



County of Spotsylvania

Department of Planning

Staff Report

Rezoning # R16-0057
(Courtland Voting District)

Board of Supervisors

September 12, 2017

Planning Commission
Recommendation: Denial – Vote 4-3

Staff Recommendation: Approval with the proffer statement dated July 18, 2017

Project: R17-0003 (RO17-0003) Barrington

Owner/Applicant: Gloria C. Bear and L. Eugene Bear/
John Rayl and Robert Shircliff

Request: The applicants request a rezoning of 197.774 acres from Rural (RU) to Planned Residential Rural 2 (PRR-2) with proffers for Barrington, a single family detached residential neighborhood of 39 lots.

Tax Map Parcel: 11-A-9

Location: The property is located at 13210 Spotswood Furnace Road which is located on the northwest quadrant of the Spotswood Furnace Road (Route 620) and River Road (Route 618) intersection. The property has frontage along River Road and Spotswood Furnace Road.

Zoning Overlay: Reservoir Protection Overlay District
River Protection Overlay District

Future Land Use
Designation: Rural Residential

Historic Resources: The property lies within the area associated with the Chancellorsville Battlefield. Field located Civil War earthworks are identified on the Generalized Development Plan.

Date Application Deemed
Complete: February 23, 2017

Community Meeting: A community meeting was held on January 26, 2017 to discuss the Barrington rezoning. Concerns raised at the meeting primarily related to traffic safety along River Road.

Figure 1: Zoning Map

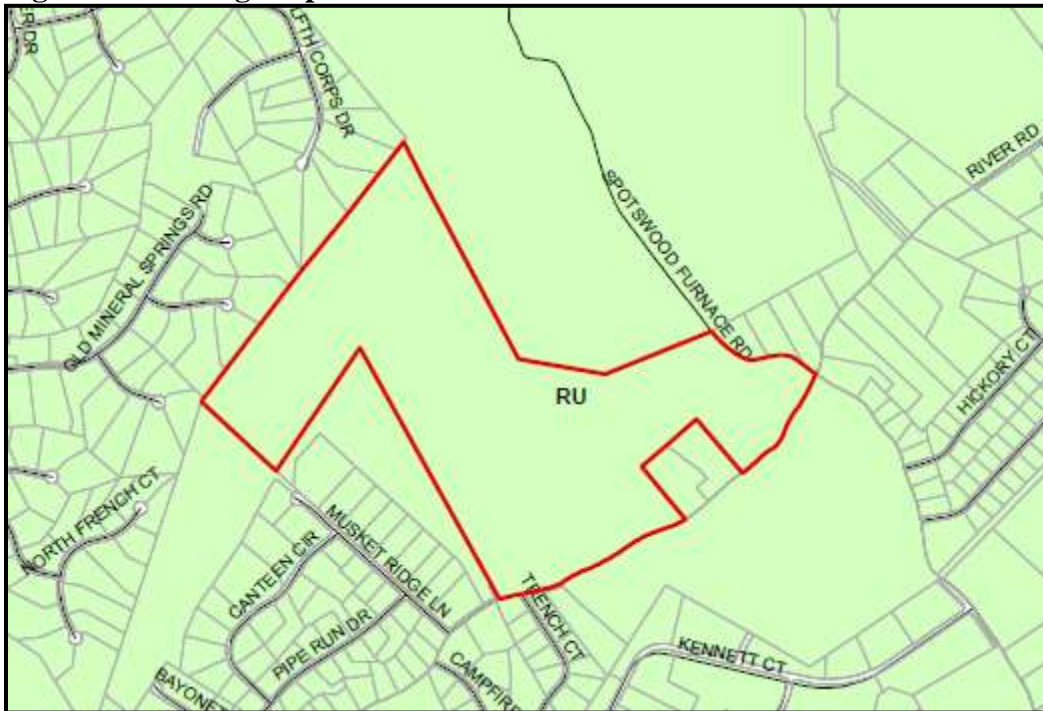


Figure 2: Aerial Map (2013)



I. The Site

The property consists of one parcel identified as Tax Map #11-A-9, which is approximately 197 acres located on the northwest quadrant of the River Road and Spotswood Furnace Road intersection. The property is currently zoned Rural (RU) and is the remnant of a by-right subdivision known as Woodland Manor which is adjacent to the subject parcel. The remnant parcel has a by-right potential of only one lot and in order to increase the development potential a rezoning is necessary (see Table A). The property lies adjacent to the south of The Estates of Chancellorsville, east of the Woodland Manor subdivision, west of a 496 tract of RU zoned property and north of a 100 tract of RU zoned property. This property is designated on the Future Land Use Map in the Comprehensive Plan as Rural Residential and is within the River Protection Overlay District which allows residential development to occur at a density of one (1) unit per five (5) acres or greater.

Table A		
BY-RIGHT DEVELOPMENT POTENTIAL		
Parcel	Units	Residents
11-A-9	1*	3

*10 vpd for single family detached

II. Project Proposal

The applicants are the contract purchasers of the property and are requesting to rezone the entire 197 acre parcel from Rural (RU) to Planned Residential Rural 2 (PRR-2) with rural viewshed preservation. The proposal creates a total of 39 clustered single family detached lots with over 107 acres preserved as open space. The project's proposed density of one (1) unit per five (5) acres is consistent with the River Protection Overlay District requirements and less intense than what is permitted by the Rural Residential future land use designation of one (1) unit per two (2) acres.

