



# **County of Spotsylvania**

## **Department of Planning**

### **Staff Report**

Rezoning # R15-0006 (RO15-0006)

(Livingston Voting District)

**Planning Commission**  
**August 21, 2019**

Staff Recommendation: Denial

Project: R15-0006 (RO15-0006) Point Seanna

Owner/Applicant: David Hunter

Request: The applicant request a rezoning of approximately 47 acres from Resort Commercial (R-C) and Residential Resort (R-R) to Planned Development Housing 2 (PDH-2) for the development of 85 single-family attached units at a density of about 2 units per acre.

Tax Map Parcel(s): 69-5-B and 69-5-A5

Location: The properties are addressed as 4900 and 4920 Corsair Terrace (private road), which is located on the north side of Courthouse Road (Route 208) approximately 1,880 feet west of the Courthouse Road (Route 208) and Ridge Road (Route 655) intersection. The property is adjacent to the Anna Point Marina and shares an access to Route 208 with the marina and accompanying businesses.

Zoning Overlay: None

Future Land Use Designation: Mixed Use

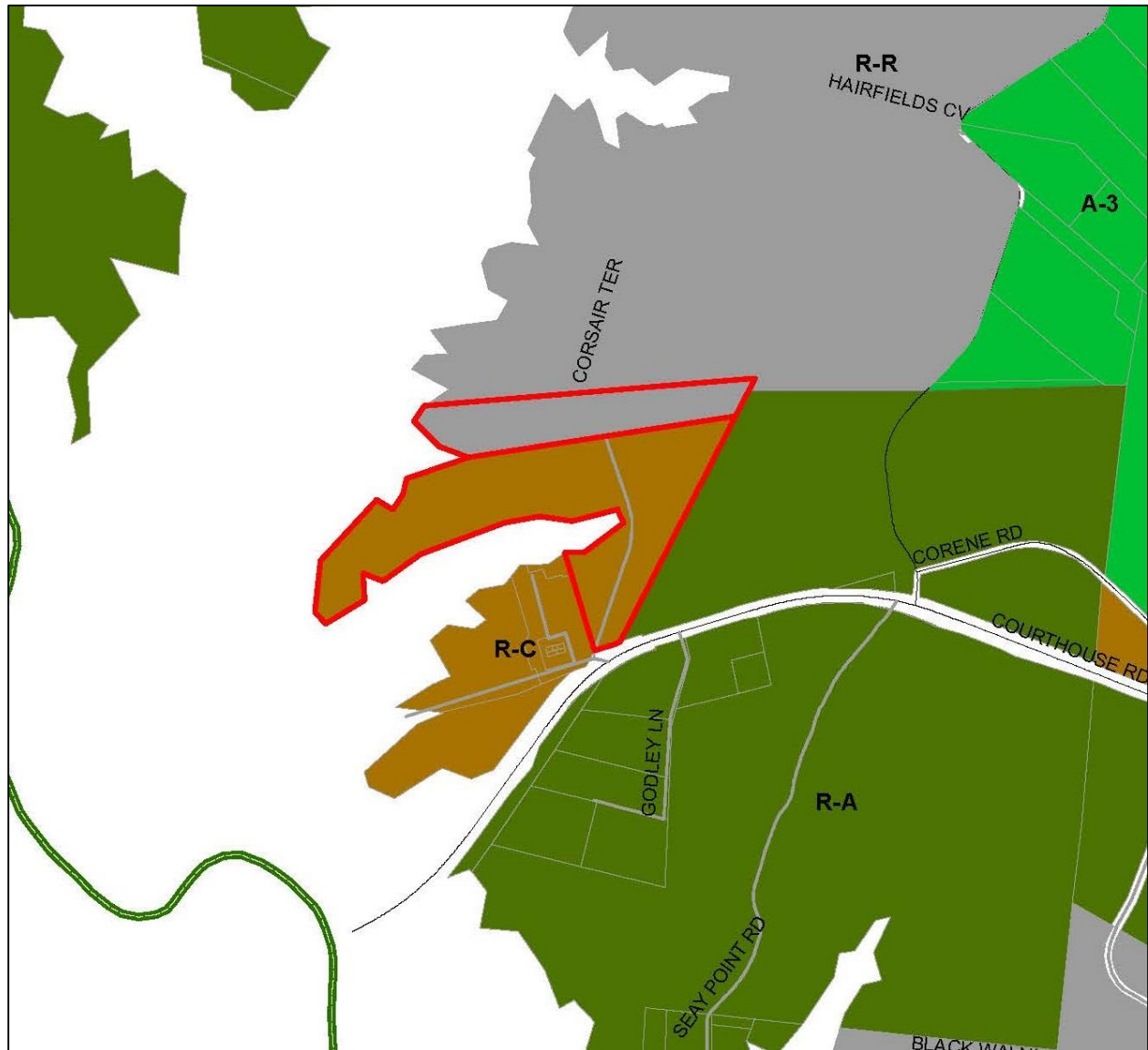
Historic Resources: None

Date Application Deemed Complete: May 29, 2015 (applicant consented to an extension)

Community Meeting: A community meeting was held on February 9, 2016. Approximately 33 persons were in attendance. Citizens raised concerns about additional marina traffic, additional traffic on the lake, potential

impacts to the water quality of the lake, if the waste water system will discharge into the lake, who will maintain the system, what happens if the system fails, and the potential negative impacts of additional lights.

**Figure 1: Zoning Map**



**Figure 2: Aerial Map (2017)**



## **I. The Site**

The properties subject to the rezoning request are located at 4900 and 4920 Corsair Terrace (private road), which is located on the north side of Courthouse Road (Route 208) approximately 1,880 feet west of the Courthouse Road (Route 208) and Ridge Road (Route 655) intersection. The by-right development potential of the 12.9-acre Residential Resort (R-R) zoned parcel is 6 single-family detached homes under the existing zoning. The 34-acre parcel zoned Resort Commercial (R-C), is adjacent to the Anna Point Marina on