



# **County of Spotsylvania**

## **Department of Planning**

### **Staff Report**

Rezoning # R17-0006  
(Courtland Voting District)

### **Planning Commission**

**December 6, 2017**

Staff Recommendation: Approval with Proffer Statement dated November 14, 2017.

Project: R17-0006 (RO17-0006) Spring Arbor II

Owner/Applicant: Timber W.F. Gronau, M. Clay Dickinson and Braver, L.L.C. / HHHunt

Request: The applicants request a rezoning of approximately 3.99 acres from Residential 1 (R-1) to Commercial 2 (C-2) with proffers to allow for a memory care/assisted living facility and up to an 8,000 square foot multi-tenant commercial use pad site.

Tax Map Parcel: 13-A-73 and 13-A-74

Location: The property is located at 1804 Bragg Road and 5300 River Road, which is located at the southwest corner of the River Road (Route 618) and Bragg Road (Route 639) intersection.

Zoning Overlay: Reservoir Protection Overlay District  
River Protection Overlay District

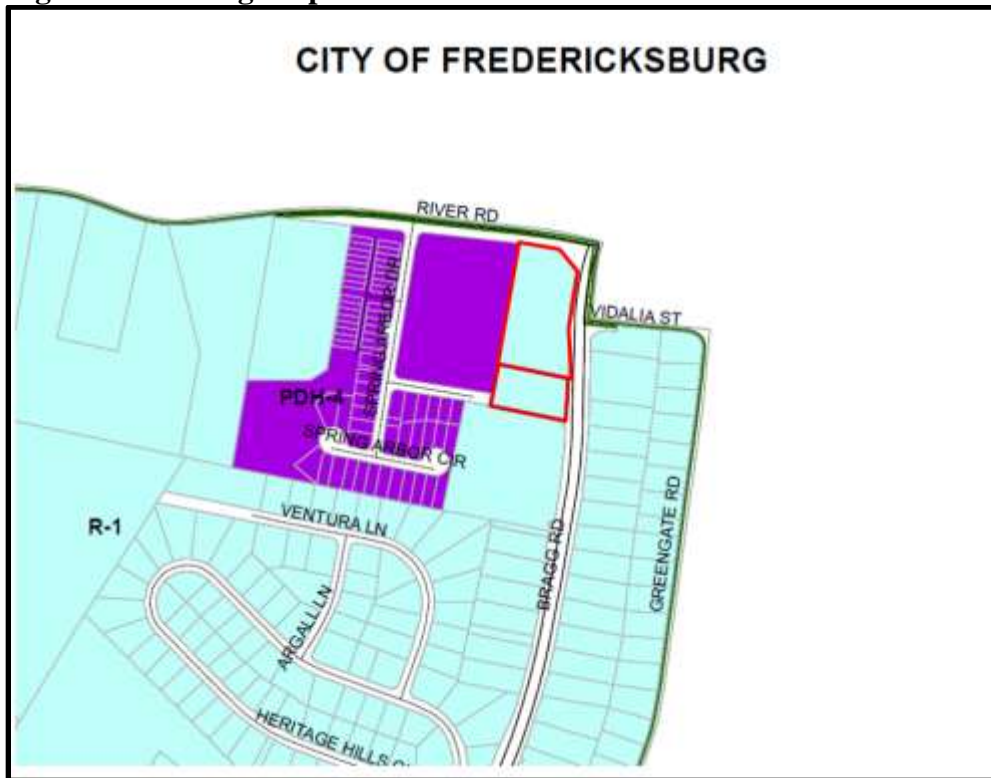
Future Land Use Designation: Low Density Residential

Historic Resources: The project area and surroundings are documented by the Virginia Department of Historic Resources as lands associated with the Salem Church Battlefield.

