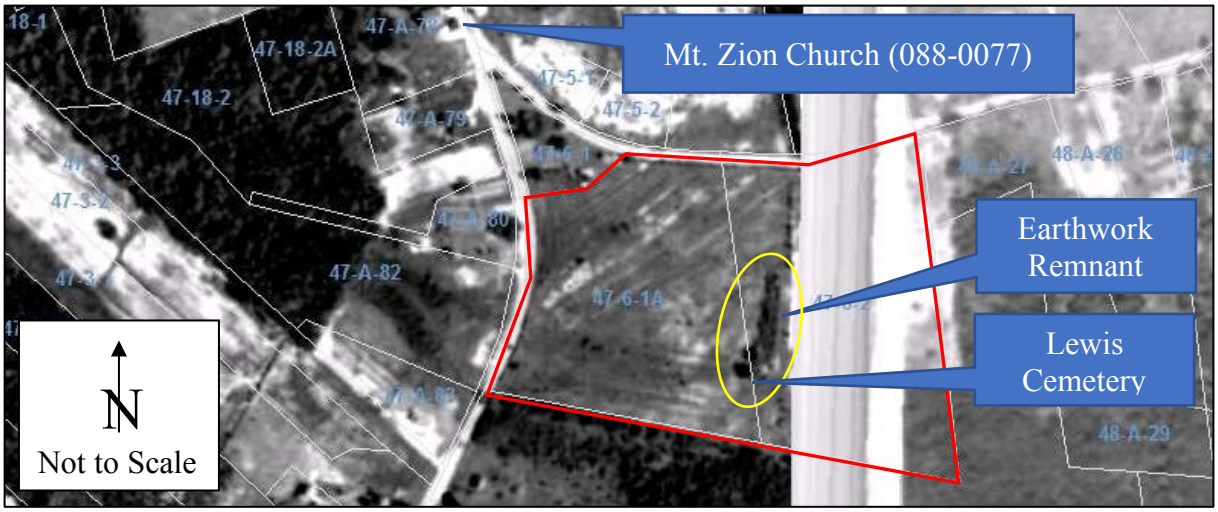

Figure 27. Detail of 1937 Aerial Photograph Depicting the Project Area Vicinity (Courtesy Spotsylvania County GIS Division).

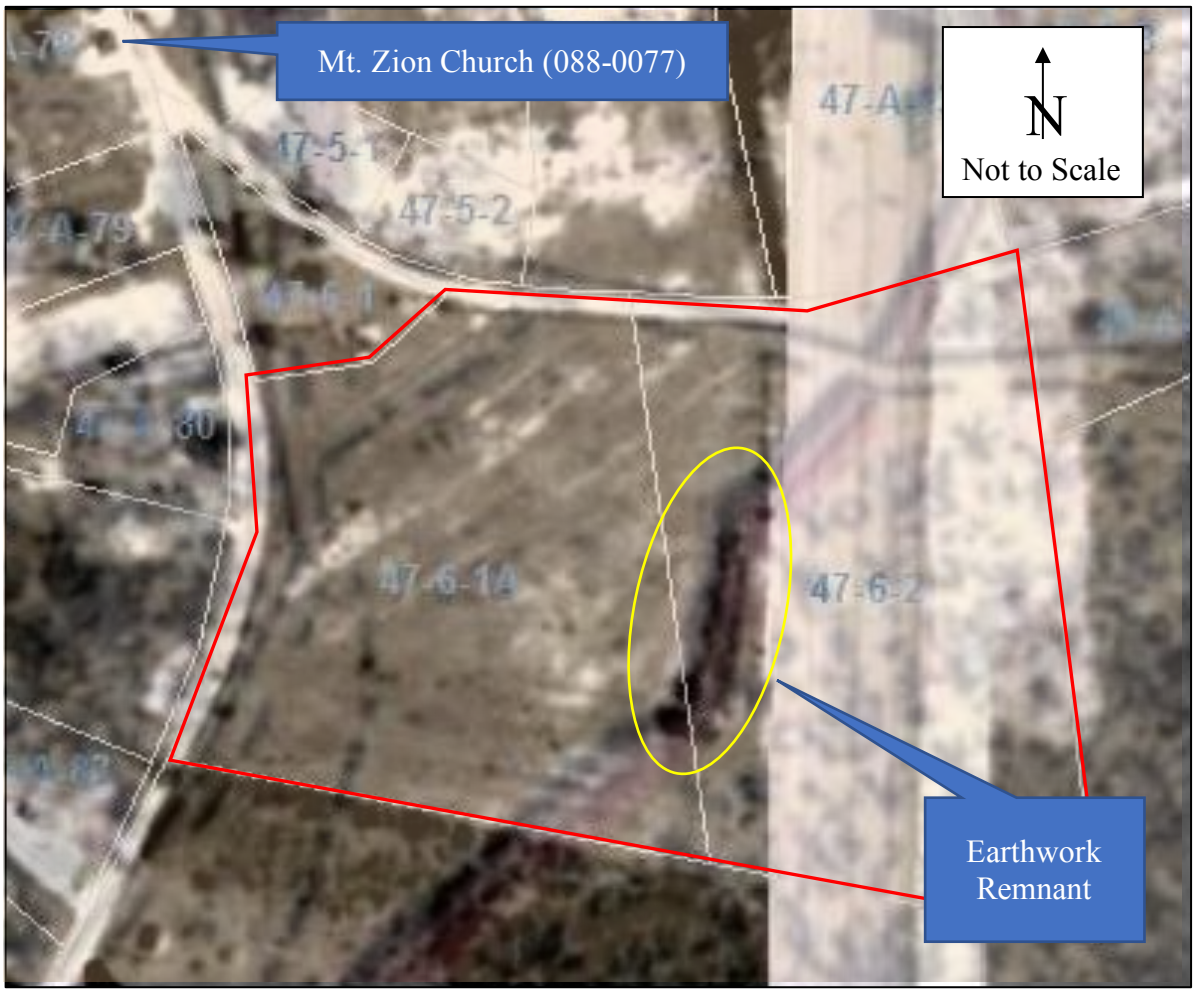

Figure 28. Detail of 1937 Aerial Photograph Depicting the Project Area and Earthwork Remnant Overlain by Detail of *Spottsylvania [sic] Court House* Depicting the Mapped Earthwork (Courtesy Spotsylvania County GIS Division; Hotchkiss 1864b).

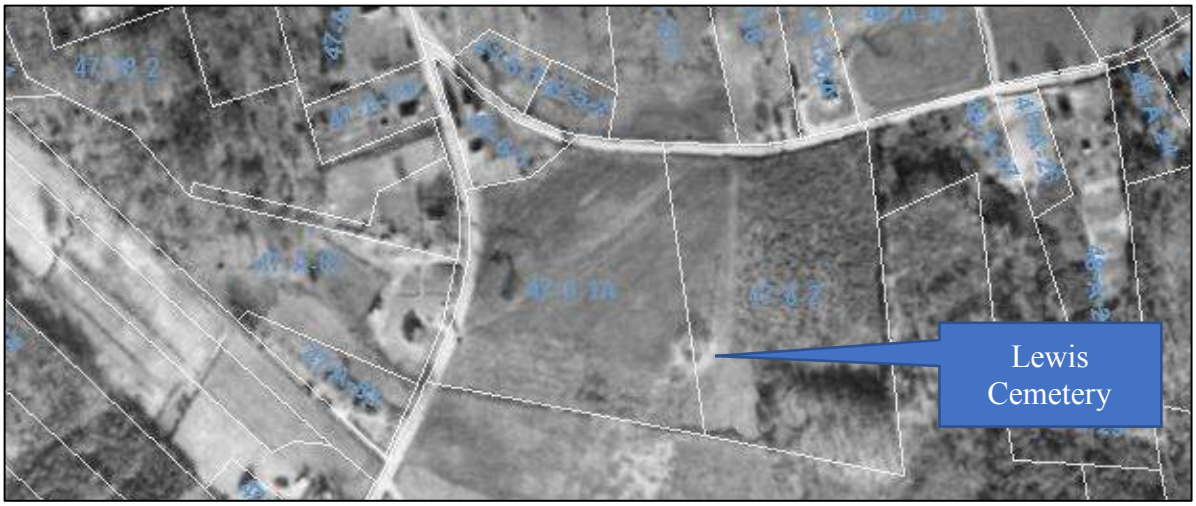

Figure 29. Detail of 1953 Aerial Photograph Depicting the Project Area Vicinity (Courtesy Spotsylvania County GIS Division).

Figure 30. Detail of 1962 Aerial Photograph Depicting the Project Area Vicinity (Courtesy Spotsylvania County GIS Division).

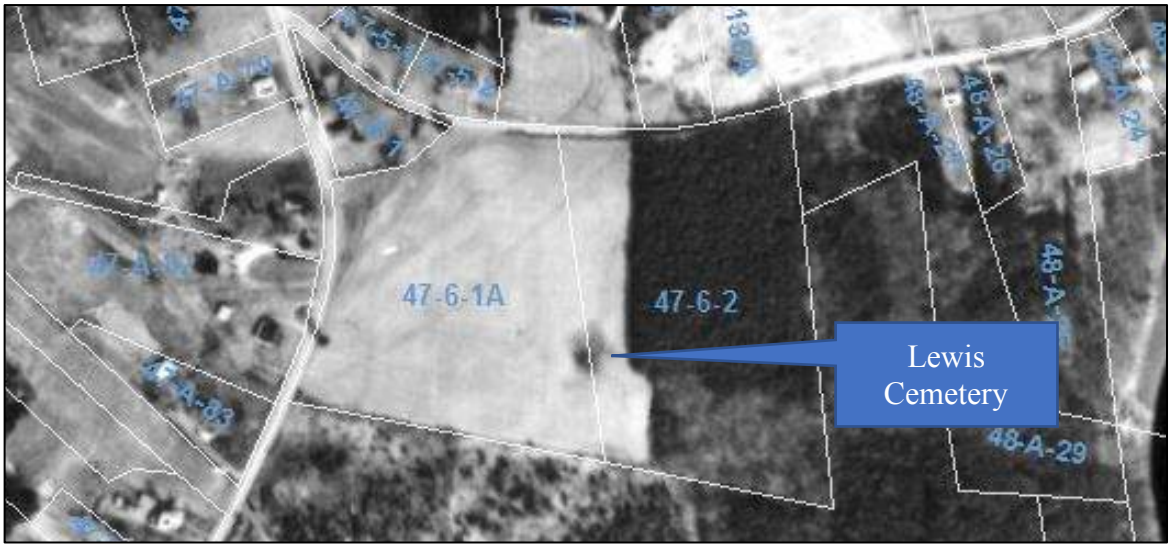

Figure 31. Detail of 1974 Aerial Photograph Depicting the Project Area Vicinity (Courtesy Spotsylvania County GIS Division).

The grantors herein reserve the cemetery on the real estate conveyed herein, the same being 50 feet by 50 feet containing 2500 square feet with a ten-foot (10') easement with the right of ingress and egress from Route 608 along a line perpendicular to Route 608 directly to the center of the cemetery. The grantee, his heirs or assigns may develop the real estate conveyed herein at a later date and it is agreed that if and when the land is developed and a road is dedicated that gives an outlet to and from the cemetery in any other direction, then the old right of way shall terminate and the grantors, their heirs or assigns shall have the right to use the new right of way.

Figure 32. Detail of Spotsylvania County Deed Book 404 Page 498, Detailing the Lewis Cemetery Easement.

Plate 4. View of the Memorial Headstone of Annie J. Lewis and Liston L. Lewis at Sylvannah Baptist Church (Courtesy FindAGrave.com).

Site 44SP0833 is located within Abell Sandy Loam soils, which have an H1 layer that extends 12 inches below ground surface, is moderately well-drained, is considered prime farmland, and has a parent material of local alluvium (USDA 2020). A typical soil profile was recorded from shovel test N1100/E1250 (See Figure 23). Stratum I consisted of a yellowish brown (10YR5/6) sandy loam plowzone layer extending from 0.8 ft. to 1.5 ft. in depth over a pale brown (10YR6/3) sandy clay subsoil (Figure 21). Very little erosion was found within the project area.

Shovel testing was performed throughout the entire project area. Metal detecting was performed throughout the project area except within 150 ft. to 200 ft. from identified the coffin hardware location after its finding. This exception was made in coordination with the Virginia Department of Historic Resources in order to better preserve any additional funerary items that may be located within the plowzone. The funerary artifacts recovered from the plowzone in the metal detector hit are presumed to be discarded items from the 1976 burial removal.

Funerary artifacts at Site 44SP0833 were identified entirely within the metal detector hit at N1175/E1510 within the Stratum I plowzone layer at 4.0 in. to 8 in. in depth (Figure 23; Plates 5, 6, and 7). These artifacts included pewter coffin plate fragments (n=3) that mended to spell "ANNIE [J. LEWIS] AT REST" and "PHILA 28" on the reverse (ca. 1930), pewter coffin lugs and lug fragment (n=3) (ca. late 19th to middle 20th c.), pewter and wood coffin bar handle fragments (n=8) (ca. late 19th to middle 20th c.), pewter ornamented coffin swing bar (n=1) (ca. late 19th to middle 20th c.), iron alloy rounded bails (n=2) from a coffin shipping box (ca. late 19th to middle 20th c.), and an iron alloy bail hinge fragment (n=1) (ca. late 19th to middle 20th c.).

Non-funerary artifacts associated with the Civil War era component of Site 44SP0833 include a gunflint spall fragment (n=1), a complete iron-alloy wrought spike (n=1), a complete iron-alloy machine-cut nail [post 1815] (n=1), iron-alloy machine-cut nail fragments [post 1815] (n=2), an iron alloy wire fragment (n=1), iron alloy hinge fragments (n=2), iron alloy bolt snap fragment (n=1), unidentifiable iron fragments (n=5), an undecorated body fragment of whiteware ceramic (Post 1810), and fragments of charcoal (n=4).

The minimal number of non-funerary artifacts identified is not uncommon in Civil War era contexts. In the instance of Site 44SP0833, the earthwork was created and utilized for only a short amount of time in May 1864, during the Battle of Spotsylvania Courthouse, before it was abandoned. In addition, it is highly likely that the field has been metal-detected in the past by relic hunters.

Site 44SP0833 is a multi-component site consisting of the remains of a line of Civil War earthworks associated with the Confederate Army during the Battle of Spotsylvania Courthouse (1864) overlain in a section by the remains of the Lewis cemetery, an African-American cemetery dating from before 1906 to 1930. Three burials from within this cemetery were removed in 1976.

Plate 5. Pewter Coffin Plate Fragments Which Read ANNIE [J. LEWIS] AT REST.

Plate 6. View of Pewter Coffin Lug, Pewter Coffin Swing Bar, and Rounded Bail for a Coffin Shipping Box.

Plate 7. View of Coffin Bar Handle Fragments.

Plate 8. View of Select Artifacts from the Civil War Component of Site 44SP0833 Including a Gunflint Fragment, Hand-wrought Spike, Machine-cut Nails, Iron-alloy Fragment and Whiteware.

CONCLUSIONS AND RECOMMENDATIONS

Darby O'Donnell, LLC has completed a Phase I cultural resource survey and systematic metal detector survey of the 15-acre Fairchild property (Tax IDs: 47-6-1A and 47-6-2) in Spotsylvania County, Virginia. The project area is located north of Marshall Park, East of Courthouse Rd. (Rte. 208), south of Massaponax Church Rd. (Rte. 608). The project was conducted for Development Consulting Services, PLC.

The Phase I survey identified one Archaeological Site (Site 44SP0833) within the project area. In addition, the project area is located entirely within the 1864 Spotsylvania Courthouse Battlefield Historic District (088-5182).

Site 44SP0833: Civil War Earthwork (1864) Overlain by African-American Cemetery (Pre-1906 to 1930)

Site 44SP0833 is a multi-component site consisting of the remains of a line of Civil War earthworks associated with the Confederate Army during the Battle of Spotsylvania Courthouse (1864) overlain in a section by the remains of the Lewis cemetery, an African-American cemetery dating from before 1906 to 1930. Three burials from within this cemetery were removed in 1976. Site 44SP0833 was identified through shovel testing, systematic metal detector survey, and historic map projection. Due to the potential for the existence of subsurface archaeological features associated with the Civil War and research potential in general, the Civil War component of ***Site 44SP0833 is recommended as potentially eligible for listing in the National Register of Historic Places under Criteria D. Criteria A-C are considered not applicable. Furthermore, Site 44SP0833 should be considered a contributing resource to the Battle of Spotsylvania Courthouse Historic District (088-5182) which is potentially eligible for listing in the National Register of Historic Places. A Phase II archaeological evaluation of Site 44SP0833 is recommended if avoidance is not possible. Furthermore, a cemetery delineation is recommended for the Lewis cemetery portion of Site 44SP0833 to identify any previously unknown burials and delineate the boundaries of this African-American cemetery.***

Recovered funerary artifacts from the Phase I should be reburied with Annie J. Lewis and Liston L. Lewis at Sylvannah Baptist Church in Spotsylvania County. This course of action was recommended by the Virginia Department of Historic Resources during consultation for this project.

088-5182: Spotsylvania Courthouse Battlefield Historic District (1864)

The project area is located entirely within the 1864 Spotsylvania Courthouse Battlefield Historic District (088-5182). This battlefield historic district was found to be potentially eligible for listing on the National Register of Historic Places. The project area is located completely within the Study Area and partially within the Potential National Register Area as defined by the Civil War Sites Advisory Committee of the National Park Service. ***Site 44SP0833 should be considered a contributing resource to this historic district, and a Phase II archaeological evaluation of Site 44SP0833 should also address any impacts to the 1864 Spotsylvania Courthouse Battlefield Historic District.***

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Appendix A: Artifact Catalog

Site	Unit Type	Coordinates	Strat.	Count	Material	Class	Attribute 1	Attribute 2	Attribute 3	Date
44SP0833	Metal Det. (MD-4)	N1175/E1510	I	3	Pewter	Funerary	Coffin Plate Fragments	"ANNIE [J. LEWIS] AT REST"	"PHILA 28" on the reverse	ca. 1930
44SP0833	Metal Det. (MD-4)	N1175/E1510	I	1	Pewter	Funerary	Coffin Handle Lug Complete			ca. late 19th to middle 20th c.
44SP0833	Metal Det. (MD-4)	N1175/E1510	I	2	Pewter	Funerary	Coffin Handle Lug Fragments			ca. late 19th to middle 20th c.
44SP0833	Metal Det. (MD-4)	N1175/E1510	I	8	Pewter/Wood	Funerary	Coffin Bar Handle Fragments			ca. late 19th to middle 20th c.
44SP0833	Metal Det. (MD-4)	N1175/E1510	I	1	Pewter	Funerary	Coffi Swing Bar Fragment	Molded Decoration		ca. late 19th to middle 20th c.
44SP0833	Metal Det. (MD-4)	N1175/E1510	I	2	Iron Alloy	Funerary	Coffin Bail Handles Complete	Rounded 2-piece	From a Coffin Shipping Box	ca. late 19th to middle 20th c.
44SP0833	Metal Det. (MD-4)	N1175/E1510	I	1	Iron Alloy	Funerary	Coffin Bail Hinge Fragment			ca. late 19th to middle 20th c.
44SP0833	Shovel Test	N1000/E1475	I	1	Flint	Military	Gunflint Spall Fragment	ca. 1864	Battle of Spotsylvania Courthouse	Post 1610 (Probable 1864)
44SP0833	Metal Det. (MD-1)	N1025/E1575	I	1	Iron Alloy	Archictectural Industrial	Hand-wrought Spike Complete	3.25 inches		Pre-1870
44SP0833	Shovel Test	N1000/E1476	I	1	Iron Alloy	Archictectural Domestic	Machine-cut Nail Complete	2.0 inches		Post-1815
44SP0833	Shovel Test	N1025/E1576	I	2	Iron Alloy	Archictectural Domestic	Machine-cut Nail Fragments			Post-1815
44SP0833	Shovel Test	N1500/E1700	I	1	Iron Alloy	Archictectural Domestic	Wire/Fence Fragment			Post 1850
44SP0833	Metal Det. (MD-6)	N1375/E1600	I	2	Iron Alloy	Domestic	Hinge Fragments			Historic uniknown
44SP0833	Shovel Test	N1050/E1475	I	1	Iron Alloy	Domestic	Double-ended Bolt Snap Fragment			Post 1870
44SP0833	Metal Det. (MD-7)	N1425/E1575	I	2	Iron Alloy	Domestic	Flat Bar Fragment	Concave end		Historic uniknown
44SP0833	Metal Det. (MD-3)	N1050/E1610	I	1	Iron Alloy	Domestic	Rounded Bar Fragment			Historic uniknown
44SP0833	Metal Det. (MD-5)	N1350/E1550	I	2	Iron Alloy	Domestic	Flat Fragments			Historic uniknown
44SP0833	Metal Det. (MD-2)	N1025/E1475	I	1	Iron Alloy	Industrial Domestic	Rounded Fragmnet			Post 1850
44SP0833	Shovel Test	N1100/E1450	I	1	Earthenware	Domestic	Whiteware Fragment	Undecorated Vessel		Post 1810
44SP0833	Shovel Test	N1500/E1600	I	2	Charcoal	Industrial Domestic				Historic uniknown
44SP0833	Shovel Test	N1475/E1600	I	2	Charcoal	Industrial Domestic				Historic uniknown

Appendix B: VDHR VCRIS Forms

Snapshot

Date Generated: October 23, 2020

Site Name: No Data
Site Classification: Terrestrial, open air
Year(s): 1861 - 1865, 1866 - 1916, 1917 - 1945
Site Type(s): Earthworks, Cemetery
Other DHR ID: No Data
Temporary Designation: No Data

Site Evaluation Status

Locational Information

USGS Quad: SPOTSYLVANIA
County/Independent City: Spotsylvania (County)
Physiographic Province: Piedmont
Elevation: 320 feet
Aspect: No Data
Drainage: Lower Chesapeake
Slope: 0-2%
Acreage: 1.070
Landform: Other
Ownership Status: Private
Government Entity Name: No Data

Site Components

Component 1

Category: Military/Defense
Site Type: Earthworks
Cultural Affiliation: Euro-American
DHR Time Period: Civil War (1861 - 1865)
Start Year: No Data
End Year: No Data
Comments: No Data

Component 2

Category: Funerary
Site Type: Cemetery
Cultural Affiliation: African American
DHR Time Period: Reconstruction and Growth (1866 - 1916), World War I to World War II (1917 - 1945)
Start Year: No Data
End Year: No Data
Comments: No Data

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2020 Phase I Cultural Resource Survey and Systematic Metal Detector Survey of the 15-acre Fairchild Property (Tax IDs: 47-6-1A and 47-6-2), Spotsylvania County, Virginia. Prepared by Darby O'Donnell, LLC.

Informant Data:

Historic map projections depict a Confederate earthwork crossing the project area from north to south. It also appears that a a section of this earthwork was still visible in 1937 based on an aerial photograph from that time

Historic aerial photographs from 1937, 1952, 1963, and 1974 also depict the location of the Lewis cemetery as a stand of trees amongst a cultivated field. The African-American Lewis family likely resided in a house from 1880 (088-0240), located immediately northwest of the Fairchild project area and was originally part of the Fairchild tract before being split from the parcel in 1976.

The 1900 census lists Liston Lewis (b. 1854; Aged 46) and Annie Lewis (b. 1856, Aged 44) as a married black couple living in Dwelling #218 (likely 088-0240) (12th US Census, Spotsylvania County; Courtland Township Enumeration District 78 [Upper Ward] Page 10A, Lines 83-88). They owned their dwelling, and Liston worked as a railroad laborer. Annie gave birth to six children, four of which were surviving in 1900. Those four surviving children in 1900 were John J. Lewis (b. 1886, Aged 14), Annie M. Lewis (b. 1889, Aged 10), Joseph W. Lewis (b. 1893, Aged 7), and Liston M. Lewis (b. 1895, Aged 4). Both parents as well as John J. and Annie M. could read and write, and John J. and Annie M. were in school.

In a deed from 1976, a cemetery is identified within the property along with a 10 ft. easement to the cemetery (Spotsylvania County Deed Book 404, Page 498). After acquiring the property in 1976, the owner received permission from the court to move the cemetery (Chancery Order Book HHH, Page 000289). The court order permits the removal of the three burials from the cemetery, Liston L. Lewis (d. 1906) Annie J. Lewis (d. 1930), and an unnamed infant who was buried there prior to 1906. The owner was authorized to rebury the deceased at the nearby Sylvannah Baptist Church. A memorial headstone for Liston L. Lewis and Annie J. Lewis is located at Sylvannah Baptist Church. No headstone was immediately identified for reburial of the unnamed infant Lewis. It is a possibility that the unnamed infant Lewis was reburied with Liston L. and Annie J. Lewis. It is important to note that the census from 1900 lists Annie Lewis as giving birth to six children with four alive in 1900. This means two infants were likely buried in the cemetery, but only one was mentioned in the court permission for removal in 1976. One infant may still be buried within the project area

CRM Events

Event Type: Survey:Phase I

Project Staff/Notes:

No Data

Project Review File Number: No Data

Sponsoring Organization: No Data

Organization/Company: Darby O'Donnell, LLC

Investigator: Darby O'Donnell

Survey Date: 10/9/2020

Survey Description:

Phase I cultural resource survey and systematic metal detector survey of the 15-acre Fairchild property (Tax IDs: 47-6-1A and 47-6-2) in Spotsylvania County, Virginia.

Current Land Use	Date of Use	Comments
Agricultural field	10/20/2020	*No Data*

Threats to Resource: Development

Site Conditions: Site Condition Unknown

Survey Strategies: Metal Detection, Subsurface Testing, Historic Map Projection

Specimens Collected: Yes

Specimens Observed, Not Collected: No

Artifacts Summary and Diagnostics:

Funerary artifacts were identified entirely within the metal detector hit at N1175/E1510 within the Stratum I plowzone layer at 4.0 in. to 8 in. in depth (Figure 23; Plates 5, 6, and 7). These artifacts included pewter coffin plate fragments (n=3) that mended to spell “ANNIE [J. LEWIS] AT REST” and “PHILA 28” on the reverse (ca. 1930), pewter coffin lugs and lug fragment (n=3) (ca. late 19th to middle 20th c.), pewter and wood coffin bar handle fragments (n=8) (ca. late 19th to middle 20th c.), pewter ornamented coffin swing bar (n=1) (ca. late 19th to middle 20th c.), iron alloy rounded bails (n=2) from a coffin shipping box (ca. late 19th to middle 20th c.), and an iron alloy bail hinge fragment (n=1) (ca. late 19th to middle 20th c.).

Non-funerary artifacts associated with the Civil War era component of the site include a gunflint spall fragment (n=1), a complete iron-alloy wrought spike (n=1), a complete iron-alloy machine-cut nail [post 1815] (n=1), iron-alloy machine-cut nail fragments [post 1815] (n=2), an iron alloy wire fragment (n=1), iron alloy hinge fragments (n=2), iron alloy hook fragment (n=1), unidentifiable iron fragments (n=5), an undecorated body fragment of whiteware ceramic (Post 1810), and fragments of charcoal (n=4).

Summary of Specimens Observed, Not Collected:

No Data

Current Curation Repository: Darby O'Donnell, LLC

Permanent Curation Repository: Property Owner (non-funerary), Sylvannah Baptist Church (reburial of funerary artifacts)

Field Notes: Yes

Field Notes Repository: Darby O'Donnell, LLC

Photographic Media: Digital

Survey Reports: Yes

Survey Report Information:

O'Donnell, Darby
2020Phase I Cultural Resource Survey and Systematic Metal Detector Survey of the 15-acre Fairchild Property (Tax IDs: 47-6-1A and 47-6-2), Spotsylvania County, Virginia. Prepared for Development Consulting Services, PLC. Prepared by Darby O'Donnell, LLC.

Survey Report Repository: Spotsylvania County

DHR Library Reference Number: No Data

Significance Statement: This site is a multi-component site consisting of the remains of a line of Civil War earthworks associated with the Confederate Army during the Battle of Spotsylvania Courthouse (1864) overlain in a section by the remains of the Lewis cemetery, an African-American cemetery dating from before 1906 to 1930. Three burials from within this cemetery were removed in 1976. Site 1 was identified through shovel testing, systematic metal detector survey, and historic map projection. Due to the potential for the existence of subsurface archaeological features associated with the Civil War and research potential in general, the Civil War component of Site 1 is recommended as potentially eligible for listing in the National Register of Historic Places under Criteria D. Criteria A-C are considered not applicable. Furthermore, Site 1 should be considered a contributing resource to the Battle of Spotsylvania Courthouse Historic District (088-5182) which is potentially eligible for listing in the National Register of Historic Places. A Phase II archaeological evaluation of Site 1 is recommended if avoidance is not possible.

Furthermore, a cemetery delineation is recommended for the Lewis cemetery portion of Site

	1 to identify any previously unknown burials and delineate the boundaries of this African-American cemetery. Recovered funerary artifacts from the Phase I should be reburied with Annie J. Lewis and Liston L. Lewis at Sylvannah Baptist Church in Spotsylvania County. This course of action was recommended by the Virginia Department of Historic Resources during consultation for this project.
Surveyor's Eligibility Recommendations:	Recommended Potentially Eligible
Surveyor's NR Criteria Recommendations:	D
Surveyor's NR Criteria Considerations:	No Data

Property Information

Property Names

Name Explanation	Name
Current Name	Spotsylvania Court House Battlefield
Historic	Spotsylvania Court House Battlefield

Property Addresses

Current - Courthouse Road Route 208

County/Independent City(s):	Spotsylvania (County)
Incorporated Town(s):	Spotsylvania Courthouse
Zip Code(s):	22407, 22551, 22553
Magisterial District(s):	*No Data*
Tax Parcel(s):	*No Data*
USGS Quad(s):	BROKENBURG, CHANCELLORSVILLE, SALEM CHURCH, SPOTSYLVANIA

Property Evaluation Status

DHR Staff: Potentially Eligible

This Property is associated with the Fredericksburg and Spotsylvania County Battlefields National Military Park Historic District.

