



County of Spotsylvania
Department of Planning
Staff Report

Rezoning # R18-0007 (RO18-0007)
(Courtland Voting District)

Board of Supervisors
November 15, 2018

Planning Commission
Recommendation: Approval with the proffer statement dated August 6, 2018

Staff Recommendation: Approval with the proffer statement dated August 6, 2018

Project: R18-0007 (RO18-0007) Regency Crossing

Owner/Applicant: Jean Masten Kelly and Joyce A. Taylor/
B-Farms Development, LLC

Request: The applicant requests a rezoning of approximately 2.69 acres from Residential 1 (R-1) to Residential 8 (R-8) with proffers to allow for a maximum of 21 single-family attached units known as Regency Crossing Townhomes.

Tax Map Parcel(s): 12-A-69J

Location: The property is located on the east side of Five Mile Road Extended (Route 675) approximately 550 feet north of the Plank Road (Route 3) and Five Mile Road Extended (Rt 675) intersection.

Zoning Overlay: Highway Corridor Overlay District
Reservoir Protection Overlay District

Future Land Use Designation: Commercial

Historic Resources: None identified

Date Application Deemed Complete: May 17, 2018

Community Meeting: A community meeting was held on April 12, 2018. Concerns raised at the meeting included the number of units, inconsistency with adjacent Regency Park Villas development, noise generated by the development and additional traffic.

Figure 1: Zoning Map

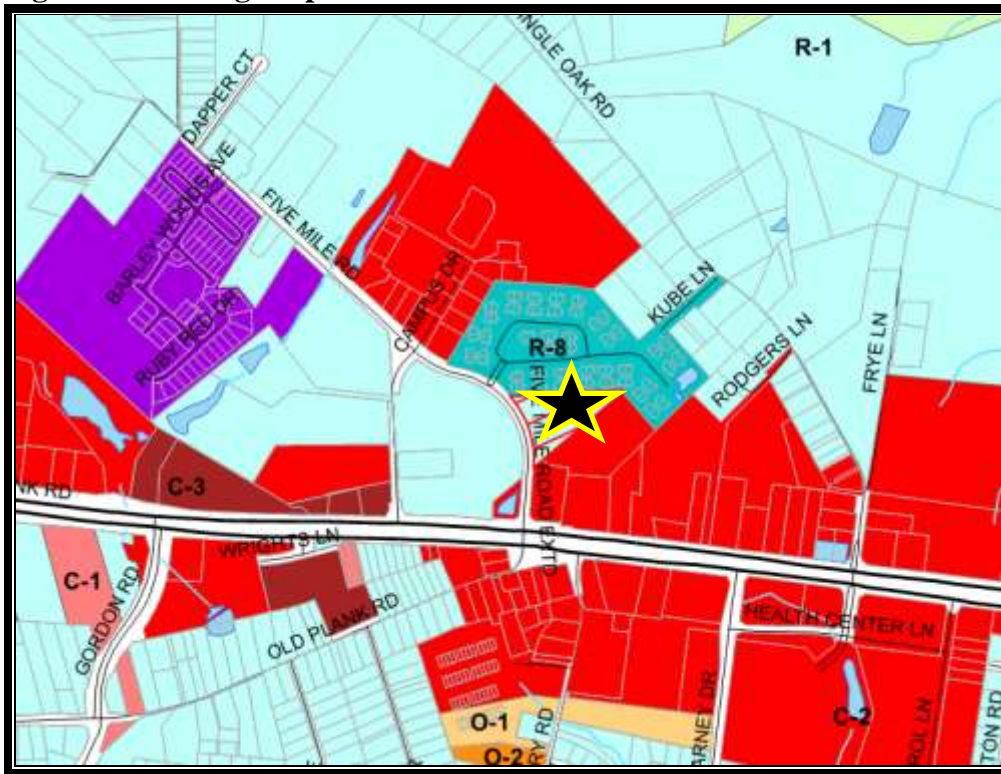


Figure 2: Aerial Map (2017)



I. The Site

The project site is a vacant and heavily vegetated property which is located on the east side of Five Mile Road Extended approximately 550 feet north of Plank Road. The parcel is 2.69 acres and currently zoned Residential 1 (R-1) with a by-right development of one (1) single family detached unit. The property is a pie shaped configuration which is wedged between the Rite Aid Pharmacy (currently vacant) and a self-storage facility to the south and the Regency Park Villas development to the north, which is zoned R-8 with 86 single family attached units at a density of five (5) units per acre. On the opposite side of Five Mile Road Extended is a 10 acre R-1 zoned property which is currently undeveloped.

II. Project Proposal

The applicant's request is to rezone approximately 2.69 acres from Residential 1 (R-1) to Residential 8 (R-8) to allow for 21 single family attached units at a density of 7.8 units per acre. A portion of the project area is located outside the Primary Development Boundary which is area where public water and sewer will be provided. Properties 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. As per Comprehensive Plan policy, if a project outside the Primary Development Boundary is able to connect to public water and sewer consistent with the Utilities Code, a Comprehensive Plan amendment is not required. Due to favorable topographic conditions, the project is able to connect to public water and provide gravity sewer to the serve the development; therefore a Comprehensive Plan amendment is not necessary. As identified in the Comprehensive Plan's Future Land Use Map, the project site is surrounded with a commercial and high density residential land use designations. The future land use designations in this area are generally reflective of existing zoning, proximity to the Route 3 commercial corridor and development within the immediate area. Considering the land use patterns, zoning, and location, the Comprehensive Plan would be supportive of either high density residential or commercial type development in this location. The applicant hosted a community meeting on April 12, 2018 and concerns were raised primarily related to the number of units, a perceived inconsistency with the adjacent Regency Park Villas development, noise and additional traffic. The applicant has attempted to address those concerns with the scale of the proposed buildings, enhanced landscaping and fencing identified on the Generalized Development Plan and described below.