- A. Generalized Development Plan (GDP)** –The development will be accessed from River Road including a 100' right turn taper into the development. Public roads will be provided within the development and in accordance with VDOT's Secondary Street Acceptance Requirements (SSAR), a future connection is provided at the development's northern property line to the adjacent 496 acre tract of land. The lots range in size from 2 to 2.92 acres and each will be served by individual well and septic systems. Wetlands, the small whorled pogonia, and Civil War earthworks have all been identified on the property and are contained within the 107 acres of preserved open space. The project area set aside for open space exceeds the minimum amount required by both the PRR and River Overlay districts by more than nine (9) acres. In accordance with the PRR rural viewshed design standards, a scenic buffer is provided along the project's frontage on River Road. The buffer will ensure the preservation of the existing tree line protecting the viewshed along River Road. The scenic buffer is 100' in width exceeding the PRR district's minimum 75' buffer requirement.

B. Fiscal Impact Analysis – The applicant provided a Fiscal Impact Analysis (FIA) which asserts the Barrington project will be built out within approximately seven (7) years with average home prices of \$675,000 and above. The applicant’s FIA states Barrington is expected to generate approximately \$244,000 in on site and off site revenue for the County. Staff completed a separate fiscal impact analysis utilizing the County’s model with an assumed assessed value of \$557,083. The assumed value is based on the average assessed value of homes in the River Glen subdivision which is a comparable development and happens to also be a product of the Barrington applicants. Based on the assumed value of \$557,083, the County’s model projects the Barrington development will generate \$105,918 in County tax revenue annually at the project’s build out. While the County’s model projects less revenue generation than the applicant’s FIA, both analyses are trending positive.

C. Proffer Statement Summary – The applicants have provided a proffer statement dated July 18, 2017 for the Planning Commission and Board of Supervisors’ consideration. Staff evaluated the proffers according to the parameters established in VA Code Section 15.2-2303.4, consistency with Comprehensive Plan Levels of Service and identified projects within the County’s FY 2018 – FY 2022 Capital Improvements Plan (CIP). Below is an itemized list of the submitted proffers including a summary and staff analysis in italics.

- i. General Development** – The applicant commits to develop the property in conformance with the Generalized Development Plan (GDP) last revised July 18, 2017. Minor modifications may be made in order to address engineering/design requirements to fulfill Federal, State and local requirements.

Staff is supportive of the language as proposed as this is an “onsite proffer” which addresses the impacts within the boundaries of the property to be developed. The GDP identifies the areas to be preserved as open space including Civil War earthworks and environmentally sensitive areas in addition to the right turn lane into the development.

- ii. Use** – The applicant commits the property shall be developed solely for single family detached residential use for no more than 39 lots as shown on the GDP. The property shall not be used for any other uses allowed in the PRR-2 District except for authorized accessory uses.

Staff is supportive of the language as proposed as this is an “onsite proffer” which addresses the impacts within the boundaries of the property to be developed.

- iii. Covenants** – The applicant will encumber the property with a declaration of conditions covenants, restrictions and easements and establish a homeowner’s association.

Staff is supportive of the language as proposed as this is an “onsite proffer” which addresses the impacts within the boundaries of the property to be developed.

- iv. Transportation** – The applicant will dedicate 30’ of right of way along River Road and Spotswood Furnace Road as shown on the GDP.

Staff is supportive of the language as proposed as this is an “onsite proffer” which addresses the impacts associated with the additional vehicle trips generated by Barrington and is consistent with the County’s Thoroughfare Plan. The right of way dedication is within the boundaries of the property to be developed.

- v. Open Space** – The applicant will preserve in perpetuity over 107 acres of the property as open space which will be maintained by the homeowner’s association.

The preservation of open space is consistent with Comprehensive Plan goals related to preservation natural and historic resources. Staff is supportive of the language as proposed as this is an “onsite proffer” which addresses the impacts within the boundaries of the property to be developed.

- vi. Cash Proffers** – The applicant has committed to pay a total cash contribution of \$6,152.41 (\$161.91 per unit above and beyond the by-right unit) in order to mitigate the project’s impact on Public Safety and Parks and Recreation.

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.

Barrington will generate additional demands on Public Safety. There is existing capacity at F&R Station 5 sufficient to accommodate the projected calls associated with this development. There is a Fire Training & Logistics Center identified in the CIP that will serve the County as a whole and for which a capacity need exists. In order to determine the impact of Barrington on Public Safety that is specifically attributable to the new residential development, staff calculated the County’s population inclusive of the projected Barrington population in order to determine the per capita costs associated with this public facility. The applicant has proffered to contribute \$46.22 per unit for public safety which is reasonable and legally acceptable based on staff’s analysis.

Additionally, Barrington will have an impact on Parks and Recreation facilities for which capacity needs exist as identified by Level of Service Standards in the Public Facilities Element of the Comprehensive Plan and for which there are capital projects identified in the CIP. These facilities include the Marshall Center Auditorium Upgrades, Ni River Park, Belmont - Passive Park, Livingston Community Center and the Patriot Park Playground. In order to determine the impact of Barrington on Parks and Recreation that is specifically attributable to the new residential development, staff calculated the County's population inclusive of the projected Barrington population in order to determine the per capita costs associated with this public facility. Staff calculated the project's expected impact based on current capacity of the Parks and Recreation facilities and the Level of Service Standards identified in the County's Comprehensive Plan. The applicant has proffered to contribute \$115.69 per unit for Parks and Recreation which is reasonable and legally acceptable based on staff's analysis.