Additional Property Information

Architecture Setting: Suburban

Acreage: *No Data*

Site Description:

The battlefield is located one mile north of the Spotsylvania Court House, in the heart of Spotsylvania County. 1434 acres of the battlefield are owned and administered by the National Park Service, including such critical areas as Laurel Hill and the Muleshoe Salient. Other areas - particularly those on the eastern end of the battlefield, such as the Harris farm and Myers Hill - are fast being developed into residential subdivisions.

Several historic buildings still exist, including the Harris House, Beverly House, Gayle House, and seven structures in the village of Spotsylvania. The ruins of the Landrum, McCoull, and Shelton Houses may be seen, as well as miles of well preserved earthworks. The Anderson House site has been destroyed by a quarry, while the Alsop House site lies relatively undisturbed on a plot of land adjacent to modern development.

August 2012: This district continues to encompass more than 1434 acres of land around the county seat in the town of Spotsylvania, Virginia. Though the area remains relatively rural, numerous subdivisions and pockets of low density growth are located within and around the battlefield.

November 2014: The Spotsylvania Court House Battlefield site corresponds to the Spotsylvania Court House Battlefield unit of the Fredericksburg and Spotsylvania County Battlefields National Military Park Historic District, located approximately 7 miles southwest of Fredericksburg, north of the village historically known as Spotsylvania Court House. It encompasses approximately 1,328.32 acres of the core Battle of Spotsylvania Court House battlefield, including the Mule Shoe and Bloody Angle, the scene on May 8–21, 1864, of some of the most furious fighting in the war. The battlefield is bounded on the south by Courthouse Road (VA Route 208) and Brock Road and on the north, east, and west by private property. The irregularly shaped site is surrounded by suburban and commercial development on the north, south, and east and farmland on the west. The heaviest development does not directly abut the site, but encroaching development has shaped it.

August 2016: The area of the battlefield surveyed at this time encompassed approximately 2.90 acres, and is located roughly one mile northeast of Spotsylvania Courthouse. The area is bordered by Courthouse Road to the east, south, and west, and by Courthouse Bypass (Route 208) to the north.

December 2017: The area of the battlefield surveyed as part of this project encompasses part of the northwestern arm of the ABPP Study Area between Whitehall Creek and Norton Prong. Most of this area are recently logged and active timber stands.

Surveyor Assessment:

After the Wilderness Grant's and Meade's advance on Richmond by the left flank was stalled at Spotsylvania Court House on May 8. This two-week battle was a series of combats along the Spotsylvania front. The Union attack against the Bloody Angle at dawn, May 12-13, captured nearly a division of Lee's army and came near to cutting the Confederate army in half. Confederate counterattacks plugged the gap, and fighting continued unabated for nearly 20 hours in what may well have been the most ferociously sustained combat of the Civil War. On May 19, a Confederate attempt to turn the Union right flank at Harris farm was beaten back with severe casualties. Union generals Sedgwick (VI Corps commander) and Rice were killed. Confederate generals Johnson and Stuart were captured, Daniel and Perrin mortally wounded. On May 21, Grant disengaged and continued his advance on Richmond.

August 2012: The Spotsylvania Courthouse Battlefield (088-5182) was initially surveyed in 1992 by the Civil War Sites Advisory Commission (CWSAC), and later determined to be Potentially Eligible for listing on the NRHP by DHR staff on January 24, 2007. This recent evaluation was based on preliminary survey data from the ABPP. Since this recent survey, no substantial alterations have been made to significantly alter the appearance of this resource. The Spotsylvania Courthouse Battlefield continues to retain the physical characteristics that made it Potentially Eligible for listing on the NRHP under Criterion A in 2007.

November 2014: The Spotsylvania Court House Battlefield site contributes to the Fredericksburg and Spotsylvania County Battlefields

National Military Park Historic District under Criterion A in the area of Military for its association with the Battle of Spotsylvania Court House (May 7–21, 1864), which featured some of the most furious fighting in the war.

August 2016: The shovel testing and metal-detecting survey did not record any artifacts, earthworks, or other Civil-War related elements within the project area. The project tract is separated from the battlefield via a new bypass. The landscaping along the bypass, in addition to the vegetative buffer planned around the perimeter of the project area, should mask the development from the battlefield. Considering this, Circa~ recommends that the project will not adversely affect the battlefield or the battlefield landscape and no further survey work of the battlefield within the project area is warranted.

December 2017: The ABPP established a study area encompassing approximately 22,510 acres; of those 14,200 acres are considered potential NRHP lands and 1,405 acres are protected lands (ABPP 2009). A section of the current project area falls within the battlefield boundary and within potential NRHP lands. VDHR staff recommended the battlefield potentially eligible for listing in 2007 based on the importance of the battle and preservation of the area around the court house. The project area cuts across the western most portion of the battlefield and represents a map-projected avenue of approach to the central portion of the battlefield. No features or artifacts of any kind associated with troop movements, camps, or Civil War activities were encountered during the survey of the project area. Furthermore, the project area includes lands that are disturbed from past and recent logging. The rest of the area is covered with planted pines. The core of the battlefield and the portion already with an existing NRHP boundary as defined by the American Battlefields Protection Program (ABPP) is located approximately six miles east of where it overlaps with the project area. The battlefield area mapped within the project is based on the indeterminate nature of the route used during the troop movements with respect to the actual landscape or network of existing or historic roads. Commonwealth therefore recommends that the area in the current project would not contribute to any eligibility for the battlefield should there be any future consideration of the NRHP status.

Surveyor Recommendation: Recommended Eligible

Ownership

Ownership Category	Ownership Entity
Federal Govt	National Park Service
Private	*No Data*

Primary Resource Information

Resource Category: Defense
Resource Type: Battle Site
NR Resource Type: Site
Historic District Status: Contributing
Date of Construction: 1864
Date Source: Written Data
Historic Time Period: Civil War (1861 - 1865)
Historic Context(s): Landscape, Military/Defense
Other ID Number: *No Data*
Architectural Style: No Discernable Style
Form: *No Data*
Number of Stories: *No Data*
Condition: Good
Threats to Resource: Development

Architectural Description:

The battlefield is located one mile north of the Spotsylvania Court House, in the heart of Spotsylvania County. 1434 acres of the battlefield are owned and administered by the National Park Service, including such critical areas as Laurel Hill and the Muleshoe Salient. Other areas - particularly those on the eastern end of the battlefield, such as the Harris farm and Myers Hill - are fast being developed into residential subdivisions.

Several historic buildings still exist, including the Harris House, Beverly House, Gayle House, and seven structures in the village of Spotsylvania. The ruins of the Landrum, McCoull, and Shelton Houses may be seen, as well as miles of well preserved earthworks. The Anderson House site has been destroyed by a quarry, while the Alsop House site lies relatively undisturbed on a plot of land adjacent to modern development.

The current site is composed of monuments/plaques, road beds, rifle pits, structures, interpretive materials, ruins, archeological sites, a cemetery, earthworks, other surface remains, trenches, and buildings. The current land usage is agricultural, residential, and commercial in nature.

August 2012: The Spotsylvania Courthouse Battlefield highlights the land and buildings impacted by the Civil War battle that occurred in this location from May 8–21, 1864. This extensive battlefield was not thoroughly re-examined at the time of this survey. However, it was generally observed that minimal alterations have affected the battlefield since the previous American Battlefield Protection Program (ABPP) survey in 2007.

November 2014: The Spotsylvania Court House Battlefield site is characterized predominantly by successional-growth forest surrounding historically open fields. Several small streams, including tributaries of the Ni River and wetland areas, cross the site. Resources within the site consist of Confederate (DHR ID# 111-0147-0056) and Federal (DHR ID# 111-0147-0055) earthworks; historic homesteads that are now archeological sites, including the McCoull, Landram, and Harrison house sites; buildings constructed by the National Park Service during the

CCC and Mission 66 park development periods; and monuments and markers to commemorate the men who fought and died there. Entrance to the site is at the west end via Brock Road.

August 2016: This site consists of monuments/plaques, roadbeds, rifle pits, structures, ruins, archaeological sites, one cemetery, earthworks, and trenches.and resources. The area surveyed at this time falls just on the extreme southern edge of the battlefield, within an avenue of approach for the battlefield, and well away from the area determined potentially eligible for the National Register of Historic Places.

Because the project area falls in the boundaries of two Civil War battlefields, Circa~ conducted a metal-detecting survey of the area within the battlefield boundaries. Circa~ staff did not notice any previous metal-detecting activities from relic hunters in the area. Vegetation was extremely thick and it was difficult to get the head of the machine close to the ground in some areas. The metal-detecting survey recorded 13 hits with 18 artifacts. The artifacts consisted of 13 aluminum can fragments, three aluminum foil fragments, one stainless steel lug nut, and one stainless steel lug nut wrench. No artifacts that were clearly associated with or date to the Civil War were recovered from the metal-detecting survey.

December 2017: The portion of the Spotsylvania Court House
Battlefield within the present project area is located within the ABPP Study Area and Potential National Register Boundary as a troop movement route. This resource was originally recorded in 1992. The Battle of Spotsylvania Court House was an encounter between Confederate troops, led by General Robert E. Lee, and Union troops, led by General Ulysses S. Grant, that took place on May 8-21, 1864 (Salmon 2001). This battle occurred immediately after the Battle of the Wilderness as Lee moved his army east to block Grant from using the crossroads at Spotsylvania Court House to march on Richmond. The battle resulted in some of the heaviest casualties in the whole war. The portion of the Spotsylvania Court House battlefield within the project area represents an avenue of overland troop movement, and is a small portion of the northwestern arm of the ABPP Study Area boundary for this battlefield. It did not yield archaeological evidence of Civil War activity based on the archaeological survey conducted as part of the project described here, which is being reported separately. Specifically it was the movement of Confederate forces led by Ewell, Early, and Anderson through the woods on the night of May 7th 1864 to beat Grant's forces in the race to secure the crossroads at the court house (Symonds 1983). The actual route that they took is not mentioned in The War of the Rebellion: a Compilation of the Official Records of the Union and Confederate Armies (United States War Department 1894), but both Todd's Tavern and Shady Grove Church are mentioned as possible paths to the courthouse. It is likely that they took the path towards Shady Grove Church since Confederate Major General Fitz Lee delayed the Union troops in skirmishes that same night at Todd's Tavern. In consultation with National Park Service cultural resources staff (Eric Mink, personal communication 2017), additional survey methods such as metal detecting were not used in the battlefield area due to the lack of potential for camp, activity, or skirmish sites related to this route of overnight troop movement to reach Spotsylvania Court House. However, the area of the battlefield overlapping with the project was thoroughly investigated with visual reconnaissance and fully covered with shovel testing at 50-ft intervals.

Secondary Resource Information

Historic District Information

Historic District Name: Fredericksburg and Spotsylvania County Battlefields National Military Park Historic District

Local Historic District Name: *No Data*

Historic District Significance: (Repeated from November 2014): November 2014: The Fredericksburg and Spotsylvania County Battlefields National Military Park Historic District derives its primary significance under Criterion A in the area of Military as the site of the American Civil War Battles of Fredericksburg December 11–15, 1862), Chancellorsville (April 27–May 6, 1863), the Wilderness (May 4–7, 1864), and Spotsylvania Court House (May 8–21, 1864). Each of the battles was part of a major campaign initiated by the Union Army of the Potomac against the Confederate Army of Northern Virginia. Together, the battles resulted in more than 100,000 casualties, making the roughly 20-square-mile area over which they were fought the most contested ground of the Civil War. Under Criterion B, the battlefields are associated with defining moments in the careers of the generals responsible for planning and executing the battles, including Union Generals Ambrose E. Burnside, Joseph D. Hooker, Ulysses S. Grant, and George G. Meade and Confederate Generals Robert E. Lee and Thomas J. "Stonewall" Jackson. Several contributing buildings in the District also possess significance under Criterion A in the area of Health and Medicine for their association with the care of wounded soldiers during and after the battles. The District has additional significance under Criterion A for its association with national trends in battlefield commemoration and preservation during the late nineteenth and early twentieth centuries. Finally, a number of resources in the District also possess significance under Criterion C in the areas of Architecture and Landscape Architecture. Criteria Consideration D applies to Fredericksburg National Cemetery, which derives its significance from its association with important historic events and
distinctive design features, and Criteria Consideration F applies to the contributing commemorative monuments within the District that possess significance engendered from their age, design, and symbolic values. The period of significance for the District extends from 1768, the date that Chatham Manor was constructed, to the present in recognition of the continuing exceptional importance of redericksburg National Cemetery. The District achieved its primary significance during the period between November 1862 and May 1864, when the Battles of Fredericksburg, Chancellorsville, the Wilderness, and Spotsylvania Court House were fought.

CRM Events

Event Type: DHR Staff: Potentially Eligible

DHR ID: 088-5182
Staff Name: Roger Kirchen
Event Date: 8/3/2018
Staff Comment

DHR File No.: 2017-4023

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: 2017-4023
Investigator: Sarah Traum
Organization/Company: Commonwealth Heritage Group, Alexandria
Photographic Media: Digital
Survey Date: 12/29/2017
Dhr Library Report Number: SP-243
Project Staff/Notes:

Reconnaissance level architectural resources survey prior to proposed Spotsylvania Solar Energy Center for sPower Development Company. Sarah Traum conducted the field survey in December 2017. Sarah Traum completed the V-CRIS documentation.

Sarah G. Traum, Susan E. Bamann, Amy Krull, Joseph Stair
Architectural Survey Proposed Spotsylvania Solar Energy Center, Spotsylvania County, Virginia
Commonwealth Heritage Group
March 2018
DHR Project No. 2017-4023
DHR Report No. SP-243

Project Bibliographic Information:

Fredericksburg and Spotsylvania County Battlefields National Military Park Historic District, National Register of Historic Places Registration Form.

Surveyor's NR Criteria Recommendations: A - Associated with Broad Patterns of History

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: 2016-3872
Investigator: Dawn Muir-Frost
Organization/Company: Circa~ Cultural Resource Management, LLC
Photographic Media: Digital
Survey Date: 8/26/2016
Dhr Library Report Number: SP-224
Project Staff/Notes:

August 2016: In August of 2016, Circa~ Cultural Resource Management, LLC (Circa~) conducted a Phase I cultural resources survey of the Triatch Tract in Spotsylvania County, Virginia. The project area, which encompasses approximately 2.90 acres, is located roughly one mile northeast of Spotsylvania Courthouse and is bordered by Courthouse Road to the east, south, and west, and by Courthouse Bypass (Route 208) to the north. The Area of Potential Effect (APE) for archaeological and architectural resources consists of the 2.90-acre project area.

At Circa~, Carol D. Tyrer served as Project Manager and Principal Investigator for the project and was assisted in the field by Charlie Rutledge, Eric Mai, McKenzie Kyger, and Matt Carr, Field Archaeologists. She also photographed the resources. Dawn M. Muir-Frost served as the Historian and Architectural Historian for the project and completed the historic context and architectural survey. She also entered the information into the VDHR V-CRIS system. McKenzie Kyger, Archaeological Lab Technician, assisted in the processing of artifacts. Dawn M. Muir-Frost and Carol D. Tyrer prepared the report. The successful completion of the Phase I survey for the proposed development was made possible by the contribution of many individuals. In particular, Brandon Searcey with The Timmons Group ensured that project information and maps were always available for the study.

DHR Project No. 2016-3872
Carol D. Tyrer, Dawn M. Muir-Frost
Phase I Cultural Resources Survey of Triatch Tract, Spotsylvania County, Virginia
Circa - August 2016
DHR Report No. SP-224

Project Bibliographic Information:

Fredericksburg and Spotsylvania County Battlefields National Military Park Historic District, National Register of Historic Places Registration Form.

Surveyor's NR Criteria Recommendations: A - Associated with Broad Patterns of History

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Laura Kline
Organization/Company: PAL
Photographic Media: Digital
Survey Date: 11/3/2014
Dhr Library Report Number: *No Data*
Project Staff/Notes:

Survey conducted in support of the Fredericksburg and Spotsylvania County Battlefields National Military Park Historic District NRHP nomination (111-0147).

Project Bibliographic Information:

Fredericksburg and Spotsylvania County Battlefields National Military Park Historic District, National Register of Historic Places Registration Form.

Surveyor's NR Criteria Recommendations: A - Associated with Broad Patterns of History

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Dovetail CRG
Organization/Company: Dovetail CRG
Photographic Media: Digital
Survey Date: 10/1/2012
Dhr Library Report Number: SP-189
Project Staff/Notes:

Barile, Kerri, Mike Klein, and Danae Peckler
Name: Dovetail CRG
DHR CRM Report Number: SP-189
Bibliographic Notes: Cultural Resource Survey of the Spotsylvania Courthouse Streetscape Project, Spotsylvania County, Virginia. October 2012.

Surveyor's NR Criteria Recommendations: A - Associated with Broad Patterns of History

Event Type: DHR Staff: Potentially Eligible

DHR ID: 088-5182
Staff Name: ABPP
Event Date: 1/24/2007
Staff Comment

Preliminary survey data from the American Battlefield Protection Program (ABPP) indicates that this historic Civil War battlefield is likely eligible for listing in the National Register of Historic Places and likely deserving of future preservation efforts. This survey information should be reassessed during future Section 106/NEPA compliance reviews.

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: CWSAC
Organization/Company: VA Dept. of Historic Resources
Photographic Media: *No Data*
Survey Date: 1/1/1992
Dhr Library Report Number: VA-093
Project Staff/Notes:

CWSAC - VA048
Civil War Sites Advisory Commission Survey Form - no photos submitted - not dated or signed, but surveys occurred during the period between 1991 and 1993.

Name: Civil War Sites Advisory Commission
DHR CRM Report Number: Report on the Nation's Civil War Battlefields
Report
Bibliographic Notes: Includes 3 volumes - Report, Volume I: Appendices, and Volume II: Battle Summaries

Surveyor's NR Criteria Recommendations: A - Associated with Broad Patterns of History

Bibliographic Information

Bibliography:

Name: Kalbian, Maral
Evaluation of Selected Civil War and Architectural Resources - Spotsylvania
Record Type: Report
Bibliographic Notes: SP-072

November 2014: See 2015 NRHP Form for Fredericksburg and Spotsylvania County Battlefields National Military Park Historic District.

December 2017:
American Battlefields Protection Program (ABPP)
2009 Update to the Civil War Sites Advisory Commission Report on the Nation's Civil War Battlefields, Commonwealth of Virginia. United States Department of the Interior, National Park Service, American Battlefields Protection Program, Washington, D.C.

Salmon, John S.
2001 The Official Virginia Civil War Battlefield Guide. Stackpole Books, Mechanicsburg, Pennsylvania.

Symonds, Craig L.
1983A Battlefield Atlas of the Civil War. The Nautical and Aviation Publishing Company of America, Annapolis, Maryland.

United States War Department, complier
1894The War of the Rebellion: A Compilation of the Official Records of the Union and Confederate Armies. United States War Department, Washington, D.C.

Property Notes:

No Data

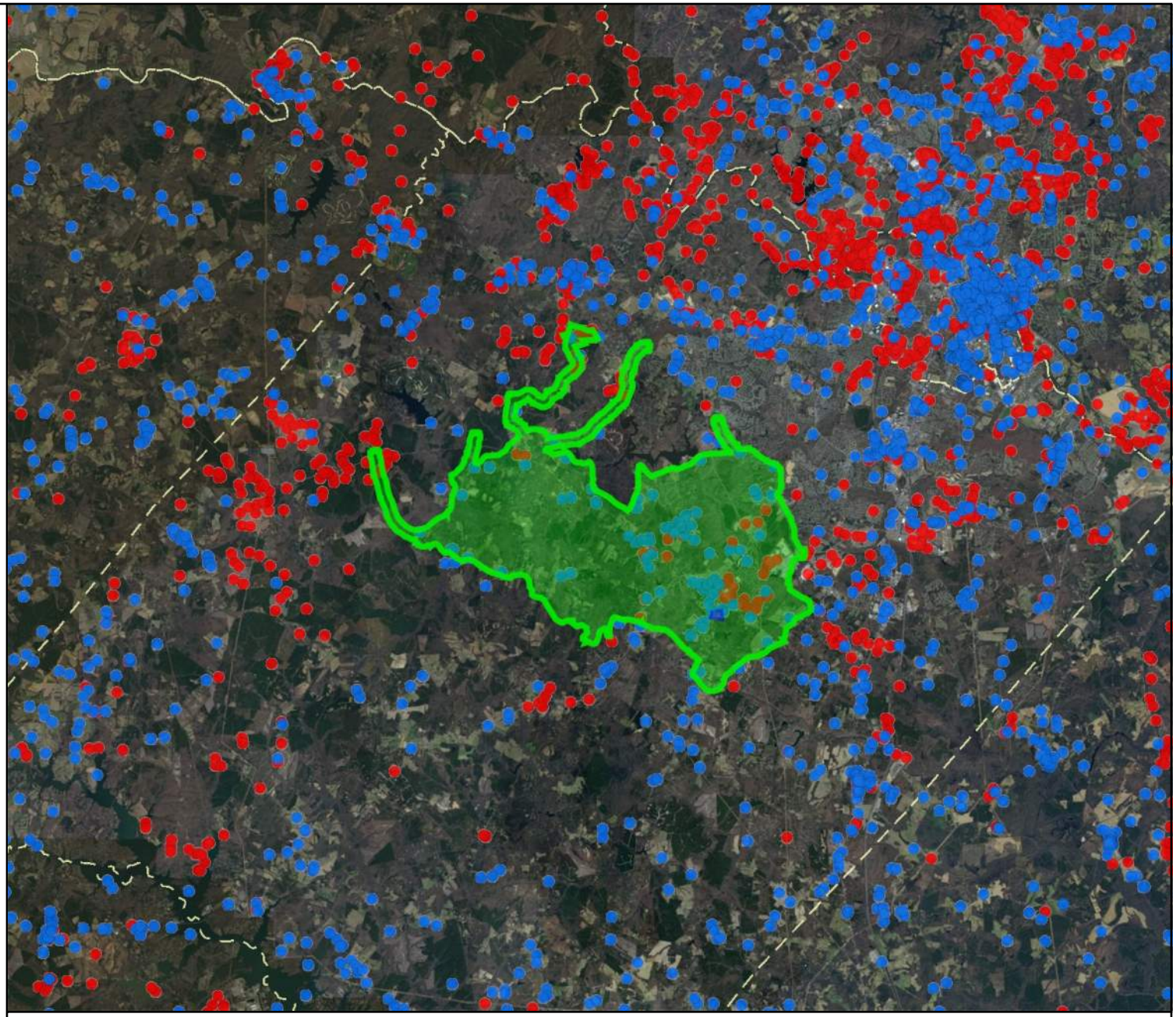
Virginia Dept. of Historic Resources

V-CRIS

Virginia Cultural Resource Information System

Legend

- Architecture Points
- Archaeology Points
- County Boundaries



N

Miles

0 1 2 3 4

1:288,895 / 1"=5 Miles

Title: Architecture Labels

Date: 9/9/2020

DISCLAIMER:Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions.The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites:Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

Spotsylvania County
Planning Commission
Executive Summary

Print

Meeting Date:	June 1, 2022
Title:	CPA22-0001: Comprehensive Plan Transportation Chapter 3, 3A, Land Use Chapter 2 Update
Type:	Action, Resolution, Public Hearing, Power Point Presentation
Agenda Title:	CPA22-0001: Comprehensive Plan Transportation Chapter 3, 3A, Land Use Chapter 2 Update
Recommendation:	Staff recommends approval of CPA22-0001. At their meeting on May 12, 2022 the Transportation Committee recommended approval of the draft.
Summary:	Proposed is an update to the Spotsylvania County Comprehensive Plan (Plan) consistent with the Code of Virginia §15.2-2223 and 15.2-2232. Proposed amendments are chiefly aimed at ensuring Plan support for upcoming transportation funding candidate project applications, and to establish a transportation framework in the Thornburg and Lake Anna Mixed Use Commercial Heavy areas. The Thornburg and Lake Anna focus complements an adopted Comprehensive Plan Major Initiatives Action Item to develop special area plans for areas where unique development opportunities exist within the County. Additional amendments are proposed concerning extent of planned improvements along certain roads. Specifically, this update proposes to amend the 2021 Comprehensive Plan as last updated December 14, 2021, as follows: amend and re-ordain: Cover Page and Table of Contents; Chapter 2 Future Land Use, specifically the Table of Zoning Districts Complementary to Land-Use Designations Outside of the Primary Development Boundary; Chapter 3 Transportation, specifically the County-wide Thoroughfare Plan Map, Primary Development Boundary focus Thoroughfare Plan Map, Thoroughfare Plan Table, and to add Lake Anna area and Thornburg area transportation improvements maps; Sub-Chapter 3A, specifically the Road Based Bicycle and Pedestrian Plan Map, Greenways Map, and Trailways Master Plan (complete network) Map. Where amendments are proposed, the Plan amendment adoption date will appear.

For reference, the attached Chapter 3 Thoroughfare Plan and Chapter 3A Trailways Plan maps include secondary mark-up versions intended to track proposed amendments in context of the existing adopted versions. Additionally the attached resolutions include the public hearing advertisement language that describe proposed amendments in greater detail. Within the mark-up versions of the maps those project locations highlighted in yellow represent projects identified for transportation funding request interest within the short term in advance of upcoming transportation funding application periods, including but not limited to Smart Scale. A list of those critical additions projects follows in the next paragraph. Those projects highlighted in blue in the attached mark-up maps represent projects proposed in addition to new concept roads and additional edits to the Thoroughfare Plan proposed. Staff paired both shorter term and longer term updates together as part of this update together to more efficiently navigate the update through the public hearing process. The Thoroughfare Plan-Primary Development Boundary map highlights those amendments envisioned in and around the Primary Development Boundary. New concept road connections and upgrades at Lake Anna are highlighted in the County-Wide Thoroughfare Plan Map. Larger zoom in maps depicting land use designations and these roads in the Thornburg and Lake Anna areas are also attached and are intended to be added to the Plan.

Under Additional Background/Other Considerations this Executive Summary outlines the importance of exhibiting Comprehensive Plan support for public infrastructure projects. This is a factor considered during the application process as well. Considering Smart Scale application deadlines any revisions to the Plan concerning applications must have Board of Supervisors action no later than August 1, 2022. Though a number of intended application projects have already been specified within the adopted Plan, Transportation staff has identified necessary additions to add:

1. Intersection project for Lafayette Blvd at Olde Greenwich Dr near the City Line.

2. Rte 3 Pipeline Study Operational Study improvements from Andora Drive to I-95 Exit 130 interchange including possible interchange modification for ramps going to Spotsylvania Mall.

3. Rte 3/Big Ben Blvd/Spotswood Furnace Intersection improvement, including a sidewalk along Big Ben Blvd.

4. Rte 1 Massaponax Corridor Study intersection improvements at Massaponax Church Rd & Guinea Station (with updated scope & cost estimates)

5. Rte 1 Pipeline Study Operational improvements from City Line to Four Mile Fork and including Lafayette Blvd from Four Mile Fork to Harrison Rd & Lassen Lane & Harrison Rd between Rte 1 & Lafayette Blvd.

6. Interstate 95 Exit 126 SB Onramp Improvements – Need to update cost estimate

7. Rte 1/Southpoint Pkwy intersection project

8. Harrison Rd/Salem Station Rd intersection project

9. Germanna Pt Drive/Spotsylvania Avenue – Widening to 4 Lanes, including bicycle and pedestrian improvements

10. Chancellor Park Drive Sidewalk- Trailways Plan Map

The aforementioned projects have been identified as critical to specify within the Plan prior to the August 1st deadline. For additional amendments, staff proposes updating a number of existing Thoroughfare Plan projects such as downgrading a Smith Station Road widening project between Courthouse and Gordon Rds from a 4-lane widening to a 2-lane improvement, adding other known projects such as development of Rte 751, an industrial park access road off of Pierson Drive. Consistent with planned intersection improvements along Old Plank Rd the draft proposes specifying Old Plank Rd improvements as 2-lane improvements as opposed to 4-lane improvements. Transportation staff believe the forthcoming traffic circles along Old Plank Rd and planned improvements to the Rt 3 corridor have diminished the need for 4-laning Old Plank Rd. This would result in a cost savings benefit by reducing the scope of the project while also reducing the extent of potential right-of-way impacts along the corridor.

A network of concept road connections is also envisioned for the Lake Anna mixed use, and Thornburg/Jackson Gateway areas. The new concept road projects near Lake Anna and Thornburg areas are intended to complement the adopted Comprehensive Plan major initiative action plan item to pursue development of special area plans in the County.

For Lake Anna and Thornburg/Jackson Gateway, new concept roads are envisioned to improve the transportation network and proactively plan for a basic framework of road connections within targeted development areas lacking such infrastructure presently. The Thornburg area and Jackson Gateway have been identified as economic development/employment hubs since the 2002 Comp Plan. The Lake Anna Mixed Use area has been identified as an area of development interest since the 1994 Comp Plan. Development, referenced as a village and/or mixed use area. Development interest in these areas has increased in recent years and represent a significant inventory of greenfield (undeveloped or underdeveloped compared to land use plans) development potential reliant on the existing transportation network. Recent discussions with the Virginia Department of Transportation and Transportation staff confirm need to proactively plan for transportation linkages in these areas ahead of significant development in the interest of avoiding overburdening the Route 1 and Route 208 corridors and intersections. Simply supporting development that orients ingress and egress directly upon these corridors will inevitably degrade level of service, slow traffic, overburden existing intersections. As a result staff has looked to plan a series of intersection bypass roads, parallel roads, and east-west connections intended to lessen future traffic burdens. Staff expected many of these roads can be implemented paired with development proposals. Staff expects implementation to occur naturally as development is proposed or by 2050.

Like other new concept roads exhibited in the Comprehensive Plan, staff notes the route alignments as exhibited are aimed at establishing directional connections, parallel roadways, routing alternatives. They are not engineer accurate lines and as acknowledged within the Comprehensive Plan Transportation maps *new concept facilities are depicted as conceptual alignments only. Further design/engineering necessary to determine precise route.*

Staff acknowledges the locations of these new road connections are subject to potentially shift. Staff is confident there is a need to proactively plan for new north-south parallel roads off the Route 208 and 1 corridors as well as need for connectors between Rt 1 and Rt 208 to expand inland accessibility, remove needs for direct accesses to Rt 208 and 1 for development, diversify routing options, link alternative North-South parallel road to Rt 1 traffic.

