

GENERALIZED DEVELOPMENT PLAN - NARRATIVE

Applicant: John Rayl and Robert Shircliff (collectively all of the foregoing are the “Applicant”)

Owner: Gloria C. Bear and L. Eugene Bear (collectively all of the foregoing are the “Owner”)

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

Project Name: “Barrington”

Property: Spotsylvania County Tax Parcel 11-A-9, consisting of approximately 197.774 acres (collectively, the “Property”)

Date: February 8, 2017 (Last revised July 18, 2017)

GDP: Generalized Development Plan, entitled “Barrington Subdivision TM 11-A-9 Generalized Development Plan for Rezoning”, prepared by Fairbanks & Franklin, dated February 6, 2017, as last revised July 18, 2017, attached hereto as Exhibit A (the “GDP”) ¹

Rezoning Request: From RU to PRR-2

Rezoning File No.: R17-0003

I. Project Overview

The Applicant proposes rezoning the Property from the Rural District (“RU”) to the Planned Residential Rural District (“PRR-2”). Section 23-6.27.1 of the County’s Zoning Ordinance states that the purpose of the PRR district is 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.” In addition, the PRR-2 subdistrict allows one (1) dwelling unit per five (5) acres and requires twenty (20) percent rural preservation area.

The Property consists of one (1) parcel totaling approximately 197.774 acres of land situated in the Chancellor magisterial district and the Courtland voting district. The Property is further located south of Spotswood Furnace Road. To the North, the Property is bordered by

¹ Subsequent to the filing of this application, the Applicant reserves the right to make minor modifications or amendments to the GDP in order to address final engineering, architectural and design issues, and to ensure compliance with federal, state and County regulations, laws and ordinances.

vacant residential land. The Property is bordered on the West by residential subdivisions known as “Woodland Manor” and “Estates of Chancellorsville”. Across River Road to the South of the project is agricultural land and single family detached homes. To the East is vacant land and single family detached homes.

The purpose of the proposed rezoning is to allow a small residential development consisting of 39 single family detached units, all as shown on the GDP. The PRR-2 sub-district includes single-family detached dwellings as a permitted use. The proposed development has a density of 1 unit per 5.07 acres. The GDP reflects approximately 107.40 acres of open space accounting for 55.3% of the Property, which is consistent with the River Protection Overlay District requirements under Section 23-7.4.4 of the County ordinance. The open space will be used for natural areas and passive recreation areas.

Adjacent properties consist of a combination of residential and agricultural properties. The Applicant’s proposal will be compatible with existing uses in the area, including an appropriate scenic buffer transition along property lines. Additionally, the Applicant’s proposal will further enhance the area’s housing stock while maintaining the area’s rural character.

As described below, the Applicant’s proposal conforms to the policies established by the County’s Comprehensive Plan (the “Comp Plan”). Adjacent properties will experience minimal impacts due mostly to extensive buffering areas, maintaining natural areas and an extensive amount of forestry area, and developing similar, low dense uses as our neighbors. Furthermore, the proposal will result in minimal impacts on public facilities and services, and impacts related to roads, schools, and parks will be offset through on-site improvements and cash proffers. In addition, our fiscal impact analysis, as described in more detail below, shows a net positive tax revenue impact to the County taking into account both onsite and offsite tax revenue benefits.

This application provides the following key features:

- (1) no more than thirty-nine (39) single-family detached units;
- (2) projected housing prices, with upgrades, of \$650,000-\$700,000 on average;
- (3) open space of 55.3% (107.40 acres) meeting the PRR-2 district’s and River Protection Overlay District requirements;
- (4) \$6,152.41 in cash proffers; and
- (5) project is consistent with the Comp Plan, as described below.

II. Comprehensive Plan

Future Land Use Map

The Comp Plan’s Future Land Use Map classifies the Property as part of the “Rural Residential Land Use” designation. The Rural Residential Land Use category is intended to encourage large lot residential, cluster development, farms, and forestland outside of the Primary Development Boundary, to be served by private well and septic systems. The preservation of land through conservation easements or preservation methods defined by the County Code may also be appropriate within this land use. Further, the Comp Plan encourages a diverse housing mix,

including a variety of housing types and sizes that meet the needs of citizens throughout all stages of life and income levels.