the west and north. To the east it shares a boundary of approximately 1,500 feet with a 76-acre parcel that is occupied with a single family home and several farm structures that has several zoning classifications. There are 15 lots to the north of the project that are also accessed via Corsair Terrace. These lots range from 1.5 acres to 13 acres with most of them in the 2-3-acre range. Currently there are only two homes on Corsair Terrace, one of which is owned by the applicant. The Hairfield Subdivision is north of Corsair Terrace but is



accessed elsewhere via Ridge Road. The project is bounded by Lake Anna to the west and will have access to the lake as permitted by Dominion Virginia Power.

The property is outside of the Primary Development Boundary in an area identified for Mixed Use development on the Future Land Use Map of the Comprehensive Plan. This area has historically been identified as a Lake Anna focused “village center” and/or mixed-use area. The 1994, 2002, 2008, and 2013 Comprehensive Plans all speak similarly of a Lake Anna focused “village”. Due to interest in expanding the lakefront and lakeside character of a mixed-use area oriented to the lake, the particular parcels in question were added to the Lake Anna mixed-use area as part of a land use expansion in the 2013 Comprehensive Plan update.

## **II. Project Proposal**

The applicant is the owner of the property and requests to rezone the subject parcels for the development of 85 single-family attached units at a density of about 2 units per acre with a portion of the project retaining the Resort Commercial zoning designation. The project consists of two parcels with a combined acreage of approximately 47 acres. The layout will have 13 units in three buildings adjacent to the lake on the northernmost parcel as well as a water and waste water treatment facility on the east side of Corsair Terrace. The remaining 72 units in 13 buildings will be on the peninsula between Pigeon Run and Shaffers Cove as depicted on the Generalized Development Plan. The 3.3 acres adjacent to Rt. 208 will retain the R-C zoning classification and may be developed with a maximum of 30,000 square feet of commercial space oriented toward the Route 208 corridor.