Lastly, considering the Lake Anna special area plan and prospects for development in that area staff proposes inclusion of the Planned Rural Residential (PRR) zoning district as a complementary zoning designation to the Lake Anna Mixed Use area. This amendment translates to an

update to the Zoning Districts to Land Use Designations outside of the Primary Development Boundary compatibility table. PRR is a zoning designation supportive of individual lot rural residential single family detached housing on well and septic. Examples of PRR zoned projects in Spotsylvania County include: Fortune's Landing; Goodwin Cove (Lake Anna); Sunrise Bay (Lake Anna); Legends of Chancellorsville; Bearington; Glenhaven South. Per County Code Sec. 23-6.27.1- Purpose and intent, the PRR zoning district is *intended to encourage innovative development designs accommodating agricultural and forestry practices and preserving the rural character of the county, while accommodating residential development outside the limits of the primary development boundary. Provisions in this section are designed to support flexibility, economy, and ingenuity in the layout and design of subdivisions*. Staff also notes County Code Sect. 23-6.27.6(d)(4) establishes a link to Lake Anna (and its appropriateness at Lake Anna) through a Lakefront preservation design alternative that serves as one of four potential options meant to achieve the purpose and intent and rural preservation area requirements of the district. *Per* Sect. 23-6.27.6(d)(4), the Lakefront preservation alternative is *intended to preserve and protect the water quality and scenic resources of Lake Anna.*

As adopted with the major update to the Comprehensive Plan on December 14, 2021, an updated description of the Lake Anna mixed use area placed greater emphasis on commercial development and reduced focus on residential development, especially high density residential (such as townhomes or multi-family) considerate of lack of public water and sewer and concerns over mass drainfields, water availability and privately operated systems. Staff believes the PRR designation does complement the intent of the established land use vision. At present no PRR zoning exists within the Lake Anna mixed use area and rezoning review would be necessary. Staff believes this designation provides greater prospect to help develop the road network and support commercial development prospects while not introducing high density development at the Lake. Correction of a scrivener's error resulting from a change in terminology during development of the Comprehensive Plan from "Mixed Use Commercial Core" to "Mixed Use Commercial Heavy" will mitigate an inconsistency in the Plan.

Committee/Commission Summary:

Review Date: Status:

Financial Impact: N/A

Staff Contacts: Leon Hughes, Director of Planning and Zoning; Kimberly Pomatto, Assistant Director of Planning and Zoning/ Zoning

	Administrator; Paul Agnello, Assistant Director for Transportation Planning, Jacob Pastwik, Planner III
Legal Counsel:	Alexandra Spaulding, Senior Assistant County Attorney
Additional Background/Other Considerations:	The Planning Commission authorized these amendments to move forward to public hearing at work session on March 16, 2022. Staff presented the proposed amendments to the Transportation Committee on March 10, 2022 and presented an update in advance of public hearings on May 12, 2022. On their May 12th meeting, the Transportation Committee voted to endorse the proposed amendments with an approval recommendation.

The County's Planning Commission is responsible for preparing the elements of the Comprehensive Plan under the Virginia Code, Section 15.2-2223 which states in the pertinent parts:

> "The local Planning Commission shall prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction and every governing body shall adopt a comprehensive plan for the territory under its jurisdiction." The Code states that the purpose of the comprehensive plan is to achieve "a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities."

The Comprehensive Plan establishes goals, objectives, policies and implementation techniques that will provide the tools to help the decision makers guide the County's future development. Section 15.2-2223 further states:

> "The Comprehensive Plan shall be general in nature, in that it shall designate the general or approximate location, character and extent of each feature, including any road improvement and any transportation improvements and shall indicate where existing lands or facilities are proposed to be extended, widened, removed, relocated, vacated,

narrowed, abandoned or changed in use as the case may be. As part of the Comprehensive Plan, each locality shall develop a transportation plan that designates a system of transportation infrastructure needs and recommendations that may include the designation of new and expanded transportation facilities that support the planned development of the territory covered by the plan and shall include, as appropriate, but not limited to roadways, bicycle accommodations, pedestrian accommodations, railways, bridges, waterways, airports, ports, and public transportation facilities."

Consequence of Denial/Inaction: Ability to exhibit Comprehensive Plan support for a number of intended forthcoming Smartscale, Revenue Sharing, or TAP applications for transportation funding may be compromised. Efforts to proactively plan for future road connections in advance of development pressures will not move forward at this time. The Comprehensive Plan in its entirety will remain as adopted December 14, 2021.

ATTACHMENTS:

Name:	Description:	Type:
Title_and_Table_of_Contents_(REDLINE).pdf	Draft Title and Table of Contents Pages (Redline)	Exhibit
Chapter_2_Land_Use_to_Zoning_Compatibility_Table_(PDF)_Outside_PDB_REDLINE.pdf	Draft Chapter 2 Land Use to Zoning Compatibility Table (Outside PDB) (Redline)	Exhibit
Chapter_3_County-Wide_Thoroughfare_Plan_Map_(11_x_17).pdf	Draft Chapter 3 County-Wide Thoroughfare Plan Map	Exhibit
Chapter_3_County-Wide_Thoroughfare_Plan_Map_(24_x_36)_MARKUP.pdf	Draft Chapter 3 County-Wide Thoroughfare Plan Map (Markup)- Backup Material	Backup Material
Chapter_3_Thoroughfare_Plan-_PDB_Map_(11_x_17).pdf	Draft Chapter 3 Thoroughfare Plan- Primary Development Boundary Map	Exhibit
Chapter_3_Thoroughfare_Plan-_PDB_Map_(24_x_36)_MARKUP.pdf	Draft Chapter 3 Thoroughfare Plan- Primary Development Boundary Map (Markup)- Backup Material	Backup Material
Chapter_3_Thoroughfare_Plan_Draft_Table_(Redline).pdf	Draft Chapter 3 Thoroughfare Plan Table (Redline)	Exhibit
Chapter_3_Thornburg_Area_Map_(11_x_17).pdf	Draft Chapter 3 Thornburg Area Map	Exhibit
Chapter_3_Lake_Anna_Area_Map_(11_x_17).pdf	Draft Chapter 3 Lake Anna Mixed Use Area Map	Exhibit
Chapter_3A_Trailways_Master_Plan_Complete_Map_(11_x_17).pdf	Draft Chapter 3A Trailways Master Plan Map	Exhibit
Chapter_3A_Roads_Based_Bicycle_and_Pedestrian_Improvement_Plan_(11x17).pdf	Draft Chapter 3A Road Based Bicycle and Pedestrian Improvements Map	Exhibit
	Draft Chapter 3A Road Based	

Chapter_3A_Roads_Based_Bicycle_and_Pedestrian_Improvement_Plan_(11x17)_MARKUP.pdf	Bicycle and Pedestrian Improvements Map (Markup)- Backup Material	Backup Material
Chapter_3A_Greenway_Corridors_Map_(11_x_17).pdf	Draft Chapter 3A Greenways Plan Map	Exhibit
Chapter_3A_Greenway_Corridors_Map_(11_x_17)_MARKUP.pdf	Draft Chapter 3A Greenways Plan Map (Markup)- Backup Material	Backup Material
March_10_2022_Transportation_Committee_Minutes.pdf	March 10, 2022 Transportation Committee Minutes	Minutes
March_16_2022_Planning_Commission_Minutes.pdf	March 16, 2022 Planning Commission Work Session Minutes	Minutes
Code_of_Virginia_References_Compiled.pdf	Code of Virginia References Compiled	Backup Material
Planning_Commission_Resolution_for_Approval.pdf	Planning Commission Resolution to Approve	Resolution
Planning_Commission_Resolution_for_Denial.pdf	Planning Commission Resolution to Deny	Resolution
PPT.pptx	Powerpoint Presentation	Presentation

SPOTSYLVANIA COUNTY
VIRGINIA

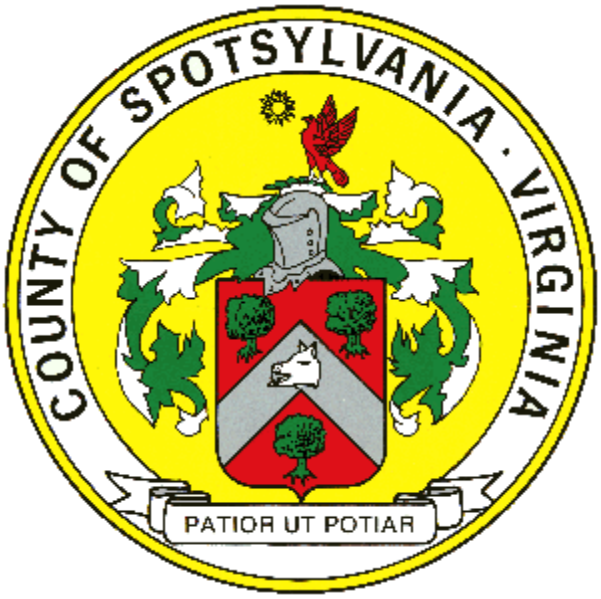
Comprehensive Plan

Adopted by the Spotsylvania County Board of Supervisors December 14, 2021
Amendment(s): _____(Ch.2,3,3a);

Cover Page design/layout by Meggie Roche, Spotsylvania County Economic Development

Cover Page Photos

- Lighthouse image – Chris McCotter
- Mall image – Cafaro Company
- Battlefield image – National Park Service
- Merchant Square image – Sue Henderson
- Historic Courthouse image – Michelle McGinnis



SPOTSYLVANIA COUNTY COMPREHENSIVE PLAN

Adopted by the Spotsylvania County Board of Supervisors December 14, 2021

_, 2022 Amendment

ACKNOWLEDGEMENTS

Thank you to the many people who contributed to development of this Comprehensive Plan~~:~~
Adopted December 14, 2021; , 2022 amendment

County Residents and Stakeholders

Current Spotsylvania County Board of Supervisors

Timothy J. McLaughlin
~~Barry K. Jett~~ Jacob Lane
Kevin Marshall
Chris Yakabouski

David Ross
~~Gary F. Skinner~~ Lori Hayes
Dr. Deborah H. Frazier

Former Spotsylvania County Board of Supervisors Members

Greg Benton
Paul D. Trampe
Barry K. Jett

Gary F. Skinner

Current Spotsylvania County Planning Commission

~~Mary Lee Carter~~ Scott Phelps
C.Travis Bullock
Jennifer Maddox
Gerald Childress

Richard Thompson
Dr. Raymond Bell
~~Jacob Lane~~ Debbie Fregoso

Former Spotsylvania County Planning Commission Members

Gregg A. Newhouse
Mike Medina
Howard Smith

Mary Lee Carter
Jacob Lane

Ed Petrovitch, County Administrator
Mark Cole, Deputy County Administrator
Wanda Parrish, AICP, Assistant County Administrator- Community Development
Leon Hughes, AICP, Director of Planning and Zoning
Kimberly Pomatto, CZA, Deputy Director of Planning and Zoning
Paul Agnello, Assistant Director for Transportation Planning
Rodney White, Transportation Planner
Jacob L. Pastwik, AICP, Planner III- Comprehensive Plan Update Project Lead
County Department Directors and Staff

Spotsylvania County Comprehensive Plan

Adopted December 14, 2021; _, 2022 Amendment

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Technology Zone Map

Opportunity Zone Map

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Future Land Use Map – Primary Development Boundary Zoom

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Thoroughfare Plan Map (Primary Development Boundary) (_, 2022 Amendment)

Thornburg Area Land Use and Thoroughfare Plan Zoom-In Map (_, 2022 Amendment)

Thoroughfare Plan Map (County-wide) (_, 2022 Amendment)

Lake Anna Mixed Use Area and Thoroughfare Plan Zoom-In Map (_, 2022 Amendment)

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Geology and Mineral Resources Map

Steep Slopes Map

Hydric Soils Map

Erodibility (K Factor Whole Soil) Map

Septic Suitability Map

Depth to Water Table Map

Soil Drainage Map

Agricultural Suitability Map

Agricultural Soils Map

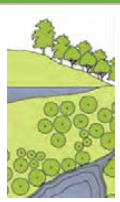
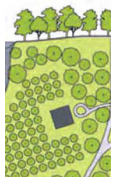
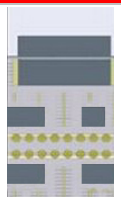
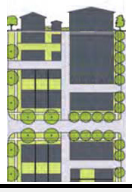
Forest Conservation Value Map

Ecological Cores Map

Note: The Comprehensive Plan contains numerous hyperlinks to electronic mapping resources, referenced plans, studies, other resources intended for informational resources. These links are meant as helpful resources and come from a variety of host sites maintained by others. They are intended to be updated administratively if links become broken. To report any broken links found please send an email to planning@spotsylvania.va.us.

Approved December 14, 2021; Amended ____, 2022

ZONING DISTRICTS COMPLEMENTARY TO LAND USE DESIGNATIONS OUTSIDE OF THE PRIMARY DEVELOPMENT BOUNDARY

ZONING DISTRICTS	LAND USE DESIGNATIONS (INCREASING DEVELOPMENT INTENSITY →)				
	OPEN SPACE	AGRICULTURAL AND FORESTAL	RURAL	COMMERCIAL	MIXED USE COMMERCIAL ~~CORE~~ HEAVY
					
AGRICULTURAL (A)	OPEN SPACE (SEE DESCRIPTION BELOW)				
A-2		C	-	-	-
A-3		C	-	-	-
RESORT (R)					
R-A		C*	C*	-	-
R-R		-	C*	-	C*
R-C		S*	S*	C*	C*
RURAL (RU)		C	C	-	-
COMMERCIAL (C)					
C-1		S	S	C	C
C-2		S	S	C	C
PLANNED RURAL RESIDENTIAL (PRR)					
PRR-1		C	C	-	C
PRR-2		-	C	-	C
PRR-3		-	C	-	C
PRR-4		-	C	-	C

C=Complementary Zoning District

S= Secondary/ Subordinate Zoning District for uses meant to serve rural populations or complement agricultural or forestal uses.

***=Zoning Districts intended to be employed in the Lake Anna area only.

OPEN SPACE= Intended for open space preservation and protection, conservation easements, historic and natural resource preservation and protection, parks, wildlife management areas, common areas, passive recreation. The Open Space land use has application across zoning districts.

INSTITUTIONAL LAND USE

Institutional land uses include the governmental facilities necessary for the provision of public services, and large public service uses such as airports or hospitals. Such uses are common throughout the County and are intended to serve geographically dispersed populations within and outside of the Primary Development Boundary. Such uses commonly appear in the County Zoning ordinance as by-right or special uses across rural, suburban, and urban-scale zoning districts. As such, institutional land uses have application county-wide, both inside and outside of the Primary Development District across all land use categories. Such uses should mitigate their impacts on public facilities such as the local transportation system and carefully consider impacts to assure impact reduction (size, scale, massing) on the physical surroundings and existing development through site design. Institutional Land Uses that appear within the future land use map reflect existing institutional uses within the County.

SPOTSYLVANIA COUNTY THOROUGHFARE PLAN

Map Approved: DRAFT

CULPEPER COUNTY

STAFFORD COUNTY

ORANGE COUNTY

CITY OF FREDERICKSBURG

CAROLINE COUNTY

LOUISA COUNTY

HANOVER COUNTY

Route 3 Operational Improvements

Coastal Corridor (Route 17) Corridor of Statewide Significance

Washington to North Carolina (RF&P Rail) Corridor of Statewide Significance

Washington to North Carolina (I-95) Corridor of Statewide Significance

Washington to North Carolina Corridor (Rt 1) Corridor of Statewide Significance

208 BYP

BUS 208

DRAFT

N W E S

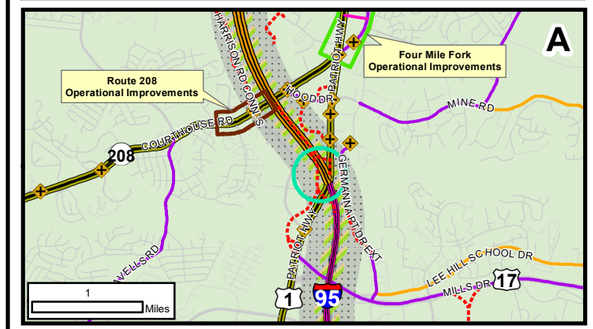
5 Miles

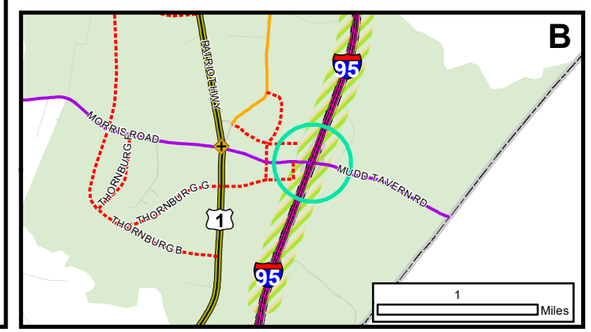
Legend

- VRE Station (Rail)
- Intersection Improvement
- Four Mile Fork Operational Improvements
- Rt 208 Operational Improvements
- Rt 3 Operational Improvements
- Interchange Project
- 2-Lane Improvement
- 3-Lane Improvement
- 4-Lane Improvement (Divided)
- 6-Lane Improvement (Divided)
- Interstate Lane Additions
- Interstate 95
- New Concept Facility*
- Rail Corridor
- I95 Corridor ITS
- I95 Interchange Study Area**
- Primary Development Boundary

* New Concept Facilities are depicted as conceptual alignments only. Futher design/engineering necessary to determine precise route.

** I95 Interchange Studies to include feasibility of Collector-distributor (CD) Lanes in both directions between Exit 130 and new access points (Harrison Road (620) & Courthouse Road (208) and include North Bound CD lanes between Route 3 and US 17 (NB) Rappahannock River Crossing project). A potential new interchange south of Exit 126 and additional Exit 126 improvements including to the Interstate Ramp. Alternative 3 (Improvements to US 1 and Southpoint Parkway), Exit 126 to US 1 ramp and signal improvements or other recommendations from the KH Interchange Modification Report and companion Planning Study.





SPOTSYLVANIA COUNTY THOROUGHFARE PLAN

Map Approved: DRAFT

BLUE HIGHLIGHT (LAKE ANNA AREA)-
Future Improvements (Widenings, intersections, new concept roads)

CULPEPER COUNTY
STAFFORD COUNTY
ORANGE COUNTY
LOUISA COUNTY
CAROLINE COUNTY
HANOVER COUNTY
CITY OF FREDERICKSBURG

Route 3 Operational Improvements
Route 208 Operational Improvements
Four Mile Fork Operational Improvements
Coastal Corridor (Route 17) Corridor of Statewide Significance
Washington to North Carolina (RF&P Rail) Corridor of Statewide Significance
Washington to North Carolina (I-95) Corridor of Statewide Significance
Washington to North Carolina Corridor (Rt 1) Corridor of Statewide Significance

A
B

DRAFT

N
W
E
S
5 Miles

Legend

- VRE Station (Rail)
- Intersection Improvement
- Four Mile Fork Operational Improvements
- Rt 208 Operational Improvements
- Rt 3 Operational Improvements
- Interchange Project
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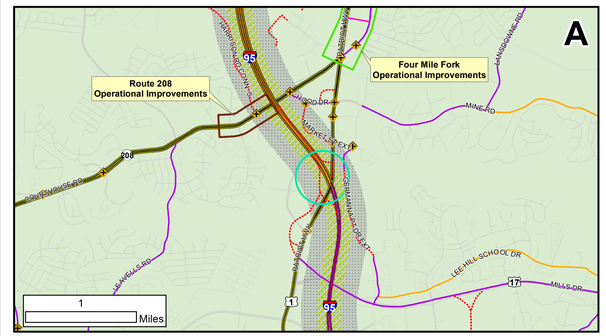
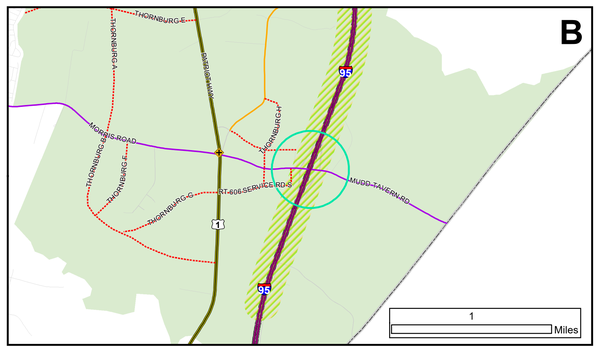
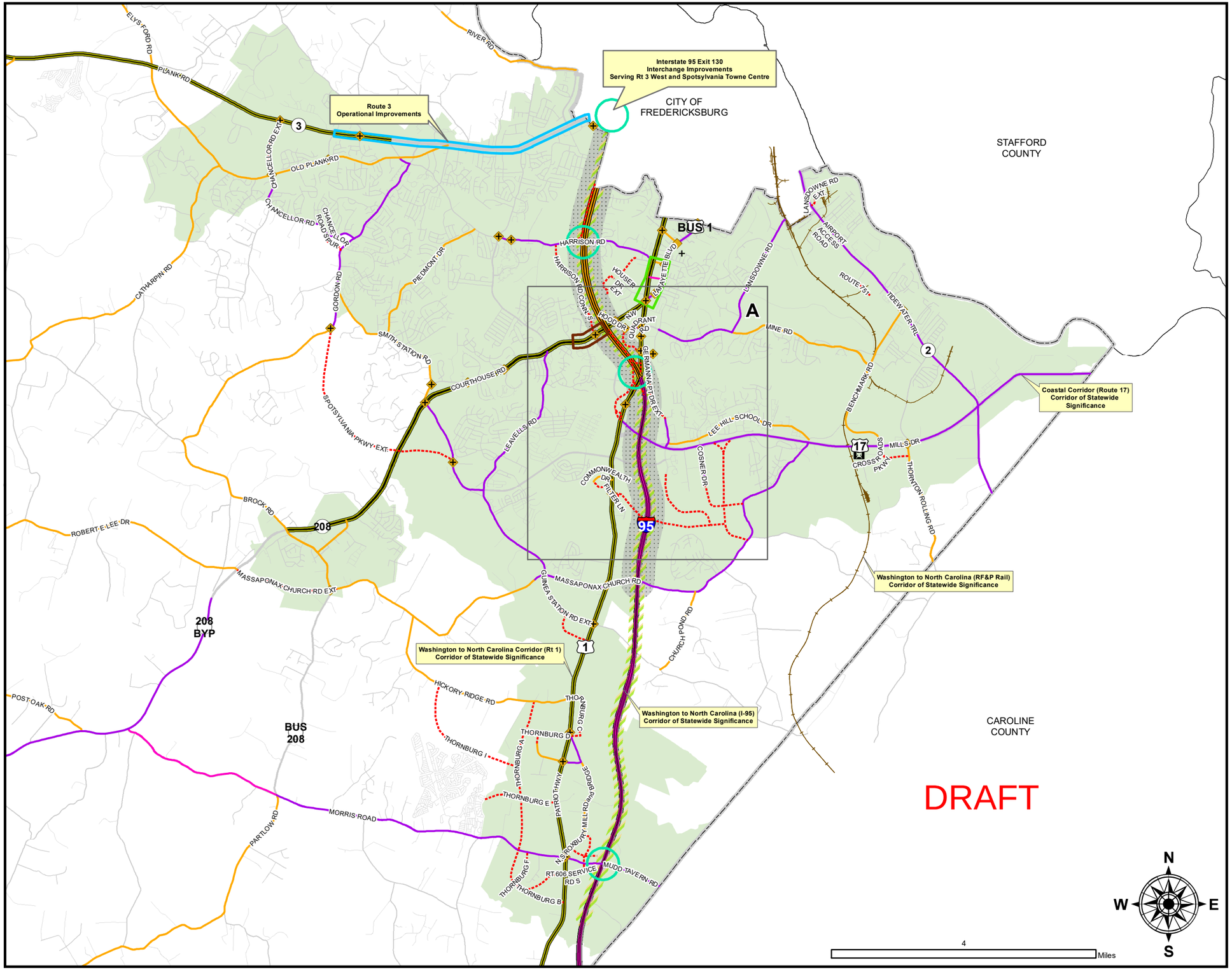




SPOTSYLVANIA COUNTY THOROUGHFARE PLAN- PRIMARY DEVELOPMENT BOUNDARY

Map Approved:
DRAFT



Legend

- VRE Station (Rail)
- Intersection Improvement
- Four Mile Fork Operational Improvements
- Rt 208 Operational Improvements
- Rt 3 Operational Improvements
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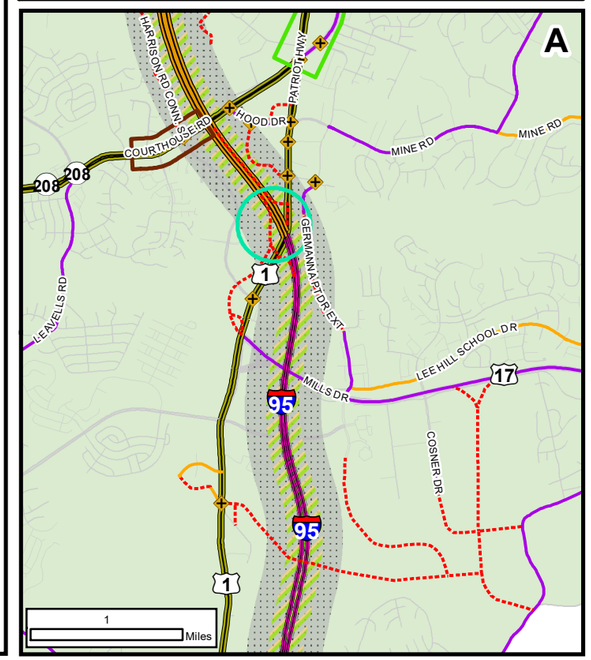


SPOTSYLVANIA COUNTY THOROUGHFARE PLAN- PRIMARY DEVELOPMENT BOUNDARY

Map Approved:
DRAFT

BLUE HIGHLIGHT- Future Improvements (Widenings, extent amendments, intersections, new concept roads)

YELLOW HIGHLIGHT- Short Term Target improvements. Project candidates for upcoming transportation funding requests

Interstate 95 Exit 130
Interchange Improvements
Serving Rt 3 West and Spotsylvania Towne Centre

Route 3
Operational Improvements

Washington to North Carolina Corridor (Rt 1)
Corridor of Statewide Significance

Washington to North Carolina (I-95)
Corridor of Statewide Significance

Washington to North Carolina (RF&P Rail)
Corridor of Statewide Significance

Coastal Corridor (Route 17)
Corridor of Statewide Significance

CITY OF FREDERICKSBURG

STAFFORD COUNTY

CAROLINE COUNTY

DRAFT

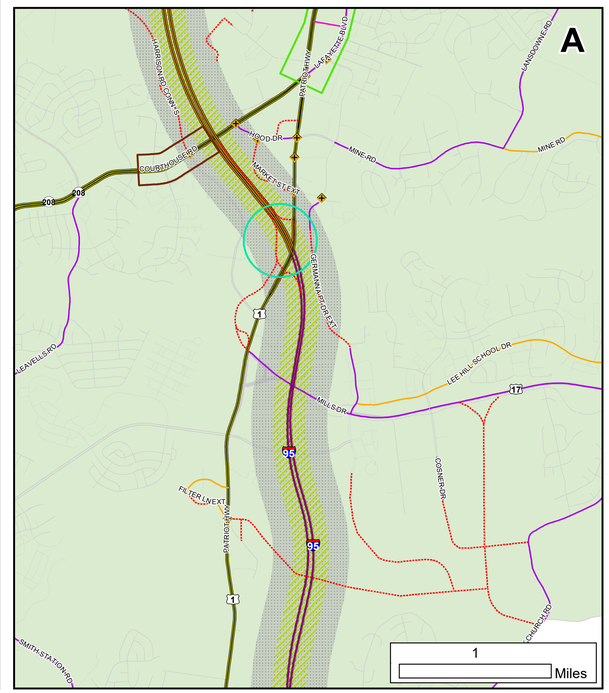
A

Legend

- VRE Station (Rail)
- Intersection Improvement
- Four Mile Fork Operational Improvements
- Rt 208 Operational Improvements
- Rt 3 Operational Improvements
- Interchange Project
- 2-Lane Improvement
- 3-Lane Improvement
- 4-Lane Improvement (Divided)
- 6-Lane Improvement (Divided)
- Interstate Lane Additions
- Interstate 95
- New Concept Facility*
- Rail Corridor
- I95 Corridor ITS
- I95 Interchange Study Area**
- Primary Development Boundary

* New Concept Facilities are depicted as conceptual alignments only. Futher design/engineering necessary to determine precise route.

** I95 Interchange Studies to include feasibility of Collector-distributor (CD) Lanes in both directions between Exit 130 and new access points (Harrison Road (620) & Courthouse Road (208) and include North Bound CD lanes between Route 3 and US 17 (NB) Rappahannock River Crossing project). A potential new interchange south of Exit 126 and additional Exit 126 improvements including to the Interstate Ramp. Alternative 3 (Improvements to US 1 and Southpoint Parkway), Exit 126 to US 1 ramp and signal improvements or other recommendations from the KH Interchange Modification Report and companion Planning Study.