III. Staff Analysis

A. Transportation Analysis – The intersection is currently controlled by stop signs on Spotswood Furnace Road. River Road is uncontrolled. A Traffic Impact Analysis (TIA) was completed in 2017 for the Barrington project by Ramey Kemp & Associates at the request of the County. Currently, the River Road & Spotswood Furnace Road intersection operates at a Level-of-Service (LOS) A in the AM and a LOS A in the PM. The development when fully built will generate 390 vehicle trips-per-day and the TIA also assumed 100 additional trips (490 vpd total) to account for the ten (10) by-right lots of the adjacent property to which a future connection is provided. The highest number of trips will occur during the PM peak hour. During this time approximately 45 trips would be generated by the development, 28 entering and 17 exiting. At build out, the intersection will operate at a LOS A in the AM and a LOS B in the PM peak period.

The Department of Motor Vehicles (DMV) records show that from 2013 to 2015 there have been a total of 5 reported collisions within 500 feet of the River Road and Spotswood Furnace Road intersection. A total of 5 collisions within this specified time period is a low number which does not meet thresholds for improvements or signalization of the intersection.

The impact of the Barrington project to the existing road network is minimal. The intersection and roadways at build out will continue to operate at acceptable levels of service. The County Traffic Engineer has reviewed the TIA and concurs with the applicant's engineer that no transportation improvements are warranted by the proposed development. While the analysis indicated no transportation improvements are required, the Barrington project will add vehicles to the local rural, two lane roadway network. The project includes a 100' right turn taper on River Road in order to provide safer turning movements into the development and allow through vehicles

to freely continue along River Road. The 100' right turn taper is identified on the GDP.

B. Comprehensive Plan – Please find below a summary of Barrington's impact on each component of the Comprehensive Plan. A complete Comprehensive Plan Analysis can be found in Appendix.

- i. Land Use** – Barrington is within an area of the County designated for Rural Residential development and is within the River Protection Overlay District which has a density of one (1) unit per five (5) acres. Barrington proposes a cluster development with a density of one (1) dwelling unit per five (5) acres and preserves over 55% of the total property in open space for a total of 107 acres. Barrington exceeds the open space requirements of the PRR-2 District, helping to preserve sensitive historical and environmental resources on site. Additionally, the proposal is consistent with the existing development patterns established in the area including Woodland Manor and Pipe Run.
- ii. Transportation** – Based on the Traffic Impact Analysis (TIA), traffic generated by the Barrington project (39 lots) at build out will have a limited impact on the existing Levels of Service (LOS) during both the AM and PM peak periods. Currently, the River Road and Spotswood Furnace Road intersection operates at a LOS A in the AM and a LOS A in the PM. At build out, the intersection will continue to operate at a LOS A in the AM and a LOS B in the PM peak period. Per the County's Transportation Plan 90% of secondary roads outside the Primary Development Boundary should operate at no less than a LOS C at peak hours. The Barrington project will add approximately 390 daily trips to the roadway network and potentially 10 additional trips should the adjacent parcel develop and connect. A total of 490 daily trips is a low volume of traffic and will not affect the local roadway network in a manner that is inconsistent with the transportation policies.

iii. Public Facilities

- 1. Public Schools** – For purposes of the Public Facilities Plan, school capacity is the key Level of Service indicator. Barrington is projected to generate a total of 22 students which is comprised of 10 elementary, 5 middle and 7 high school students. While Barrington will impact County schools, there is existing capacity in Chancellor Elementary, Chancellor Middle, and Riverbend High schools sufficient to accommodate the students projected to be generated by this development. 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 public schools due to the existing capacity at the affected schools. Please refer to Appendix B-Approved Development Analysis to see the cumulative impact to public schools.

2. **Fire, Rescue, and Emergency Services** – The Barrington development is projected to generate five (5) calls annually and will be served by F&R Station 5, which is located approximately three (3) miles from the project. F&R Station 5 call capacity is 2,500 and the current call volume is 1,078 and, therefore, it has existing capacity to accommodate the development. For purposes of the Public Facilities Plan, the primary Level of Service indicator is response time which is driven by station location, equipment availability and staffing levels. While the Level of Service goal is to achieve a 1 : 11,000 ratio of stations per capita, the County's current ratio is 1 : 12,000. 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 a County wide facility for Fire, Rescue, and Emergency Services. Please refer to section II.C.vi for a complete summary and analysis of the proffered cash contribution. Please refer to Appendix B- Approved Development Analysis to see the cumulative impact to Fire, Rescue and Emergency Services.
3. **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. The Barrington development's impact to the Sheriff's Office is estimated to be approximately 36 calls for service annually. 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 due to existing capacity.
4. **Solid Waste Collection & Disposal** –The Public Facilities Plan indicates a convenience site's population should be within five miles of the site. Barrington is approximately 6.5 miles away from both the Wilderness Convenience Center and the Chancellor Convenience Center which falls short of the County's standard. The Livingston Landfill has capacity to remain open until approximately 2083-2085 and is projected to accommodate additional residential development based on population projections. Consistent with the Code of Virginia, Sec. 15.2-2303.4, the applicant has not offered any proffer to offset the impact of their development on Solid Waste Collection. Solid Waste Collection & Disposal does not meet the definition of "public facility" as defined in the Virginia Code and would therefore be deemed "unreasonable" for the applicant to provide any mitigation.
5. **Water and Sewer Facilities** – the Barrington development is located outside the Primary Development Boundary and therefore has no impact on water and sewer facilities.
6. **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 15-30 minute drive outside the Primary Development Boundary and Barrington is within 20 minutes or less to each library facility which falls within the acceptable range. Consistent with the Code of Virginia, Sec. 15.2-2303.4, the applicant has not offered any proffer to offset the impact of their development on Libraries. Library facilities do not meet the definition of "public facility" as defined in the Virginia Code and would therefore be deemed "unreasonable" for the applicant to provide any mitigation.