The applicant is proposing that the project be served by an onsite private water system and waste water system. As a private system outside of the Primary Development Boundary, this system will be regulated by the Commonwealth of Virginia’s Department of Health. The applicant has proffered that both the water system and waste water system will be constructed and maintained to meet the standards set out in the most recent version of the Spotsylvania County Utility Design and Construction Standards Manual (UDCSM) and any future systems that are proposed to be connected to the system will also be constructed to the most recent version of the UDCSM. The Director of Utilities and Public Works, Ben Loveday, has provided a memo which is included in the packet.

- A. Generalized Development Plan (GDP)** – The Point Seanna development will consist of 85 single-family attached units and up to 30,000 square feet of commercial space. The applicant’s Generalized Development Plan shows the property being accessed via realigned Corsair Terrace near its intersection with Route 208. The applicant has proffered via the GDP and proffer statement entrance improvements that will realign Corsair Terrace moving the entrance approximately 140 to the east creating more of a ninety-degree access point at its intersection with Route 208. The applicant is also proposing adding a 200-foot right turn taper for west bound traffic and a 200 x 200 left turn taper and storage lane for east bound traffic on Rt. 208 wanting to enter the site and marina. Included in these improvements, the entrance to the Lake Anna Point Marina will be realigned so marina traffic will access the marina via Corsair Terrace and the improved intersection. The proposed improvements will increase sight visibility of both east and west bound traffic for vehicles exiting Corsair

Terrace. The addition of the left turn lane on Rt. 208 improves safety at the intersection and allows thru traffic to continue unimpeded. The GDP depicts the commercial area being developed near the entrance of the project just off Corsair Terrace. The GDP shows pedestrian accommodations via a trail network that provides access to the commercial area and as an amenity in the development. The trail network also extends to water-oriented amenities proposed including boathouses, possible boat slips, proposed pier and waterside pavilions. The project amenities will include a boat launch and emergency access with a dry hydrant, at least one boat house with covered slips, a pavilion, a decorative fountain, and an amenity area that may include a tot lot, volleyball court, gazebo and possibly a bathhouse and pool. The applicant has also indicated and proffered via the GDP tree preservation areas outside of the Resource Protection Areas adjacent to Lake Anna along Pigeon Run and Shaffers Cove and preservation areas adjacent to the 76 acres to the east. The PDH zoning district requires 30 percent or 13 acres' open space and the GDP indicates the provision of 70 percent or 30 acres of open space. The GDP, on page seven, shows the area for the initial installation of primary drain fields adjacent to the water and waste water facility as well as areas that have been identified for reserve. The GDP indicates that the reserve areas will remain wooded and only be cleared if the area is needed.

- B. Capital Facilities/Fiscal Impact Analysis** – The applicant has provided a proffer statement dated July 15, 2019 for consideration. This case was filed in 2015. Staff evaluated the proffers according to the parameters established in VA Code Section 15.2-2303 for consistency with the Spotsylvania County proffer policy adopted in 2015 and Public Facility Costs identified in the adopted Cash Proffer Policy. The policy identified impacts a rezoning proposal will have on six specific public facility costs, including: Schools; Public Safety & Government; Transportation; Parks and Recreation; Solid Waste; and Libraries. The policy also identified the projected cost needed in each category to support each new residential unit. For Single-Family attached units the projected Cost was \$23,670 per unit. The total contribution identified by the policy to mitigate the impact of the 79 units above the by-right potential of 6 units is \$1,869,930. The applicant is proffering a per unit cash contribution that is consistent with the policy amounts in each public facility category except for the schools category. The applicant contends that the units will be owned and occupied by vacationers and will not contribute students to the school system. There are no restrictions placed on the length of time a unit may be occupied or any other proffer language that may limit a unit from being occupied continually, thus there is no way of determining the potential number of students absent the student generation calculation for single-family attached homes which is indicated in the chart below. The applicant has proffered a per unit cash contribution of \$7,178.00 totaling \$567,602.

	Point Seanna (85 sfa)	Public Facility Affected	Current Calls / Enrollment	Total Capacity
Population	190			
Estimated Number of Fire & Rescue Calls	7	2	826	2500
Elementary School Students		Livingston	24	69
Middle School Students		Post Oak	10	241
High School Students		Spotsylvania	12	292

County Estimated Capital Facilities Impact (\$23,670/sfa unit)	\$1,869,930
Applicant's Proposed Mitigation	\$567,062
Difference	(\$1,302,868)

**C. Proffer Statement Summary-** Below is an itemized list of the submitted proffers including a summary and staff's analysis in italics.