- A. Generalized Development Plan (GDP)** –The proposed development will have one point of access from Five Mile Road Extended which will extend into the site as a private road. The proposed 21 townhome units are within three (3) buildings which will be three (3) stories in height except for units 13-21 which will be a two (2) story building. The two (2) story buildings are located on the northern portion of the property to maintain a more consistent scale to Regency Park Villas which are 1 ½ stories. All units will have a garage and individual driveways for parking and 10 additional parking spaces are provided on site for overflow guest parking. Approximately 1.4 acres of open space will be provided in addition to a tot lot for the development. The open space provided is more than double what is required by Code and includes a significant amount of existing vegetation to be preserved. A 10' buffer will be provided along the property line between the proposed

development and Regency Park Villas. As noted on the GDP, the 10' buffer will consist of existing vegetation and be supplemented with evergreen plantings, specifically one 8' evergreen planted every 5' within this buffer. Additionally, a 6' solid brown vinyl fence will be installed along the property line between the proposed development and Regency Park Villas, and lots 13 through 21 will have 6' privacy fences in the rear yards. The landscaping and fencing provided is an effort to address those concerns raised at the community meeting by the adjacent Regency Park Villas residents. Street trees are provided along the property's Five Mile Road Extended frontage and supplemental evergreen plantings are provided to complete a solid screen of vegetation between the proposed residential use and the adjacent commercial uses to the south. As noted, the development will be served by public water and sewer and facilities will be provided on site to address stormwater management needs. These details will be finalized at the site plan review stage.

B. Fiscal Impact Analysis – Regency Crossing will be a market rate project identified by the applicant's narrative with an average unit sales price of \$300,000. The applicant's Fiscal Impact Analysis estimates assessed values of \$292,678 for the three story single family attached units and \$247,227 for the two story models. The applicant provided a Fiscal Impact Analysis (FIA) which asserts Regency Crossing will generate \$25,374 annually at full build out. Staff completed a separate analysis utilizing the County's model with an assumed assessed value of \$244,520 (average of all townhouses located within the newer, comparable Lakeside and Lafayette Crossing developments). The County model projects a negative fiscal impact of \$33,836. Solely residential projects that may be considered affordable or more accessible to the median income buyer often result in a projected negative fiscal impact considering projected tax generation versus service demand costs.

C. Proffer Statement Summary – The applicant has provided a proffer statement dated August 6, 2018 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 2019 – FY 2023 Capital Improvements Plan (CIP). Below is an itemized list of the submitted proffers including a summary and staff's analysis in italics.

1. General Development – The applicant commits to develop the property in conformance with the Generalized Development Plan (GDP) last revised August 6, 2018. 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.

2. Use – The applicant commits the property shall be developed for no more than 21 single family attached units and shall not be developed for any secondary uses allowed under the R-8 District.

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.

- 3. Covenants** – The applicant will encumber the property with a declaration of conditions and covenants, restrictions and easements and establish a homeowner’s association. The homeowner’s association will be responsible for the maintenance of all fencing, landscaping, amenities, stormwater management facilities and common areas. The covenants shall also place limitations on the number and size of dogs permitted to reside in the development. No more than two 30 pounds or less dogs are permitted per unit and no dogs will be allowed to be left outside while the unit is unoccupied.

The language related to the dog limitations is the applicant’s attempt to address concerns raised at the community meeting. Neighboring owners expressed concerns that dogs would be left outside and bark while their owners were at work or elsewhere creating a nuisance. Enforcement of the covenants and restrictions will be the responsibility of the 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.

- 4. Open Space** – Approximately 1.4 acres of the property will be owned and maintained by the homeowner’s association as open space.

The applicant is providing more than double the required amount of open space thereby preserving existing vegetation and natural buffers to the adjacent development. The retention 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.

- 5. Recreational Amenities** – The applicant commits to install and construct a tot lot in the general location shown on the GDP.

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.

- 6. Cash Proffers and Escalation/De-Escalation Clause** – The applicant has committed to pay a total cash contribution of \$3,238 (\$154.19 per unit) in order to mitigate the project’s impact on Public Safety and Parks and Recreation. Additionally, the cash proffer will be adjusted annually to reflect any increase or decrease for the preceding year in the Consumer Price Index.

A cash contribution is an “offsite proffer” which is a proffer addressing an impact outside the boundaries of the property to be developed. The applicant may mitigate the development’s impacts on public facilities via a cash contribution if the facility meets the definition of “public facility” as defined in the Virginia Code and if the

development impacts capacity and levels of service and if the development will receive a material benefit from the proffer made.

The Regency Crossing project will generate additional demands on Public Safety and there is a capacity shortage at F&R Station 6 which will serve this development. A Fire Training & Logistics Center is 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 the Regency Crossing project, staff calculated the County's population inclusive of the projected project population in order to determine the per capita costs associated with the Fire Training & Logistics Center project. The applicant has proffered to contribute \$75.95 per capita for public safety which is reasonable and legally acceptable based on staff's analysis.

Additionally, the Regency Crossing project 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 and the Livingston Community Center. In order to determine the impact of the Regency Crossing project on Parks and Recreation that is specifically attributable to the new residential development, staff calculated the County's population inclusive of the projected 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 \$85.95 per capita for Parks and Recreation which is reasonable and legally acceptable based on staff's analysis.

7. Architectural Features – The applicant commits to provide the same architectural features as are on the front façade for the exterior walls of the units on Lots 1 through 7.

The orientation of the units on Lots 1 through 7 is such that the side and rear sides of the units will be visible to the public from Five Mile Road Extended. The addition of architectural features on the side and rear walls of these units is an aesthetic enhancement to the development. 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. Staff Analysis

A. Transportation Analysis – The Regency Crossing development will have one point of access on Five Mile Road Extended, which currently carries 1,233 average daily trips and operates at a Level of Service (LoS) B. The development will generate approximately 122 additional daily trips with 11 additional peak hour trips, which is not significant enough to degrade the level of service for Five Mile Road Extended by itself. Taking into account background traffic, a development known as Barley Woods is currently

under construction which will include 123 age-restricted attached and detached units. Additionally, on the north side of Regency Park Villas is commercially zoned property with 84,000 square feet of approved office space currently not constructed. The traffic generated by the approved Barley Woods development and the approved Regency Park office development will degrade the peak hour level of service from a LoS B to a LoS C. It should be noted that a proffer to construct a road connection between Five Mile Road Extended and Single Oak Road was accepted with the Regency Park rezoning approved in 2001. Construction of the road must be completed no later than the completion of the third office building (approximately 24,000 sf). The proffered connector road is expected to offset a degradation of levels of service created by the office use on Five Mile Road Extended once constructed.