7. 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 Barrington 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 II.C.vi for the complete summary and analysis of the cash contribution.

iv. Historic Resources – The project area and surroundings fall within property associated with the Chancellorsville Battlefield. While the property was completely timbered in the past, a field study identified Civil War earthworks within the southwestern area of the property. The proposal protects the earthworks within the open space area and the applicant has proffered to preserve the entire amount of open space (107 acres) in perpetuity. Additionally, Native American artifacts have been discovered in the larger area as per the Virginia Department of Historic Resources records. While timbering activity took place, there is no evidence of significant ground disturbance. A cultural resource study could potentially unearth significant archaeological resources.

v. Natural Resources – The applicant surveyed the project area for unique and/or endangered resources, specifically the small whorled pogonia. The project design protects the sensitive areas within the open space and the applicant has proffered to preserve the open space in perpetuity. Further, the applicant has supplied a hydrogeology study to verify sufficient supply. Results of the study suggest sufficient water should be available in the local aquifer to supply individual residential wells while acknowledging that more advanced testing would be required to confirm this.

IV. Findings

In Favor:

- A.** The Barrington project is consistent with the Comprehensive Plan with respect to land use, transportation, public facilities and historic and natural resources goals and policies but for the level of service standards for Solid Waste Facilities as identified in Section III.B.iii.4 (See findings against item “A” below.)
- B.** The applicant has proffered cash contributions in order to mitigate capital facility impacts which are specifically attributable to the project and which are legally acceptable by the Board per the parameters established by VA Code Section 15.2-2303.4 as described in Section II.C.vi.
- C.** The Barrington project will provide a 100’ right turn taper on River Road in order to provide safe turning movements into the development and allow passing traffic to freely continue along River Road.
- D.** Based on the County’s model, the Barrington development will generate approximately \$106,000 in annual revenue at the build out.

Against:

- A.** The Public Facilities Plan indicates a solid waste convenience site’s population should be within five miles of the site. Barrington is approximately 6.5 miles away from both the Wilderness Convenience Center and the Chancellor Convenience Center which falls short of the County’s standard.
- B.** Although the River Road and Spotswood Furnace Road intersection will continue to operate at an acceptable level of service at the project’s build out, the development will produce an additional 490 vehicle trips per day that will impact the larger County road network.
- C.** Although there is currently existing school capacity, the development will impact County schools in the future by approximately 22 additional students.
- D.** Archaeological resources may exist on the property but, to date, no cultural resources study has been completed.

V. Conclusions & Recommendations

The Barrington development creates a 39 lot single family detached subdivision which is consistent with County goals and policies from a land use perspective and is expected to generate revenue for the County. The project design exceeds minimum requirements with respect to the preservation of open space and transportation with the installation of the right turn taper. The project’s attributable impact on capital facilities is mitigated by the

applicants' proffered cash contribution which staff finds reasonable and acceptable. Based on the proposal's consistency with the Comprehensive Plan and the findings in favor noted above, staff recommends approval of the rezoning request with the proffered conditions dated July 18, 2017.

Planning Commission Update

The Planning Commission held a public hearing on August 16, 2017. At the meeting, concerns were raised by the public primarily related to traffic and environmental impacts. Noting concerns with adding traffic to River Road, Mr. Thompson made a motion to deny the request, seconded by Mr. Smith. The motion passed with a 4-3 vote. Please find below points of clarification to questions raised at the Planning Commission meeting.

- The applicant's Traffic Impact Analysis (TIA) was based on a scoping session with the County's traffic engineer. The TIA analyzed the intersection of River Road and Spotswood Furnace Road and showed that at full build out the intersection's LOS would remain an "A" in the AM peak period and would be reduced to a LOS B in the PM peak. The TIA did not analyze the Spotswood Furnace Road and Route 3 intersection or the River Road and Route 3 intersection as they both are located further than 2 miles from the project. The 2 mile parameter is consistent with the scoping guidelines for VDOT TIAs.
- The distribution of traffic at the River Road and Spotswood Furnace Road intersection was questioned at the meeting. Please see details below. The majority of traffic in the AM and PM peaks is traveling on River Road.

AM Peak		PM Peak	
Traveling East on River Road	58% (242 vehicles)	Traveling East on River Road	19% (82 vehicles)
Traveling West on River Road	13% (52 vehicles)	Traveling West on River Road	59% (255 vehicles)
Traveling South on Spotswood Furnace Road	28% (117 vehicles)	Traveling South on Spotswood Furnace Road	18% (79 vehicles)
Traveling North on Spotswood Furnace Road	1% (4 vehicles)	Traveling North on Spotswood Furnace Road	4% (17 vehicles)

- Some of the proposed lots include steep slopes (exceed 15%), wetlands and some driveways cross the wetlands. The Code requires each lot to have a minimum of 10,000 sf of area free of steep slopes, wetlands, RPA and floodplains. The proposed lots are a minimum of 2 acres in size. The lot area requirements must be demonstrated at the site plan stage. Further, any wetland crossings will require the appropriate permitting which is part of the site plan review process.
- Concerns were raised related to nonpoint source pollution to the Rappahannock River, Laroque Dam Run and Pipe Dam Run. Based on the proposed lot sizes and the

amount of preserved open space, the run off water will be contained and addressed on site. There are no expected impacts with respect to nonpoint source pollution.