- 1. General Development Plan** – The applicant has proffered that the project will be developed in conformance with the Generalized Development Plan(GDP) titled Point Seanna Generalized Development Plan/Master Zoning Plan dated May 22, 2015 last revised July 1, 2019. The proffer statement also commits to limits of clearing as shown on sheets 7 and 10 of the Generalized Development Plan.
- 2. Use** – The applicant's proffers limit the number of residential units to no more than 85 single-family attached units and a maximum of 30,000 square feet of commercial development as shown on the GDP.
- 3. Transportation** – The applicant has proffered to dedicate approximately 75 feet of right-of-way along the property frontage on Courthouse Road as shown on the GDP. The proffer statement also commits to improvements on Courthouse Road to include the installation of a 200' right turn taper, a left turn lane with a 200' taper and 200' storage lane. Corsair Terrace will be relocated approximately 140' east and the entrance widened to 26' extending to the entrance into the development. Anna Point Lane will be redesigned so marina traffic will have to access Courthouse Road via Corsair Terrace.
- 4. Environment** – The applicant's proffers commit pedestrian trails, a dry hydrant, and a private boat ramp to be maintained by the Homeowners Association in perpetuity in a condition to guarantee adequate access for Fire, Rescue and Emergency Management (FREM) as determined by FREM and the dry hydrant shall be installed at the time of the issuance of the first building permit for the first row of townhomes.

**5. Amenities** – The applicant’s proffer statement commits to providing: trails, one or more covered boathouses/covered slips; a decorative water fountain at one or both locations as shown on the GDP; a pavilion/gazebo at one or both locations as shown on the GDP; and an amenity area containing at least one or several recreational facilities such as an informal play area, gazebo/shade structure, tot lot, volley ball court and or bathhouse with a pool. The boat ramp will be constructed upon issuance of an occupancy permit for the first townhome. At least one covered boathouse will be constructed prior to issuance of an occupancy permit for the 43<sup>rd</sup> unit. The trails and other amenities will be completed prior to bond release.

**6. Escalator/De-escalator** – The proffers include an escalator/de-escalator clause.

**7. Water and Wastewater Treatment System** – The applicant’s proffer statement commits that the water and wastewater treatment system will be constructed, and maintained to the standards of the most recent version of the Spotsylvania County Utility Design and Construction Standards Manual (SUDCSM), the submission of design, infrastructure management plan, to show compliance with the SUDCSM. The proffers also commit that any expansion of the system must comply with the requirements of VA Code 15.2-2126-15.2-2130 and shall evidence necessary access and maintenance easements across all adjoining properties where extensions are to occur at the time of the proposed extensions to the County. The proffers also commit the any system that connects to the system must be constructed of the SUDCSM standards or system will not be allowed to connect.

### **III. Staff Analysis**

#### **A. Comprehensive Plan**

**1. Land Use** – On balance, the Towns at Point Seanna proposal meets the intent of the Mixed Land Use designation outside of the Primary Development Boundary. This project is oriented towards Lake Anna and envisioned as a vacationer’s destination. Staff acknowledges the proposal would result in a project ultimately less consistent with Comprehensive Plan Mixed Land Use Policy #7 that advocates for provision of local shopping and professional services as well as tourist related uses such as hotels, inns and restaurants. The Policy does not specifically encourage or discourage residential type development. The residential portion of this project could more firmly be interpreted as a tourist related use if parameters were clearly in place to assure the units would be occupied by the tourism and secondary vacation home market. At present there are no assurances that will be the case. The commercial component of this project resulting in up to 30,000 sq. ft. commercial development could complement Policy #7. However, on balance, the commercial focus of this project is subordinate to the single family attached portion of the project, and the rezoning results in the reduction of commercial potential by over 30 acres. Though the commercial site proposed in the GDP is considered beneficial and more favorable than a solely residential one, the ability of the site to be developed and site for employment and tourism opportunities such as shopping, professional services, hotels, inns, restaurants is effectively scaled back as a result of reduced Resort Commercial (R-C)