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

1. Land Use – The Regency Crossing proposal is within an area of the County designated for commercial and high density residential development. A commercial land use designation consists of a variety of retail and office uses and a high density residential is considered an urban scale residential category that typically includes single family attached and multi-family housing at densities greater than four units per acre. The adjacent development, Regency Park Villas is reflective of the high density residential land use designation with a density of 5 units per acre. The applicant’s proposal is 21 attached units with a density of 7.8 units per acre. As previously noted, in order to maintain consistency with the Regency Park Villas development from a scale perspective, the adjacent units will be limited to 2-stories.

2. Transportation – At build-out the Regency Crossing development is expected to generate 122 Vehicles Per Day (VPD) and will not degrade the existing level of service. Traffic generated by the Barley Woods development currently under construction and the approved Regency Park office development are expected to degrade the level of service on Five Mile Road Extended from a LoS B to a LoS C once completed. Even with a LoS C, the County’s policy to maintain acceptable levels of service on public roads is met, given that a LoS D is acceptable for roads within the Primary Development Boundary.

3. Public Facilities

a) Public Schools – The Regency Crossing development is estimated to generate a total of approximately 12 students (6 elementary, 3 middle and 3 high school students). This development is districted for Harrison Road Elementary, Chancellor Middle and Riverbend High Schools. Based on student enrollment as of 10/1/2018 all three schools have capacity. Therefore, consistent with Code of Virginia, Sec. 15.2-2303.4, the applicant has not provided a cash contribution to offset the impact of their development on public schools.

- b) **Fire, Rescue, and Emergency Services (FREM)** – The Regency Crossing development is projected to generate 3 FREM calls annually and will be served by F&R Station 6, which is located one and a half (1.5) miles from the project. F&R Station 6 maximum call capacity is 2,500 and the FY2017 call volume was 3,902, indicating it is currently over capacity per the Comprehensive Plan’s goal of a maximum call capacity of 2,500 per station. 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.6 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.
- c) **Sheriff** – For purposes of the Public Facilities Plan, the Level of Service indicator is to maintain a 1:1,500 ratio of Deputies per capita. The County’s current ratio is 1:1,138 of Deputies per capita which exceeds the Level of Service standard. Consistent with the Code of Virginia, Sec. 15.2-2303.4, the applicant has not offered any proffer to offset the impact of their development on the Sheriff’s Office nor is a facility planned.
- d) **Solid Waste Collection & Disposal** –The Public Facilities Plan indicates a convenience site’s population should be within five (5) miles of the site. The Regency Crossing development is approximately two (2) miles away from the Chancellor Convenience Center consistent with this requirement. 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.
- e) **Water and Sewer Facilities** – A portion of the Regency Crossing development is located within the Primary Development Boundary and will be served by public water and sewer with existing connections in close proximity to the site.
- f) **Library Facilities** – For purposes of the Public Facilities Plan, the Level of Service standard for library facilities is 0.3 square foot per capita which equates to a total of 39,603 square feet. The County’s total gross square footage of library facility floor space is 41,800 square feet which exceeds the Level of Service standard. Library facilities should be within a 10-15 minute drive within the Primary Development Boundary. The Regency Crossing development is an approximate five (5) minute drive (2.1 miles) from the Central Rappahannock

Regional Library and an approximate 7 minute drive (2.7 miles) from the satellite library within the Spotsylvania Town Centre, both of which fall 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.

- g) Parks and Recreation Facilities** – The Public Facilities Plan sets out a Level of Service standard for parks, open space and recreation facilities per capita. Currently the County is not meeting the identified ratio standards for 11 out of 13 recreation services including multi-purpose fields, tennis courts, playgrounds, horseshoes, community centers, swimming pools, indoor recreation centers, trails, passive recreation space, golf and public meeting space. The projected population for the Regency Crossing 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.6 for the complete summary and analysis of the cash contribution.

4. Historic Resources – The Regency Crossing development is not expected to have any negative impacts on significant natural, historic, and cultural resources. While the site falls within the Chancellorsville Battlefield area the site has been previously cleared and disturbed and the surrounding development patterns have significantly altered the historic context of the area.

5. Natural Resources – The Residential-8 (R-8) zoning district requires a minimum 25% (.67 acres) open space of gross area and the project proposal exceeds this with 52% (1.4 acres) open space identified on the GDP. There are no streams, resource protection areas, or wetlands onsite. The majority of these open space areas are reserved for buffering and passive recreation opportunities.

IV. Findings

In Favor:

- A.** The Regency Crossing development is generally consistent with the Comprehensive Plan with respect to land use, public facilities and historic and natural resources goals and policies. The proposal is consistent with the surrounding high density residential development and countywide housing diversification goals envisioned by the high density residential land use designation.
- B.** The proposal limits impacts to the surrounding area with appropriately scaled buildings, landscaping, architectural features and fencing which will create an aesthetically enhanced development that will make it compatible with existing land uses. The development is providing more than double the required amount of open

space thereby preserving existing vegetation and natural buffers to the adjacent development.

- C. 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.

Against:

- A. The County's model projects a negative fiscal impact of \$33,836. However, solely residential projects that may be considered affordable or more accessible to the median income buyer often result in a projected negative fiscal impact considering projected tax generation versus service demand costs.

V. Conclusions & Recommendations

Based on the proposal's consistency with the Comprehensive Plan, the findings in favor noted above and the applicant's proffered commitments to address concerns raised by the community, staff recommends approval of the rezoning request with the proffered conditions dated August 6, 2018.