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THOROUGHFARE PLAN (ROAD IMPROVEMENT PLAN)
SPOTSYLVANIA COUNTY, VA

DRAFT

NEW ROADS AND ROAD EXTENSIONS*

Project	From	To	VDOT Functional Classification (2014)	CoSS	2020 # of Lanes	2040 # of Lanes	Ultimate ROW	Description of Improvement	2020 Length	2040 Length	2020 ADT	2040 ADT	2020 LOS	2040 LOS	Source of Cost Estimate	Total Cost (2040)^
Route 606 Service Road-North	Dan Bell Lane	S Roxbury Mill Rd	N/A	N	0	2	60'/variable	New 2-lane roadway with sidewalks	0.00	0.50	0	10,800	unk.	C	UPC 105464 & 111456	$8,000,000
Route 606 Service Road-South	Thornburg Plaza II	.1 mile West of north leg of Route 606 Roundabout	N/A	N	0	2	60'/variable	New 2-lane roadway with sidewalks	0.00	0.60	0	9,300	unk.	C	VDOT PCES	$8,000,000
Guinea Station Road Extension (607) (ALTERNATIVE A)	Massaponax Church Rd (608)	Jefferson Davis Patriot Hwy (1)	N/A	N	0	2	60'/variable	New facility: two 12-foot lanes. Shared Use Path south side to complement Ni River Trail implementation. Sidewalk north side. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped. (ALTERNATIVE A ALIGNMENT)	0.00	1.15	0	6,700	unk.	C	VDOT PCES	$9,715,440
Guinea Station Road River Run Pkwy (Pvt) Extension & Realignment (607) (ALTERNATIVE B)	Massaponax Church Rd (608) Guinea Station Rd Extension	Patriot Hwy (1) and Realigned Guinea Station Road	N/A	N	0	2	60'/variable	New facility: two 12-foot lanes. Shared Use Path south side to complement Ni River Trail implementation. Sidewalk north side. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped. (ALTERNATIVE B ALIGNMENT)	0.00	2 0.44	0	6,700	unk.	C	VDOT PCES	$16,896,000
Massaponax Church Rd Extension (608)	Lake Anna Parkway (208)	Courthouse Rd (208)	N/A	N	0	2	60'/variable	New Facility: two 12-foot lanes with 6- foot shoulders, sidewalks and shared use path. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	0.00	1.52	0	2,700	unk.	B	VDOT PCES	$12,467,000
Chancellor Road Extension (674)	Old Plank Rd (610)	Plank Rd (3)	N/A	N	0	2 4	60'/variable	New 4-lane divided typical section. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	0.00	0.90	0	6,000	unk.	B	VDOT PCES	$5,211,500 $10,423,000
Rollingwood Dr Extended (711)	Harrison Rd (620)	Rollingwood Dr (711)	N/A	N	0	4	75'-80' 90'/variable	New 4-lane divided typical section. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	0.00	1.50	0	24,000	unk.	E	VDOT PCES	$14,650,300
Germanna Point Dr Extension (1029)	Cotter Rd	Spotsylvania Ave	N/A	N	0	4	75'-80' 90'/variable	New facility: four 12-foot lanes with 2- foot shoulders, 2-2' barriers, 1-10' multiuse trail as part of Germanna Pt Dr Connector Trail. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	0.00	0.91	0	10,300	unk.	C	VDOT PCES	33100000 $42,600,000
Houser Dr. Extension (1248)	Houser Dr	Industrial Dr	N/A	N	0	2	60'/variable	Expand Industrial Park accessibility with 2-lane connector road.	0.00	0.20	0	4,000	unk.	B	VDOT PCES	$1,921,600
Market St Extension (1489)	Jefferson Davis Patriot Hwy (1)	VA Site Southern Entrance, onward to Hood Drive (636)	N/A	N	0	2	60'/variable	Construct new facility connecting VA Hospital site southern entrance and Route 1 at Market Street, continuing onward to Hood Drive. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	0.00	0.50	0	5,700	unk.	B	VDOT PCES	$10,847,500
Filter Lane Upgrade and Extension	Patriot Hwy (1)	Commonwealth Dr	N/A	N	0	2	60'/variable	2-lane improvement project and extension of Filter Lane to intersect with Commonwealth Drive. To result in addition to the State system.	0.10	0.30	N/A	N/A	N/A	N/A	VDOT PCES	$7,800,000
Chancellor Road Spur	Gordon Rd (627)	Chancellor Rd (674)	N/A	N	0	4	75'-80' 90'/variable	Construct 4-lane divided facility connecting Gordon Rd with Chancellor Rd.	0.00	0.50	0	15,000	unk.	B	VDOT PCES	$10,745,000
Lansdowne Road Extension	Tidewater Trail (2/17)	Main Street	N/A	N	0	2	60'/variable	Extension of Lansdowne Rd to Main Street with a 10ft Share Use Path. Improvement to include a connection to Russo Drive. Deep Run spur trail interest, off East Coast Greenway.	0.00	0.24	0	6,500	unk.	B	VDOT PCES	$3,000,000
Airport/Industrial Access Road	Shannon Park Dr	Shannon Airport Cir.	N/A	N	0	2	60'/variable	Improve access to Shannon Airport and nearby business to reduce volume at Tidewater Trl at Shannon Airport Circle entrance.	0.00	0.13	0	1,000	unk.	A	VDOT PCES	$2,425,000
Industrial Court Extension	Industrial Ct	Wallace Ln	N/A	N	0	2	60'/variable	Construct 2-lane industrial park connector road.	0.30	0.30	N/A	N/A	N/A	N/A	VDOT PCES	$4,900,000
Hickory Ridge Rd Extension	Patriot Hwy (1)	Approx. 1/10 mile east of Hickory Ridge Rd & Patriot Hwy intersection	N/A	N	0	2	60'/variable	Construct 2-lane extension of Hickory Ridge Road to the east of Patriot Hwy (1) to enhance accessibility, traffic distribution and flow associated with future development in the area.	0.00	0.10	N/A	N/A	N/A	N/A	VDOT PCES	$1,400,000
Spotsylvania Pkwy Extension	Smith Station Rd	Gordon Rd (627)	N/A	N	0	4	75'-80' 90'/variable	Extension of Spotsylvania Pkwy west to Gordon Rd with Shared Use Path to complement Ni River Trail implementation. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	0.00	3.50	0	10,000	unk.	C	VDOT PCES	$75,215,000
North Point Dr Ext.	North Point Dr End	"Thornburg D"	N/A	N	0	2	60'/variable	Extend North Point Dr to "Thornburg D" with new 2-lane road including bike/ped friendly improvements.	0.00	0.20	N/A	N/A	N/A	N/A	VDOT PCES	$2,700,000
Ryland Payne Rd Ext.	Courthouse Rd (208)	"Lake Anna A"	N/A	N	0	2	60'/variable	Construct 2-lane extension of Ryland Payne Rd between Courthouse Rd (208) to "Lake Anna A" with bike/ped friendly accommodations.	0.00	0.44	N/A	N/A	N/A	N/A	VDOT PCES	$4,700,000
Lewiston Rd Ext.	Courthouse Rd (208)	"Lake Anna A"	N/A	N	0	2	60'/variable	Construct 2-lane extension of Lewiston Rd between Courthouse Rd (208) to "Lake Anna A" with bike/ped friendly accommodations to serve the Lake Anna Mixed Use and Commercial Areas. Part of intersection improvement project.	0.00	0.42	N/A	N/A	N/A	N/A	VDOT PCES	$4,600,000
VRE Crossroads Connector	Crossroads Pkwy (765)	Thornton Rolling Rd (609)	N/A	N	0	3	80'/variable	Shared Use Path south side. Sidewalk north side. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped. East Coast Greenway Auxiliary Trail interest.	0.00	0.45	N/A	N/A	N/A	N/A	VDOT PCES	$4,750,000
Route 751	Pierson Dr (1504)	Approx. 3/10 mile SE Pierson Dr	N/A	N	0	2	60'/variable	Industrial park access road terminating at cul-de-sac	0.00	0.30	N/A	N/A	N/A	N/A	VDOT PCES	$3,500,000
"Lake Anna A"	Ridge Road (655)	Lawyers Rd (601)	N/A	N	0	2	60'/variable	Construct 2-lane road west of, and generally parallel to the Rt 208 corridor between Ridge Rd and Lawyers Rd with bike/ped friendly accommodations to serve the Lake Anna Mixed Use and Commercial Areas.	0.00	2.60	N/A	N/A	N/A	N/A	VDOT PCES	$12,800,000
"Lake Anna B"	Ryland Payne Rd (726)	"Lake Anna A"	N/A	N	0	2	60'/variable	Construct 2-lane road between Ryland Payne Rd (726) and "Lake Anna A" (crossing Rt 208) with bike/ped friendly improvements.	0.00	1.30	N/A	N/A	N/A	N/A	VDOT PCES	$9,400,000
"Lake Anna C"	Corene Rd (630)	"Lake Anna A"	N/A	N	0	2	60'/variable	Construct 2-lane road between Corene Rd (630) and "Lake Anna A" with bike/ped friendly improvements.	0.00	0.33	N/A	N/A	N/A	N/A	VDOT PCES	$3,600,000
"Thornburg A"	Morris Rd (606)	Hickory Ridge Rd (632)	N/A	N	0	4	100'/variable	Construct a 4-lane parkway as a parallel road west of the Route 1 corridor through the Thornburg/Jackson Gateway development area. Project includes construction of a new bridge structure over the Po River and bicycle/pedestrian accommodations. A shared use path is envisioned along the west side of the roadway associated with the Po River Trail, with sidewalks to the east.	0.00	2.30	N/A	N/A	N/A	N/A	VDOT PCES	$18,200,000
"Thornburg B"	Patriot Hwy (1)	Morris Rd (606)	N/A	N	0	4	100'/variable	Construct a 4-lane parkway aligned with "Thornburg A" at Morris Road intersection to divert traffic away from the Rt 1 & Morris Rd intersection and provide inland access to the Thornburg area targetted for mixed use and commercial development. A shared use path is envisioned along the west side of the roadway with sidewalks to the east.	0.00	1.35	N/A	N/A	N/A	N/A	VDOT PCES	$12,600,000
"Thornburg C"	Patriot Hwy (1) & N Roxbury Mill intersection improvement	Hickory Ridge Rd Ext.	N/A	N	0	2	60'/variable	Provide a parallel road on the east side of Route 1 connecting a revised intersection at Route 1 and N Roxbury Mill Rd with Hickory Ridge Rd extension to the north. This improvement is expected to enhance access and improve traffic flow in the area for future economic development opportunities.	0.00	0.75	N/A	N/A	N/A	N/A	VDOT PCES	$7,100,000
"Thornburg D"	Patriot Hwy (1)	"Thornburg A"	N/A	N	0	2	60'/variable	Construct 2-lane connector road between Patriot Hwy (1) and "Thornburg A" Parkway. Road to include intersection with extended North Point Dr. (1462). Bicycle/Pedestrian accommodation to include shared use path associated with establishment of the Po River Trail between Rt 1, East Coast Greenway reroute connection, and "Thornburg A", and sidewalks.	0.00	0.67	N/A	N/A	N/A	N/A	VDOT PCES	$6,900,000
"Thornburg E"	Patriot Hwy (1)	"Thornburg A" and onward to edge of Primary Development Boundary	N/A	N	0	2	60'/variable	Construct 2-lane connector road between Patriot Hwy (1) and "Thornburg A" Parkway between the Po River and Morris Rd. For future development potential extend road onward to the western edge of the Primary Development Boundary. Bicycle/Pedestrian accommodation to include shared use path associated with establishment of the Po River Trail between Rt 1 and "Thornburg A", and sidewalks.	0.00	1.00	N/A	N/A	N/A	N/A	VDOT PCES	$8,500,000
"Thornburg F"	Morris Rd (606)	"Thornburg B"	N/A	N	0	2	60'/variable	Construct 2-lane connector road between Morris Rd (606) and "Thornburg B" Parkway.	0.00	0.50	N/A	N/A	N/A	N/A	VDOT PCES	$5,000,000
"Thornburg G"	Patriot Hwy (1)	"Thornburg B"	N/A	N	0	2	60'/variable	Construct 2-lane connector road between Patriot Hwy (1) and "Thornburg B" Parkway.	0.00	0.66	N/A	N/A	N/A	N/A	VDOT PCES	$6,850,000
"Thornburg H"	S Roxbury Mill Rd	Route 606 Service Rd N	N/A	N	0	2	60'/variable	Construct 2-lane connector road between S Roxbury Mill Rd and Route 606 Service Rd N	0.00	0.40	N/A	N/A	N/A	N/A	VDOT PCES	$4,100,000
"Thornburg I"	Hickory Ridge Rd (632)	"Thornburg A"	N/A	N	0	2	60'/variable	Construct 2-lane connector road between Hickory Ridge Rd (632) and "Thornburg A" Parkway, including a shared use path along the south side of road as part of the Po River Trail system.	0.00	2.00	N/A	N/A	N/A	N/A	VDOT PCES	$10,900,000

* *New Concept Facilities (incl. new roads and extensions) as depicted on the corresponding Thoroughfare Plan Map are presented as conceptual alignments only. Further design/engineering and study necessary to determine accurate precise route.*

THOROUGHFARE PLAN (ROAD IMPROVEMENT PLAN)
SPOTSYLVANIA COUNTY, VA

DRAFT

INTERSTATE PROJECTS

Project	From	To	VDOT Functional Classification (2014)	CoSS	2020 # of Lanes	2040 # of Lanes	Ultimate ROW	Description of Improvement	2020 Length	2040 Length	2020 ADT	2040 ADT	2020 LOS	2040 LOS	Source of Cost Estimate	Total Cost (2040)^
Super Ramp Construction	I-95 SB Off-ramp	Mills Dr. (US-17)	Interstate	Y	0	2	60'	New SB ramp to provide direct connection between I-95 SB off-ramp and US 17	0	1.25	N/A	20,200	N/A	E	VDOT PCES	$90,580,000
Bridge over I-95	0.1 mile west of I-95	0.1 mile East of I-95	N/A	N	0	2	60'	Bridge between Jackson Village and Alexander's Crossing developments. 4-lanes with bike/ped accomodations.	0	0.20	N/A	32,365	N/A	E	VDOT PCES	$14,946,000
I-95 Exit 126 Off-Ramp Improvements	I-95 SB Off-Ramp	Southpoint Parkway (711)	Ramp & Principal Arterial	Y	1	2	N/A	Widen I-95 SB Off-Ramp adding an additional left turn on US 1, and lane from the ramp to Southpoint Parkway. Include a sidewalk and retaining wall.	N/A	N/A	11,200	11,500	E	B	VDOT Smart Scale	$15,295,000
I-95 Exit 126 NB On-Ramp Improvements	US Route 1	I-95 NB On-Ramp	Ramp & Principal Arterial	Y	1	2	N/A	Widen I-95 NB On-Ramp and add an additional right turn on US 1	N/A	N/A	10,530	15,200	E	C	VDOT Smart Scale	$22,000,000
I-95 Exit 126 SB On-Ramp Improvements	US Route 1	I-95 SB On-Ramp	Ramp & Principal Arterial	Y	1	2	N/A	Widen I-95 SB On-Ramp and add an additional left turn from US 1 SB	N/A	N/A	9,000	12,000	E	C	County/State	$15,000,000
I-95 Exit 130 Improvements	Exit 130	Bragg Rd	Ramp & Principal Arterial	Y	0	4	150'	Serving Rt 3 west and Spotsylvania Towne Centre	N/A	0.8	79,000	104,000	F	F	VDOT Smart Scale	$60,000,000
I-95 SB Widening	1.3 miles south of Exit 130	Exit 126	Interstate	Y	3	4	~~TBA~~ TBD	Widen I-95 SB from 3-lanes to 4-lanes	2.8	2.8	71,000	106,000	C	D	VDOT PCES	$41,000,000
Harrison Road Interchange	I-95	Harrison Road (620)	Interstate	Y	0	2	~~TBA~~ TBD	New I-95 Interchange at Harrison Rd.	0	Unk.	N/A	62,700	N/A	D	VDOT PCES	$97,000,000
I-95 Corridor ITS Improvements	1.3 miles north of Exit 130	1.3 miles south of Exit 118	Interstate	Y	0	0	~~TBA~~ TBD	Interchange and variable message signage improvements. CCTV cameras and fiber optic deployment for improved monitoring.	N/A	N/A	N/A	N/A	unk.	unk.	VDOT PCES	$10,000,000
I-95 Exit 126 NB On-ramp and CD Road	Route 17	I-95 NB	Interstate	Y	0	2	TBD	Major intersection improvements and addition on NB ramp from US-17.	0	1.12	N/A	15,000	N/A	C	Kimley-Horn	$54,270,000
I-95 NB Widening	Exit 126	Exit 130	Interstate	Y	3	4	TBD	Additional I-95 NB General Purpose Lane between Exit 126 and Exit 130.	4.30	4.30	74,000	102,400	D	C	VDOT PCES	$54,000,000

ROAD WIDENINGS AND OTHER EXISTING ROAD CORRIDOR IMPROVEMENTS

Project	From	To	VDOT Functional Classification (2014)	CoSS	2020 # of Lanes	2040 # of Lanes	Ultimate ROW	Description of Improvement	2020 Length	2040 Length	2020 ADT	2040 ADT	2020 LOS	2040 LOS	Source of Cost Estimate	Total Cost (2040)^
~~Jefferson Davis~~ Patriot Hwy (1)	Spotsylvania Co/ Caroline Co. Line	~~Massaponax Church Rd (608)~~ Morris Rd (606)/ Mudd Tavern Rd	Principal Arterial	Y	4	6	150'/variable	Widen to a 6-lane typical section. Shared Use Path east side. Shared Use Path west side between Morris Rd and "Thornburg G". Sidewalks west side from "Thornburg G" south to Primary Development Boundary line. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	~~6.8~~ 2.6	~~6.8~~ 2.6	14,000	38,300	B	C	VDOT PCES	~~$107,803,400~~ $55,900,000
Patriot Hwy (1)	Morris Rd/ Mudd Tavern Rd (606)	N Roxbury Mill Rd (632)	Principal Arterial	Y	4	6	130'/variable	Widen to a 6-lane typical section with sidewalks. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	2.00	2.00	14,000	33,000	B	D	VDOT PCES	$43,000,000
~~Jefferson Davis~~ Patriot Hwy (1)	~~Massaponax Church Rd (608)~~ N Roxbury Mill Rd (632)	Spotsylvania Pkwy (628)	Principal Arterial	Y	4	6	150'/variable	Widen to a 6-lane divided typical section. Shared Use Path east side from N Roxbury Milld Rd (632), crossing to west side at/nr Heritage Woods Development and continuing along west side of Rt 1 to Spotsylvania Pkwy. Additional stub shared use path on east side of Rt 1 extending from Spotsylvania Pkwy to Jackson Village Pkwy. Sidewalks along east side Rt 1 between Jackson Village Pkwy and aforementioned crossing at/nr Heritage Woods Development. Sidewalks along west side of Rt 1 at/nr Heritage Woods crossing, extending to intersection location with "Thornburg D" and N Roxbury Mill Rd. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	~~1.35~~ 4.3	~~1.95~~ 4.3	27,000	44,500	B	D	VDOT PCES	~~$52,608,300~~ $92,450,000
~~Jefferson Davis~~ Patriot Hwy (1)	Spotsylvania Pkwy (628)	Harrison Rd (620)	Principal Arterial	Y	4	~~8~~ 6	~~175/variable~~ 130'/variable	Widen to a ~~8~~ 6-lane divided typical section. Sidewalks both sides. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	~~2.87~~ 3.06	3.06	55,000	65,000	E	E	VDOT PCES	$65,573,760
~~Jefferson Davis~~ Patriot Hwy (1)	Harrison Rd (620)	Spotsylvania Co/ Fredericksburg City Line	Principal Arterial	Y	4	6	~~150~~ 140'/variable	Widen to 6-lane divided typical section. Shared Use Path west side. Sidewalk east side. VCR Auxiliary Trail interest. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	0.70	0.70	30,000	60,000	C	F	VDOT PCES	$24,831,700
Lafayette Blvd (1 Business)	Spotsylvania Co/ Fredericksburg City Line	~~Jefferson Davis~~ Patriot Hwy (1)	Minor Arterial	N	2	4	~~75'-80'~~ 90'-100'/variable	Widen to 4-lane divided typical section. Shared Use Path west side from City line to Hudgins Rd to complement VCR Auxiliary Trail implementation. Sidewalk west side from Hudgins Rd to Patriot Hwy. Sidewalk east side. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	1.51	1.51	22,000	28,500	F	D	VDOT PCES	$42,261,540
Tidewater Trail (2/17)	~~Joseph Mills Drive~~ Beulah Salisbury Dr (700)	~~River Meadows~~ Benchmark Rd (608)	Minor Arterial	N	2	~~3~~ 4	~~75'-80'~~ 110'/variable	Widen to a ~~34~~-lane divided section. ~~With 2-lanes southbound and 1-lane northbound~~ and improve intersections. East Coast Greenway Shared Use Path east side from Beulah Salisbury Dr. to Mansfield St. East Coast Greenway Shared Use Path west side from Shannon Park Dr to Benchmark Rd. ~~at~~ Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	~~0.54~~ 2.62	~~0.54~~ 2.62	~~24,000~~ 21,000	~~36000~~ 38,000	F	D	VDOT ~~Revenue Sharing~~ Smart Scale	~~$19,100,000~~ $82,000,000
Tidewater Trail (2/17)	~~River Meadows~~ Benchmark Rd (608)	Mills Drive (17)	Minor Arterial	N	2	4	~~65'-75'~~ 90'/variable	Widen to a 4-lane typical section and improve intersections. Refer ~~tp~~ to Trailways Master Plan (Chapter 3A) for Bike/Ped.	~~4.0~~ 1.81	~~4.0~~ 1.81	~~5,600~~ 7,800	~~8,000~~ 14,000	C	B	VDOT ~~PCES~~ Smart Scale	~~$70,113,000~~ $56,650,000
Sandy Lane Dr (2)	Mills Dr (17)	Spotsylvania Co./ Caroline Co. Line	Minor Arterial	N	2	4	~~75'-80'~~ 90'/variable	Widen from 2 to 4-lane. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	0.54	0.54	24,000	36,000	F	D	VDOT PCES	$11,062,300
Plank Road (3)	Harrison Crossing Access Road/ Harrison Rd (620)	Andora Dr (626) / Corter Ave (760)	Principal Arterial	N	6	~~8~~ 6	~~150~~ 140' /variable	Widen to a ~~8-~~ 6-lane divided typical section with sidewalk and shared use path. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	0.65	0.65	32,500	57,800	C	E	ARRA	$62,800,000
Plank Road (3)	Andora Dr (626) / Corter Ave (760)	Orange Co. Line	Principal Arterial	N	4	6	~~150~~ 130'/variable	Widen to a 6-lane divided typical section with paved shoulders. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	8.79	8.79	32,000	54,200	C	E	VDOT PCES	$14,839,300
Mills Dr (17) Overpass Replacement	Mills Dr (17) Merge	Germanna Pt./Hospital Blvd.	Principal Arterial	Y	2	4	150'/variable	Widen to a 4-lane divided typical section with bicycle/pedestrian accomodations. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	0.64	0.64	20,000	30,000	E	C	UPC 107140	$20,000,000
Mills Dr (17)	Germanna Pt./Hospital Blvd.	Spotsylvania Co/Caroline Co. Line	Principal Arterial	Y	2	4	150'/variable	Widen to a 4-lane divided typical section, possibly tapering to a 3-lane section east of Tidewater Trail. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	6.4	6.4	14,000	24,000	C	C	VDOT PCES	$116,417,200
Lake Anna Parkway (208)	Gentry Drive (8301 Lake Anna Pkwy.)	Post Oak/Morris Road (606)	Minor Arterial	N	2	4	125'/variable	Widen to a 4-lane divided typical section. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	1.96	1.96	11,500	19,200	C	C	VDOT PCES	$38,354,350
Courthouse Rd (208)	~~Jefferson Davis~~ Patriot Hwy (1)	Smith Station (628)	Minor Arterial	N	4	6	~~150~~130'-140'/variable	Widen to a 6-lane divided typical section with sidewalks to Leavells Rd. Sidewalks and shared use path between Leavells and Smith Station Rd. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	3.72	3.72	39,000	56,750	E	E	VDOT PCES	$86,733,000
Courthouse Rd (208)	Smith Station (628)	Brock Road (613)	Minor Arterial	N	4	6	130'-140'~~150~~ /variable	Widen to a 6-lane divided. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped. Shared Use Path along east side between Wild Turkey Dr and Brock Rd.	3.12	3.12	30,000	42,500	C	B	VDOT PCES	$66,262,300
Courthouse Rd (208 Business)	Lake Anna Parkway (208) at Spotsylvania Courthouse	Massaponax Church Rd (608) at Spotsylvania Courthouse	Minor, Major Collector (Segments)	N	2	2	60'/variable	Widen to two 12-foot lanes with sidewalks within the Spotsylvania Courthouse area.	1.20	1.20	4,700	12,000	C	E	VDOT PCES	$13,315,200
Courthouse Rd (208 Business)	Lake Anna Parkway (208)	Morris Rd (606) at Snell	Minor Arterial	N	2	3	~~60~~ 75'/variable	Widen to ~~two~~ three 12-foot lanes with paved shoulders. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	2.60	2.60	9,200	5,400	B	A	VDOT PCES	$28,849,600
Courthouse Rd (208)	Post Oak/Morris Rd (606)	~~Lake Anna/ Louisa County Line~~ Bradley Ln (712)	Minor Arterial	N	2	4	60'/variable	Widen from 2 to 4-lanes with paved shoulders. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	~~12~~ 7.7	~~12~~ 7.7	~~10,000~~ 6,800	~~17,500~~ 19,000	B	~~B~~ C	VDOT PCES	~~$100,474,000~~ $65,000,000
Courthouse Rd (208)	Bradley Ln (712)	Lake Anna/ Louisa County Line	Minor Arterial	N	2	4	110'/variable	Widen from 2 to 4-lanes. Shared Use Path east and west side of road. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	4.20	4.20	6,800	12,600	B	C	VDOT PCES	$74,000,000
Lawyers Road (601)	Courthouse Rd (208)	Stubbs Bridge Road (612)	Major Collector	N	2	2	60'/variable	Widen to two 12-foot lanes with 6-foot shoulders.	4.30	4.30	1,970	7,700	A	C	VDOT PCES	$18,042,000
Lewiston Rd (601)	Fairview Rd (622)	Courthouse Rd (208)	Minor Collector	N	2	2	60'/variable	Widen to two 12-foot lanes with paved shoulders. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	6.88	6.88	1,800	3,200	A	A	VDOT PCES	$28,856,500
Arcadia Rd (603)	~~Jefferson Davis~~ Patriot Hwy (1)	Spotsylvania/Caroline Co. Line	Major, Minor Collector (Segments)	N	2	2	60'/variable	Widen to two 12-foot lanes with paved shoulders. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	1.38	1.38	3,800	2,700	B	B	VDOT PCES	$7,192,000
Marye Road (605)	Partlow Rd (738)	Arcadia Rd (603)	Major Collector	N	2	2	60'/variable	Widen to two 12-foot lanes with paved shoulders. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	8.40	8.40	2,500	2,000	A	A	VDOT PCES	$43,776,700
Mudd Tavern Rd Bridge over I-95 (606)	Bridge with taper to west	Bridge with taper to east	Minor Arterial	Y	2	4	72'	New bridge with 4-12' lanes, 4' median. 2' shoulders, sidewalk & 10' trail.	0.34	0.34	7,700	14,000	C	C	UPC 100829	$7,820,000
Mudd Tavern Rd (606)	~~Jefferson Davis~~ Patriot Hwy (1)	~~East of I-95 Mudd Tavern Bridge.~~ Caroline Co. Line	Minor Arterial	N	2	4	~~75'-80'~~ 100'/variable	Widen to 4-lanes. Shared Use Path south side. Sidewalk north side. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	0.51	0.51	12,600	16,000	C	B	UPC 105456	$21,250,000
Morris Rd (606)	~~Jefferson Davis~~ Patriot Hwy (1)	Courthouse Rd (208)	Minor Arterial	N	2	4	~~60~~-80'-100'/variable	Widen from 2 to 4-lanes. Shared Use Path south side from Patriot Hwy to "Thornburg A", crossing to north and extending west to Hiawatha Dr. Sidewalk north side from Patriot Hwy to "Thornburg A". Paved shoulders otherwise outside Primary Development Boundary. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	3.50	3.50	10,000	12,000	C	B	VDOT PCES	$45,056,000
Post Oak Rd (606)	Lake Anna Parkway (208)	West Catharpin Rd (608)	Major Collector	N	2	2	~~60~~50'/variable	Reconstruct select portions to improve horizontal and vertical alignments. Improve various intersections, paved shoulders. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	11.62	11.62	1,700	2,700	A	A	VDOT PCES	$24,921,000
Benchmark Rd (608)	Tidewater Trl (2)	Mills Dr (17)	Major Collector	N	2	2	60'/variable	Sidewalk and Shared Use Path on opposite sides of street. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped. East Coast Greenway interest.	2.65	2.65	4,100	6,800	A	B	VDOT PCES	$24,100,000
Robert E. Lee Dr (608)	Catharpin Rd (612)	Lake Anna Parkway (208)	Major Collector	N	2	2	~~60~~50'/variable	Widen to two 12-foot lanes with 6-foot shoulders. Reconstruct the intersection at Route 612. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	6.08	6.08	2,500	2,300	A	A	VDOT PCES	$36,475,400
Massaponax Church Rd (608)	Courthouse Rd (208)	West of Smith Station Rd (628)	Major Collector	N	2	~~4~~ 2	~~75'-80'~~ 50'/variable	~~Widen to a 4-lane divided typical section.~~ Widen travel lanes and paved shoulders. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	~~3.97~~ 3.6	~~3.97~~ 3.6	3,350	19,000	B	D	VDOT PCES	~~$27,945,300~~ $14,800,000
Massaponax Church Rd (608)	West of Smith Station Rd (628)	~~Jefferson Davis~~ Patriot Hwy (1)	Major Collector	N	2	4	~~75'-80'~~ 100'/variable	Widen to a 4-lane divided typical section, tapering down to 2-lane improvement between Smith Station Rd and Honor Ln. Sidewalk and shared use path. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	~~0.98~~ 1.1	~~0.98~~ 1.1	1,500	12,200	A	C	VDOT PCES	$15,292,000