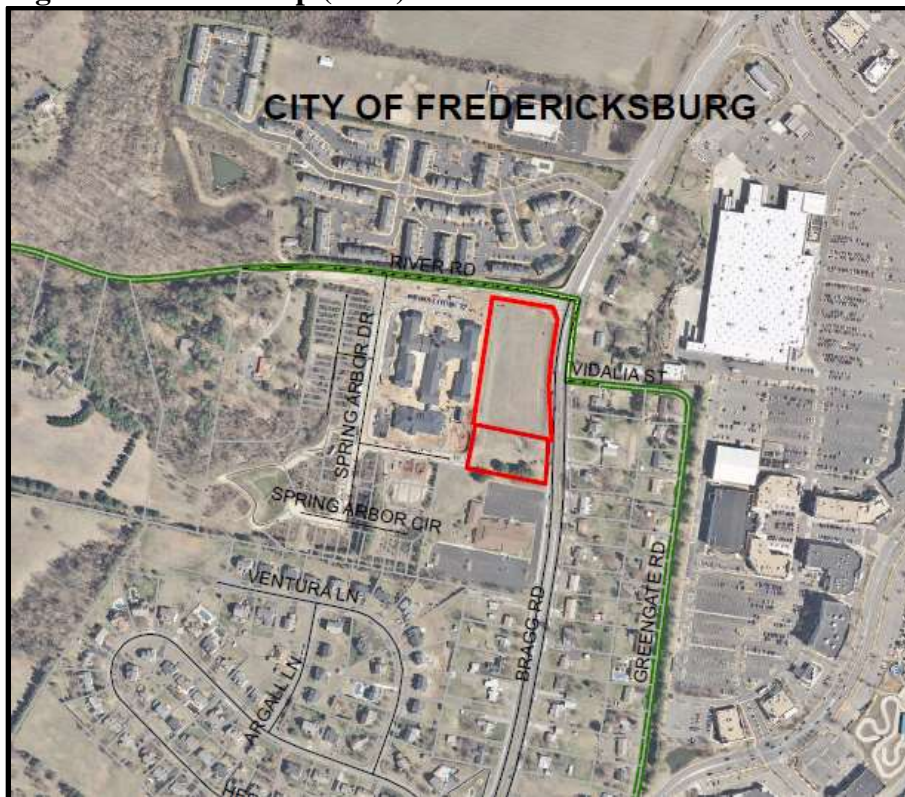
Date Application Deemed Complete: May 31, 2017

Community Meeting: A community meeting was held on April 20, 2017 to discuss the Spring Arbor II rezoning. Concerns raised at the meeting primarily related to traffic and the unknown use for the commercial use pad site.

**Figure 1: Zoning Map**



**Figure 2: Aerial Map (2013)**



## **I. The Site**

The property consists of two separate tax parcels totaling approximately four (4) acres currently zoned Residential 1 (R-1) and located at the corner of Bragg Road and River Road adjacent to the existing Spring Arbor memory care facility. North of the site across River Road is a multi-family development within the Fredericksburg City limits and immediately south of the site is the Church of Latter Day Saints with residential development further south. On the east side of Bragg Road is residential development with commercial uses located closer to the Bragg Road and Plank Road intersection to the south. Directly adjacent to the west is the existing Spring Arbor development. Spring Arbor was approved in 2009 as a Planned Development Housing District which included 30 age-restricted attached and 33 age-restricted detached lots and a memory care facility as a secondary use. While this segment of Bragg Road is currently predominately residential, it is reasonable to expect a transition to commercial uses given the commercial uses that have established to the south and the existing memory care facility.

## **II. Project Proposal and Generalized Development Plan Analysis**

The property owners (Timber W.F. Gronau, M. Clay Dickinson and Braver, L.L.C.) and applicant (HHHunt) request to rezone the property from Residential (R-1) to Commercial 2 (C-2) to allow for a 30,000 square foot memory care/assisted living facility and an up to 8,000 square foot retail/commercial multi-tenant pad site. The existing 100 bed Spring Arbor memory care facility is currently 96% occupied. The applicant indicates there is a strong market demand for memory care/assisted living units in this area. In fact, in 2014 a proffer amendment was approved to increase the number of beds in the existing facility from 90 to 100 in response to market demands at that time. With the proposed facility an additional 48 beds will be added to the inventory.