Planning Commission Meeting Update:

The Planning Commission held a public hearing on October 3, 2018. Several citizens spoke in favor and in opposition of the rezoning. Concerns raised by citizens during the public hearing related to the number of units and minimal buffers between the proposed development and the Regency Villas development. Other citizens also residing in the Regency Villas development expressed their support based on the efforts made by the applicant to address their initial concerns including buffers, fencing, reduced height of adjacent buildings and pet restrictions. Mr. Thompson made a motion to deny the request which was not seconded and failed. Mr. Newhouse made a motion to approve, seconded by Mr. Smith which was passed with a vote of 5-1 (Mr. Thompson voting no).

Spotsylvania County Government

Appendix A

Comprehensive Plan Analysis

Regency Crossing 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 project is located at the edge of the designated 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. Though the majority of project acreage is technically located outside the limits of the Primary Development Boundary, County policy makes public utility service feasible at this location. Location and favorable topographic conditions enable public utilities services project pursuit without need for a Comprehensive Plan amendment. As per the Spotsylvania County Comprehensive Plan Primary Development Boundary Policies #1 states exceptions to a Comprehensive Plan Amendment submittal include instances pursuant to Spotsylvania County Utility Ordinance (Spotsylvania County Code Section 22-282) and upon satisfaction of the Director of Utilities that a development will not require a County maintained sewer pump station.

The proposal, envisioned to be located at Tax Map # 12-A-69J is surrounded with a commercial and high density residential land use designation that is generally reflective of existing zoning, proximity to the Route 3 corridor and development within the immediate area. The Comprehensive Plan is clear that land use designations are general in nature and not meant to be parcel specific. Considering the land use patterns, zoning, and location, the Comprehensive Plan would be supportive of either high density residential or commercial type development in this location. As per the Comprehensive Plan, the commercial land use designation consists of a variety of retail and office uses including but not limited to medical facilities, shopping centers, restaurants, automobile service and sales facilities, and similar uses. High density residential is considered an urban scale residential category that typically includes single family attached and multi-family housing at densities greater than four units per acre. Clustered single family detached could also be appropriate within this land use. Typical uses may include duplexes, villas, cluster housing, town homes, residential condominiums, and apartments. The existing Regency Park Villas project located adjacent is reflective of this land use designation.

The existing Rural zoning in this location is a vestige of the County's historically more rural and agricultural character and does not mirror the development encroachments and higher intensity development that have changed the character and development trajectory of the immediate area.

Regency Crossing Comp Plan Analysis

The Regency Crossing proposal considering use and density is CONSISTENT with the high density residential and commercial designations envisioned for the area. As a proposal consistent with character of a high density residential project, staff believes the project proposal provides a good transition between Route 3 corridor commercial developments and the existing Regency Park Villas.

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

Introduction and Vision:

Guiding Principles and Policies A. Spotsylvania County is a “business friendly” community and local job creation is a priority. Proposal is business friendly, helping support tradesmen and suppliers throughout the construction phase. Following construction once occupancy occurs, additional residents in the area inevitably will help support commerce demand for goods and services, supporting business and employment offsite as a spin-off benefit. Staff acknowledges that the land use designation in this location could also be supportive of commercial development where commerce and employment could occur with fewer demands upon public services and potential for greater fiscal benefit.

Guiding Principles and Policies B. Spotsylvania County is fiscally sustainable. B.2. Development projects seeking increased residential density and/or non-residential intensity should address impacts that are specifically attributable to the proposed development. The applicant supplied fiscal impact analysis projects a positive fiscal impact resulting from this project at full build-out valued at \$25,374 annually (after expenses accounted for). The County also runs a conservative fiscal impact model to determine whether positive fiscal impacts are expected. The County model projects a negative fiscal impact of \$33,836. Solely residential projects that may be considered affordable or more accessible to the median income buyer or less often result in this projected negative fiscal impact considering projected tax generation versus service demand costs.

B.3. Development projects seeking increased residential density and/or non-residential 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.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. Sidewalks are required for this project. As depicted on the Generalized Development Plan, Sidewalk infrastructure will be developed along the internal road along townhome frontages. Existing sidewalks are already in place along Five Mile Road Extended with connections to adjacent parcels. As depicted in the Generalized Development plan, these sidewalks will remain in place with the exception of the necessary cutout required to construct Bowling Farm Court for site access.

Regency Crossing Comp Plan Analysis

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. This site falls within DHR ID 088-5180 Chancellorsville Battlefield. As noted in the project narrative the site has been walked as part of a preliminary assessment. The site has also been previously cleared and disturbed. Surrounding development patterns have significantly altered the historic context of the area. Staff does not believe additional study of this site is warranted.

Guiding Principles and Policies C. Spotsylvania County is a family friendly community; C.1. The County should support a diverse housing inventory, providing a mix of units that can accommodate housing needs for all stages of life. This would involve a range of housing from affordable units for young families just entering the housing market 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 residential density (nearly 8 dwelling units per acre) envisioned by the high density residential land use. Local townhome communities are often well suited to the first time homebuyer market or those looking to downsize or avoid larger lot maintenance, offering opportunities to buy new units with modern updates at more affordable prices considering local median incomes for newly constructed homes. The project narrative estimates average sales price around \$300,000.

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). The Residential-8 (R-8) zoning district requires a minimum 25% open space of gross area. The project proposal greatly exceeds this with 52% open space identified as per the GDP. There are no streams, resource protection areas, or wetlands onsite. The majority of these open space areas are reserved for buffering and passive recreation opportunities. Tree preservation, supplemental plantings and limits of clearing have been clearly depicted on the project Generalized Development Plan and offer both environmental and screening/ buffering benefit.

Guiding Principles and Policies E.2. The County should support integration of required onsite drainage and stormwater features as an amenity or landscape feature that is incorporated into the overall design of the site. A stormwater detention pond has been depicted on the generalized development plan along Five Mile Road Extended, just south of Lots 1 through 7 of the proposed development. The pond will be surrounded by supplemental plantings in the form of street trees along Five Mile Road Extended and Evergreens located along the parcel boundary and acting as a vegetative buffer to commercial development just south.