We believe the Comp Plan's future land use policies support the proposed use of single family detached residential dwellings at this location. The Rural Residential Land Use category also supports the proposed residential density and preservation of land in this area. Additionally, the Applicant's proposal will add a new, diverse housing stock to the area.

III. Land Use

As noted above, the Applicant proposes rezoning the Property from RU to PRR-2. As required by the County's rezoning application packet, please note the following features:

- a) Uses. The Property is currently undeveloped. The Applicant proposes developing the Property for a development consisting of 39 single family detached units, as depicted on the GDP. The projected purchase price for the homes will be \$675,000 on average with the ability to upgrade to \$1,000,000. There is a market in this area for new single family, detached housing as such housing has successfully sold at River Glen and Woods at Catharpin. We believe that all 39 lots will be developed within seven years of any rezoning approval, subject to market conditions.
- b) Maximum Dwelling Units. The maximum number of dwelling units will be 39.
- c) Buffering, access plan, landscaping and screening, yards and setbacks. All buffers, landscaping, and setbacks will be as generally provided on the GDP and will conform to the applicable Zoning Ordinance requirements. The project will be accessed via River Road.
- d) Maximum building height. The maximum height of any building shall be in conformance with the applicable County zoning ordinance.
- e) Special Amenities. Approximately 55.3% of the Property will be maintained as open space. The open space will be used for passive recreation and natural areas.
- f) Phasing. As noted above, we believe all lots will be constructed within seven years of any rezoning approval, subject to market conditions.
- g) By Right: The Property is currently zoned RU and does not have access to water and sewer. The Property has previously been subdivided, so there is only one (1) by-right unit.

IV. Cultural Resources

Based on review of the Comp Plan, information received from the County and the Applicant's own research, there is one site on the Property that may be a cultural resource. The Applicant agrees not to disturb this site and agrees to preserve it. The Applicant does not believe the Property has any other cultural resources, including cemeteries. Additionally, the Property is not located in the County's Historic Overlay District.

V. Public Safety

The proposal will have minimal impact on the County's public safety facilities. The proposed roads and building setbacks will allow for adequate travel space within the project for emergency access to the improvements. Fire and Rescue Station 5, located approximately three miles from this site, will provide the Property with quick access to emergency services. There are 11 Fire and Rescue stations in Spotsylvania County. Barrington is in the service area of Station #5, which is designed to serve 11,000 persons. No new stations are planned in the County until 2021 (Station #12). However, there will be a new fire and rescue training center constructed in FY2018 to serve all stations, and thus, the entire County. As detailed on the attached proffer statement, cash proffers will offset direct impacts of the project on fire and rescue facilities.

VI. Schools

The Property is located in the Chancellor Elementary, Chancellor Middle and Riverbend High school districts. The County's most recently adopted Capital Improvement Plan includes certain upgrades to all schools.

Based on County estimates of 0.572 students per dwelling unit (for single family detached), the project's 39 dwelling units will generate 22 school-age children at build out. As there is existing capacity in these schools sufficient to accommodate the projected students, there is no impact and therefore, no cash proffers will be offered.

VII. Parks and Open Space

Approximately 55.3% of the Property will be maintained as open space. The open space will be used for natural and passive recreation areas. As detailed on the attached proffer statement, cash proffers will offset any impacts the project may have on park facilities.

VIII. Water and Sewer

The Property will be serviced by private wells and drainfields on each of the lots.

IX. Environment

The project's design will minimize the impact to the natural topography and vegetation located on the Property and Applicant intends to utilize low impact development methods to

address storm water management matters on the site to the extent reasonably practical and feasible for the development of the site. There are wetlands and streams on the site, but none will be disturbed for the project. They are located within the preserved open space or along the lot lines to the extent practicable. Those located on lots will be protected by easements.