THOROUGHFARE PLAN (ROAD IMPROVEMENT PLAN)
SPOTSYLVANIA COUNTY, VA

DRAFT

ROAD WIDENINGS AND OTHER EXISTING ROAD CORRIDOR IMPROVEMENTS

Project	From	To	VDOT Functional Classification (2014)	CoSS	2020 # of Lanes	2040 # of Lanes	Ultimate ROW	Description of Improvement	2020 Length	2040 Length	2020 ADT	2040 ADT	2020 LOS	2040 LOS	Source of Cost Estimate	Total Cost (2040)^
Massaponax Church Rd (608)	~~Jefferson Davis~~ Patriot Hwy (1)	Mills Dr (17)	Major Collector	N	2	4	~~60~~ 100'/variable	Widen to two 12-foot lanes. Realign portion just east of Route 632. Shared Use Path east side from Mills Dr, crossing road north of Summit Crossing Rd. Shared Use Path west side from north of Summit Crossing Road to Patriot Hwy. Sidewalk west side from Mills Dr to north of Summit Crossing Rd. East Coast Greenway interest. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	4.52	4.52	1,200	5,700	A	B	VDOT PCES	$70,529,300
W Catharpin Rd (608)	Spotsylvania Co/Orange Co Line	Robert E. Lee (608)	Minor Collector	N	2	2	~~60~~50'/variable	Widen to two 12-foot lanes with paved shoulders. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	7.09	7.09	2,000	3,100	B	B	VDOT PCES	$34,212,600
Thornton Rolling Rd (609)	Mills Dr (17)	Spotsylvania/Caroline Co. Line	Minor Collector	N	2	2	50'-60'/variable	Widen to two 12-foot lanes with ~~2-foot~~ paved shoulders. Shared Use Path west side of road within Primary Development Boundary ~~(East Coast Greenway)~~. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	1.90	1.90	3,000	4,500	B	B	VDOT PCES	$9,902,000
Old Plank Rd (610)	Gordon Rd (627)	Plank Road (3)	Major Collector	N	2	2	60'/variable	Widen to two 12-foot lanes with sidewalks. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	0.50	0.50	6,000	7,100	B	C	VDOT PCES	$2,605,800
Old Plank Rd (610)	Catharpin Rd (612)	Gordon Rd (627)	Major Collector	N	2	~~4~~ 2	~~75'-80'~~ 60'/variable	~~Widen to 4-lane divided typical section.~~ Widen to two 12-foot lanes with shared Use Path south side and sidewalk north side. VCR Trail westward expansion interest. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	3.06	3.06	12,700	14,700	C	B	VDOT PCES	~~$48,727,680~~ $25,300,000
Old Plank Rd (610)	Plank Road (3)	Catharpin Rd (612)	Major Collector	N	2	2	50'-60'/variable	Widen to two 12-foot lanes. Sidewalks between Catharpin Rd and Mclaws Dr. Paved Shoulders from Mclaws Dr to Plank Rd (3). Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	1.80	1.80	5,400	14,000	B	C	VDOT PCES	$14,753,400
Elys Ford Rd.(610)	Plank Rd (3)	Spotsylvania Co./ Culpeper Co. Line	Major Collector	N	2	2	~~60~~ 50'/variable	Widen to two 12-foot lanes with paved shoulders. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	3.84	3.84	3,500	4,600	A	B	VDOT PCES	$19,110,800
Catharpin Rd (612)	W. Catharpin Rd (608)	Piney Branch Rd (624)	Major Collector	N	2	2	~~60~~ 50'/variable	Widen to two 12-foot lanes with paved shoulders. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	5.24	5.24	2,500	4,800	A	B	VDOT PCES	$26,078,300
Catharpin Rd (612)	Piney Branch Rd (624)	Old Plank Rd (610)	Major Collector	N	2	~~3~~ 2	~~75~~ 60'/variable	Widen to a two 12-foot lanes with ~~3-lane typical section.~~ sidewalk and shared use path between Old Plank Rd and Ni River Middle School/Wilderness Elementary entrance. Shared Use Path continues on east side to Piney Branch Rd. VCR and Ni River Trail system interest. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	2.28	2.28	5,500	8,000	B	C	VDOT PCES	~~$17,305,200~~ $14,200,000
Monrovia Rd & Stubbs Bridge Rd (612)	Spotsylvania Co/Orange Co Line	Post Oak Rd (606)	Major Collector	N	2	2	~~60~~ 50'/variable	Improve horizontal and verticle alignments, paved shoulders . Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	11.38	11.38	600	4,000	A	B	VDOT PCES	$32,000,000
Pamunkey Rd (612)	Post Oak Rd (606)	West Catharpin Rd (608)	Minor Collector	N	2	2	~~60~~ 50'/variable	Widen to two 12-foot lanes with paved shoulders. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	4.10	4.10	1,000	3,800	A	B	VDOT PCES	$2,931,800
Brock Road (613)	Courthouse Rd (208)	Gordon Rd (627)	Major Collector	N	2	2	~~60~~ 50'/variable	Widen to two 12-foot lanes with paved shoulders. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	12.00	12.00	5,700	10,400	B	D	VDOT PCES	$64,190,860
River Road (618)	Bragg Rd (639)	Motts Run Reservoir/ Park	Minor Collector	N	2	2	~~60~~ 50'/variable	Shoulder Improvements. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	2.20	2.20	4,600	8,000	B	C	VDOT PCES	$1,652,000
Harrison Rd (620)	~~Jefferson Davis~~ Patriot Hwy (1)	Lafayette Blvd (1 Business)	Minor Arterial	N	2	2	60'/variable	Widen to a 2-12' Lanes with sidewalks. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	0.17	0.17	5,700	11,200	B	C	VDOT PCES	$8,200,000
Harrison Rd (620)	Old Plank Rd (610)	Gordon Rd (627)	Minor Arterial	N	2	4	~~75'-80'~~ 100'/variable	Widen to a 4-lane divided typical section with sidewalk and shared use path. VCR Trail westward expansion interest. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	0.50	0.50	13,000	23,800	C	C	UPC 107141	$11,200,000
Harrison Rd (620)	Salem Church Rd (639)	~~Jefferson Davis~~ Patriot Hwy (1)	Minor Arterial	N	2	4	~~75'-80'~~ 100'/variable	Widen to a 4-lane divided typical section. Shared Use Path north side. Sidewalk south side. VCR and VCR Auxiliary Trail interest. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	2.44	2.44	16,200	48,000	D	E	VDOT PCES	$36,647,700
Orange Plank Rd. (621)	Plank Rd (3)	Spotsylvania Co./ Orange Co. Line	Major Collector	N	2	2	~~60~~ 50'/variable	Paved shoulder Improvements. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	7.00	7.00	3,500	11,300	A	C	VDOT PCES	$5,674,800
Fairview Rd (622)	Lewiston Rd (601)	Partlow Rd (738)	Minor Collector	N	2	2	~~60~~ 50'/variable	Widen to two 12-foot lanes and paved shoulders. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	2.81	2.81	3,200	4,200	A	B	VDOT PCES	$10,809,500
Gordon Rd (627)	Spotsylvania Pkwy Extended (New Road)	Harrison Rd (620)	Major Collector	N	2	4	~~75'-80'~~ 80'-100'/variable	Widen to 4-lane divided typical section. Paved shoulders and shared use path from Spotsylvania Pkwy Ext to Smith Station Rd. Sidewalk and shared use path between Smith Station Rd and Harrison Rd. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	3.10	3.10	16,700	20,700	E	C	VDOT PCES	$39,759,000
Gordon Rd (627)	Brock Rd (613)	Spotsylvania Pkwy Extended (New Road)	Major Collector	N	2	2	50'-60'/variable	Widen to two 12-foot lanes with paved shoulders but for Ni River Trail shared use path. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	3.00	3.00	9,100	10,500	C	D	VDOT PCES	$17,617,400
Smith Station Rd (628/639)	Massaponax Church Rd (608)	~~Gordon Rd (627)~~ Courthouse Rd (208)	Major Collector	N	2	4	~~75'-80'~~ 100'/variable	Widen to a 4-lane divided typical section. Shared Use Path west side to complement Ni River Trail implementation. Sidewalk east side. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	~~5.95~~ 3.4	~~5.95~~ 3.4	9,200	21,800	B	C	VDOT PCES	$44,117,600
Smith Station Rd (628)	Courthouse Rd (208)	Gordon Rd (627)	Major Collector	N	2	2	60'/variable	Widen to 2-12' lanes with bike/ped friendly improvements.	2.50	2.50	9,400	12,800	B	C	VDOT PCES	$15,200,000
Corene Rd (630)	Courthouse Rd (208)	Ridge Rd (655)	Local	N	2	2	60'/variable	Widen to 2-12' lanes with bike/ped friendly improvements.	0.40	0.40	10	2,200	A	A	VDOT PCES	$2,700,000
N Roxbury Mill Rd (632)	Patriot Hwy (1)	Larkin Chew Rd (1464)	Minor Collector	N	2	4	100'/variable	Widen to a 4-lane divided typical section. 10-foot shared use path along east side of road. East Coast Greenway reroute interest. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	0.47	0.47	320	6,000	A	B	VDOT PCES	$7,200,000
N,S Roxbury Mill Rd (632)	~~Replacement Bridge (North Approach)~~ Larkin Chew Rd (1464)	~~Replacement Bridge (South Approach)~~ S. Roxbury Mill Rd (632)	Minor Collector	N	~~0~~ 2	2	60'/variable	Widen to 2-12' lanes. Demolish existing closed bridge structure and construct a new 2-lane bridge. New ~~with~~ 10-foot shared use path along east side of road. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	~~0~~ 1.5	~~0.05~~ 1.5	0	1,209	N/A	A	VDOT PCES	$2,737,000
Hickory Ridge Rd (632)	Patriot Hwy (1)	Massaponax Church Rd (608)	Local	N	2	2	50'-60'/variable	Widen to 2-12' lanes with paved shoulders outside of Primary Development Boundary. Additional bike/ped friendly improvements within the Primary Development Boundary.	3.37	3.37	1,100	3,400	A	B	VDOT PCES	$6,400,000
Church Pond Rd (633)	Massaponax Church Rd (608)	Guinea Station Rd (607)	Local	N	2	2	~~60~~ 50'/variable	Shoulder Improvements. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	1.40	1.40	850	1,500	A	A	VDOT PCES	$1,135,000
Germanna Pt Dr (635/1029)	Mills Dr (17)	Cotter Rd	Minor Collector	N	2,3	4	100'/variable	Sidewalk, and Shared Use Path (Germanna Pt Drive Connector Trail). Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	0.45	0.45	3,000	12,000	A	B	VDOT PCES	$21,300,000
Lee Hill School Dr (635)	Germanna Point Dr	Eagle Dr (736)	Minor Collector	N	2	2	60'/variable	Widen to two 12-foot lanes with sidewalks. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	2.35	2.35	5,300	6,000	B	B	VDOT PCES	$11,761,600
Hood Rd (636)	Courthouse Rd (208)	~~Jefferson Davis~~ Patriot Hwy (1)	Major Collector	N	2	4	~~75'-80'~~ 90'/variable	Widen to a 4-lane divided typical section. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	0.44	0.44	12,500	18,500	D	C	VDOT PCES	$12,972,000
Mine Rd (636)	Spotsylvania Avenue	Meadow View Drive	Major Collector	N	2	4	~~60'-~~75'/variable	Widen to a 4-lane undivided section with ~~multiuse trail and~~ sidewalks. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	0.32	0.32	17,100	20,000	E	C	VDOT PCES	$16,000,000
Mine Rd (636)	Meadow View Drive	Lansdowne Rd (638)	Major Collector	N	2	4	~~60'-~~75'/variable	Widen to a 4-lane undivided section with ~~multiuse trail and~~ sidewalks. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	1.14	1.14	11,800	15,100	C	D	VDOT PCES	$18,972,000
Mine Rd (636)	Lansdowne Rd (638)	Benchmark Rd (608)	Major Collector	N	2	2	60'/variable	Widen to two 12-foot lanes. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	2.30	2.30	6,500	9,700	B	C	VDOT PCES	$13,527,000
Lansdowne Rd (638)	Mine Rd (636)	Spotsylvania Co/ Fredericksburg City Line	Major Collector	N	2	4	~~75'-80'~~ 90'/variable	Widen to a 4-lane divided typical section. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	1.93	1.93	9,100	10,200	C	C	VDOT PCES	$28,845,700
Leavells Rd (639)	Courthouse Rd (208)	Smith Station Rd (628)	Major Collector	N	2	4	~~75'-80'~~ 100'/variable	Widen to a 4-lane divided typical section with shared use path on west side, sidewalk along east. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	2.51	2.51	10,500	12,800	C	C	VDOT PCES	$43,866,400
Jones Powell Rd (653)	Belmont Rd (652)	Lawyers Rd (601)	Local	N	2	2	~~60~~ 50'/variable	Widen to two 11-foot lanes with paved shoulders. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	1.65	1.65	800	4,350	A	B	VDOT PCES	$5,125,600
Ridge Rd (655)	Courthouse Rd (208)	"Lake Anna A"	Local	N	2	2	60'/variable	Widen to 2-12-foot lanes with bike/ped friendly improvements.	0.00	0.25	N/A	N/A	N/A	N/A	VDOT PCES	$2,800,000
Hudgins Rd (661)	Patriot Hwy (1)	Lafayette Blvd (1 Business)	Local	N	2	2	60'/variable	2-Lane improvement project with shared use path and sidewalk on opposite sides of road.	0.30	0.30	3800	7,200	B	C	VDOT PCES	$11,200,000
Piedmont Dr (673)	Smith Station Rd (628)	Harrison Rd (620)	Major Collector	N	2	2	60'/variable	Improve horizontal and vertical alignment and improve side street connections with appropriate turn lanes. Sidewalks along both sides of street but for shared use path along east side between Banks Ln and Harrison Rd.	2.24	2.24	6,800	8,500	B	B	VDOT PCES	$10,543,000
Chancellor Road (674)	Old Plank Rd (610)	Gordon Rd (627)	Minor Collector	N	2	4	~~75'-80'~~ 100'/variable	Widen to a 4-lane divided typical section with sidewalk along north side and shared use path along south. VCR Trail interest. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	2.00	2.00	4,100	8,800	B	B	VDOT PCES	$33,758,000
Ryland Payne Rd (726)	Lewiston Rd (601)	Courthouse Rd (208)	Local	N	2	2	60'/variable	Widen to 2-12-foot lanes with bike/ped friendly improvements.	0.60	0.60	110	2,600	A	A	VDOT PCES	$5,600,000
Partlow Rd (738)	Spotsylvania Co/Caroline Co Line	Courthouse Rd (208)	Major Collector	N	2	2	~~60~~ 50'/variable	Widen to two 12-foot lanes with paved shoulders. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	12.56	12.56	3,800	6,100	A	C	VDOT PCES	$39,000,000
Crossroads Pkwy (765)	Mills Dr (17)	VRE Dr	Local	N	2	4	100'/variable	Shared Use Path south side. Sidewalks north side. East Coast Greenway Auxiliary Trail interest. Refer to Trailways Master Plan (Chapter 3A) for Bike/Ped.	0.40	0.40	770	8,800	A	B	VDOT PCES	$14,400,000

THOROUGHFARE PLAN (ROAD IMPROVEMENT PLAN)
SPOTSYLVANIA COUNTY, VA

DRAFT

ROAD WIDENINGS AND OTHER EXISTING ROAD CORRIDOR IMPROVEMENTS

Project	From	To	VDOT Functional Classification (2014)	CoSS	2020 # of Lanes	2040 # of Lanes	Ultimate ROW	Description of Improvement	2020 Length	2040 Length	2020 ADT	2040 ADT	2020 LOS	2040 LOS	Source of Cost Estimate	Total Cost (2040)^
Spotsylvania Ave (1234)	Germanna Pt Dr Extension (1029)	Market St (1489)	Major Collector	N	2	4	90'/variable	Widen to 4-lane section with sidewalks.	0.20	0.20	6,500	15,600	A	C	VDOT PCES	$9,800,000
Lassen Ln (1324)	Patriot Hwy (1)	Lafayette Blvd (1 Business)	Local	N	2	3	80'/variable	Widen to 3-lane section with bike/ped friendly improvements	0.20	0.20	2,300	6,700	A	B	VDOT PCES	$3,400,000
North Point Dr (1462)	Patriot Hwy (1)	End of Road	Local	N	2	2	60'/variable	Widen to 2-12' lanes with bike/ped friendly improvements.	0.50	0.50	230	3,100	A	B	VDOT PCES	$2,900,000
Larkin Chew Rd (1462)	Patriot Hwy (1)	N. Roxbury Mill Rd (632)	Local	N	2	4	90'/variable	Widen to 4-lane section with bike/ped friendly improvements	0.28	0.28	1,100	7,000	A	B	VDOT PCES	$5,900,000
Commonwealth Dr (Pvt)	Patriot Hwy (1)	Filter Ln Extension	Local	N	2	2	60'/variable	Widen to 2-12' lanes with bike/ped friendly improvements. To result in addition to the State system.	0.30	0.30	N/A	N/A	N/A	N/A	VDOT PCES	$3,100,000

INTERSECTION IMPROVEMENT PLAN

Project	Description of Improvement	2020 Length	2040 Length	2020 PM Peak	2040 PM Peak	2020 LOS	2040 LOS	Source of Cost Estimate	Total Cost (2040)^
Lafayette Blvd (1 Business) & Olde Greenwich Dr (1227)	Add a Right-turn lane for the WB Approach with pedestrian accommodations at the signal.	0.2	0.2	N/A	N/A	N/A	N/A	VDOT Smart Scale	$2,500,000
Lafayette Blvd (1 Business) & Falcon Dr (1234)	Additional Intersection Capacity and Access Management improvements	0.25	0.25	N/A	N/A	N/A	N/A	VDOT PCES	$8,000,000
~~Jefferson Davis~~ Patriot Hwy. & Courthouse Road/Lafayette Blvd.	Extend northbound, southbound, eastbound & westbound left turn lanes. Add new eastbound & westbound right turn lanes. Add a second eastbound left turn lane, and convert eastbound & westbound thru/right lanes to exclusive thru lanes.	N/A	N/A	4,050	7,400	D	E	VDOT PCES	$11,200,000
~~Jefferson Davis~~ Patriot Hwy. (1) & VA Health Care Center Entrance	Construct a new signal with turn lanes into and out of the VA Health Care Center with pedestrian accomodations.	N/A	N/A	unk.	unk.	unk.	unk.	County	$3,500,000
~~Jefferson Davis~~ Patriot Hwy. (1) & Market Street (1489)	Create an additional WB left turn lane on Market Street and a triple left turn from WB Market Street to SB US Rte 1. The project also includes sidewalk improvements in the intersection area.	N/A	N/A	3,720	4,851	D	C	WS	TBD
Patriot Hwy. (1) & Hood Drive (636) & Mine Road (636)	Improve intersection capacity by adding additional turn lanes. Add a median down US Rte 1 from 0.2 miles north of Hood Drive to New VA Healthcare Center entrance on US Rte 1. Add pedestrian accomodations to intersection and sidewalk in vicinity of project.	N/A	N/A	N/A	N/A	N/A	N/A	VDOT Smart Scale	$30,000,000
Patriot Hwy (1) & Hood Drive (636)- NW Quadrant Road ~~Nw Quadrant -Hood Drive (636) & US Rte 1 (P)~~	Construct a new connector road from Hood Drive to US Rte 1 ~~and add two signals on Hood Drive & US 1 with special 1/2 timing.~~	NA	NA	NA	10,000	NA	C	WS	~~$25,000,000~~ TBD
Patriot Hwy. (1) & Southpoint Pkwy (711)	Improve intersection capacity by adding additional turn lanes and a SW Quadrant Roadway. Add pedestrian accomodations to intersection and sidewalk in vicinity of project.	N/A	N/A	N/A	NA	N/A	N/A	VDOT Study	$25,000,000
Patriot Hwy (1) & Filter Lane/Jackson Village Pkwy	Improve intersection capacity and align with new Jackson Village signal.	N/A	N/A	N/A	NA	N/A	N/A	VDOT PCES	$3,000,000
Patriot Hwy. (1) & Guinea Station Rd (607)	Improve intersection capacity by adding a new 2-lane roundabout with bicycle/pedestrian accommodations.	N/A	N/A	N/A	NA	N/A	N/A	VDOT Smart Scale	$12,000,000
Patriot Hwy. (1) & N Roxbury Mill Rd (632)	Improve intersection to add a signal and additional turn lanes with bicycle/pedestrian accommdations.	N/A	N/A	N/A	NA	N/A	N/A	VDOT Study	$10,000,000
Patriot Hwy. (1) & Larkin Chew/ North Point Dr (1462)	Improve intersection capacity and safety by adding a signal and turn lane improvements.	N/A	N/A	N/A	NA	N/A	N/A	VDOT PCES	$3,000,000
Patriot Hwy. (1) & Morris Rd/ Mudd Tavern Rd (606)	Additional capacity improvements beyond committed VDOT projects to add additional turn lanes and bicycle/pedestrian improvements.	N/A	N/A	N/A	NA	N/A	N/A	VDOT PCES	$5,000,000
Patriot Hwy (1) & Massaponax Church Rd (608)	Additional capacity and safety improvements to add additional turn lanes and bicycle/pedestrian improvements.	N/A	N/A	N/A	NA	N/A	N/A	VDOT PCES	$8,000,000
Tidewater Trail (2) & Benchmark Road (608)	Add a Left turn lane for the WB Approach and also add a Left turn lane for the EB Approach and change right turn lane to be shared with through lane for NB approach.	N/A	N/A	2,383	3,108	B	C	VDOT PCES	$4,500,000
Plank Rd (3) & Big Ben Blvd (1942)	Improve intersection capacity by addition additional turn lanes. Add pedestrian accomodations to intersection and sidewalk in vicinity of project	N/A	N/A	N/A	NA	N/A	N/A	VDOT PCES	$5,000,000
Courthouse Road (208) & Smith Station Road (628)	The purpose of this project is to increase intersection capacity, reduce delay, and improve traffic flow at the intersection of Courthouse Road and Smith Station Road. Additional turn lanes will be added from the north and southbound directions on Smith Station Road along with through lanes from the east and wesbound direction on Courthouse Road.	N/A	400'	3,500	4,900	E	D	VDOT PCES	$4,872,600
Courthouse Road (208) & Foster Road (629)	Improve intersection capacity by addition additional turn lanes. Add pedestrian accomodations to intersection and sidewalk in vicinity of project	N/A	N/A	N/A	NA	N/A	N/A	VDOT PCES	$4,000,000
Courthouse Rd (208) & Hood (636)/Houser Drive (1248)	Project will separate the northbound through movement on Hood Drive by providing two left turn lanes, a through lane, and right turn lane.	N/A	N/A	3,700	4,300	E	C	UPC 110987	$6,301,000
Courthouse Rd (208) Turning Lane improvements: Rte 711 (Southpoint Pkwy) to Hood Drive	Construct a 475 ft right turn lane for Rte 711 to Rte 208. Lengthen WB left turn lanes at Rte 711. Restriping of turn lanes at Stoney Creek Drive/Wawa. Construct 240 ft of missing curb lane at Woodland Dr. Provide a 3ed WB lane by reconstructing the I-95 overpass median to be a travel lane with a four ft raised median and restriping turn lanes at Hood Drive/Houser Rd intersection	N/A	N/A	TBD	TBD	TBD	TBD	STATEWIDE PLANNING LEVEL COST ESTIMATES	$7,365,000
Courthouse Rd (208) & Breckenridge Drive (2325)/Brittney Commons (1612)	Extend the eastbound and westbound left turn lanes in both directions on Courthouse Road for approximately 200'.	400'	400'	2,550	3,000	B	t	FAMPO estimate	$952,322
Courthouse Rd (208) & Corsair Terrace/ Anna Pt Ln	Intersection improvement and realignment project at Courthouse Rd (208) and Corsair Terrace/Anna Pt Ln.	N/A	N/A	N/A	NA	N/A	N/A	VDOT PCES	$3,000,000
Courthouse Rd (208) Operational and Transit Improvements	Results from VDOT Study include (1) Lengthen WB Route 208 Left Turn Lane for Southpoint Pkwy by approx. 110 ft using grass median to west of I-95/Rte 208 Bridge; (2) Southpoint Pkwy Intersection Improvements; (3) Stoney Creek Drive/Wawa Intersection Imrpovements; (4) WB Rhoades Dr to Woodland Dr to replace about 240 feet of missing curblane that ends at Woodland Dr.	0.60	0.60	4,200	5,880	D	E	VDOT STUDY	$10,000,000 (VDOT Study) & $580,000 Total Transit Cost (Not included in VDOT Cost Estimate)
Courthouse Rd (208 Business) ~~Business 208 and~~ & Massaponax Church Rd (608)	Realign intersection of Massaponax Church Rd with Business 208 to a "T" intersection with a roundabout or conventional intersecton and provide bicycle/pedestrian accommodations.	N/A	100'	TBD	TBD	TBD	TBD	STATEWIDE PLANNING LEVEL COST ESTIMATES	$3,520,000
Lawyers Road (601) & Lake Anna State Park Entrance	Project will add additional right and left turn lanes into the Lake Anna State Park and entrance improvements	N/A	N/A	N/A	N/A	N/A	N/A	VDOT PCES	$985,400
Lawyers Road (601) & Stubbs Bridge Road (612)	Construct new intersection or roundabout at this intersection to address turning movements and crashes.	N/A	N/A	1910	6,027	C	C	VDOT PCES	$2,600,000
Lewiston Rd (601) & Courthouse Rd (208)	Realign intersection of Lewiston Rd with Courthouse Rd (208) to a "T" intersection as an improved 2-lane road.	N/A	N/A	N/A	NA	N/A	N/A	VDOT PCES	$3,500,000
~~Andora Dr. &~~ Old Plank Rd (610) & Andora Dr (626) Roundabout	Convert existing 4-way stop controlled intersection to a free flow roundabout.	N/A	N/A	1,720	2,100	D	A	VDOT PCES	$2,500,000
~~Chancellor Rd &~~ Old Plank Rd (610) & Chancellor Rd (674) Roundabout	Convert a 2-way stop controlled intersection to a free flow roundabout to address safety issues.	N/A	N/A	1,450	1,730	D	A	SDI	$1,971,000
Harrison Road (620) & Lafayette Boulevard (1 Business)	Extend the existing right turn lane on Lafayette Boulevard 300' from Harrison Road to Lee Street.	300'	300'	3,300	3,900	E	D	VDOT PCES	$835,000
Harrison Road (620) & Salem Church Road/Leavells Road (639)	Extend northbound & southbound left turn lanes & southbound right turn lane. Add a new eastbound & westbound right turn lane, westbound right turn lane, westbound thru lane & esatbound right turn lane.	N/A	N/A	1,400	7,500	E	D	VDOT PCES	$6,100,000
Harrison Road (620) & Salem Station Blvd. (1475)	Additional capacity and safety improvements beyond committed Smart Scale project to add additional turn lanes and bicycle/pedestrian improvements.	N/A	N/A	N/A	NA	N/A	N/A	VDOT PCES	$6,500,000
Gordon Rd (627) & Spotsylvania Pkwy Extension (Future New Concept Road)	New intersection with turn lanes and bicycle/pedestrian accommodations.	N/A	N/A	N/A	NA	N/A	N/A	VDOT PCES	$10,000,000

THOROUGHFARE PLAN (ROAD IMPROVEMENT PLAN)
SPOTSYLVANIA COUNTY, VA

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INTERSECTION IMPROVEMENT PLAN

Project	Description of Improvement	2020 Length	2040 Length	2020 PM Peak	2040 PM Peak	2020 LOS	2040 LOS	Source of Cost Estimate	Total Cost (2040)^
Smith Station Rd (628) & Foster Rd (629)	Capacity and safety improvements with bicycle/pedestrian accommodations.	N/A	N/A	N/A	NA	N/A	N/A	VDOT PCES	$2,000,000
Smith Station Rd (628) & Spotsylvania Extension (Future New Concept Road)	New intersection with turn lanes and bicycle/pedestrian accommodations.	N/A	N/A	N/A	NA	N/A	N/A	VDOT PCES	$10,000,000
Hudgins Road (661) & Lafayette Blvd (1 Business)	Widen Hudgins Rd to 24 ft between Tignor Lane and Rte 1. The intersection improvement for Hudgins at Rte 1 would upgrade the existing signalized intersection to provide a left and right turn lane from Hudgins to Rte 1. The project would also provide bicycle/pedestrian accomodations along Hudgins Rd from Lafayette Blvd to the West side of Rte 1.	N/A	1,100	TBD	TBD	A	TBD	STATEWIDE PLANNING LEVEL COST ESTIMATES	$3,507,000
Hudgins Road (661) & ~~Jefferson Davis~~ Patriot Hwy (1)	Widen Hudgins Rd to 24 ft between Lafayette Blvd and Tignor Lane. Provide a new roundabout or signalized intersection for Lafayette Blvd at Hudgins Rd with bicycle/pedestrian accomodations. Shared Use Path planned to link Patriot Hwy and Lafayette Blvd via Hudgins Rd.	N/A	500'	TBD	TBD	A	TBD	STATEWIDE PLANNING LEVEL COST ESTIMATES	$6,575,000
Spotsylvania Ave (1234) & Market Street (1489)	Add a Right turn lane from SB Spotsylvania Ave to Market St and lengthen westbound turn lanes on Rte 208 to 600 feet.	N/A	100'	TBD	TBD	TBD	TBD	STATEWIDE PLANNING LEVEL COST ESTIMATES	$460,000
Market Street Extension & Hood Drive	Construct new intersection or roundabout at a new intersection resulting from the construction of Market Street Extension that would intersect Hood Drive.	N/A	2170'	N/A	1,400	N/A	C	VDOT PCES	$9,315,350
Spotsylvania Mall Drive Roundabout	Construct a new roundabout at intersection of Towne Centre Blvd and Bragg Rd	N/A	N/A	N/A	unk.	unk.	unk.	VDOT PCES	$3,300,000

THOROUGHFARE PLAN (STUDIES)

Study	Description
Intermediate I-95 Study Area Projects (from North of of Exit 130 (MP 130.7) to North of Exit 118 (MP 119.7))	Studies to include feasibility of collector-distributor (CD) lanes in both directions between Exit 130 and new access points (Harrison Road (620) & Courthouse Road (208)) and include NB CD lanes between Route 3 and US 17 (NB Rappahannock River Crossing project). Potential new interchange to be considered south of Exit 126 along with improvements to existing interchanges at Exit 118 and Exit 126. Additional Exist 126 improvements may include the "J" Ramp, Super Ramp, Alternative 3 (Improvements to US 1 and Southpoint Parkway), Exit 126 to US 1 ramp & signal improvements and/or other recommendations from the KH IMR and companion Planning Study.
Route 3 Arterial Management Plan (Michael Baker International/VDOT)	The Route 3 Arterial Management Plan consists of an approximate 9.6 mile corridor section of Route 3 from Gordon Road (626) to Route 20. The corridor includes 1/4 mile on either side of the Route 3 centerline and includes a total of fifteen intersections.
Route 3 Operational Improvements	Study to identify operational and safety improvements between I-95 and Andora Drive. Study also includes potentail grade seperation improvements between I-95 and Salem Church Rd.
Route 606 Corridor STAR's Study (VDOT)	The Route 606 Corridor Management Plan consists of an approximate 0.75 mile corridor section of Route 606 from the I-95 Exit 118 interchange to approximately 800' west of Route 1. Key areas of concern include SB I-95 Ramps and Route 606, Route 1 & Route 606, Dan Bell Lane & Route 606, and access management for commercial entrances.
Route 1 (from Interstate 95 to Commonwealth Drive) and Route 208 (from Route 1 to Leavells Road) Corridor Study.	The US 1 and Route 208 Corridor Study will evaluate needs and improvements to US 1 and Route 208 which would be needed if improvements are made to I-95 Exit 126 and assess the impacts of these traffic related improvements on the community.
Route 2/Route 17 Business (US Route 17 to VA-3 Blue and Gray Parkway) Corridor Study	The Route 2/Route 17 Business Corridor Study will evaluate needs and improvements to Route 2/Route 17 Business from the City of Fredericksburg Line to US 17 and assess what impacts these traffic related improvements would have on the community.
Massaponax Corridor Study (Michael Baker International)	The study was initiated by the County to identify projected deficiencies on US 1, US 17 and Route 606 and to provide concepts for roadway improvements and access management to address anticipated future traffic growth. The Corridor Study was designed as a tool to advance projects in VDOT's Six-Year Construction Plan.
~~I-95 Exit 126 IMR and Planning Study (Kimley-Horn)~~	~~The I-95 Exit 126 IMR and Planning Study included SB I-95, NB I-95, US 1, US 17, Route 208, and Southpoint Parkway. The study included four new large developments; Southpoint Landing, Heritage Woods, Jackson Village, and Alexander Crossing. The study focuses on 2020 conditions and identified 2040 improvements and screened alternatives for existing ramp upgrades, J-ramp option and ramp upgrades, and US 1 left and right turn upgrades.~~

LEGEND [^]- COST PER MILE (UNLESS OTHERWISE NOTED) - SOURCE DOCUMENT IS VDOT PLANNING COST ESTIMATES - JANUARY, 2015 (SEE TRANSPORTATION APPENDIX) - AVERAGES FOR SPOTSYLVANIA REGION, PROVIDING HIGH (WORST CASE) AS OPPOSED TO LOW ESTIMATE. 3% INFLATION PER YEAR ASSUMED

VSTP = Virginia Surface Transportation Plan
CoSS = Corridor of Statewide Significance
FAMPO = Fredericksburg Area Metropolitan Planning Organization
Kimley Horn (KH) = Exit 126 Interchange Modification Report / Planning Study
PCES = VDOT Planning Cost Estimates (January, 2015)
VDOT = Virginia Department of Transportation

Thornburg Area
Development Prospects Overview
Future Land Use and Thoroughfare Plan

2 Miles

N

ensity
ential

Civil War Trail

MASSAPONAX CHURCH RD

Ni River Trail

GUINEA STATION RD EXT.