Land Use:

Future Land Use Map Designation: The Regency Crossing proposal considering use and density is CONSISTENT with the high density residential and commercial designations envisioned for the area. As a proposal consistent with character of a high density residential project, staff believes the project

Regency Crossing Comp Plan Analysis

proposal provides a good transition between Route 3 corridor commercial developments and the existing Regency Park Villas.

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. Limits of clearing have been noted in the Generalized Development Plan. Along project boundaries the applicant seeks to maintain existing vegetation with supplemental plantings to promote buffering and screening in proximity to existing residences nearby. An extensive tree preservation area has been depicted at the rear of the project area to reduce project impacts there.

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. Development transition is appropriate considering the proposed density, types of land uses and character of development established nearby. The applicant has been sensitive to a number of concerns raised during the community meeting process and has stepped down building heights from three stories to two stories for those units located nearest to the Regency Park Villas. Vegetative screening and buffering including tree preservation and privacy fencing have also been committed to as part of the project Generalized Development Plan. These design considerations exceed County requirements and have been voluntarily offered by the applicant as a means to address nearby concerns. Open space proposed greatly exceeds the minimum requirement of 25% in the R-8 zoning district. The applicant has also considered exterior design aesthetic with proffered architectural commitments, proposed conditions and covenants with homeowner's association oversight.

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. There are no existing interparcel access points to link into with this proposal. The Regency Park Villas project along the project's complete northern border is a gated community with no tie in opportunities. To the south, much of the project boundary is adjacent to the structure of a self storage facility and shared access way to that self storage facility and a Rite Aid Pharmacy located at the intersection of Route 3 and Five Mile Road Extended.

Residential Land Use Policies #2. Residential uses within the Primary Development Boundary should provide inter-and intra-development pedestrian paths to link adjoining subdivisions and form a cohesive residential area and alternative transportation and recreational opportunities. Sidewalks are required for this project. As depicted on the Generalized Development Plan, Sidewalk infrastructure will be developed along the internal road along townhome frontages. Existing sidewalks are already in place along Five Mile Road Extended with connections to adjacent parcels. As depicted in the Generalized

Regency Crossing Comp Plan Analysis

Development plan, these sidewalks will remain in place with the exception of the necessary cutout required to construct Bowling Farm Court for site access.

Residential Land Use Policies #3. Residential infill development should maintain the neighborhood character established by the existing subdivisions. The proposal is generally consistent with the existing development patterns established in the area. Development transition is appropriate considering the proposed density, types of land uses and character of development established nearby. Development transition is appropriate considering the proposed density, types of land uses and character of development established nearby. The applicant has been sensitive to a number of concerns raised during the community meeting process and has stepped down building heights from three stories to two stories for those units located nearest to the Regency Park Villas. Vegetative screening and buffering including tree preservation and privacy fencing have also been committed to as part of the project Generalized Development Plan. These design considerations exceed County requirements and have been voluntarily offered by the applicant as a means to address nearby concerns. Open space proposed greatly exceeds the minimum requirement of 25% in the R-8 zoning district. The applicant has also considered exterior design aesthetic with proffered architectural commitments, proposed conditions and covenants with homeowner's association oversight.

Residential Land Use Policies #8. Promote the provision of a diverse housing mix by encouraging a range of housing sizes and types that meet the needs of citizens at all income levels throughout all stages of life. The proposal is consistent with countywide housing diversification goals and the type of single family attached residential density envisioned by the high density residential land use.

Residential Land Use Policies #9. Promote the provision of market rate affordable housing units rather than units that are subsidized for the initial sale to ensure that housing remains affordable over time. This is a market rate project identified by the applicant narrative with average unit sales price around \$300,000. The project Fiscal Impact Analysis estimates assessed values of \$292,678 for the three story single family attached units and \$247,227 for the two story models.

Transportation:

Transportation Policy #2. Ensure that new development does not degrade Levels of Service and mitigates its impact on the transportation network. Traffic generation from the project is not significant enough to warrant a traffic impact analysis or VDOT 527 analysis as noted in the project narrative. The County Transportation Engineer calculated transportation impacts and acknowledges the project will generate approximately 122 additional daily trips. The PM Peak Hour will generate 11 trips. Project does not meet the County threshold for a TIA. As noted in the project narrative, a residential project as proposed would likely generate less traffic than a commercial project (ultimately subject to the use proposed). From a land use designation standpoint this high density proposal would be viewed more favorably from a traffic impact standpoint than a commercial alternative. Though any new project that adds additional vehicles to the road has an impact upon the road network, the traffic generation from this project will not degrade the level of service. Staff acknowledges the project will inevitably generate additional trips than a residential alternative as currently zoned Residential 1 (R-1).

Regency Crossing Comp Plan Analysis

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 are required for this project. As depicted on the Generalized Development Plan, Sidewalk infrastructure will be developed along the internal road along townhome frontages. Existing sidewalks are already in place along Five Mile Road Extended with connections to adjacent parcels. As depicted in the Generalized Development plan, these sidewalks will remain in place with the exception of the necessary cutout required to construct Bowling Farm Court for site access.

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. This site falls within DHR ID 088-5180 Chancellorsville Battlefield. As noted in the project narrative the site has been walked as part of a preliminary assessment. The site has also been previously cleared and disturbed. Surrounding development patterns have significantly altered the historic context of the area. Staff does not believe additional study of this site is warranted.

Natural Resources:

Natural Resources Policy #1. Balance the protection of environmental resources and natural wildlife habitats with development. This project is well sited within an existing developed/ developing area within and just beyond the limits of the Primary Development Boundary. The County has focused growth and land use intensity within these areas in an effort to maintain a more sustainable development approach, reduce sprawl and loss of agricultural, forestal and large lot rural lands. The Residential-8 (R-8) zoning district requires a minimum 25% open space of gross area. The project proposal greatly exceeds this with 52% open space identified as per the GDP. There are no streams, resource protection areas, or wetlands onsite. The majority of these open space areas are reserved for buffering and passive recreation opportunities. Tree preservation, supplemental plantings and limits of clearing have been clearly depicted on the project Generalized Development Plan and offer both environmental and screening/ buffering benefit.