Access to the site will be provided by a right in/right out with a right turn taper on Bragg Road which will safely keep turning vehicles out of the flow of traffic. A second point of access will be via an internal connection to Spring Arbor Lane within the existing Spring Arbor development which has a full access (left/right turn) on River Road. The proposed entrance and improvements for the development meet VDOT standards. From Bragg Road, an access drive will extend into the property and essentially divide the site in half to accommodate the memory care facility on one side and the multi-tenant building on the other. An internal access road, running parallel to Bragg Road will connect to the existing Spring Arbor Lane. A landscaped street buffer will be provided along both Bragg Road and River Road with internal landscaping within the site and along both sides of the access road. Sidewalks from within the site will extend to connect to the existing sidewalk on Bragg Road and connect to the internal sidewalk network within the Spring Arbor development. Potential underground storm water detention facilities are identified on the GDP; however those details will be finalized during the site plan process.

The proposed development will generate approximately 410 trips a day with between 60 to 65 trips during the peak hour periods (AM and PM). The peak period Level of Service (LOS) on Bragg Road is a "B" between River Road and Plank Road. The existing LOS for River Road is "F"; however VDOT recently made safety improvements on River Road to

improve visibility and reduce the potential for crashes. Additionally, River Road is wider in this location between Spring Arbor Drive and Bragg Road. While some traffic generated from this development will utilize the Spring Arbor connection, the majority of traffic, approximately 80%, will access the site from Bragg Road. The existing Spring Arbor development at the time of rezoning was anticipated to generate 720 trips per day that were mitigated with new road improvements which included an east bound right and west bound left turn lane on River Road. It is important to note, the west bound left turn lane was not required by the original Spring Arbor development but instead a proffered improvement by the applicant. Given that the current commercial proposal is limited to a multi-tenant building and a maximum of 8,000 square feet the new traffic generated can be accommodated with the existing improvements and the proposed right turn taper on Bragg Road. The levels of service for both Bragg Road and River Road will not be degraded with the additional traffic from this development.

The project area and surroundings are documented by the Virginia Department of Historic Resources as land associated with the Salem Church Battlefield and River Road is designated as a Scenic Byway. The site and surroundings have been previously cleared and disturbed therefore any historic context or character has been altered.

The applicant conducted a community meeting on April 20, 2017. At that meeting, citizens raised concerns related to the existing traffic and the impact the proposed development will have on traffic. Additionally, citizens were concerned with the unknown user of the commercial pad site and its potential impacts on traffic and the surrounding area. As noted, the project will generate approximately 410 vehicle trips per day which will not warrant transportation improvements or degrade the LOS for Bragg Road. The applicant is proposing a limited access on Bragg Road including a right in/right out with a right turn taper to safely move turning vehicles out of the flow of traffic. With respect to the commercial user, since the community meeting the applicant has worked with staff to address those concerns. The applicant has proffered conditions which limit the permitted uses that may occupy the site and further limit the pad site to a multi-tenant building no more than 8,000 square feet. With the applicant's proffered conditions on uses and size, one could expect to see a multitenant building with potentially several different uses. A freestanding restaurant or convenience store would not be permitted based on the applicant's proffered conditions, which are further outlined below. Staff originally shared the concerns of the citizens with respect to the appropriateness of intense commercial uses in this location but with the applicant's proposed multi-tenant building and limited uses those concerns have been minimized. The commercial multi-tenant building will provide local commercial/retail uses to serve the residents of the assisted living facility and the nearby neighborhoods some without having to drive.

### **III. Proffer Analysis**

The applicant has submitted a proffer statement for the Planning Commission and Board of Supervisors' consideration dated, November 14, 2017. Staff analysis is provided below in italics and the document has been approved as to form by the County Attorney's Office.

- A. General Development Plan – The applicant proffers to develop the site in conformance with the Generalized Development Plan (GDP) entitled “Spring Arbor II Rezoning/Generalized Development Plan” dated February 2017 and last revised October 4, 2017.