Shared Use Path (ECG REROUTE)

Shared Use Path (ECG REROUTE)

CHURCH POND RD

95

Employment Center Heavy

Rural

Mixed Use General

Scenic Byway

HICKORY RIDGE RD

PO River Trail

THORNBURG I

THORNBURG D

Shared Use Path

THORNBURG C

NORTH POINTE DR

LARKIN CHEW RD

1

Employment Center Light

Institutional

Water

THORNBURG A

PO River Trail

THORNBURG E

Shared Use Path

Shared Use Path

MORRIS ROAD

Shared Use Path

Mixed Use Light

N.S ROXBURY MILL RD and BRIDGE

THORNBURG H

95

Open Space

Shared Use Path

THORNBURG B

THORNBURG F

Commercial

RT 606 SERVICE RD S

MUDD TAVERN RD

Shared Use Path

THORNBURG G

Caroline County

Mixed Use Commercial Heavy

Shared Use Path

PATRIOT HWY

DRAFT

Agricultural Forestal

ARCADIA RD

MARYE RD

Shared Use Path

Legend

- Intersection Improvement
- Interchange Projects
- I95 Corridor ITS
- I95 Interchange Study Area**

Road Improvements

- 2-Lane Improvement
- 3-Lane Improvement
- 4-Lane Improvement (Divided)
- 6-Lane Improvement (Divided)
- 8-Lane Improvement (Divided)
- Interstate Lane Additions
- Interstate 95
- New Concept Facility*
- Primary Development Boundary

Future Land Use

Land Use Description

- Scenic Byway
- Scenic Road
- Civil War Trail
- Agricultural and Forestral
- Commercial
- Employment Center Heavy
- Employment Center Light
- High Density Residential
- Institutional
- Low Density Residential
- Mixed Use Commercial Heavy
- Mixed Use General
- Mixed Use Light
- Open Space
- Rural
- Water

* New Concept Facilities are depicted as conceptual alignments only. Futher design/engineering necessary to determine precise route.

** I95 Interchange Studies to include feasibility of Collector-distributor (CD) Lanes in both directions between Exit 130 and new access points (Harrison Road (620) & Courthouse Road (208) and include North Bound CD lanes between Route 3 and US 17 (NB) Rappahannock River Crossing project). A potential new interchange south of Exit 126 and additional Exit 126 improvements including to the Interstate Ramp. Alternative 3 (Improvements to US 1 and Southpoint Parkway), Exit 126 to US 1 ramp and signal improvements or other recommendations from the KH Interchange Modification Report and companion Planning Study.

By Spotsylvania County Planning Department (JLP- 03-03-2022)

EagleView, 2021 Aerials. Credit Pictometry International Corp

Lake Anna Area
Development Prospects Overview
Future Land Use and Thoroughfare Plan

Open Space

Rural

Agricultural Forestal

Commercial

Shared Use Path

LAWYERS RD

LEWISTON RD EXT

LEWISTON RD RE-ALIGN

LEWISTON RD

LAKE ANNA A

RYLAND PAYNE RD EXT

RYLAND PAYNE RD

Shared Use Path

725 Acres

208

LAKE ANNA B

Shared Use Path

COURTHOUSE RD

RIDGE RD

CORENE RD

LAKE ANNA C

Mixed Use Commercial Heavy

734.6 Acres

Shared Use Path

Shared Use Path

Bike/Ped Friendly Crossing Improvements

Water

Lake Anna

Louisa County

Legend

Intersection Improvement

Road Improvements

- 2-Lane Improvement
- 3-Lane Improvement
- 4-Lane Improvement (Divided)
- New Concept Facility*
- County Boundary
- Lake Anna Mixed Use Commercial Heavy Area

Future Land Use

Land Use Description

- Agricultural and Forestral
- Commercial
- Institutional
- Mixed Use Commercial Heavy
- Open Space
- Rural
- Water

N

DRAFT

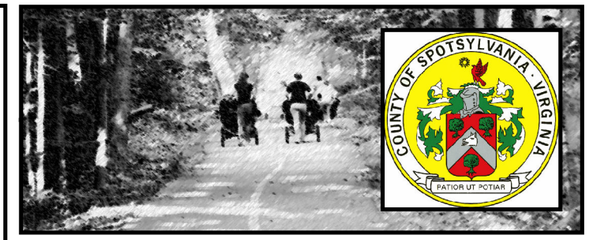
* New Concept Facilities are depicted as conceptual alignments only. Futher design/engineering necessary to determine precise route.

1 Miles

By Spotsylvania County Planning Department (JLP- 03-03-2022)

EagleView, 2021 Aerials. Credit Pictometry International Corp

SPOTSYLVANIA COUNTY TRAILWAYS MASTER PLAN



CULPEPER COUNTY
STAFFORD COUNTY
CITY OF FREDERICKSBURG
ORANGE COUNTY
LOUISA COUNTY
HANOVER COUNTY
CAROLINE COUNTY
ELY'S FORD RD
PLANK RD
ORANGE PLANK RD
RIVER RD
CHANCELLOR RD EXT
OLD PLANK RD
CHANCELLOR RD
SALEM CHURCH RD
HARRISON RD
VCR AUX. TRAIL
VIRGINIA CENTRAL RAILWAY (VCR) TRAIL
PIEDMONT DR
CHANCELLOR DR
HUDGINS RD
LAFAYETTE BLVD
DEEP RUN SPUR
US Bike Route 1
FREEDERICKSBURG RD
LONGSHORE RD
JACKSON DAVIS DR
CATHARPIN RD
TODDS TAVERN SPUR
FOX BRANCH RD
SMITH STATION RD
MASSAPONAX CREEK TRAIL
HOOD DR
MINE RD
SPOTSYLVANIA AVENUE CONNECTOR
GORDON RD
NI RIVER TRAIL
JEWELL HILL RD
SPOTSYLVANIA PKWY
SPOTSYLVANIA BLVD EXT
LEE HILL DR
SCHOOL OF EAGLE DR
MILLS DR
ADS BLVD
CROSSROADS DR
VRE/ECG AUX. TRAIL
SANDY LANE DR
TOWNE CENTRE BLVD
ROLLINGWOOD DR
EAST COAST GREENWAY (ECG)
W CATHARPIN RD
PO RIVER TRAIL (INCL. NORTON PRONG)
ROBERT E LEE DR
BROCK RD
MASSAPONAX CHURCH RD EXT
MASSAPONAX CHURCH RD
GUINEA STATION RD
RIVER RUN PKWY EXT
LAKE ANNA STATE PARK CONNECTOR (LASP) TRAIL
PAMUNKEY RD
208 BYP
BUS 208
POST OAK RD
COURTHOUSE RD
THORNBURG
THORNBURG RD
RIVER RUN PKWY
PO RIVER TRAIL
MORRIS ROAD
MUDD TAVERN RD
MUDD TAVERN ROAD
FORDBURG RD
PATRIOT HWY
JONES POWELL RD
LAWYERS RD
MONROVIA RD
STUBBS BRIDGE RD
208
DUERSON LN
DICKERSON RD
LEWISTON RD
FAIRVIEW RD
PARTLOW RD
MARYE RD
US Bike Route 76
522
1
2
3
17
95

Pending East Coast Greenway Alliance Approval
East Coast Greenway Designation Re-Route Area
Spotsylvania County to Caroline County Connection

N
W
E
S

Legend

Trail Heads w/ Proximity Buffers*

Trail Heads w/ Proximity Buffers*

- Major
- Minor
- State Park
- VRE Station (Rail)

Sidewalks_Trails_Roads

Road Corridor Improvements

- Paved Shoulders
- Paved Shoulder and Shared Use Path
- Paved Shoulder and Shared Use Path (Future Road)
- Paved Shoulders and Sidewalks
- Shared Road Signage
- Shared Use Path (1 side)
- Shared Use Paths (2 sides)
- Shared Use Path (Future Road)
- Sidewalks
- Sidewalks (Future Road)
- Sidewalk and Shared Use Path
- Sidewalk and Shared Use Path (Future Road)
- US Route 76 Bike Trail
- US Route 1 Bike Trail
- Rail Corridor

Greenways

Greenways and Primary Users

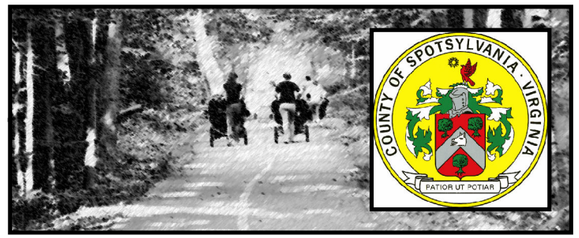
- Bicycle/ Pedestrian
- Equestrian, Bicycle/ Pedestrian
- County Boundary
- Primary Development Boundary
- Parks

* Trail head locations are depicted with proximity buffers. Proximity buffers are intended to show the general area where depicted trail heads should be located in relation to the trail system. The trail head locations identified here are not intended to be parcel specific or suggestive of any specific location at this time. Further planning will be necessary to determine where such features are best located.

0 1.25 2.5 5 Miles

Map Approved: DRAFT

SPOTSYLVANIA COUNTY ROAD BASED BICYCLE AND PEDESTRIAN IMPROVEMENTS PLAN



CULPEPER COUNTY
ORANGE COUNTY
STAFFORD COUNTY
CITY OF FREDERICKSBURG
CAROLINE COUNTY
LOUISA COUNTY
HANOVER COUNTY

DRAFT

Legend

- VRE Station (Rail)

Sidewalks_Trails_Roads

Road Corridor Improvements

- Paved Shoulders
- Paved Shoulder and Shared Use Path
- Paved Shoulder and Shared Use Path (Future Road)
- Paved Shoulders and Sidewalks
- Shared Road Signage
- Shared Use Path (1 side)
- Shared Use Paths (2 sides)
- Shared Use Path (Future Road)
- Sidewalks
- Sidewalks (Future Road)
- Sidewalk and Shared Use Path
- Sidewalk and Shared Use Path (Future Road)
- US Route 76 Bike Trail
- US Route 1 Bike Trail
- Rail Corridor
- Parks
- Primary Development Boundary

The Road Based Bicycle and Pedestrian Improvements Plan focused on implementation of sidewalks and shared use paths along major thoroughfares throughout the Primary Development Boundary and within the Lake Anna Mixed Use area along Route 208. Remaining areas outside of the Primary Development Boundary include bicycle and pedestrian friendly improvements in the form of shoulder improvements or shared road signage. In addition to enhancing ability to use the corridors for bicycle and pedestrian uses, the improvements are meant to enhance safety by reducing potential conflicts with vehicles. In rural areas, shoulder imporvements also provide greater "room for error" for vehicular traffic and are more accomodating to large vehicles and agricultural machinery.

A number of identified road based improvements are expected to be implemented via frontage improvements associated with development or planned road widening projects (See Thoroughfare Plan). A number of planned road based imporvements complement efforts to implement the County Greenways Plan. Those road based improvements have been reflected cognizant of the greenways plan.

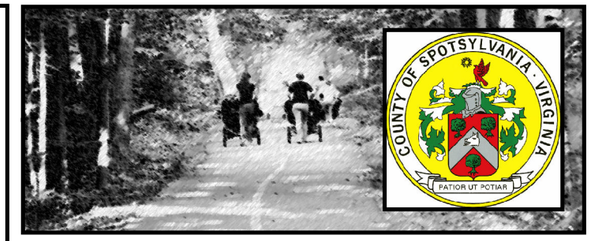
0 1.25 2.5 5 Miles

Map Approved: DRAFT

SPOTSYLVANIA COUNTY ROAD BASED BICYCLE AND PEDESTRIAN IMPROVEMENTS PLAN

BLUE HIGHLIGHT- Future Improvements (Sidewalks, shared use paths, paved shoulders, new concept roads, improvement type amendments)

YELLOW HIGHLIGHT- Short Term Target improvements. Project candidate for upcoming transportation funding requests



Legend

VRE Station (Rail)

Sidewalks_Trails_Roads

Road Corridor Improvements

- Paved Shoulders
- Paved Shoulder and Shared Use Path
- Paved Shoulder and Shared Use Path (Future Road)
- Paved Shoulders and Sidewalks
- Shared Road Signage
- Shared Use Path (1 side)
- Shared Use Paths (2 sides)
- Shared Use Path (Future Road)
- Sidewalks
- Sidewalks (Future Road)
- Sidewalk and Shared Use Path
- Sidewalk and Shared Use Path (Future Road)
- US Route 76 Bike Trail
- US Route 1 Bike Trail
- Rail Corridor
- Parks
- Primary Development Boundary

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0 1.25 2.5 5 Miles

Map Approved: DRAFT

CULPEPER COUNTY

STAFFORD COUNTY

ORANGE COUNTY

CITY OF FREDERICKSBURG

CAROLINE COUNTY

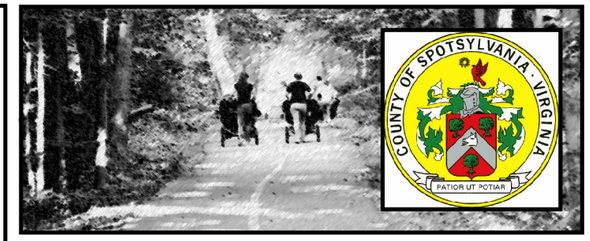
LOUISA COUNTY

HANOVER COUNTY

DRAFT

N W E S

SPOTSYLVANIA COUNTY GREENWAYS PLAN



Legend

Trail Heads w/ Proximity Buffers*

- Major
- Minor
- State Park
- VRE Station (Rail)
- US Route 76 Bike Trail
- US Route 1 Bike Trail

Greenways and Primary Users

- Bicycle/ Pedestrian
- Equestrian, Bicycle/ Pedestrian
- Rail Corridor
- Parks
- Primary Development Boundary

The system of planned Greenway Trails provides a network of long distance off the road shared use paths for a variety of user groups as identified. Greenway Trails are primarily intended to serve as recreational trails but do enhance opportunity for expanding accessibility to goods and services, employment opportunities, access to multi-modal hubs. The greenway system is interconnected with regional scale and national scale systems including the Virginia Central Rail Trail and East Coast Greenway.

There are a number of opportunities for implementing greenway trail development as part of planned road widening projects in the form of parallel to road shared use paths. Those imporvements have been reflected in the road based bicycle and pedestrian imporvement plan and complement greenway implementation goals.

* Trail head locations are depicted with proximity buffers. Proximity buffers are intended to show the general area where depicted trail heads should be located in relation to the trail system. The trail head locations identified here are not intended to be parcel specific or suggestive of any specific location at this time. Further planning will be necessary to determine where such features are best located.

CULPEPER COUNTY

STAFFORD COUNTY

ORANGE COUNTY

CITY OF FREDERICKSBURG

VIRGINIA CENTRAL RAILWAY (VCR) TRAIL

VCR AUX TRAIL

DEEP RUN SPUR

US Bike Route 1

MASSAPONAX CREEK TRAIL

TODDS TAVERN SPUR

TODDS TAVERN CONNECTOR

SPOTSYLVANIA AVENUE CONNECTOR

EAST COAST GREENWAY (ECG)

VRE/ECG AUX. TRAIL

PO RIVER TRAIL (INCL. NORTON PRONG)

NI RIVER TRAIL

LAKE ANNA STATE PARK CONNECTOR (LASP) TRAIL

PONI CONNECTOR

208 BYP

BUS 208

PO RIVER TRAIL

Pending East Coast Greenway Alliance Approval
East Coast Greenway Designation Re-Route Area
Spotsylvania County to Caroline County
Connection

CAROLINE COUNTY

522

208

LOUISA COUNTY

US Bike Route 76

HANOVER COUNTY

DRAFT

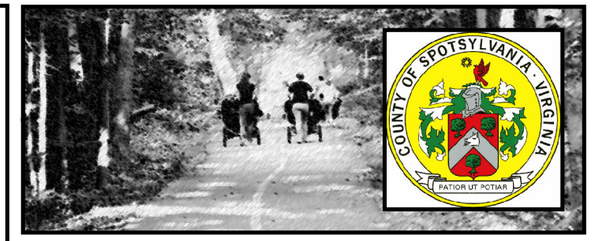
N W E S

0 1.25 2.5 5 Miles

Map Approved: DRAFT

SPOTSYLVANIA COUNTY GREENWAYS PLAN

BLUE HIGHLIGHT- Future Improvements (Revised Greenway route locations or extent)



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DRAFT

0 1.25 2.5 5 Miles

Map Approved: DRAFT

Spotsylvania County Transportation Committee **Final**

Economic Development Conference Room – Merchant Square, 9019 Old Battlefield Blvd, 3rd Floor, Spotsylvania VA 22553

MINUTES: March 10, 2022

1. Call to Order: Paul Agnello opened the meeting and a quorum of 5 or more members were present so the meeting was called to order.

2. Members Present:

John Winkler	Lori Hayes
David Goosman	Gerald Childress
Shawn Richey	Jacob Lane
Richard Thompson	

Others Present:
Kyle Bates, VDOT Resident Engineer
Andrew Thorpe, VDOT Assistant Resident Engineer
Michelle Shropshire, ADA Location and Design
Giovanni Esposito, Operations Engineer
Jeff Kuttesch, RK&K

Staff Present:
Paul Agnello, Assistant Director of Transportation Planning
Rodney White, Transportation Planner
Mohamed Benomar, Associate Transportation Planner
Leon Hughes, Director of Planning and Zoning
Bonnie Jewell, Assist County Administrator

Meeting was held in person.

3. Review and approval of minutes from February 10, 2022:
- The minutes were approved unanimously. Motion: David Goosman, Second: Gerald Childress

4. Public or Member Comment:
-Mr. Winkler:
Noted the members list was not in packet. Requested a list of the members on the committee be included in the future packets. Mr. Agnello mentioned that a hyperlink to the member list was provided with in the electronic agenda. A hardcopy will be provided at the next meeting packet also.

-Mr. Thompson:
Asked VDOT staff what the status of his request below. Kyle Bates plans to meet Mr. Thompson onsite to review request #1 and staff is evaluating items #2 & #3.

1. There is a resident at 710 Waverly that has a barber shop working of shed in yard and requested VDOT install No Parking signs in front of the home to eliminate cars parking in the road and the

sheriff department could enforce it. Andrew Thorpe, VDOT, said he would have staff look into it.
2. Reported tractor trailers using Rt. 710 and driving over damn and the trucks should not be allowed on that road so the damn is not damaged from the heavy trucks traveling on the road. Andrew Thorpe, VDOT said to eliminate trucks on this segment of road it would need a Through Truck Restriction implemented and he would work with County staff on what's needed to have the signs implemented.
3. Report that his neighbors are requesting a sound barrier along I-95 widening project adjacent to Waverly Village since the trees in that area have been removed. Requested VDOT look into the sound barrier being installed

5. Business:

a. Presentation on Rt. 1/Southpoint Parkway Intersection Study Recommendation – VDOT

- Kyle Bates, VDOT and Jeff Kuttesch, RK&K, gave a presentation on the Alternative improvements along Rt.1 around the exit 126 north and south bound ramps and of the new quadrant roadway at Rt. 1 and Southpoint Pkwy. During this phase 1 study, RK&K evaluated the traffic data in 2044 for the PM peak hour traffic and what the LOS will be in that area for eight locations noted below:
    1. US 1 @ Mine Rd/ Hood Dr.,
    2. US 1 @ Market St.
    3. US 1 @ Site Ent/Business Dr.
    4. US 1 @ Site Ent.
    5. US 1 @ I-95 NB SB Ramps
    6. US 1/US 17 @ I-95 SB Ramps
    7. US 1/US 17 @ KFC Access
    8. US 1/US 17 @ Southpoint Pkwy
- The study results showed the Quadrant Southwest Concept 5 Design showed the best LOS results in moving traffic through the corridor. Significant throughput increase along SB US. 1 and reduced delay for all options improved compared to baseline. Cost for project is estimated to be approximately $23 million.
- The southwest quadrant roadway could not be moved until 2 years after the existing Smartscale project is completed. for Rt. 1 southbound and Southpoint Pkwy. Apply approximately on 2034.

b. Update on Urban Area Transportation Funding Opportunities –
Mr. Agnello gave an overview of the Urban Area Transporation funding for the County.

i. Urban Priority Updates and Discussion

- FAMPO Regional Funding - $1.5 Million on track to be allocated to County projects.

1. $351,170 in CMAQ for UPC 117899: VCR Trail Project along Salem Church Rd.

-Would reduce Local Funding required for UPC 117899
-Total Project Cost: $ 1,459,652
- Previous Funding from TAP: $313,288 (Includes $40K Proffer toward match)
- Total funding with additional CMAQ: $664,458
- Additional County Cost above TAP: $795,194.

2. $1,179,680 in CMAQ/STBG/HIP to VA Project for Exit 126 SB Onramps

- Can be used as Leveraged Funding in Smart Scale Round 5

3. Total Additional Regional Funding: $1,530,850 will decrease Local CIP funding needed by this amount. CIP to be updated to reflect this.

- TAP and Revenue Sharing Updates
  - TAP projects: $706,079 awarded to Chancellor Park Dr. Sidewalk
  - Revenue Sharing – Germanna Point Dr. – Results expected soon request $10 million
- State Smart Scale Update –
  - Pre- Application work underway, Need to identify CIP funding/
- Draft CIP for Transportation
  - To be updated by late March based on recent Funding program updates

c. Comprehensive Plan Transportation Update – Jacob Pastwik

Leon Hughes gave an overview of this latest Comprehensive Plan update for transportation improvements for small area plans in the Lake Anna, Bowman Center, Thornburg, and 4-Mile Fork areas for a 2050 horizon that developers will implement them during future development construction.

Jacob Pastwik discussed the purpose for this Transportation Plan update.

- Major update to Comprehensive Plan approved December 14, 2021
- Additional projects identified since late stages of last Comprehensive Plan update
- Comprehensive Plan is evolving document and can be amended as necessary
- Recent Comprehensive Plan iterations include expectation of greater detail (example: intersection specific projects)
- Upcoming Smartscale Round 5 application period
- Locality needs to ensure Comprehensive Plan clearly supportive of Smartscale project applications by August 1, 2022

- Future Revenue Sharing and Transportation Alternatives Program (TAP) considerations
- Lines or points on map with table description(s)
- High Level
- Conceptual
- Intersections, Widenings, New Road Connections, Bike/Ped Connections
- Generally supportive
- Doesn't get into engineering detail or answer all questions
- Establishes a framework/expectation moving forward
- Identifies support for transportation projects as required by the Code of Virginia
- Inclusion within the Comprehensive Plan doesn't commit to a particular timeframe or funding schedule
- Critical for funding applications and in development plan review process

Jacob also previewed several maps listed below showing the draft transportation improvements planned in those areas.

i. Chapter 3 of the Draft Thoroughfare Plan.

- County-Wide
- County-Wide HIGHLIGHT MARKUP
- Lake Anna Mixed Use Area
- Thornburg Area
- Primary Development Boundary (PDB)
- Primary Development Boundary (PDB) HIGHLIGHT MARKUP

ii. Smart Scale and other Grant Funding Programs **(Action Item)**
Mr. Agnello requested committee action was needed for the Smart Scale and other Grant Funding programs that were discussed earlier in the meeting. Motion by Gerald Childress and seconded by David Goosman approved unanimously.

iii. Other changes for Massaponax, Thornburg, and Lake Anna areas **(Action Item)**
Mr. Agnello requested committee support for the small area plan and transportation improvements that Jacob discussed for the small area plans. Motion by Gerald Childress and seconded by David Goosman.

d. Update on Rural Area Projects and Funding Opportunities –
Paul Agnello gave an overview of the current local and state funding available for secondary roads through the secondary six-year plan.

Local Funding:
- 2014 Bond Referendum: $60 Million (Mostly spent on previous committed projects)
-2021 Bond Referendum: $101.7 Million (New)
-93.7 Million: Urban (Mostly committed to existing Smart Scale & VA projects)
-$8 Million: Rural (Uncommitted)
-VRE Gas Tax (Annual) ~ $6 Million estimate for FY-23
-Additional Local funds, e.g., for VA projects, EDA projects, etc.

State Funding (Primarily Urban):
-Smart Scale: $1 to $2 Billion Statewide every 2 years (Upcoming Application)
-Revenue Sharing: $100 Million every 2 years (Pending Application)
-TAP (Bike/Ped): $22 Million every 2 years (Initial Results just released)

State Funding (Rural):
-Secondary Six Year Plan (SSYP): About $500K/year for FY23-28 timeframe
-About $425K for Telefees–Any Existing Secondary Road or for Rural Additions
-About $75K for Rural Rustic –Only for paving unpaved Public Roads

Rural Priority Updates and Discussion:

Mr. Agnello reviewed the rural roads priority list and the funding options available for these projects noted below:

1. **Rural Unpaved Public Roads** –Costs of 5 existing projects have increased by $696K. Working with VDOT on a strategy to identify additional State funding to either directly fund or offset these cost increases. Update expected in April.

2. **Rural Paved Public Roads** –VDOT Researching options with 2024 paving schedule and expect to have an update in April. No new projects for FY-23. VDOT also researching funding for Rt. 3/Orange Plank Rd RCUT safety improvement.

3. **Rural Additions** –Staff is working on updating 2011 Priority List. Waiting for result of FY-23 CIP budget to determine if top three projects will be funded. Also waiting for Secondary Six Year Plan budget figures which could provide some additional funding.

4. **Secondary Six Year Plan** –About $500K/year in State funding for Rural Road projects. Expect to have FY23-28 budget figures to share with Committee in April. Will require a BOS public hearing in May per State requirements.

Action Item:

Mr. Agnello requested committee action on the schedule below for the FY23-28 SSYP schedule noted below.
Motion: John Winkler, seconded by Dave Goosman and committee approved unanimously.

Proposed Revised Schedule:

- Materials available for Transportation Committee Review by 4/14
- Transportation Committee Action on 4/21
- Request for BOS Public Hearing on 4/26
- Public Hearing and BOS Action on 5/26

Comments:
Mr. Thompson asked what the status of the drainage repair was for Maple Grove Dr. Mr. Agnello noted that the project is on the SSYP and scheduled for funding in 2025 and 2026.

Next meeting April 21, 2022

Adjournment

The meeting adjourned at 8:20 p.m.