Natural Resources Policy #1.3. Encourage land development practices, which minimize impervious cover to promote groundwater recharge, and/or tree preservation. The Residential-8 (R-8) zoning

Regency Crossing Comp Plan Analysis

district requires a minimum 25% open space of gross area. The project proposal greatly exceeds this with 52% open space identified as per the GDP. There are no streams, resource protection areas, or wetlands onsite. The majority of these open space areas are reserved for buffering and passive recreation opportunities. Tree preservation, supplemental plantings and limits of clearing have been clearly depicted on the project Generalized Development Plan and offer both environmental and screening/ buffering benefit.

Spotsylvania County Government

Appendix B

Future Development Analysis

		Residential Projects with Future Buildout																		
Voting District	CP Dev_Dist	Date Approved	Project Name	Enabled Residential Units				Unbuilt Residential Units				Future Anticipated Residents, Students and Fire & Rescue Calls					Elementary School	Middle School	High School	F&R Station
				SFD	SFA	MF	AR	SFD	SFA	MF	AR	Residents	Elem.	Middle	High	F&R Calls				
Livingston	RD		Fawn Lake	Byright and pre-2002 subdivisions				505	0	0	0	1535	130	66	93	210	Brock Rd	Ni River	Riverbend	7
Chancellor	RD		Estates of Chancellorsville*					56	0	0	0	170	14	7	10	23	Chancellor	Ni River	Riverbend	5
Chancellor	RD		Estates of Elys Ford*					231	0	0	0	702	60	30	42	96	Chancellor	Ni River	Riverbend	5
Chancellor	RD/PSD		Saw Hill*					43	0	0	0	131	11	6	8	18	Wilderness	Ni River	Riverbend	5
Berkeley	RD	1/16/2008	Estates at Buckingham*					42	0	0	0	128	11	5	8	18	Berkeley	Post Oak	Spotsylvania	3
Lee Hill	PSD	2/2/2011	Pelhams East*					1	0	0	0	3	0	0	0	0	Lee Hill	Thornburg	Massaponax	11
Livingston	PSD	1/11/2013	The Woods of Catharpin*					4	0	0	0	12	1	1	1	2	Wilderness	Ni River	Riverbend	5
Livingston	RD	2/20/2013	Whitehall*					60	0	0	0	182	15	8	11	25	Brock Rd	Ni River	Riverbend	7
Berkeley	RD	2/20/2013	Tanglewood Estates*					2	0	0	0	6	1	0	0	1	Riverview	Post Oak	Spotsylvania	8
Battlefield	PSD	10/2/2013	The Estates at Kingswood*					28	0	0	0	85	7	4	5	12	Battlefield	Chancellor	Chancellor	4
Salem	PSD	10/21/2015	Breckenridge Farms*					50	0	0	0	152	13	7	9	21	Courthouse	Freedom	Courtland	1
Courtland	PSD	1/12/2016	Avalon Woods*					98	0	0	0	298	25	13	18	41	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	2
Berkeley	RD	3/14/2016	Pennington Estates*					12	0	0	0	36	3	2	2	5	Courtland	Spotsylvania	Courtland	1
Livingston	RD	8/13/2002	Pamunkey Point	47	0	0	0	20	0	0	0	61	5	3	4	8	Livingston	Post Oak	Spotsylvania	9
Battlefield/Lee Hill	PSD	11/26/2002	Lee's Parke	1437	0	0	795	447	0	0	168	1609	175	89	125	221	Parkside	Spotsylvania	Massaponax	4
Livingston	RD	2/25/2003	Sunrise Bay	89	0	0	0	34	0	0	0	103	9	4	6	14	Livingston	Post Oak	Spotsylvania	9
Courtland	PSD	11/9/2004	Regency at Chancellorsville	0	0	0	294	0	0	0	128	191	0	0	0	26	-	-	-	5
Courtland	RD	12/14/2004	Glenhaven/River Glen	74	0	0	0	34	0	0	0	103	9	4	6	14	Chancellor	Chancellor	Riverbend	5
Courtland	PSD	11/14/2006	Reserve at C'ville (Crossing at C'ville)	122	0	0	0	98	0	0	0	298	25	13	18	41	Chancellor	Chancellor	Riverbend	5
Battlefield	PSD	7/8/2008	Lafayette Crossing	0	110	0	0	0	21	0	0	51	6	3	3	7	Spotswood	Battlefield	Massaponax	4
Lee Hill	PSD	7/14/2009	Mallard Landing	0	150	0	0	0	99	0	0	239	30	13	14	33	Cedar Forest	Thornburg	Massaponax	11