*Staff is supportive of the language as proposed as the GDP identifies the size and scale of the proposed development in addition to limited access on Bragg Road which are generally consistent with land use and transportation goals and policies identified in the Comprehensive Plan. Additionally the improvements identified on the GDP are consistent with the existing development patterns and adjacent uses.*

- B. Limited Uses – The applicant proffers to develop as a memory care/assisted living facility and up to an 8,000 square foot multi-tenant (e.g. 2 or more users) commercial pad site including permitted commercial uses under the County’s Commercial 2 (C-2) District. The applicant further proffers the following uses shall not be permitted on the property

- |  |   |
|--|---|
| 1. Amusement arcade                          | 13. Indoor commercial                                   |
| 2. Animal shelter                            | recreation/athletic facilities                          |
| 3. Auction establishment                     | 14. Live entertainment, indoor                          |
| 4. Billiards/pool hall                       | 15. Micro-brewery, winery, cidery,                      |
| 5. Car wash                                  | distillery  |
| 6. Contractor’s offices and shop             | 16. Miniature golf                                      |
| 7. Convenience store                         | 17. Private school                                      |
| 8. Eating establishment, carry out/fast food | 18. Public school                                       |
| 9. Funeral home                              | 19. Repair service establishment                        |
| 10. Garden center                            | 20. Theater   |
| 11. Hospital                                 | 21. Vehicle light service establishment                 |
| 12. Hotel, motel                             | 22. Veterinary hospitals/services                       |
|  | 23. All special uses identified within the C-2 District |

*Staff is supportive of the language as proposed. This segment of Bragg Road is predominately residential; however it is reasonable to expect Bragg Road to transition to commercial given that a transition has already begun at the southern end near Plank Road. With that in mind, some uses may be more compatible and less impactful than others. Staff is supportive of the limited uses proposed by the applicant and is also supportive of limiting the commercial pad site to develop as a multi-tenant building up to 8,000 square feet. This will ensure that a free standing restaurant or free standing convenience store will not develop on the site which would not be consistent with the character and intensity of the surrounding area. As previously noted, with the proffered conditions one could expect to see a multi-tenant building with several different commercial uses. The permitted uses that could occupy the multi-tenant building are low impact uses which are expected to be compatible with the surrounding area. The remaining permitted uses are listed below:*

- |                          |  |
|--------------------------|--|
| 1. Adult day care center | 4. Assisted living facility                          |
| 2. Antique shop          | 5. Business service and supply service establishment |
| 3. Art and craft studio  |  |

6. Child care center
7. Convent, monastery, seminary and nunnery
8. Cultural center, museum or similar facilities
9. Eating establishment
10. Financial institution
11. Medical care facility
12. Nursing home

13. Offices
14. Personal service establishment
15. Public facility/use
16. Quasi- public park, playground, athletic field and related facilities
17. Retail sales establishment
18. Scientific research and development establishment
19. Shopping center

- C. Architectural Features – The applicant proffers to construct the memory care/assisted living facility in conformance with the architectural rendering provided entitled, “Concept Elevations, Fredericksburg Cottages” dated April 28, 2017. Additionally, the applicant commits to specific standards related to the design, architectural features and materials to be utilized on the proposed multi-tenant building.

*Staff is supportive of the language as proposed. The proffered memory care/assisted living facility elevations are compatible with the existing Spring Arbor facility and development. The proposed multi-tenant building will also be compatible with the Spring Arbor development. The criteria identified for the multi-tenant building mimics components of the County’s Design Standards Manual architectural requirements within the Highway Corridor Overlay District.*

- D. Transportation – The applicant proffers to dedicate right of way along Spring Arbor Lane and Bragg Road as identified on the GDP.

*Staff is supportive of the language as proposed. The right of way dedication will accommodate the entrance improvements along Bragg Road and the internal connection to the existing Spring Arbor development.*

Covenants – The applicant proffers to record a declaration of conditions, covenants and restrictions on the property in order to protect the value and desirability of the property, develop in a consistent manner and provide for the maintenance of all landscaping and amenities.

*Staff is supportive of the language as proposed.*

#### **IV. Findings**

##### **In Favor:**

- A. While the commercial component of the project is not consistent with the Low Density Residential land use designation, single-family residential development would not be favorable on this site due to the size and shape of the parcel and the proximity to the busy intersection of Bragg and River Road.

- B. Given the adjacent existing Spring Arbor facility and the adjacent church to the south, the site is “bookended” by uses that create an appropriate location for the commercial proposal along with the memory care/assisted living facility.
- C. The applicant has proffered limited uses and design criteria for the multi-tenant building as well as the memory care/assisted living facility to ensure the developed site will be compatible with the surrounding area with respect to scale and intensity.
- D. The proposed development will result in an increase in real property tax revenue and an increase in tax revenue of the proposed business uses.