Rodney White, Transportation

Spotsylvania County Planning Commission

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

MINUTES:	March 16, 2022	
Call to Order:	Mr. Childress called the meeting to order at 6:00 p.m.	
Members Present:	Scott Phelps	Lee Hill
	Jennifer Maddox	Berkeley
	Dr. Raymond Bell	Salem
	Gerald Childress	Chancellor
	Richard Thompson	Courtland
	Travis Bullock	Battlefield
	Debbie Fregoso	Livingston
Staff Present:	Paulette Mann, Planning Commission Secretary	
	B. Leon Hughes, AICP, Director of Planning & Zoning	
	Kimberly Pomatto, CZA, Deputy Director of Planning & Zoning	
	Cherie Wyatt, Planner II	
	Alexandra Spaulding, Senior Assistant County Attorney	

Announcements: Mr. Hughes updated the Commission on upcoming cases, what's on the TRC agendas and community meetings.

Review and Approval of Minutes:

March 16, 2022 Minutes

Motion and vote: Mr. Thompson made a motion, seconded by Mr. Childress to approve the minutes of March 16, 2022. The motion passed 7-0.

Unfinished Business: None

Review and approval of Plat

P21-0005 Jackson Village (Lee Hill District)

Ms. Wyatt presented the plat. The Jackson Village preliminary plat is the result of a rezoning of approximately 241 acres from Industrial 1 (I-1) to Mixed Use District 5 (MU-5) with proffers for a multifamily, residential, healthcare and commercial development. The development consists of multifamily units, residential condo units, attached units, healthcare related units, and commercial. The property is located west of Interstate 95, east of Old Telegraph Road and east of Patriot Highway (Rt. 1). The preliminary plat reflects landbays D, F, G1, & G2A, which includes the development of 596 residential townhome units and 115 condominium residential units. Staff recommends disapproval of the preliminary plat to allow the applicant time to address the outstanding staff comments. Once all comments are addressed the preliminary plat will be

scheduled on the next available agenda for the Planning Commission's consideration.

Motion and vote: Mr. Phelps made a motion, seconded by Mr. Thompson to disapprove the plat. The motion passed 7-0.

Worksession(s):

Comprehensive Plan Amendments to the Transportation chapters 3, 3A, and Land use Chapter 2

Mr. Pastwik stated that staff requests that the Planning Commission formally initiate the public hearing process to consider proposed amendments to Chapter 2 Land use, Chapter 3, Transportation, and Chapter 3A Trailways Plan to support Smart Scale applications and potential new roads. Mr. Agnello did a presentation on Smart Scale and Mr. Pastwik gave a presentation on additional plan amendments and potential new roads.

Motion and vote: Mr. Childress made a motion, seconded by Ms. Fregroso to initiate the public hearing process for the Comprehensive Plan Amendments. The motion passed 7-0.

Public Comment: None

New Business:

Mr. Childress congratulated Mr. Lane on his election to the Livingston Board of Supervisors seat and welcomed Ms. Fregoso to the Planning Commission.

Adjournment

Motion and vote: On a motion by Mr. Thompson, seconded by Mr. Bullock, the Commission voted to adjourn. The motion passed 7-0.

The meeting adjourned at 6:15 p.m.

Minutes were approved on April 6, 2022.

Paulette Mann

Code of Virginia
Title 15.2. Counties, Cities and Towns
Chapter 22. Planning, Subdivision of Land and Zoning

§ 15.2-2223. Comprehensive plan to be prepared and adopted; scope and purpose

A. The local planning commission shall prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction and every governing body shall adopt a comprehensive plan for the territory under its jurisdiction.

In the preparation of a comprehensive plan, the commission shall make careful and comprehensive surveys and studies of the existing conditions and trends of growth, and of the probable future requirements of its territory and inhabitants. The comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities.

The comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature, including any road improvement and any transportation improvement, shown on the plan and shall indicate where existing lands or facilities are proposed to be extended, widened, removed, relocated, vacated, narrowed, abandoned, or changed in use as the case may be.

B. 1. As part of the comprehensive plan, each locality shall develop a transportation plan that designates a system of transportation infrastructure needs and recommendations that include the designation of new and expanded transportation facilities and that support the planned development of the territory covered by the plan and shall include, as appropriate, but not be limited to, roadways, bicycle accommodations, pedestrian accommodations, railways, bridges, waterways, airports, ports, and public transportation facilities. The plan shall recognize and differentiate among a hierarchy of roads such as expressways, arterials, and collectors. In developing the plan, the locality shall take into consideration how to align transportation infrastructure and facilities with affordable, accessible housing and community services that are located within the territory in order to facilitate community integration of the elderly and persons with disabilities. The Virginia Department of Transportation shall, upon request, provide localities with technical assistance in preparing such transportation plan.

2. The transportation plan shall include a map that shall show road and transportation improvements, including the cost estimates of such road and transportation improvements from the Virginia Department of Transportation, taking into account the current and future needs of residents in the locality while considering the current and future needs of the planning district within which the locality is situated.

3. The transportation plan, and any amendment thereto pursuant to § 15.2-2229, shall be consistent with the Commonwealth Transportation Board's Statewide Transportation Plan developed pursuant to § 33.2-353, the Six-Year Improvement Program adopted pursuant to subsection B of § 33.2-214, and the location of routes to be followed by roads comprising systems of state highways pursuant to subsection A of § 33.2-208. The locality shall consult with the Virginia Department of Transportation to assure such consistency is achieved. The

transportation plan need reflect only those changes in the annual update of the Six-Year Improvement Program that are deemed to be significant new, expanded, or relocated roadways.

4. Prior to the adoption of the transportation plan or any amendment to the transportation plan, the locality shall submit such plan or amendment to the Department for review and comment. The Department shall conduct its review and provide written comments to the locality on the consistency of the transportation plan or any amendment to the provisions of subdivision 1. The Department shall provide such written comments to the locality within 90 days of receipt of the plan or amendment, or such other shorter period of time as may be otherwise agreed upon by the Department and the locality.

5. The locality shall submit a copy of the adopted transportation plan or any amendment to the transportation plan to the Department for informational purposes. If the Department determines that the transportation plan or amendment is not consistent with the provisions of subdivision 1, the Department shall notify the Commonwealth Transportation Board so that the Board may take appropriate action in accordance with subsection F of § 33.2-214.

6. If the adopted transportation plan designates corridors planned to be served by mass transit, as defined in § 33.2-100, a portion of its allocation from (i) the Northern Virginia Transportation Authority distribution specified in subdivision B 1 of § 33.2-2510, (ii) the commercial and industrial real property tax revenue specified in § 58.1-3221.3, and (iii) the secondary system road construction program, as described in Article 5 (§ 33.2-351 et seq.) of Chapter 3 of Title 33.2, may be used for the purpose of utility undergrounding in the planned corridor, if the locality matches 100 percent of the state allocation.

7. Each locality's amendments or updates to its transportation plan as required by subdivisions 2 through 5 shall be made on or before its ongoing scheduled date for updating its transportation plan.

C. The comprehensive plan, with the accompanying maps, plats, charts, and descriptive matter, shall show the locality's long-range recommendations for the general development of the territory covered by the plan. It may include, but need not be limited to:

1. The designation of areas for various types of public and private development and use, such as different kinds of residential, including age-restricted, housing; business; industrial; agricultural; mineral resources; conservation; active and passive recreation; public service; flood plain and drainage; and other areas;

2. The designation of a system of community service facilities such as parks, sports playing fields, forests, schools, playgrounds, public buildings and institutions, hospitals, nursing homes, assisted living facilities, community centers, waterworks, sewage disposal or waste disposal areas, and the like;

3. The designation of historical areas and areas for urban renewal or other treatment;

4. The designation of areas for the implementation of reasonable measures to provide for the continued availability, quality, and sustainability of groundwater and surface water;

5. A capital improvements program, a subdivision ordinance, a zoning ordinance and zoning district maps, mineral resource district maps and agricultural and forestal district maps, where applicable;

6. The location of existing or proposed recycling centers;

7. The location of military bases, military installations, and military airports and their adjacent safety areas; and

8. The designation of corridors or routes for electric transmission lines of 150 kilovolts or more.

D. The comprehensive plan shall include the designation of areas and implementation of measures for the construction, rehabilitation and maintenance of affordable housing, which is sufficient to meet the current and future needs of residents of all levels of income in the locality while considering the current and future needs of the planning district within which the locality is situated.

E. The comprehensive plan shall consider strategies to provide broadband infrastructure that is sufficient to meet the current and future needs of residents and businesses in the locality. To this end, local planning commissions may consult with and receive technical assistance from the Center for Innovative Technology, among other resources.

1975, c. 641, § 15.1-446.1; 1976, c. 650; 1977, c. 228; 1988, c. 268; 1989, c. 532; 1990, c. 19; 1993, cc. 116, 758; 1996, cc. 585, 600;1997, c. 587;2003, c. 811;2004, cc. 691, 799;2005, cc. 466, 699; 2006, cc. 527, 563, 564;2007, c. 761;2012, cc. 729, 733;2013, cc. 561, 585, 646, 656;2014, cc. 397, 443;2018, cc. 420, 691, 796, 828.

The chapters of the acts of assembly referenced in the historical citation at the end of this section may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.

Code of Virginia
Title 15.2. Counties, Cities and Towns
Chapter 22. Planning, Subdivision of Land and Zoning

§ 15.2-2232. Legal status of plan

A. Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than a railroad facility or an underground natural gas or underground electric distribution facility of a public utility as defined in subdivision (b) of § 56-265.1 within its certificated service territory, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § 15.2-2204. Following the adoption of the Statewide Transportation Plan by the Commonwealth Transportation Board pursuant to § 33.2-353 and written notification to the affected local governments, each local government through which one or more of the designated corridors of statewide significance traverses, shall, at a minimum, note such corridor or corridors on the transportation plan map included in its comprehensive plan for information purposes at the next regular update of the transportation plan map. Prior to the next regular update of the transportation plan map, the local government shall acknowledge the existence of corridors of statewide significance within its boundaries.

B. The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within 60 days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the commission to the governing body within 10 days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within 60 days from its filing. A majority vote of the governing body shall overrule the commission.

C. Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless such work involves a change in location or extent of a street or public area.

D. Any public area, facility or use as set forth in subsection A which is identified within, but not the entire subject of, a submission under either § 15.2-2258 for subdivision or subdivision A 8 of § 15.2-2286 for development or both may be deemed a feature already shown on the adopted master plan, and, therefore, excepted from the requirement for submittal to and approval by the commission or the governing body; provided, that the governing body has by ordinance or

resolution defined standards governing the construction, establishment or authorization of such public area, facility or use or has approved it through acceptance of a proffer made pursuant to § 15.2-2303.

E. Approval and funding of a public telecommunications facility on or before July 1, 2012, by the Virginia Public Broadcasting Board pursuant to Article 12 (§ 2.2-2426 et seq.) of Chapter 24 of Title 2.2 or after July 1, 2012, by the Board of Education pursuant to § 22.1-20.1 shall be deemed to satisfy the requirements of this section and local zoning ordinances with respect to such facility with the exception of television and radio towers and structures not necessary to house electronic apparatus. The exemption provided for in this subsection shall not apply to facilities existing or approved by the Virginia Public Telecommunications Board prior to July 1, 1990. The Board of Education shall notify the governing body of the locality in advance of any meeting where approval of any such facility shall be acted upon.

F. On any application for a telecommunications facility, the commission's decision shall comply with the requirements of the Federal Telecommunications Act of 1996. Failure of the commission to act on any such application for a telecommunications facility under subsection A submitted on or after July 1, 1998, within 90 days of such submission shall be deemed approval of the application by the commission unless the governing body has authorized an extension of time for consideration or the applicant has agreed to an extension of time. The governing body may extend the time required for action by the local commission by no more than 60 additional days. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission.

G. A proposed telecommunications tower or a facility constructed by an entity organized pursuant to Chapter 9.1 (§ 56-231.15 et seq.) of Title 56 shall be deemed to be substantially in accord with the comprehensive plan and commission approval shall not be required if the proposed telecommunications tower or facility is located in a zoning district that allows such telecommunications towers or facilities by right.

H. Asolar facility subject to subsection A shall be deemed to be substantially in accord with the comprehensive plan if (i) such proposed solar facility is located in a zoning district that allows such solar facilities by right or (ii) such proposed solar facility is designed to serve the electricity or thermal needs of the property upon which such facility is located, or will be owned or operated by an eligible customer-generator or eligible agricultural customer-generator under § 56-594 or by a small agricultural generator under § 56-594.2. All other solar facilities shall be reviewed for substantial accord with the comprehensive plan in accordance with this section. However, a locality may allow for a substantial accord review for such solar facilities to be advertised and approved concurrently in a public hearing process with a rezoning, special exception, or other approval process.

Code 1950, §§ 15-909, 15-923, 15-964.10; 1958, c. 389; 1960, c. 567; 1962, c. 407, § 15.1-456; 1964, c. 528; 1966, c. 596; 1968, c. 290; 1975, c. 641; 1976, c. 291; 1978, c. 584; 1982, c. 39; 1987, c. 312; 1989, c. 532; 1990, c. 633; 1997, cc. 587, 858;1998, c. 683;2007, c. 801;2009, cc. 670, 690; 2012, cc. 803, 835;2016, c. 613;2018, cc. 175, 318.

The chapters of the acts of assembly referenced in the historical citation at the end of this section may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.

At a meeting of the Spotsylvania County Planning Commission held _____ on a motion by _____, seconded by_____ and passed _____, the Planning Commission adopted the following resolution:

RESOLUTION NO. ____-__

Approve CPA22-0001
Amendments to Comprehensive Plan Chapters 2, 3, 3A

WHEREAS, the Spotsylvania County Comprehensive Plan ("Plan") was last reviewed and updated as a whole on December 14, 2021; and

WHEREAS, the Code of Virginia §§15.2-2223 and 15.2-2232 establish the framework to develop a Plan to include land use and transportation and require that the Plan exhibit support for planned future public infrastructure; and

WHEREAS, on March 16, 2022 the Spotsylvania Planning Commission reviewed the Plan and determined that updates were needed and authorized initiation of public hearings. The amendments are as follows:

CPA22-0001, Spotsylvania County Planning Commission: Amendments to the Spotsylvania County Comprehensive Plan ("Plan") consistent with the Code of Virginia §§15.2-2223 and 15.2-2232.

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Ln from Rt 1 to Lafayette Blvd; and, (3) A 4-lane divided improvement project for: (A) Crossroads Pkwy from Mills Dr to VRE Dr; (B) N Roxbury Mill Rd from Larkin Chew Rd to Rt 1; (C) Larkin Chew Rd from Rt 1 to N Roxbury Mill Rd; (D) Germanna Pt Drive from Mills Dr to Germanna Pt Dr Extension (new concept rd); (E) Spotsylvania Ave from Germanna Pt Dr Extension (new concept rd) to Market Street.

Amendments to existing roads with previously scheduled improvements include: (A) Smith Station Rd from Rt 208 to Gordon Rd reduced from 4-lane divided to 2-lane improvement; (B) Massaponax Church Rd from west of its intersection with Smith Station Rd to a realigned intersection with Rt 208 Business from 4-lane divided to 2-lane improvement; (C) Rt 1 from Spotsylvania Ave to Harrison Rd reduced from 8-lane to 6-lane divided; (D) Tidewater Trail from Beulah Salisbury Dr to Benchmark Rd to a 4-lane divided improvement between Joseph Mills Dr and River Meadows Way; (E) Rt 3 from Harrison Rd to Andora Dr reduced from 8-lane divided to 6-lane divided; (F) Old Plank Rd from Gordon Rd to Catharpin Rd reduced from 4-lane divided to 2-lane improvement; (G) Catharpin Rd from Old Plank Rd to Piney Branch Rd reduced from 3-lane improvement to 2-lane improvement.

Amendments adding new concept roads, including extensions of existing roads, as depicted on the amended Thoroughfare Plan Map are: (A) removal of Guinea Station Rd extension alternative B, replacing it with River Run Pkwy extension (new concept rd) between Rt 1 and Guinea Station Rd extension (new concept rd); (B) Filter Ln extension (new concept rd) from Rt 1 to Commonwealth Dr; (C) Industrial Ct extension (new concept rd) from Industrial Ct to Wallace Ln; (D) Rt 751 industrial park access (new concept rd) from Pierson Dr to approximately 3/10 mile terminating at cul-de-sac; (E) Hickory Ridge Rd extension (new concept rd) from Rt 1 to approximately 1/10 mile east of Rt 1 to Thornburg C (new concept rd); (F) North Point Dr extension (new concept rd) from North Point Dr to Thornburg D (new concept rd); (G) VRE Crossroads connector road (new concept rd) from Crossroads Pkwy to Thornton Rolling Rd; (H) Ryland Payne Rd extension (new concept rd) from Rt 208 to Lake Anna A (new concept rd); (I) Lewiston Rd extension (new concept rd) as part of an intersection realignment project with Rt 208 from Lewiston Rd to Lake Anna A (new concept rd); (J) Massaponax Church Rd extension (new concept rd) as part of intersection realignment project with Rt 208 Business from Massaponax Church Rd to Rt 208 Business; (K) Old Telegraph Rd realignment from Rt 1 to Old Telegraph Rd; (L) Thornburg A (new concept rd) from Morris Rd to Hickory Ridge Rd west of the Rt 1 corridor; (M) Thornburg B (new concept rd) from Morris Rd to Rt 1 south of Morris Rd; (N) Thornburg C (new concept rd) from Thornburg D (new concept rd) to Hickory Ridge Rd extension (new concept rd) west of the Rt 1 corridor; (O) Thornburg D (new concept rd) from Thornburg A (new concept rd) to Thornburg C (new concept rd) at or near the Rt 1 intersection with N. Roxbury Mill Rd; (P) Thornburg E (new concept rd) from Rt 1 to Thornburg A (new concept rd) to developable areas within the Primary Development Boundary to the west; (Q) Thornburg F (new concept rd) from Thornburg B (new concept rd) to Morris Rd; (R) Thornburg G (new concept rd) from Rt 1 to Thornburg B (new concept rd); (S) Thornburg H (new concept rd) from S. Roxbury Mill Rd to Rt 606 Service Rd N.; (T) Thornburg I (new concept rd) from Hickory Ridge Rd to Thornburg A (new concept rd); (U) Lake Anna A (new concept rd) from Ridge Rd to Lawyers Rd; (V) Lake Anna B (new concept rd) from Ryland Payne Rd to Lake Anna A (new concept rd), crossing Rt 208; (W) Lake Anna C (new concept rd) from Corene Rd to Lake Anna A (new concept rd).

Additional intersection improvements include: (A) Lafayette Blvd at Olde Greenwich Dr; (B) Lafayette Blvd at Falcon Dr; (C) Patriot Hwy at Hood Dr; (D) Rt 1 at Southpoint Pkwy; Rt 1 at Filter Ln; (E) Rt 1 at Guinea Station Rd; (F) Rt 1 at N. Roxbury Mill Rd; (G) Rt 1 at Larkin Chew Rd; (H) Rt 3 at Big Ben Blvd; (I) Rt 208 at Foster Rd; (J) Rt 208 at Corsair Terr; (K) Lewiston Rd at Rt 208; (L) Harrison Rd at Salem Station Blvd; (M) Gordon Rd at Spotsylvania Pkwy Ext (new concept road); (N) Smith Station Rd at Foster Rd; (O) Smith Station Rd at Spotsylvania Pkwy Ext (new concept road).

Additional interstate interchange improvement amendments for: Interstate 95 Interchange 130.

Transportation studies added include: (A) Route 3 Operational Improvements along the Rt 3 corridor from Andora Dr to the City of Fredericksburg line to the east; (B) Four Mile Fork Area Operational Improvements including Rt 1, Lafayette Blvd, and connecting streets north of the Rt 1 and Lafayette Blvd intersection. Reference to an I-95 Exit 126 IMR and Planning Study is removed from the Thoroughfare Plan Table.

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Chapter 3A, Trailways Master Plan

Amendments to the Greenways Map are as follows: (A) scale back Po River Greenway to terminate at Route 1 via Thornburg area new concept roads Thornburg A, Thornburg D, Thornburg E; (B) revised Guinea Station Rd extension and River Run Pkwy extension noted in Chapter 3 Transportation amendments to include a shared-use path; (C) relocate Ni River greenway symbology to follow Guinea Station Rd extension (new concept rd) to Smith Station Road, and the planned Spotsylvania Pkwy extension (new concept rd) to Gordon Rd (D) extend VRE/ECG Auxiliary Trail Greenway symbology along Crossroads Pkwy to VRE Drive; (E) identification of area of interest along the Rt 1 corridor south of Spotsylvania Pkwy to the Caroline County line.

Amendments to the Road Based Bicycle and Pedestrian Map include shared use paths: (A) along both sides of Rt 208 from Bradley Ln to Lake Anna/Louisa County line, replacing sidewalk and shared use path; (B) along both sides of Rt 1 between Morris Rd and intersection of Thornburg G (new concept rd) to the south; (C) along one side of N./S. Roxbury Mill Rd from S. Roxbury Mill Rd at turn west to Rt 1 connector to Rt 1 at N. Roxbury Mill Rd intersection; (D) along one side of Spotsylvania Pwky from Leavells Rd to approximately 400 feet west of Rt 1; (E) along one side of Thornburg I (new concept rd) between Hickory Ridge Rd and Thornburg A (new concept rd).

Sidewalk addition amendments include: (A) Rt 3 from Harrison Rd to the Fredericksburg City line to the west; (B) Harrison Rd from Piedmont Dr to Chancellor Park Dr; (C) Chancellor Park Dr from Piedmont Dr to Harrison Rd.

Amendments eliminating a shared use path to include only sidewalks include: (A) Lafayette Blvd from Rt 1 to Hudgins Rd; (B) Rt 1 from Mudd Tavern Rd to N. Roxbury Mill Rd; (C) Rt 208 from Rt 1 to Leavells Rd.

Sidewalks and shared use path addition amendments include: (A) Harrison Rd from Salem Church Rd to Piedmont Dr; (B) Piedmont Dr from Harrison Rd to Chancellor Park Dr; (C) Spotsylvania Pkwy from approximately 400 feet west of Rt 1 to Hospital Blvd; (D) Hospital Blvd from Mills Dr to Spotsylvania Pkwy; (E) Hospital Blvd extension (new concept rd) from Spotsylvania Pkwy to Massaponax Church Rd, replacing sidewalks; (F) Crossroads Blvd, extending beyond Crossroads Station Blvd to VRE Dr; (G) VRE Crossroads connector road (new concept rd) from Crossroads Pkwy to Thornton Rolling Rd; (H) Massaponax Church Rd extension (new concept rd) from Rt 208 Bus to Lake Anna Pkwy, replacing paved shoulders and sidewalks; (I) Thornburg A (new concept rd) from Hickory Ridge Rd to Morris Rd; (J) Thornburg B (new concept rd) from Morris Rd to Rt 1; (K) Thornburg D (new concept rd) from Thornburg A (new concept rd) to Rt 1; (L) Thornburg E (new concept rd) from Thornburg A (new concept rd) to Rt 1; (M) River Run Pkwy and extension (new concept rd) from Rt 1 to Guinea Station Rd extension (new concept rd).

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The Trailways Master Plan Complete Map amendments reflect changes to Chapter 3A, Trailways Master Plan.

WHEREAS, the general welfare and good planning and zoning practice are served by approval of CPA22-0001, amendments to the Plan Chapters 2, 3, 3A.

NOW, THEREFORE, BE IT RESOLVED that the Spotsylvania County Planning Commission does hereby recommend to the Board of Supervisors approval of CPA22-0001, Amendments to the Comprehensive Plan Chapters 2, 3, 3A.

(SEAL) A COPY TESTE: _____

Paulette Mann
Secretary to the Planning Commission

At a meeting of the Spotsylvania County Planning Commission held _____ on a motion by _____, seconded by_____ and passed _____, the Planning Commission adopted the following resolution:

RESOLUTION NO. ____-__

Deny CPA22-0001
Amendments to Comprehensive Plan Chapters 2, 3, 3A

WHEREAS, the Spotsylvania County Comprehensive Plan ("Plan") was last reviewed and updated as a whole on December 14, 2021; and

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The Trailways Master Plan Complete Map amendments reflect changes to Chapter 3A, Trailways Master Plan.

WHEREAS, the general welfare and good planning and zoning practice are served by denial of CPA22-0001, amendments to the Plan Chapters 2, 3, 3A.

NOW, THEREFORE, BE IT RESOLVED that the Spotsylvania County Planning Commission does hereby recommend to the Board of Supervisors denial of CPA22-0001, Amendments to the Comprehensive Plan Chapters 2, 3, 3A.

(SEAL) A COPY TESTE: _____

Paulette Mann
Secretary to the Planning Commission

Spotsylvania County Comprehensive Plan Update

June 1, 2022

Public Hearing

CPA22-0001: Amendments to Comprehensive Plan Land Use Chapter 2, Transportation Chapter 3, 3A,

Purpose

- Major update to Comprehensive Plan approved December 14, 2021
- Additional projects identified since late stages of last Comprehensive Plan update
- Comprehensive Plan is evolving document and can be amended as necessary
- Recent Comprehensive Plan iterations include expectation of greater detail (example: intersection specific projects)
- Upcoming Smart Scale Round 5 application period
- Locality needs to ensure Comprehensive Plan clearly supportive of Smart Scale project applications by August 1, 2022
- Future Revenue Sharing and Transportation Alternatives Program (TAP) considerations

Purpose

- Major Initiatives Action Items include development of special area plans:
  - Development pressures/interest at:
    - Thornburg
    - Lake Anna

Extent of Amendments

- Lines or point edits on map with table description(s)
- High Level
- Conceptual
  - Intersections, Widenings, New Road Connections, Bike/Ped Connections
- Generally supportive
  - Doesn’t get into engineering detail or answer all questions
  - Establishes a framework/expectation moving forward
- Identifies support for transportation projects as required by the Code of Virginia
- Inclusion within the Comprehensive Plan doesn’t commit to a particular timeframe or funding schedule
- Critical for funding applications and in development plan review process

Timeline

- March 10, 2022 Transportation Committee
- March 16, 2022 Planning Commission Public Hearing Authorization
- April 15, 2022 Comprehensive Plan Website Amendments Tab Go Live Date >>>
- April 20, 2022 Draft Documents Website Go Live Date >>>
- April 21, 2022 VDOT Review Routing
- April 29, 2022 County Public Information Officer Social Media, County News, Cable Channel
- May 11, 2022 Mass Email Blast Planning and Zoning listerv
- May 12, 2022 Transportation Committee (Unanimous Positive Endorsement)
- June 1, 2022 Planning Commission Public Hearing
- July 12, 2022 Board of Supervisors Public Hearing

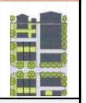
Chapter 2- Land Use to Zoning Compatibility Table

PRR Zoning District appropriate around Lake Anna (County Code Sect. 23-6.27.6(d)(4)- Lakefront preservation (design alternatives)

Outside of PDB

Approved December 14, 2021; Amended ____, 2022

ZONING DISTRICTS COMPLEMENTARY TO LAND USE DESIGNATIONS OUTSIDE OF THE PRIMARY DEVELOPMENT BOUNDARY

ZONING DISTRICTS	LAND USE DESIGNATIONS (INCREASING DEVELOPMENT INTENSITY)				
	OPEN SPACE	AGRICULTURAL AND FORESTAL	RURAL	COMMERCIAL	MIXED USE COMMERCIAL ~~CORE~~ HEAVY
					
AGRICULTURAL (A)	OPEN SPACE (SEE DESCRIPTION BELOW)				
A-2		C	-	-	-
A-3		C	-	-	-
RESORT (R)					
R-A		C*	C*	-	-
R-R		-	C*	-	C*
R-C		S*	S*	C*	C*
RURAL (RU)		C	C	-	-
COMMERCIAL (C)					
C-1		S	S	C	C
C-2		S	S	C	C
PLANNED RURAL RESIDENTIAL (PRR)					
PRR-1		C	C	-	C
PRR-2		-	C	-	C
PRR-3		-	C	-	C
PRR-4		-	C	-	C

C=Complementary Zoning District

S= Secondary/ Subordinate Zoning District for uses meant to serve rural populations or complement agricultural or forestal uses.

*=Zoning Districts intended to be employed in the Lake Anna area only.

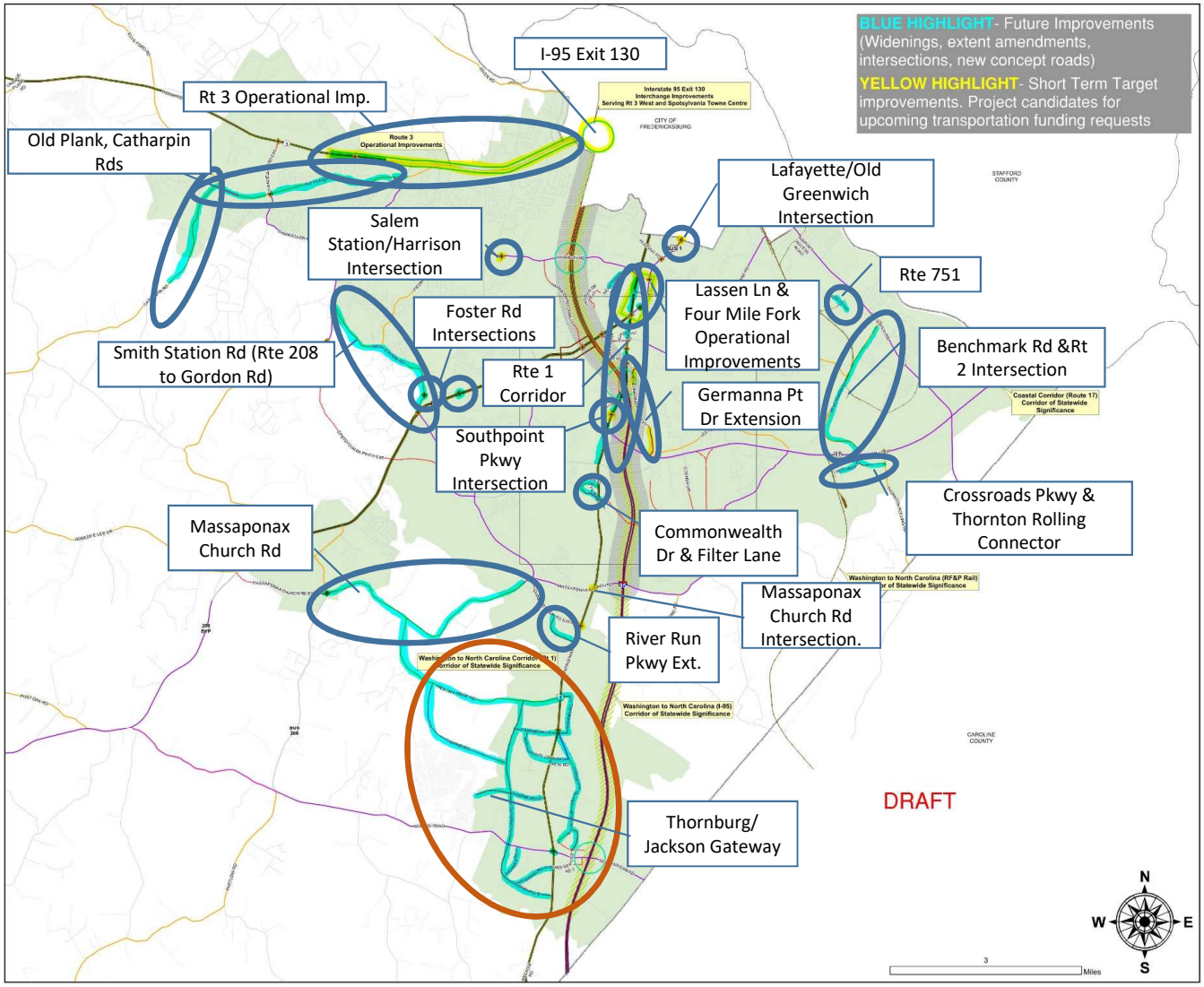
OPEN SPACE= Intended for open space preservation and protection, conservation easements, historic and natural resource preservation and protection, parks, wildlife management areas, common areas, passive recreation. The Open Space land use has application across zoning districts.