Courtland	PSD	11/10/2009	Spring Arbor (River Crossing)	0	0	0	62	0	0	0	6	9	0	0	0	1	-	-	-	6
Battlefield	PSD	12/8/2009	Summerfield	83	44	0	0	45	21	0	0	187	18	9	11	26	Spotswood	Battlefield	Chancellor	4
Livingston	PSD	4/12/2011	Keswick	150	90	240	184	150	90	240	184	1305	89	40	53	179	RE Lee	Spotsylvania	Spotsylvania	1
Berkeley	PSD	10/11/2011	Ni Village	0	164	773	0	0	164	773	0	1547	123	51	63	212	Riverview	Spotsylvania	Massaponax	8
Lee Hill	PSD	2/14/2012	Lakeside	0	100	0	0	0	26	0	0	63	8	3	4	9	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	Thornburg	Massaponax	11
Livingston	RD	10/9/2012	Estates at Terry's Run	10	0	0	0	10	0	0	0	30	3	1	2	4	Livingston	Post Oak	Spotsylvania	9
Berkeley/Livingston	PSD	7/9/2013	Spotsylvania Cthse Village	395	205	900	50	358	198	834	50	2883	241	109	143	395	RE Lee	Spotsylvania	Spotsy/Courtla	1
Berkeley	PSD	8/13/2013	Crossroads Station Apt	0	0	610	0	0	0	610	0	909	57	24	31	125	Cedar Forest	Thornburg	Massaponax	11
Lee Hill	PSD	9/10/2013	New Post	219	104	102	0	219	104	102	0	1068	98	42	60	146	Cedar Forest	Thornburg	Massaponax	11
Livingston	RD	9/24/2013	Fortune's Landing	49	0	0	0	45	0	0	0	137	12	6	8	19	Wilderness	Ni River	Spotsylvania	5
Courtland	PSD	1/14/2014	Villas at Harrison Crossing (Barley Woods)	0	0	0	130	0	0	0	130	194	0	0	0	27	-	-	-	6
Lee Hill	PSD	1/28/2014	Heritage Woods	697	180	183	0	697	180	183	0	2825	252	122	163	387	Parkside	Spotsylvania	Court/Mass	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	37	Courtland	Spotsylvania	Courtland	1
Battlefield	PSD	6/24/2014	Southpoint Landing	0	0	830	0	0	0	550	0	820	52	21	28	112	Parkside	Battlefield	Massaponax	4
Chancellor	RD	9/9/2014	Legends of Chancellorsville	218	0	0	0	218	0	0	0	663	56	28	40	91	Brock Rd/Chan.	Ni River	Riverbend	5
Lee Hill	PSD	12/9/2014	Wheatland	0	98	0	0	0	98	0	0	236	30	13	14	32	Lee Hill	Thornburg	Massaponax	11
Chancellor	PSD	12/9/2014	Thorburn Estates	59	0	0	0	59	0	0	0	179	15	8	11	25	Wilderness	Freedom	Riverbend	10
Lee Hill	PSD	6/23/2015	Jackson Village	0	596	1289	385	0	596	1289	385	3931	304	126	152	539	Parkside	Spotsylvania	Massaponax	4
Courtland	PSD	11/12/2015	Retreat at C'ville	0	0	0	192	0	0	0	192	286	0	0	0	39	-	-	-	5
Berkeley	PSD	12/8/2015	Alexander's Crossing	518	971	888	230	518	971	888	230	5581	515	227	281	765	Riverview	Thornburg	Massaponax	11
Berkeley	RD/PSD	1/26/2016	Plantation Woods	132	0	0	0	132	0	0	0	401	34	17	24	55	Courtland	Spotsylvania	Massaponax	1
Livingston	RD	5/24/2016	Goodwin Cove	35	0	0	0	35	0	0	0	106	9	5	6	15	Livingston	Post Oak	Spotsylvania	9
Berkeley	PSD	3/14/2017	Cedar Forest	29	0	0	0	29	0	0	0	88	7	4	5	12	Cedar Forest	Thornburg	Massaponax	11
Berkeley	PSD	3/14/2017	Summit Crossing Estates	70	0	0	0	70	0	0	0	213	18	9	13	29	Riverview	Thornburg	Massaponax	11
Courtland	RD	9/12/2017	Barrington	39	0	0	0	39	0	0	0	119	10	5	7	16	Chancellor	Chancellor	Riverbend	5
Battlefield	PSD	12/12/2017	Afton	29	0	0	0	29	0	0	0	88	7	4	5	12	Spotswood	Battlefield	Massaponax	4
Battlefield	PSD	6/12/2018	Roseland	0	14	0	0	0	14	0	0	34	4	2	2	5	Spotswood	Battlefield	Massaponax	4
Chancellor	PSD	8/14/2018	Ashleigh Ridge Subdivision	19	0	0	0	19	0	0	0	58	5	2	3	8	Wilderness	Freedom	Riverbend	5
Courtland	PSD	8/14/2018	The Villas at Salem Church	0	0	0	45	0	0	0	45	67	0	0	0	9	-	-	-	6
Lee Hill	PSD	9/9/2018	Palmer's Creek	0	0	400	0	0	0	400	0	596	38	15	20	82	Parkside	Spotsylvania	Massaponax	8