**Against:**

- A. The project is located within the Low Density Residential land use designation and the commercial component of the project does not align with the Low Density Residential goals and policies.
- B. While the applicant has proffered limited uses and design criteria for the multi-tenant building, there is still a level of uncertainty related to the commercial component.
- C. Although the south end of Bragg Road has begun to transition with more intense commercial uses and it is reasonable to expect that the north end will transition. To date the north end is developing with less intensity and the uses are more compatible with the existing residential development. The introduction of speculative commercial has the potential to accelerate the commercial transition of the north end of Bragg Road with the introduction of more intense commercial uses.

## **V. Conclusions & Recommendations**

Although the proposal is not completely consistent with the Low Density Residential land use designation, it is consistent with the existing surrounding uses and development patterns. The applicant has limited the commercial impact and intensity with proffered conditions and design commitments and the memory care/assisted living facility is simply an expansion of the existing facility. With that and the findings in favor outlined above, staff recommends approval of the request with the Proffer Statement dated November 14, 2017.

Spotsylvania County Government

# Appendix A

Comprehensive Plan Analysis



## **Spring Arbor II 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 within the Primary Development Boundary; area within which public water and sewer utilities will be provided. Lands within the limits of the Primary Development Boundary are intended to develop with higher residential densities and more intensive non-residential uses than outside of the boundary. By maintaining a Primary Development Boundary, the County encourages the most efficient use of the land while preserving the rural character and agricultural viability of those portions of the County outside the boundary.

The proposal, envisioned to be located at Tax Map # 13-A-73 and 13-A-74 has a Low Density Residential land use designation. As per the Comprehensive Plan the Low Density Residential designation is reserved for single family attached and detached residences typical in a suburban area. The overall density can be as high as four units per acre, but lower densities are also appropriate.

The proposed memory care/ assisted living facility is generally consistent with the land use designation considering such use is also an special use permit (SUP) option under the existing Residential-1 zoning. Considering Spotsylvania County Code Sect. 23-4.5.1, SUP's are considered generally compatible with other land uses permitted in a zoning district but which because of their unique characteristics or potential impacts on the surrounding neighborhood and the county as a whole, require individual consideration of their design, configuration, and/or operation at the particular location proposed. Whether via rezoning or SUP the assisted living/ memory care would appear to be an appropriate use under the low density land use category (where R-1 zoning is appropriate and where similar facilities enabled via SUP- generally compatible).

The commercial pad site does not align with the low density land use designation. However, low density residential would not appear to be favorable going forward in that site due to development changes in the immediate surroundings that have or would "box in" the corner with large commercial-like structures associated with the existing and proposed assisted living facility use. As a result of assisted living/ memory care compatibility with land use designation, road infrastructure, and existing Spring Arbor facility adjacent, the remaining corner lot site at the intersection of Bragg and River Road would no longer be compatible with adjacent uses or favorable to single family residential development. Surrounding development and corner lot location along the Bragg Road corridor warrants a deviation from the low density land use designation there as the character has changed (commercial type/ scale assisted living facility bldgs).

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Since its a “boxed in” corner, staff does not believe this project would justify concern for commercial sprawl up River Road (its a standalone “boxed-in” site). Additionally, the Primary Development Boundary presently terminates roughly 1/4th mile from the site to the west along River Road. The commercial pad site at the corner of River and Bragg Rd is effectively bookended by the Assisted Living facility to its south as proposed, and west as existing. Additionally the Church of Latter Day Saints is located to the south, and major thoroughfares in Bragg Rd and River Road bound in the project 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 A.1. Spotsylvania County is a “business friendly” community and local job creation is a priority.** Proposal is consistent with the County’s “business friendly” and jobs principles and policies.

**Guiding Principles and Policies B. Spotsylvania County is fiscally sustainable. Guiding Principles 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%.** Proposal is consistent with commercial tax base growth goals and expected to be revenue positive.

**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 intensity should address its impacts on the infrastructure of the County.** Proposal has been designed to mitigate expected project impacts upon the surrounding community and infrastructure.

**Guiding Principles and Policies B.3.a. 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.** As per project GDP, sidewalks were previously constructed along project boundaries, connecting neighboring properties as noted on the GDP. Sidewalk connections between the existing roadside sidewalks and the proposed structures have been included in the GDP whereby enhancing pedestrian accommodations about the site.