X. Housing

The project will enhance the County's stock of single family detached dwelling units in this area of the County. Also, as noted above this will provide a new diversity of housing stock to the immediate area and similar projects have successfully sold homes in the nearby vicinity at River Glen and Woods at Catharpin. With an anticipated average sales price of \$675,000 per unit, the proposal meets market expectations for this area of the County. As described below in the Fiscal Impact Analysis, the proposed homes exceed County cost per unit, and assist in offsetting overall cost of County services.

Impacts on existing residences in the vicinity of the Property will be mitigated through appropriate buffering. The open space areas will provide scenic buffering along the property lines, as depicted on the GDP. Further, the projected value for units should enhance surrounding property values.

XI. Transportation

Ramey Kemp & Associates, Inc. (RKA) has performed a Traffic Impact Analysis dated January 26, 2017, as amended, entitled "River Road Residential - Traffic Impact Analysis", which is enclosed herewith and is a material part of this application and marked as Exhibit B (the "TIA"). The TIA for this proposed neighborhood, which consists of 39 single-family lots on the north side of Route 618 (River Road) between Route 620 (Spotswood Furnace Road) and Musket Ridge Lane.

The capacity analysis results for the unsignalized intersection of River Road at Spotswood Furnace Road indicates that the intersection currently operates at LOS A during the AM and PM peak hours. Under no-build conditions, the intersection is expected to continue to operate at LOS A during the AM and PM peak hours. Under build conditions, the intersection is expected to operate at LOS B during the AM peak hour and LOS A during the PM peak hour. No improvements are warranted or recommended at this intersection.

The capacity analysis results for the proposed unsignalized intersection of River Road at Neighborhood Driveway indicates that the minor street left-turn movement is projected to operate with short delays (less than 25 seconds) during the AM and PM peak hours at build-out of the neighborhood, and the queue lengths are expected to be one vehicle or less. No improvements are warranted or recommended at this intersection.

Both study intersections are projected to operate acceptably at build out of the neighborhood and no off-site roadway improvements are warranted or recommended.

The project will generate 221 VPD of overall trips on a daily basis, including 37 during a.m. peak hours and 45 during p.m. peak hours. A County traffic impact analysis nor VDOT 527 analysis is required for this project as it is projected to generate minimal impacts based on VDOT traffic generating models. We have further provided cash proffers to offset any additional impacts the project may have on transportation facilities.

XII. Fiscal Impact Analysis

The Applicant retained the professional services of S. Patz and Associates, Inc. to perform a fiscal impact analysis (“FIA”) of the project. A copy of the FIA is attached hereto and marked as Exhibit C. The FIA includes an analysis for revenue projections of the project at full build-out, both for on site development and off-site expenditures from residents of the project. The total revenue generated from the project was then compared with expected County costs to provide services to the residents of the proposed development. As noted above, the average home in this subdivision is expected sell on average at \$650,000-\$700,000 per unit. The FIA concludes an annual net fiscal impact of \$244,000 at full build-out, all as shown on the FIA.

XIII. Community Meeting

Pursuant to County requirements, the Applicant and its representatives held a community meeting on January 26, 2017 at Resurrection Lutheran Church to introduce and discuss the project with surrounding property owners. We addressed several questions from members of our community and believe the meeting went well. Exhibit D attached hereto provides a list of attendees.

EXHIBIT A

Generalized Development Plan

See attached GDP entitled “Barrington Subdivision TM 11-A-9 Generalized Development Plan for Rezoning”, prepared by Fairbanks & Franklin, dated February 6, 2017, as last revised July 18, 2017.

EXHIBIT B

Traffic Impact Analysis

EXHIBIT C

Fiscal Impacts Analysis entitled “Market, Fiscal Impacts & Proffer Analyses Barrington Subdivision Spotsylvania County, Virginia”, prepared by S. Patz and Associates, Inc., dated June 2017.

EXHIBIT D

List of community meeting attendees

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