- Questions were raised as to whether the development rights of the subject parcel had been transferred to another development. Spotsylvania County does not have a transfer of development rights program. In 2015, the Bear tract of land was approximately 230 acres and was subdivided into nine (9) by right lots known as the Woodland Manor subdivision. The by right subdivision exhausted the development potential of parcel and left a residual piece totaling 197 acres which is the subject of the Barrington rezoning request.

Spotsylvania County Government

Appendix A

Comprehensive Plan Analysis

Barrington Rezoning Comp Plan Analysis

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

The proposal is located outside of the Primary Development Boundary; outside the limits of public water and sewer service. Lands outside the limits of the Primary Development Boundary are primarily envisioned for rural and agricultural land uses and densities. The proposal, envisioned to be located at Tax Map # 11-A-9 has a Rural Residential land use designation. As per the Comprehensive Plan the Rural Residential category encompasses most of the area outside the Primary Development Boundary. In general, Rural Residential development has a density of one unit per two acres and greater, including large lot residential, cluster development, farms, and forestland. These properties are served by private wells and septic systems. The preservation of land through conservation easements or preservation methods defined by the County Code may also be appropriate within this land use. It is good to acknowledge that the proposed zoning designation of Planned Rural Residential (PRR) is well suited to the Rural Residential land use designation. As per Spotsylvania County Code Sec. 23-6.27.1. Purpose and Intent, The Planned Rural Residential district (PRR) 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. The proposed PRR-2 zoning associated with the Barrington proposal is consistent with maximum density goals of the rural residential land use designation on the future land use map, establishing a maximum density of one (1) dwelling unit per five (5) acres and a twenty (20) percent rural preservation area. The project location within the River Protection Overlay District bumps the open space up to fifty (50%) percent. The project proposal exceeds the open space requirements, helping preserve sensitive historic and environmental resources onsite.

The Barrington proposal considering use and density is CONSISTENT with the Rural Residential land use designation envisioned for the area.

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

Introduction and Vision:

Guiding Principles and Policies B.2. Development projects seeking increased residential density and/or non-residential intensity should address impacts that are specifically attributable to the proposed development; B.3. Development projects seeking increased residential density and/or non-residential

Barrington Rezoning Comp Plan Analysis

intensity should address its impacts on the infrastructure of the County. The proposal considers and mitigates impacts upon public facility demands and public infrastructure specifically attributable to the proposed development within the parameters established in VA Code Sec. 15.2-2303.4.

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. The entire project area and surroundings fall within property associated with the Chancellorsville Battlefield. Past Outer Connector related studies have identified earthworks and deemed them likely eligible as National Register of Historic Places designation worthy (DHR ID 44SP0342). Additionally Native American artifacts have been discovered in the larger area as per Virginia Department of Historic Resources records. The applicant notes no additional historically significant site have been field located other than those identified and that the site has been extensively timbered and disturbed in the past. Staff acknowledges over 50% of the project area will be preserved as open space consistent with rural character preservation and environmental protection goals and requirements of the River Protection Overlay District. The proposal avoids development impacts upon historic civil war earth works by including them in an open space area.

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

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). A minimum 20% open space rural preservation area requirement applies to the proposed PRR-2 zoning designation proposed. Due to the project location within the River Protection Overlay District, the minimum required open space is increased to 50%. The project proposal exceeds the open space required. This open space helps preserve some of the rural forestal character and protects historic and naturally sensitive areas within the project area. The applicant has supplied a hydrogeology study to verify sufficient supply. Results of the study suggest sufficient water should be available in the local aquifer to supply individual residential wells while acknowledging that more advanced testing would be required to confirm this.

As per project narrative, the applicant intends to utilize low impact development methods to address stormwater management to the extent feasible onsite.

Land Use:

Future Land Use Map Designation: This project is consistent with residential development outside the limits of the Primary Development Boundary and the Rural Residential land use designation.

Barrington Rezoning Comp Plan Analysis

Land Use Policies Applicable to All Land Uses #1. Rezoning proposals should address impacts that are specifically attributable to the development. The proposal considers and mitigates impacts upon public facility demands and public infrastructure specifically attributable to the proposed development within the parameters established in VA Code Sec. 15.2-2303.4.

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. As depicted on the GDP, Tree buffers and extensive preserved open space onsite including but not limited to environmentally sensitive features will help preserve existing vegetation onsite and rural character.

Residential Land Use Policies # 1. Residential subdivisions should provide interparcel connections to adjoining undeveloped properties and connect to developments at existing interparcel access points, where possible, to help improve the connectivity of the transportation network. An interparcel connector road has been provided to afford the opportunity for future connectivity to a large adjacent parcel (TM #11-A-6) fronting Spotswood Furnace Road. This is consistent with Secondary Street Acceptance Requirements for VDOT road acceptance. If developed in the future, this connection results in a potential second means of routing and distributing traffic away from a single point of access.