**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 applicant notes no known historic resources or cemeteries on the subject property. The project area and surroundings are documented by the Virginia Department of Historic Resources as lands associated with the Salem Church Battlefield (DHR ID 088-5181). The site has been previously cleared and disturbed with development having heavily altered the historic context and character of the area. Staff does not believe this site warrants further investigation and is not a candidate for preservation as a significant historic or cultural site. Staff notes the rezoning associated with adjacent Spring Arbor I development (R09-0002) had identified historic resources within previously undisturbed natural areas. Findings resulted from a

## **Spring Arbor II Rezoning Comp Plan Analysis**

Phase IA Cultural Resources Survey of the site. The site was protected as open space as part of the development review and approval process.

**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 considering the assisted living facility expansion that is a major component of this rezoning request.

**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).** Project not expected to degrade environmental quality in the area.

### **Land Use:**

**Future Land Use Map Designation:** The proposed memory care/ assisted living facility is generally consistent with the land use designation considering such use is also an special use permit (SUP) option under the existing Residential-1 zoning. Considering Spotsylvania County Code Sect. 23-4.5.1, SUP's are considered generally compatible with other land uses permitted in a zoning district but which because of their unique characteristics or potential impacts on the surrounding neighborhood and the county as whole, require individual consideration of their design, configuration, and/or operation at the particular location proposed. Whether via rezoning or SUP the assisted living/ memory care would appear to be an appropriate use under the low density land use category (where R-1 zoning is appropriate and where similar facilities enabled via SUP- generally compatible).

The commercial pad site does not align with the low density land use designation. However, low density residential would not appear to be favorable going forward in that site due to development changes in the immediate surroundings that have or would “box in” the corner with large commercial-like structures associated with the assisted living facility. As a result of assisted living/ memory care compatibility with land use designation, road infrastructure, and existing Spring Arbor facility adjacent, the remaining corner lot site at the intersection of Bragg and River Road would no longer be compatible with adjacent uses or favorable to single family residential development. Surrounding development and corner lot location along the Bragg Road corridor warrants a deviation from the low density land use designation there as the character has changed (commercial type/ scale assisted living facility bldgs). Since a “boxed in” corner would result from the Assisted Living Facility expansion, staff does not believe this project would justify concern for commercial sprawl up River Road (its a standalone “boxed-in” site). Additionally, the Primary Development Boundary presently terminates roughly 1/4th mile from the site to the west along River Road. The commercial pad site at the corner of River and Bragg Rd is effectively book-ended by the Assisted Living facility to its south and west, additionally Church of Latter Day Saints to the south, major thoroughfares in Bragg Rd and River Road.

As a result, the proposal will be reviewed in the lens of the commercial land use designation.

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**Land Use Policies Applicable to All Land Uses #1. Rezoning proposals should address impacts that are specifically attributable to the development.** Proposal has been designed to mitigate expected project impacts upon the surrounding community and infrastructure. Aesthetically, the applicant has proffered architectural elevations for the assisted living facility portion of the site and has committed to a number of commercial design standards general architectural features that are standard within the County's Highway Corridor Overlay District (this site is not within the HCOD) as a means to help better portray what to expect of the "Pad B" multitenant commercial building prior to approval. Prior to developing the property, the applicant agrees to place protective conditions, covenants, restrictions, and easements upon the property to help better assure responsible site development and long term maintenance.

**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.** Proposal complements adjoining properties. Aesthetically, the applicant has proffered architectural elevations for the assisted living facility portion of the site and has committed to a number of commercial design standards general architectural features that are standard within the County's Highway Corridor Overlay District (this site is not within the HCOD) as a means to help better portray what to expect of the "Pad B" multitenant commercial building prior to approval. Prior to developing the property, the applicant agrees to place protective conditions, covenants, restrictions, and easements upon the property to help better assure responsible site development and long term maintenance.