			*By-right subdivisions	TOTALS				4536	2584	5869	1518	30,360	2537	1164	1528	4149				
Total unbuilt residential units								14,507												

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

Unbuilt units updated 10/13/2017
Projects added 10/1/2018

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	0.14 calls per capita		

Fire & Rescue Station	Capacity	Current			Future		
		Annual Call Volume* (July 1, 2017 - June 30, 2018)	Volume vs Capacity	% Residential Calls	New Calls	Volume w/new	Volume w/new vs Capacity
1	2500	1847	653	61%	821	2668	-168
2	2500	826	1674	69%	4	830	1670
3	2500	565	1935	74%	18	583	1917
4	2500	4001	-1501	36%	1070	5071	-2571
5	2500	1256	1244	68%	393	1649	851
6	2500	3902	-1402	48%	78	3980	-1480
7	2500	945	1555	67%	235	1180	1320
8	2500	1195	1305	39%	424	1619	881
9	2500	534	1966	71%	41	575	1925
10	2500	1425	1075	83%	25	1450	1050
11	2500	1741	759	64%	1144	2885	-385
Total	27500	18237	9263	62%	4253	22490	5010

Population

133033

July 1, 2017 Census Estimate

*call volume does not include mutual aid to surrounding jurisdictions

Calls per capita 0.14

School	Enrollment*	Total Capacity	Remaining Capacity		Future New Students	Enrollment w/New		**Projected Capacity/Deficiency
Battlefield Elementary	655	833	178		7	662		171
Berkeley Elementary	295	353	58		11	306		47
Brock Road Elementary	665	907	242		174	839		68
Cedar Forest Elementary	740	936	196		194	934		2
Chancellor Elementary	463	455	-8		146	609		-154
Courthouse Road Elementary	812	907	95		13	825		82
Courtland Elementary	535	789	254		60	595		194
Harrison Road Elementary	783	936	153		0	783		153
Lee Hill Elementary	662	807	145		30	692		115
Livingston Elementary	408	504	96		28	436		68
Parkside Elementary	867	936	69		821	1688		-752
Riverview Elementary	624	907	283		657	1281		-374
Robert E. Lee Elementary	508	585	77		330	838		-253
Salem Elementary	645	815	170		25	670		145
Smith Station Elementary	642	986	344		0	642		344
Spotswood Elementary	568	641	73		44	612		29
Wilderness Elementary	677	936	259		44	721		215
Countywide Elementary	10549	13233	2684		2584	13133		100
Battlefield Middle	837	807	-30		41	878		-71
Chancellor Middle	835	857	22		39	874		-17
Freedom Middle	815	948	133		17	832		116
Ni River Middle	707	774	67		152	859		-85
Post Oak Middle	688	948	260		20	708		240
Spotsylvania Middle	934	907	-27		584	1518		-611
Thornburg Middle	730	790	60		331	1061		-271
Countywide Middle	5546	6031	485		1184	6730		-699
Gates Program	36	90	54		0	36		54
Chancellor High	1288	1427	139		34	1322		105
Courtland High	1176	1265	89		181	1357		-92
Massaponax High	2017	1830	-187		927	2944		-1114
Riverbend High	1919	1995	76		250	2169		-174
Spotsylvania High	1143	1611	468		161	1304		307
Countywide High	7579	8218	639		1554	9133		-915
TOTAL	23674							

*Final School Enrollment as of 10/1/2018

**Based on current school district boundaries

Future Population			
	1% Annual Growth Rate	2% Annual Growth Rate	Weldon Cooper Projection
2017*	133,033	133,033	131,549
2018	134,363	135,694	
2019	135,707	138,408	
2020	137,064	141,176	135,026
2021	138,435	143,999	
2022	139,819	146,879	
2023	141,217	149,817	
2024	142,629	152,813	
2025	144,056	155,869	147,334
2026	145,496	158,987	
2027	146,951	162,166	
2028	148,421	165,410	
2029	149,905	168,718	
2030	151,404	172,092	159,641
2031	152,918	175,534	
2032	154,447	179,045	
2033	155,992	182,626	
2034	157,552	186,278	
2035	159,127	190,004	170,595
2036	160,718	193,804	
2037	162,326	197,680	
2038	163,949	201,634	
2039	165,588	205,666	
2040	167,244	209,780	181,549

* estimate

current population + future residents from sheet 1

1% and 2% base year population = U.S. Census estimate

Date Approved	Project Name	Unbuilt Residential Units			
		SFD	SFA	MF	AR
	Fawn Lake	505	0	0	0
	Estates of Chancellorsville*	56	0	0	0
	Estates of Elys Ford*	231	0	0	0
	Saw Hill*	43	0	0	0
1/16/2008	Estates at Buckingham*	42	0	0	0
2/2/2011	Pelhams East*	43	0	0	0
1/11/2013	The Woods of Catharpin*	4	0	0	0
2/20/2013	Whitehall*	60	0	0	0
2/20/2013	Tanglewood Estates*	2	0	0	0
10/2/2013	The Estates at Kingswood*	28	0	0	0
10/21/2015	Breckenridge Farms*	50	0	0	0
1/12/2016	Avalon Woods*	98	0	0	0
4/22/2009	Anna Vista Sec 2*	10	0	0	0
3/14/2016	Pennington Estates*	12	0	0	0
8/13/2002	Pamunkey Point	20	0	0	0
11/26/2002	Lee's Parke	447	0	0	168
2/25/2003	Sunrise Bay	34	0	0	0
11/9/2004	Regency at Chancellorsville	0	0	0	128
12/14/2004	Glenhaven/River Glen	34	0	0	0
11/14/2006	Reserve at C'ville (Crossing at C'ville)	98	0	0	0
7/8/2008	Lafayette Crossing	0	21	0	0
7/14/2009	Mallard Landing	0	99	0	0
11/10/2009	Spring Arbor (River Crossing)	0	0	0	6
12/8/2009	Summerfield	45	21	0	0
4/12/2011	Keswick	150	90	240	184
10/11/2011	Ni Village	0	164	773	0
2/14/2012	Lakeside	0	26	0	0
8/14/2012	Brooks	0	2	0	0
10/9/2012	Estates at Terry's Run	10	0	0	0
7/9/2013	Spotsylvania Cthse Village	358	198	834	50
8/13/2013	Crossroads Station Apt	0	0	610	0
9/10/2013	New Post	219	104	102	0
9/24/2013	Fortune's Landing	45	0	0	0
12/10/2013	The Silver Collection Apt	0	0	0	0
1/14/2014	Villas at Harrison Crossing (Barley Woods)	0	0	0	130
1/28/2014	Heritage Woods	697	180	183	0
6/24/2014	Ni River Comm. Church/Courtland Park	89	0	0	0
6/24/2014	Southpoint Landing	0	0	550	0
9/9/2014	Legends of Chancellorsville	218	0	0	0
12/9/2014	Wheatland	0	98	0	0
12/9/2014	Thorburn Estates	59	0	0	0
6/23/2015	Jackson Village	0	596	1289	385
11/12/2015	Retreat at C'ville	0	0	0	192
12/8/2015	Alexander's Crossing	518	971	888	230

1/26/2016	Plantation Woods	132	0	0	0
5/24/2016	Goodwin Cove	35	0	0	0
3/14/2017	Cedar Forest	29	0	0	0
3/14/2017	Summit Crossing Estates	70	0	0	0
9/12/2017	Barrington	39	0	0	0
12/12/2017	Afton	29	0	0	0
*By-right subdivisions		4559	2570	5469	1473
		14,071			

KEY: SFD = Single Family Detached

SF = Single Family Attached

MF = Multi- Family (apartments)

AR = Age Restricted Units (any type)

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

Does not include existing by-right lots outside of subdivisions