zoned acreage in exchange for a PDH single family attached development. The proposal complements the goal to provide a mix of units in support of a diverse housing mix with a range of housing sizes and types that meet the needs of citizens throughout all stages of life and income levels. New townhome communities are popular first time homebuyer products offering more modern finishes and amenities at market rate prices more affordable to that market segment. Comparable townhome communities referenced in the provided market study range from approximately \$270,000 to \$420,000. The project includes a number of amenities aimed at future residents complementary of its Lake Anna oriented theme and provision of community amenities including (by proffer): recreational trail system; one or more boat houses/ covered slips; boat ramp; decorative water fountains; pavilion/ gazebo; recreational amenity area. Approximately 70% of the site will remain as open space and Resource Protection Areas (RPA's) are being preserved in their natural state but for specific project amenities as shown on the GDP and noted in the GDP narrative. Extensive areas of tree preservation have been designated within the GDP including areas within and outside the limits of RPA.

**2. Transportation** – The applicant has proffered entrance improvements that will realign Corsair Terrace moving the entrance approximately 140 to the east creating more of a ninety-degree access point at its intersection with Route 208. The applicant is also proposing adding a 200 foot right turn taper for west bound traffic and a 200x200 left turn taper and storage lane for east bound traffic on Rt. 208 wanting to enter the site and marina. Included in these improvements the entrance to the Lake Anna Point Marina will have realigned so marina traffic will access the marina via Corsair Terrace and the improved intersection. The proposed improvements will increase sight visibility of both east and west bound traffic for vehicles exiting Corsair Terrace. The addition of the left turn lane on Rt. 208 improves safety at the intersection and allows thru traffic to continue unimpeded. The Spotsylvania Count Sheriff's Department has provided accident data for the eight-year period between 2013-2018 that shows there were eight reported accidents at this intersection, which included one fatality. The proposed improvements will enhance safety for the new residents and motorist passing by the entrance. The County Transportation Engineer has verified that traffic generation resulting from the Towns at Point Seanna project is not significant enough to degrade the level of service. The traffic model currently estimates an acceptable LoS (B in the PM peak hour and C in the AM peak hour). If approved, Towns at Point Seanna is expected to generate less traffic compared to the by-right potential associated with existing Resort Commercial (R-C) and Rural Residential (R-R). Additionally, VDOT has completed their review of this rezoning request and has issued an approval letter with no additional comments at this time.

### **3. Public Facilities**

- a) **Public Schools** – The project proffer statement notes no school related proffer due to expected minimal impact upon school facilities due to the townhomes proposed being Lake Anna associated vacation homes. Staff identified one comparable townhome project on the Louisa County side of Lake Anna. In June, 2018 a Louisa County school's representative was able to confirm the townhome community there generated 2 students. There are approximately 50 townhome units associated with



that lakefront development also located near the Route 208 corridor. Staff notes that school's impacts may be negligible and not exceed the by-right potential of 6 by-right lots ( $6 \text{ SFD} \times \text{Proffer Policy Student Generation Rate } 0.572 = 3.4$ ) should the project build and sell as envisioned as vacation homes exclusively. However, no conditions are in place to clearly assure such units will be occupied exclusively by the vacation housing market. Considering this, the project does not sufficiently address schools impacts consistent with the County proffer policy.