Residential Land Use Policies # 3. Residential infill development should maintain the neighborhood character established by the existing subdivisions. Proposal is generally consistent with the existing development patterns established in the area (examples incl. Woodland Manor, Estates of Chancellorsville) consistent with the rural land use designation.

Residential Land Use Policies #4. For residential development outside of the Primary Development Boundary particular care should be paid to preserving the character of the viewsheds along rural roads and buffering to existing agricultural properties. Extensive open space areas have been reserved along the entire length of project frontage along Spotswood Furnace Road and the eastern and western project limits along River Road. A scenic buffer of 100' has been reserved along River Road, providing additional setback and screening of the development from River Road. The entire development footprint is surrounded by open space areas and buffers ranging from 50' to 100' or more. Overall the type of development proposed is consistent with the land use designation in the area and as a result complements the large lot rural residential development pattern and character established nearby.

Transportation:

Transportation Policy 1.3. Achieve no less than a "C" Peak Hour Level of Service on 90% of County secondary roads outside of the Primary Development Boundary as shown on the Thoroughfare Plan. Levels of Service standards have been set higher in the rural area to ensure the rural character of the area is not degraded by development. Results of the project Traffic Impact Analysis (TIA) show road impacts resulting from a build out scenario remain consistent with Levels of Service goals during both AM and PM peak periods.

Barrington Rezoning Comp Plan Analysis

Historic Resources:

Historic Resources Policy 2. The County should support projects that consider and mitigate the impact of development projects on historic and cultural resources during the rezoning, special use, and capital project planning processes. Policy 2.1. Development applications and staff reports should identify historic and cultural resources in proximity to proposed rezoning, special use, or capital project, and evaluate the impacts of the project in the resources in question. The entire project area and surroundings fall within property associated with the Chancellorsville Battlefield. Past Outer Connector related studies have identified earthworks and deemed them likely eligible as National Register of Historic Places designation worthy (DHR ID 44SP0342). Additionally Native American artifacts have been discovered in the larger area as per Virginia Department of Historic Resources records. The applicant notes no additional historically significant site have been field located other than those identified and that the site has been extensively timbered and disturbed in the past. Staff acknowledges over 50% of the project area will be preserved as open space consistent with rural character preservation and environmental protection goals and requirements of the River Protection Overlay District. The proposal avoids development impacts upon historic civil war earth works by including them in an open space area.

Natural Resources:

Natural Resources Policy 1. Balance the protection of environmental resources and natural wildlife habitats with development. Policy 1.1. The County should support the mitigation of impacts upon unique and/or endangered resources including rare species and their habitats as part of the development review process. The applicant has surveyed the project area for unique and/or endangered resources and has designed the project considerate of such resources.

Natural Resources Policy 1.3. Encourage land development practices, which minimize impervious cover to promote groundwater recharge, and/or tree preservation. A minimum 20% open space rural preservation area requirement applies to the proposed PRR-2 zoning designation proposed. Due to the project location within the River Protection Overlay District, the minimum required open space is increased to 50%. The project proposal exceeds the open space requirements. This open space helps preserve some of the rural forestal character and protects historic and naturally sensitive areas within the project. As per project narrative, the applicant intends to utilize low impact development methods to address stormwater management to the extent feasible onsite.

Natural Resources Policy 2. Protect the County's potable water resources. The applicant has supplied a hydrogeology study to verify sufficient supply. Results of the study suggest sufficient water should be available in the local aquifer to supply individual residential wells while acknowledging that more advanced testing would be required to confirm this.