INSTITUTIONAL LAND USE

Institutional land uses include the governmental facilities necessary for the provision of public services, and large public service uses such as airports or hospitals. Such uses are common throughout the County and are intended to serve geographically dispersed populations within and outside of the Primary Development Boundary. Such uses commonly appear in the County Zoning ordinance as by-right or special uses across rural, suburban, and urban-scale zoning districts. As such, institutional land uses have application county-wide, both inside and outside of the Primary Development District across all land use categories. Such uses should mitigate their impacts on public facilities such as the local transportation system and carefully consider impacts to assure impact reduction (size, scale, massing) on the physical surroundings and existing development through site design. Institutional Land Uses that appear within the future land use map reflect existing institutional uses within the County.

SPOTSYLVANIA COUNTY THOROUGHFARE PLAN- PRIMARY DEVELOPMENT BOUNDARY

Map Approved: DRAFT

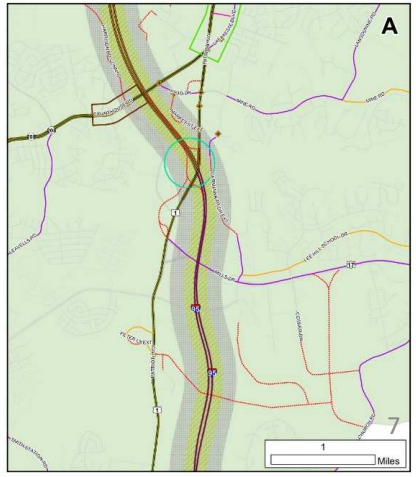


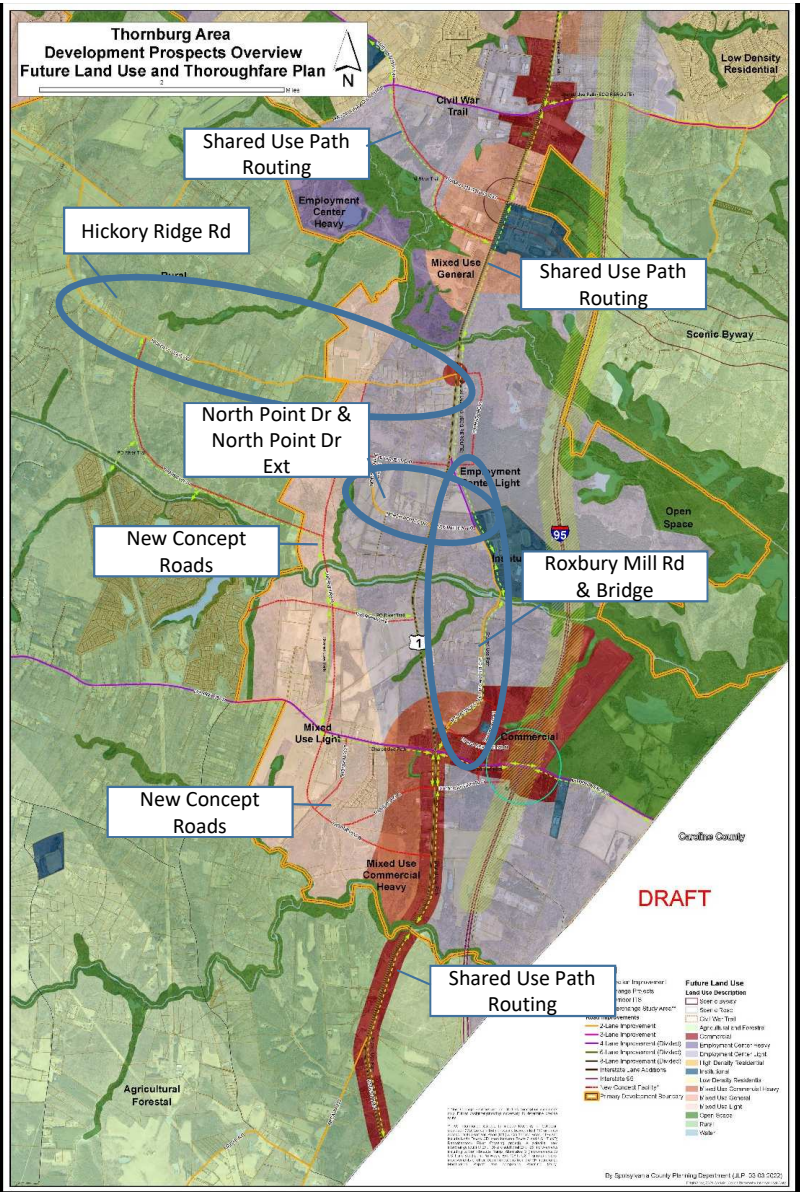
Legend

- VRE Station (Rail)
- Intersection Improvement
- Four Mile Fork Operational Improvements
- Rt 208 Operational Improvements
- Rt 3 Operational Improvements
- Interchange Project
- 2-Lane Improvement
- 3-Lane Improvement
- 4-Lane Improvement (Divided)
- 6-Lane Improvement (Divided)
- Interstate Lane Additions
- Interstate 95
- New Concept Facility*
- Rail Corridor
- I95 Corridor ITS
- I95 Interchange Study Area**
- Primary Development Boundary

* New Concept Facilities are depicted as conceptual alignments only. Futher design/engineering necessary to determine precise route.

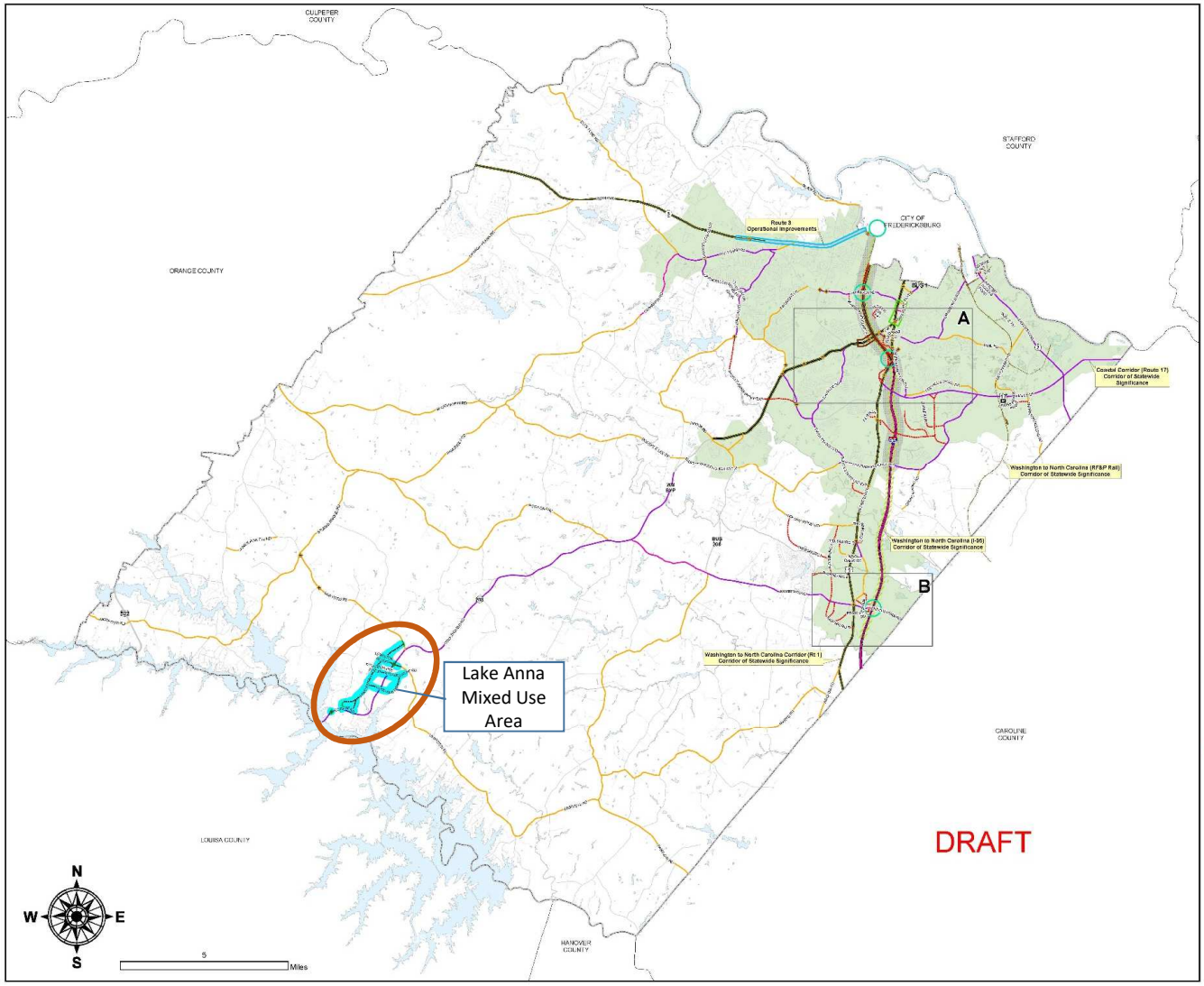
** I95 Interchange Studies to include feasibility of Collector-distributor (CD) Lanes in both directions between Exit 130 and new access points (Harrison Road (620) & Courthouse Road (208) and include North Bound CD lanes between Route 3 and US 17 (NB) Rappahannock River Crossing project). A potential new interchange south of Exit 126 and additional Exit 126 improvements including to the Interstate Ramp. Alternative 3 (Improvements to US 1 and Southpoint Parkway), Exit 126 to US 1 ramp and signal improvements or other recommendations from the KH Interchange Modification Report and companion Planning Study.




Thornburg Area
Development Prospects Overview
Future Land Use and Thoroughfare Plan
N
Shared Use Path Routing
Hickory Ridge Rd
North Point Dr & North Point Dr Ext
New Concept Roads
New Concept Roads
Shared Use Path Routing
Roxbury Mill Rd & Bridge
Shared Use Path Routing
Civil War Trail
Low Density Residential
Employment Center Heavy
Mixed Use General
Scenic Byway
Open Space
Mixed Use Light
Commercial
Mixed Use Commercial Heavy
Agricultural Forestal
Caroline County
DRAFT
95
1

SPOTSYLVANIA COUNTY THOROUGHFARE PLAN

Map Approved: DRAFT

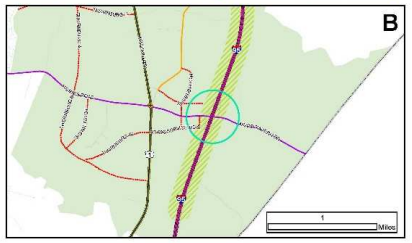


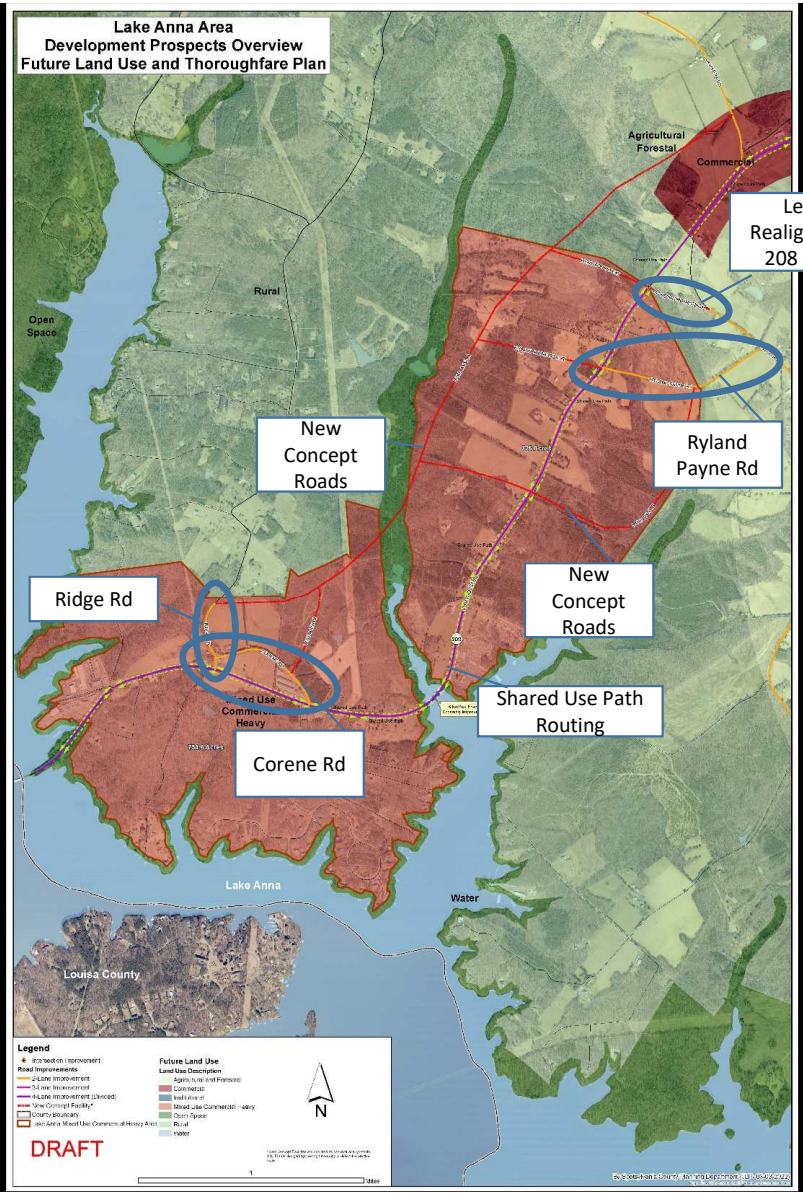
Legend

- VRE Station (Rail)
- Intersection Improvement
- Four Mile Fork Operational Improvements
- Rt 208 Operational Improvements
- Rt 3 Operational Improvements
- Interchange Project
- 2-Lane Improvement
- 3-Lane Improvement
- 4-Lane Improvement (Divided)
- 6-Lane Improvement (Divided)
- 8-Lane Improvement (Divided)
- Interstate Lane Additions
- Interstate 95
- New Concept Facility*
- Rail Corridor
- I95 Corridor ITS
- I95 Interchange Study Area**
- Primary Development Boundary

* New Concept Facilities are depicted as conceptual alignments only. Futher design/engineering necessary to determine precise route.

** I95 Interchange Studies to include feasibility of Collector-distributor (CD) Lanes in both directions between Exit 130 and new access points (Harrison Road (620) & Courthouse Road (208) and include North Bound CD lanes between Route 3 and US 17 (NB) Rappahannock River Crossing project). A potential new interchange south of Exit 126 and additional Exit 126 improvements including to the Interstate Ramp. Alternative 3 (Improvements to US 1 and Southpoint Parkway), Exit 126 to US 1 ramp and signal improvements or other recommendations from the KH Interchange Modification Report and companion Planning Study.

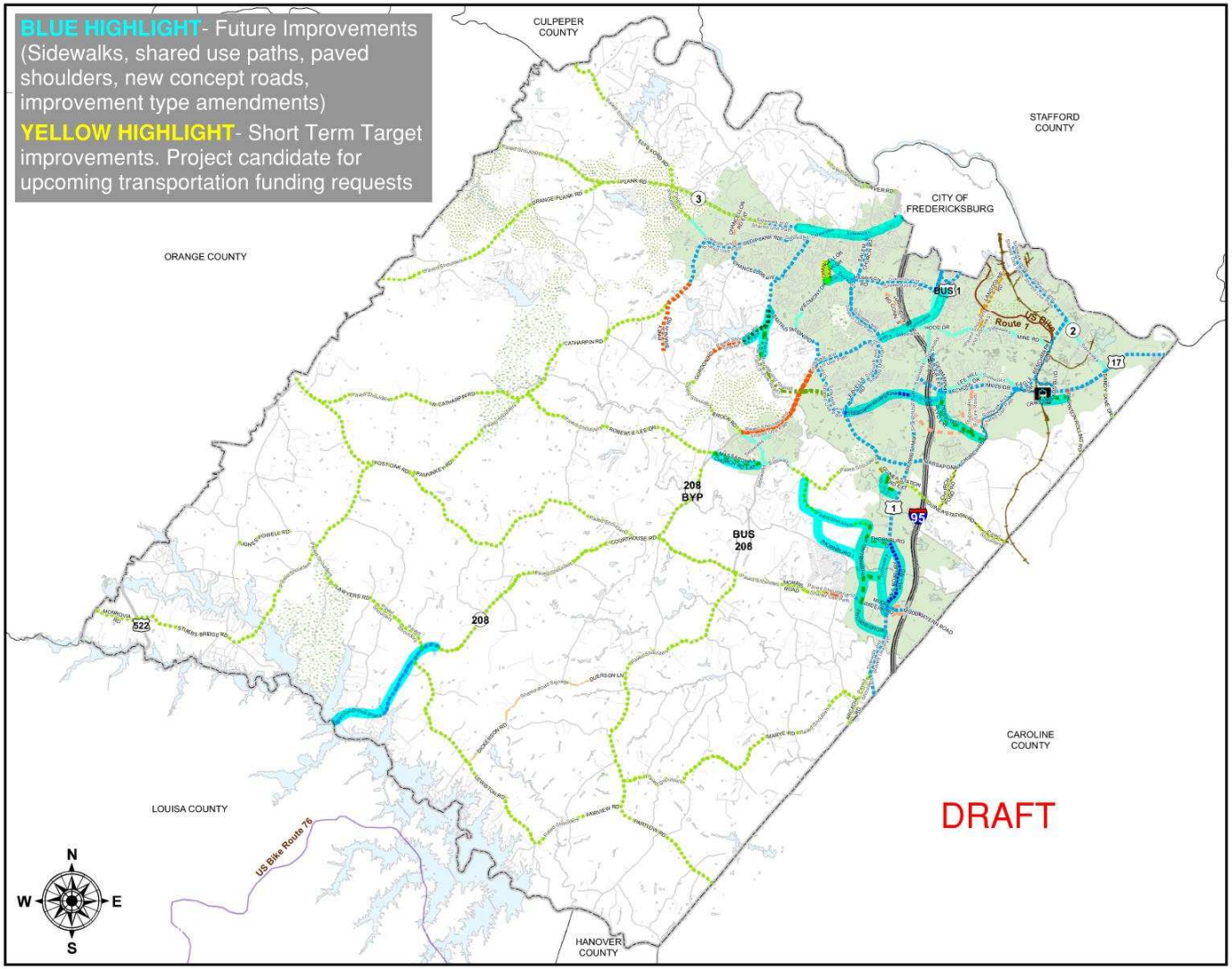


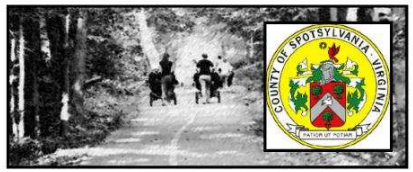

Lake Anna Area
Development Prospects Overview
Future Land Use and Thoroughfare Plan
Agricultural Forestal
Commercial
Rural
Open Space
Lewiston Rd Realignment and Rt 208 Intersection
New Concept Roads
Ryland Payne Rd
New Concept Roads
Ridge Rd
Shared Use Path Routing
Corene Rd
Lake Anna
Water
Louisa County
Legend
Future Land Use
Land Use Description
N
DRAFT

SPOTSYLVANIA COUNTY ROAD BASED BICYCLE AND PEDESTRIAN IMPROVEMENTS PLAN

BLUE HIGHLIGHT- Future Improvements (Sidewalks, shared use paths, paved shoulders, new concept roads, improvement type amendments)

YELLOW HIGHLIGHT- Short Term Target improvements. Project candidate for upcoming transportation funding requests





Legend

VRE Station (Rail)

Sidewalks_Trails_Roads

Road Corridor Improvements

- Paved Shoulders
- Paved Shoulder and Shared Use Path
- Paved Shoulder and Shared Use Path (Future Road)
- Paved Shoulders and Sidewalks
- Shared Road Signage
- Shared Use Path (1 side)
- Shared Use Paths (2 sides)
- Shared Use Path (Future Road)
- Sidewalks
- Sidewalks (Future Road)
- Sidewalk and Shared Use Path
- Sidewalk and Shared Use Path (Future Road)
- US Route 76 Bike Trail
- US Route 1 Bike Trail
- Rail Corridor
- Parks
- Primary Development Boundary

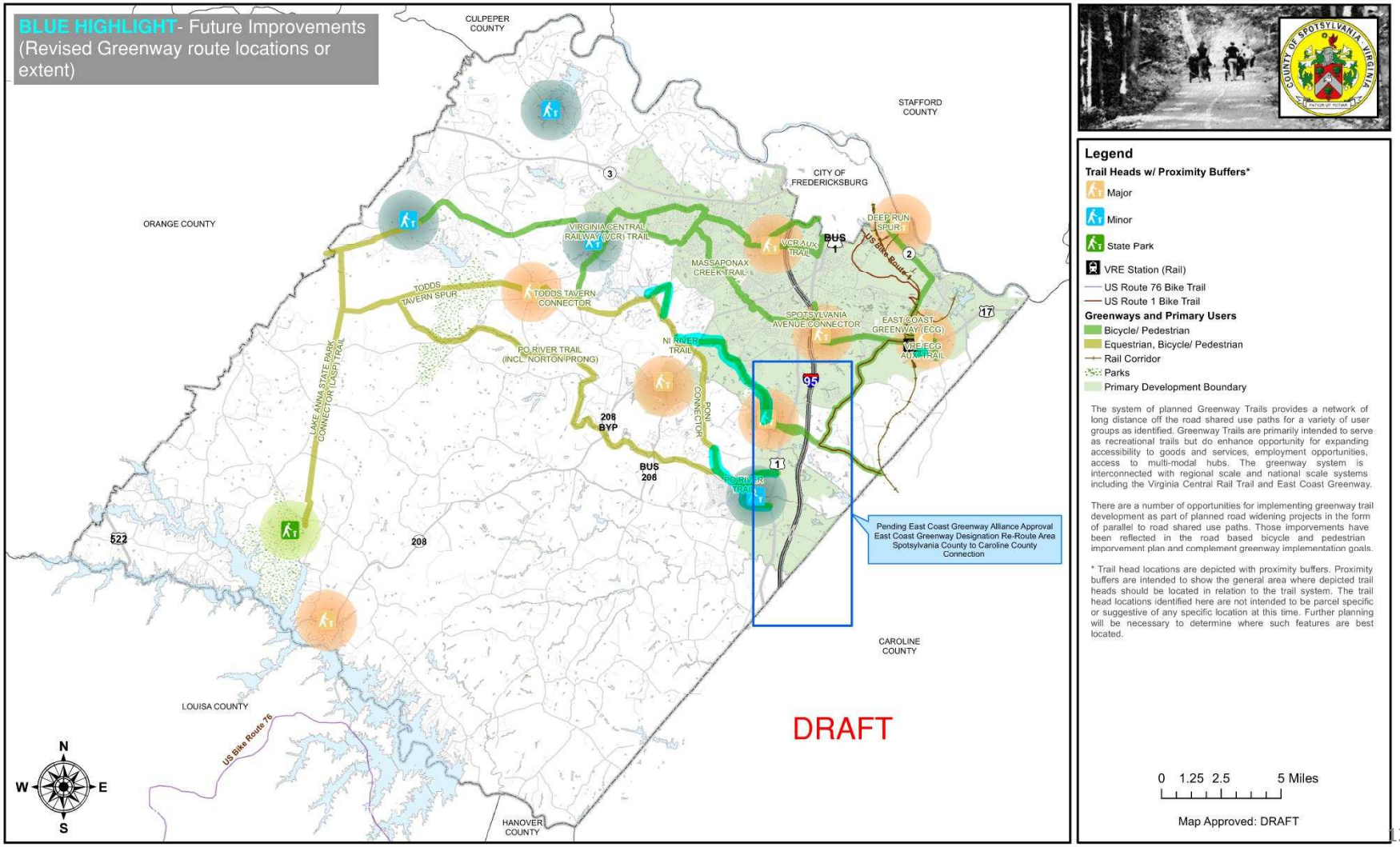
The Road Based Bicycle and Pedestrian Improvements Plan focused on implementation of sidewalks and shared use paths along major thoroughfares throughout the Primary Development Boundary and within the Lake Anna Mixed Use area along Route 208. Remaining areas outside of the Primary Development Boundary include bicycle and pedestrian friendly improvements in the form of shoulder improvements or shared road signage. In addition to enhancing ability to use the corridors for bicycle and pedestrian uses, the improvements are meant to enhance safety by reducing potential conflicts with vehicles. In rural areas, shoulder imporvements also provide greater "room for error" for vehicular traffic and are more accomodating to large vehicles and agricultural machinery.

A number of identified road based improvements are expected to be implemented via frontage improvements associated with development or planned road widening projects (See Thoroughfare Plan). A number of planned road based imporvements complement efforts to implement the County Greenways Plan. Those road based improvements have been reflected cognizant of the greenways plan.

0 1.25 2.5 5 Miles

Map Approved: DRAFT

SPOTSYLVANIA COUNTY GREENWAYS PLAN



Legend

Trail Heads w/ Proximity Buffers*

- Major
- Minor
- State Park
- VRE Station (Rail)
- US Route 76 Bike Trail
- US Route 1 Bike Trail

Greenways and Primary Users

- Bicycle/ Pedestrian
- Equestrian, Bicycle/ Pedestrian
- Rail Corridor
- Parks
- Primary Development Boundary

The system of planned Greenway Trails provides a network of long distance off the road shared use paths for a variety of user groups as identified. Greenway Trails are primarily intended to serve as recreational trails but do enhance opportunity for expanding accessibility to goods and services, employment opportunities, access to multi-modal hubs. The greenway system is interconnected with regional scale and national scale systems including the Virginia Central Rail Trail and East Coast Greenway.

There are a number of opportunities for implementing greenway trail development as part of planned road widening projects in the form of parallel to road shared use paths. Those imporvements have been reflected in the road based bicycle and pedestrian imporvement plan and complement greenway implementation goals.

* Trail head locations are depicted with proximity buffers. Proximity buffers are intended to show the general area where depicted trail heads should be located in relation to the trail system. The trail head locations identified here are not intended to be parcel specific or suggestive of any specific location at this time. Further planning will be necessary to determine where such features are best located.

Recommendation

- Staff recommends approval of CPA22-0001: Update to the Comprehensive Plan Transportation Chapter, including proposed amendments to:
  - Chapter 2 Land Use
  - Chapter 3 Transportation
  - Sub-Chapter 3A Trailways Master Plan
  - Title and Table of Contents

Critical Additions
Chapter 3 Transportation/Thoroughfare Plan Update

Intersection project for Lafayette Blvd at Olde Greenwich Dr near the City Line. –Thoroughfare Plan
Rte 3 Pipeline Study Operational Study improvements from Andora Drive to I-95 Exit 130 interchange including possible interchange modification for ramps going to Spotsylvania Mall. –Thoroughfare Plan
Rte 3/Big Ben Blvd/Spotswood Furnace Intersection improvement, including a sidewalk along Big Ben Blvd. – Thoroughfare Plan, Trailways Master Plan
Rte 1 Massaponax Corridor Study intersection improvements at Massaponax Church Rd & Guinea Station (with updated scope & cost estimates) –Thoroughfare Plan
Rte 1 Pipeline Study Operational improvements from City Line to Four Mile Fork and including Lafayette Blvd from Four Mile Fork to Harrison Rd & Lassen Lane & Harrison Rd between Rte 1 & Lafayette Blvd. – Thoroughfare Plan, Trailways Master Plan
Interstate 95 Exit 126 SB Onramp Improvements –Thoroughfare Plan

Critical Additions
Chapter 3 Transportation/Thoroughfare Plan Update

Rte 1/Southpoint Pkwy intersection project –Thoroughfare Plan
Rte 1/Hood Dr/Mine Rd – Need to provide cost estimates for 2 Alternatives: Quadrant Roadway and Conventional Intersection improvement – Thoroughfare Plan
Harrison Rd/Salem Station Rd intersection project –Thoroughfare Plan
Rte 2/17/Benchmark intersection project –Thoroughfare Plan
Germanna Pt Drive/Spotsylvania Avenue – Widening to 4 Lanes, including bicycle and pedestrian improvements –Thoroughfare Plan, Trailways Master Plan
Chancellor Park Drive Sidewalk- Trailways Master Plan