- b) **Fire, Rescue, and Emergency Services (FREM)** – The FREM boat responded to 27 calls for service during the last 12 months. The first response station Company 2, which is five miles east on Rt. 208 responded to 826 calls between July 1, 2017 and June 30, 2018. It is estimated this proposal will generate 7 calls annually.
  - c) **Sheriff** – Reported eight accidents between 2013-2018, with one fatality.
  - d) **Water and Sewer Facilities** – The project is outside of the Primary Development Boundary and the applicant is proposing the use of a privately operated water and wastewater treatment facility with a mass drain field system. This system will not be regulated by the Spotsylvania County Utilities Department as oversight and regulation of private systems is by several agencies of the Commonwealth of VA., the Virginia Department of Health, and the State Corporation Commission. The applicant's proffers note the facility must be constructed to the standards of the Spotsylvania County Utility Department Design and Construction Manual and if at any point in the future a system proposed to connect to the Point Seanna System it to must be designed to the SCUDCSM. The Spotsylvania County Health Department has provided a letter that notes the soils on the parcels are suitable to support onsite sewage disposal systems. Spotsylvania County does have some experience with private sewage disposal systems that indicates that these systems have the potential to have issues in the out years of their life span that may become the responsibility of the County to support and make viable. Ben Loveday, the Director of Utilities and Public Works, has provided a memo which is enclosed that speaks to concerns related to private water and waste water systems.
4. **Historic Resources** – This project is not detrimental to historic resources of local, state, or national significance.
5. **Natural Resources** – A study conducted in May, 2017 determined that there are two sites available to provide necessary wells to serve the project and provided redundancy and were “reliable producers capable of much higher yields”. The applicant is proposing to maintain additional buffer areas in addition to the RPA adjacent to the lake. A concern is the long term effect of maintaining the landscaped area in the project and the introduction over a number of years of additional nitrogen and phosphorus and it leaching into the lake.

The applicant hired a consultant to conduct a preliminary evaluation to determine the water supply potential based on existing information and a site visit. The study states: “The preliminary evaluation based on non-stereoscopic fracture trace analysis, examination of

existing geologic mapping, a review of previous studies in the area, an analysis of well information using federal databases, and a site visit; indicate that the site has a strong likelihood of finding sufficient water to meet demands”. The report is included in the packet.

#### **IV. Findings**

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

1. The project is consistent with several goals of the Comprehensive Plan.
2. The applicant is proposing transportation improvements that will improve the network beyond what is required for their development. The proposed left turn lane and right turn taper will allow passby traffic to continue unimpeded through the intersection and provide storage for vehicles towing trailers. The relocation of Corsair Terrace will improve the sight distance in both the east and west direction for vehicles exiting onto Rt. 208.
3. The applicant has proffered cash contributions to offset the impacts of the development on public safety and general government, transportation, parks and recreation, solid waste, and libraries.

##### **Against:**

1. While the project does not include any mitigation for impacts on schools, no commitment is made to ensure the 85 townhouses will develop as vacation homes.
2. The rezoning will result in the reduction of Resort Commercial zoning in the Lake Anna area by over 30 acres, which is approximately 11% of R-C zoned land.
3. This case presents the potential that the County may at some point have to step in and take over a private water and waste water facility that has failed if the owner/operator is no longer available to be responsible and the funds set aside are not sufficient to repair the system.
4. The removal of a large area of tree vegetation in close proximity to the lake has the potential over a number of years to increase the amount of nitrogen and phosphorus into the lake ecosystem.
5. Although the Comprehensive Plan identifies this area as appropriate for Mixed Use development, the density of this proposal may be too great for the area at this time considering the lack of public water and sewer infrastructure.

#### **V. Conclusions & Recommendations**

The introduction of housing development with a commercial component at Lake Anna is generally consistent with the adopted Comprehensive Plan. Staff acknowledges the reduction in R-C zoned acreage does effectively reduce the commercial potential for the site. The proposal would be strengthened with a commitment limiting the single-family attached units to use as secondary or vacation homes to be more consistent with tourism goals and reduce concerns related to potential student generation. The introduction of a resort style home ownership opportunity presents the possibility of many benefits to the local community and County. The applicant has designed a project with proffered improvements that will improve the transportation network, and has the potential to spur economic activity on the Spotsylvania County side of Lake Anna. The project design attempts to mitigate visual impacts on the surrounding community by locating the