Spotsylvania County Government

Appendix B

Future Development Analysis

		Residential Projects with Future Buildout																		
Voting District	CP Dev_Dist	Date Approved	Project Name	Final Approved 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				534	0	0	0	1623	138	70	98	200	Brock Rd	Ni River	Riverbend	7
Chancellor	RD		Estates of Chancellorsville*					74	0	0	0	225	19	10	14	28	Chancellor	Ni River	Riverbend	5
Chancellor	RD		Estates of Elys Ford*					231	0	0	0	702	60	30	42	86	Chancellor	Ni River	Riverbend	5
Chancellor	RD/PSD		Saw Hill*					63	0	0	0	192	16	8	12	24	Wilderness	Ni River	Riverbend	5
Berkeley	RD	1/16/2008	Estates at Buckingham*					42	0	0	0	128	11	5	8	16	Berkeley	Post Oak	Spotsylvania	3
Lee Hill	PSD	2/2/2011	Pelhams East*					43	0	0	0	131	11	6	8	16	Lee Hill/Cedar For	Thornburg	Massaponax	11
Livingston	PSD	1/11/2013	The Woods of Catharpin*					11	0	0	0	33	3	1	2	4	Wilderness	Ni River	Riverbend	2
Livingston	RD	2/20/2013	Whitehall*					60	0	0	0	182	15	8	11	22	Brock Rd	Ni River	Riverbend	7
Berkeley	RD	2/20/2013	Tanglewood Estates*					14	0	0	0	43	4	2	3	5	Riverview	Post Oak	Spotsylvania	8
Battlefield	PSD	10/2/2013	The Estates at Kingswood*					34	0	0	0	103	9	4	6	13	Battlefield	Chancellor	Chancellor	4
Salem	PSD	10/21/2015	Breckenridge Farms*					52	0	0	0	158	13	7	10	19	Courthouse	Freedom	Chancellor	4
Courtland	PSD	1/12/2016	Avalon Woods*					98	0	0	0	298	25	13	18	37	Salem	Chancellor	Chancellor	6
Berkeley	RD	4/22/2009	Anna Vista Sec 2*					10	0	0	0	30	3	1	2	4	Livingston	Post Oak	Spotsylvania	1
Berkeley	RD	3/14/2016	Pennington Estates*					13	0	0	0	40	3	2	2	5	Courtland	Spotsylvania	Courtland	1
Livingston	RD	8/13/2002	Pamunkey Point	47	0	0	0	21	0	0	0	64	5	3	4	8	Livingston	Post Oak	Spotsylvania	9
Battlefield/Lee Hill	PSD	11/26/2002	Lee's Parke	1437	0	0	795	531	0	0	186	1891	175	89	125	233	Parkside	Spotsylvania	Courtland	1/4
Livingston	RD	2/25/2003	Sunrise Bay	89	0	0	0	35	0	0	0	106	9	5	6	13	Livingston	Post Oak	Spotsylvania	9
Courtland	PSD	11/9/2004	Regency at Chancellorsville	0	0	0	294	0	0	0	151	225	0	0	0	28	-	-	-	5
Courtland	RD	12/14/2004	Glenhaven/River Glen	74	0	0	0	37	0	0	0	112	10	5	7	14	Chancellor	Chancellor	Riverbend	5
Courtland	PSD	11/14/2006	Reserve at C'ville (Crossing at C'ville)	122	0	0	0	121	0	0	0	368	31	16	22	45	Chancellor	Chancellor	Riverbend	5
Battlefield	PSD	7/8/2008	Lafayette Crossing	0	110	0	0	0	21	0	0	51	6	3	3	6	Spotswood	Battlefield	Massaponax	4
Lee Hill	PSD	7/14/2009	Mallard Landing	0	150	0	0	0	116	0	0	280	36	15	17	34	Cedar Forest	Freedom	Massaponax	11
Courtland	PSD	11/10/2009	Spring Arbor (River Crossing)	0	0	0	62	0	0	0	33	49	0	0	0	6	-	-	-	6
Battlefield	PSD	12/8/2009	Summerfield	83	44	0	0	63	39	0	0	286	28	13	17	35	Spotswood	Battlefield	Chancellor	4
Livingston	PSD	4/12/2011	Keswick	150	90	240	184	150	90	240	184	1305	89	40	53	160	Robert E. Lee	Spotsylvania	Spotsylvania	1
Berkeley	PSD	10/11/2011	Ni Village	0	164	773	0	0	164	773	0	1547	123	51	63	190	Riverview	Spotsylvania	Massaponax	8
Lee Hill	PSD	2/14/2012	Lakeside	0	100	0	0	0	61	0	0	147	19	8	9	18	Spotswood	Battlefield	Massaponax	4
Lee Hill	PSD	8/14/2012	Brooks	0	4	0	0	0	2	0	0	5	1	0	0	1	Cedar Forest	Freedom	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/Livingston	PSD	7/9/2013	Spotsylvania Cthse Village	395	205	900	50	395	205	834	50	3012	243	110	144	370	RE Lee/Courtland	Spotsylvania	Courtland	1
Berkeley	PSD	8/13/2013	Crossroads Station Apt	0	0	610	0	0	0	610	0	909	57	24	31	112	Cedar Forest	Freedom	Massaponax	11
Lee Hill	PSD	9/10/2013	New Post	219	104	102	0	219	104	102	0	1068	98	42	60	131	Cedar Forest	Freedom	Massaponax	11
Livingston	RD	9/24/2013	Fortune's Landing	49	0	0	0	49	0	0	0	149	13	6	9	18	Wilderness	Ni River	Spotsylvania	5
Lee Hill	PSD	12/10/2013	The Silver Collection Apt	0	0	274	0	0	0	274	0	408	26	11	14	50	Riverview	Thornburg	Massaponax	4
Courtland	PSD	1/14/2014	Villas at Harrison Crossing (Barley Woods)	0	0	0	130	0	0	0	130	194	0	0	0	24	-	-	-	5
Lee Hill	PSD	1/28/2014	Heritage Woods	697	180	183	0	697	180	183	0	2825	252	122	163	348	Parkside	Spotsylvania	Courtland	1/4/8
Berkeley	PSD	6/24/2014	Ni River Comm. Church/Courtland Park	89	0	0	0	89	0	0	0	271	23	12	16	33	Courtland	Spotsylvania	Courtland	1
Battlefield	PSD	6/24/2014	Southpoint Landing	0	0	830	0	0	0	830	0	1237	78	32	42	152	Parkside	Thornburg	Massaponax	4
Chancellor	RD	9/9/2014	Legends of Chancellorsville	218	0	0	0	218	0	0	0	663	56	28	40	82	Brock Rd/Chan.	Ni River	Riverbend	5/7
Lee Hill	PSD	12/9/2014	Wheatland	0	98	0	0	0	98	0	0	236	30	13	14	29	Lee Hill	Thornburg	Massaponax	11
Chancellor	PSD	12/9/2014	Thorburn Estates	59	0	0	0	59	0	0	0	179	15	8	11	22	Wilderness	Freedom	Riverbend	10
Lee Hill	PSD	6/23/2015	Jackson Village	0	596	1289	385	0	596	1289	385	3931	304	126	152	483	Lee Hill	Thornburg	Massaponax	4
Courtland	PSD	11/12/2015	Retreat at C'ville	0	0	0	192	0	0	0	192	286	0	0	0	35	-	-	-	5
Berkeley	PSD	12/8/2015	Alexander's Crossing	518	971	888	230	518	971	888	230	5581	515	227	281	686	Riverview	Thornburg	Massaponax	11
Berkeley	RD/PSD	1/26/2016	Plantation Woods	132	0	0	0	132	0	0	0	401	34	17	24	49	Courtland	Spotsylvania	Massaponax	1
Livingston	RD	5/24/2016	Goodwin Cove	35	0	0	0	35	0	0	0	106	9	5	6	13	Livingston	Post Oak	Spotsylvania	9
Berkeley	PSD	3/14/2017	Cedar Forest	29	0	0	0	29	0	0	0	88	7	4	5	11	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	26	Cedar Forest	Thornburg	Massaponax	11