**Commercial Land Use Policy 2. New development should provide interparcel connections to adjoining properties, where appropriate, and should connect to existing interparcel access points. Commercial Land Use Policy 3. Sidewalks and paths between commercial and office buildings and through parking lots should be provided to ensure safe pedestrian routes, and, when possible, connect to FRED bus routes.** Sidewalks were previously constructed along project boundaries, connecting neighboring properties as noted on the GDP. Sidewalk connections between the existing roadside sidewalks and the proposed structures have been included in the GDP whereby enhancing pedestrian accommodations about the site.

**Commercial Land Use Policy 4. The County should encourage development patterns that redirect traffic patterns to alleviate congestion. Direct access to existing roads by individual uses or lots should be discouraged.** As depicted on the GDP, the project will be exclusively accessed via shared access points including an access point at Spring Arbor Lane and at Bragg Road. The two access points help distribute traffic to and from the site.

**Commercial Land Use Policy 6. Encourage the retention and expansion of existing business operations, as well as the attraction of new businesses and investment.** Proposal complements business expansion, investment, and attraction policy.

**Commercial Land Use Policy 7. Encourage non-retail operations.** The assisted living component of the project; the most significant element proposed supports the growth of non-retail operations. The commercial pad site offers numerous commercial uses (including retail). Given location and site

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limitations, the applicant has agreed to limit the number of Commercial 2 (C-2) uses as specified in the project proffers. However, a diverse range of uses are still available for the site and staff expects market forces will help drive the end user(s) in this location. These uses may change over time as is natural in a dynamic economic environment.

### **Transportation:**

**Transportation Policy #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. Transportation Policy #2. Ensure that new development does not degrade Levels of Service and mitigates its impact on the transportation network.** The applicant has mitigated transportation impacts via design to the satisfaction of the Virginia Department of Transportation. Access to the Property will be provided via Bragg Road where a right in/right out only is proposed and via Spring Arbor Lane. The project would not generate enough traffic to warrant a larger Traffic Impact Analysis (TIA) or VDOT 527 Analysis. Right of way dedication has also been proposed considerate of future road needs.

**Transportation Policy #2.5. 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 Policy #3. Promote alternative modes of transportation and multi-modal facilities to more effectively address demands on the transportation network.** Sidewalks were previously constructed along project boundaries, connecting neighboring properties as noted on the GDP. Sidewalk connections between the existing roadside sidewalks and the proposed structures have been included in the GDP whereby enhancing pedestrian accommodations about the site.

### **Historic Resources:**

**Historic Resources Policy #1. Encourage and promote the voluntary protection and preservation of scenic, historic, cultural, architectural, and archaeological resources. Historic Resources Policy #1.2. Support the preservation of resources with local, state, or national significance. Historic Resources Policy #2. The County should support projects that consider and mitigate the impact of development projects on historic and cultural resources during the rezoning, special use, and capital project planning process. Historic Resources Policy #2.1. Development applications and staff reports should identify historic and cultural resources in proximity to proposed rezoning, special use, or capital project, and evaluate the impacts of the project on the resources in question. Historic Resources Policy #2.3. The County should support the preservation of scenic and historic lands as a component of the rezoning actions through placing these resources in easements or dedicated open space.** The applicant notes no known historic resources or cemeteries on the subject property. The project area and surroundings are documented by the Virginia Department of Historic Resources as lands associated with the Salem Church Battlefield (DHR ID 088-5181). The site has been previously cleared and disturbed with development having heavily altered the historic context and character of the area. Staff does not believe

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this site warrants further investigation and is not a candidate for preservation as a significant historic or cultural site. Staff notes the rezoning associated with adjacent Spring Arbor I development (R09-0002) had identified historic resources within previously undisturbed natural areas. Findings resulted from a Phase IA Cultural Resources Survey of the site. The site was protected as open space as part of the development review and approval process.

### **Natural Resources:**

**Natural Resources Policy #1.3. Encourage land development practices, which minimize impervious cover to promote groundwater recharge, and/or tree preservation. Natural Resources Policy #1.10. Locate land uses where their tolerance is compatible with existing or proposed noise levels and/or reduce impacts through vegetative buffering or building design.** Project not expected to degrade environmental quality in the area. Tree plantings proposed as part of the landscape plan will surpass the amount of trees and shrubs presently on the site. This project will greatly enhance the tree cover considering current conditions. Proposed land uses not atypical considering the surrounding and envisioned land uses.