*By-right subdivisions

TOTALS
Total unbuilt residential units

4757 2647 6023 1541 32111 2644 1211 1589 3950

14,968

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

Unbuilt units updated 10/21/2016
Projects added 2/13/2017

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			
Elementary	0.2577	0.3072	0.094
Middle	0.1307	0.1286	0.0386
High	0.1832	0.1453	0.0507
Fire and Rescue	0.124 calls per capita		

Fire & Rescue Station	Capacity	Current			Future		
		Annual Call Volume* (July 1, 2015 - June 30, 2016)	Volume vs Capacity	% Residential Calls	New Calls	Volume w/new	Volume w/new vs Capacity
1	2500	1789	711	61%	821	2610	-110
2	2500	681	1819	67%	4	685	1815
3	2500	613	1887	68%	16	629	1871
4	2500	3394	-894	66%	1010	4404	-1904
5	2500	1078	1422	93%	342	1420	1080
6	2500	3576	-1076	59%	43	3619	-1119
7	2500	735	1765	62%	263	998	1502
8	2500	944	1556	62%	311	1255	1245
9	2500	468	2032	70%	38	506	1994
10	2500	1201	1299	76%	22	1223	1277
11	2500	1758	742	64%	1047	2805	-305
Total	27500	16237	11263	59%	2848	20153	7347

Population

132010

July 1, 2016 Census Estimate

*call volume does not include mutual aid to surrounding jurisdictions

Calls per capita 0.124

School	Enrollment*	Total Capacity	Remaining Capacity		Future New Students	Enrollment w/New		**Projected Capacity/Deficiency
Battlefield Elementary	618	833	215		9	627		206
Berkeley Elementary	268	353	85		11	279		74
Brock Road Elementary	656	907	251		181	837		70
Cedar Forest Elementary	746	936	190		223	969		-33
Chancellor Elementary	424	455	31		147	571		-116
Courthouse Road Elementary	813	907	94		13	826		81
Courtland Elementary	526	789	263		182	708		81
Harrison Road Elementary	791	936	145		0	791		145
Lee Hill Elementary	652	807	155		340	992		-185
Livingston Elementary	420	504	84		20	440		64
Parkside Elementary	773	936	163		506	1279		-343
Riverview Elementary	685	907	222		972	1657		-750
Robert E. Lee Elementary	514	585	71		210	724		-139
Salem Elementary	629	815	186		25	654		161
Smith Station Elementary	713	986	273		0	713		273
Spotswood Elementary	512	641	129		53	565		76
Wilderness Elementary	744	936	192		47	791		145
Countywide Elementary	10484	13233	2749		2939	13423		-190
Battlefield Middle	802	807	5		24	826		-19
Chancellor Middle	849	857	8		38	887		-30
Freedom Middle	780	948	168		95	875		73
Ni River Middle	764	774	10		162	926		-152
Post Oak Middle	726	948	222		244	970		-22
Spotsylvania Middle	876	907	31		443	1319		-412
Thornburg Middle	739	790	51		427	1166		-376
Countywide Middle	5536	6031	495		1433	6969		-938
Gates Program	23	90	67		0	23		67
Chancellor High	1299	1427	128		41	1340		87
Courtland High	1146	1265	119		461	1607		-342
Massaponax High	2022	1830	-192		737	2759		-929
Riverbend High	1919	1995	76		258	2177		-182
Spotsylvania High	1157	1611	454		367	1524		87
Countywide High	7566	8218	652		1864	9430		-1212
TOTAL	23586							

*Final School Enrollment as of 10/1/2016

**Based on current school district boundaries

Spotsylvania County Government

Appendix C

Capital Facilities Impact Analysis

R17-0003 Barrington

Spotsylvania Population * 132,010

Barrington Population (3.04/lot)

of lots 38 (Reduced by 1 by right lot)

Projected Barrington Population 116 115.52 (round </.49 down and >/.5 up & insert in B7)

Total Population 132,126

	Hard Cost	Per Capita
Parks and Recreation		
Marshall Center Auditorium Upgrades	\$304,000	\$2.30
Ni River Park	\$3,370,000	\$25.51
Belmont - Passive Park	\$420,000	\$3.18
Livingston Community Center	\$715,000	\$5.41
Patriot Park - Playground	\$198,700	\$1.50

Fire

Fire Training and Logistics Center	2,000,000	\$15.14
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Total Impact Per Capita	\$53.04
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Barrington Total Impact (116 people)	\$6,152.41
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Barrington Total Impact per Unit (38 Lots)	\$161.91
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*Spotsylvania population per Census Data July 1, 2016

DISCLAIMER: The information provided is Spotsylvania County staff's analysis of Barrington's impact on public facilities. The information provided is neither a recommendation nor suggestion.