commercial portion of the project almost 400 feet back from Rt. 208 and the townhomes approximately 1,200 feet from Rt. 208 screened from the corridor with the preservation of mature trees. The project includes amenities that will allow it to be an active community that accommodates all ages and activity abilities. For many years the Comprehensive Plan has advocated and supported development that is driven by the lake and supported by the lake activities. The Comprehensive Plan does not specify the appropriate level of density and the appropriate rate for increased density near the lake. This application raises the issue of the willingness of the County to accept the uncertainty that comes with approval of private water and waste water facilities, as this is the only means of supporting a development of this type in this area. The extension of public utilities to this area is cost prohibitive and the County has recent history with having to take over private systems at significant expense. The possibility of taking over a system will not be an issue in the near future, but many years into the future with only the hope that recent changes in the approval process managed by the Commonwealth are sufficient to prevent the worst case event of the County having to step in and become the owner of a system that has failed. The significance of this possibility is that if this case is approved and others follow the County is likely committing itself to develop a utility master plan with a funding source for implementation that will address the sustainability of these private systems that allow significant development to occur near Lake Anna. There are significant amounts of undeveloped land in the vicinity of the subject parcels that provide for significant development potential if approved with private systems.

Given the Findings against, staff recommends denial of R15-0006.

#### **VI. Policy Question:**

1. Is higher density residential development at Lake Anna in the Mixed Use Land Use area appropriate considering the lack of public water and sewer and the concerns related to the maintenance of private systems in the future?

Spotsylvania County Government

# Appendix A

Comprehensive Plan Analysis

## APPENDIX A

### **R15-0006: The Towns at Point Seanna**

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 Towns at Point Seanna rezoning proposes a change in zoning from Resort Commercial (R-C) and Residential Resort (R-R) to Planned Development Housing (PDH-2) in order to construct no more than eighty-five (85) single family attached dwellings and a maximum of 30,000 sq. ft. of commercial development. The Towns at Point Seanna proposal is located well outside of the Primary Development Boundary in an area designated as Mixed Land Use as depicted on the Future Land Use Map. This project is located in an area that historically has been identified as a Lake Anna focused "village center" and/or mixed use area. The 1994, 2002, 2008, and 2013 Comprehensive Plans all speak similarly of a Lake Anna focused "village". Due to interest in expanding the lakefront and lakeside character of the Lake Anna mixed use area, the particular parcels in question were added to the Lake Anna mixed use area as part of a land use expansion in the 2013 Comprehensive Plan update. As per the presently adopted Spotsylvania County Comprehensive Plan Future Land Use element, mixed land use communities should serve as a place for Spotsylvania residents to live, work, shop, and play by providing for a variety of land uses in a compact, walkable community with a denser development pattern. The mixed land use designation encompasses a variety of uses, including traditional neighborhoods; higher density residential; non-traditional residential; commercial uses; light industrial; educational facilities; recreation facilities, and compatible public and other civic facilities. In regard to the Lake Anna mixed use area, Comprehensive Plan Mixed Land Use Policy #7 advocates for provision of local shopping and professional services as well as tourist related uses such as hotels, inns and restaurants. The Policy does not specifically encourage or discourage residential type development. The residential portion of this project could more firmly be interpreted as a tourism related use if parameters were clearly in place to assure the units would be gauged toward and occupied by the tourism and secondary vacation home market. At present there are no assurances that will be the case. A timeshare resort model operated as a business tasked with operating the grounds and supportive facilities would be more favorable than a private homeowner led HOA model. As a type of resort, such a project would be more akin to a hotel, lodging type operation. The commercial component of this project resulting in up to 30,000 sq. ft. commercial development could complement Policy #7. However, on balance, the commercial focus of this project is subordinate to the single family attached portion of the project. Though the commercial site proposed in the GDP is considered beneficial and more favorable than a solely residential one, the ability of the site to be developed and site for employment and tourism opportunities such as shopping, professional services, hotels, inns, restaurants is effectively scaled back as a result of reduced Resort Commercial (R-C) zoned acreage in exchange for PDH single family attached development. This rezoning request would reduce the inventory of Resort Commercial Acreage



by 30 acres. This would result in an 11% reduction in the total number of R-C acreage within the County that currently stands at approximately 276 acres. R-C zoned acreage only exists presently, and is intended for the Lake Anna area. The Lake Anna mixed use area as noted above is outside of the County designated Primary Development Boundary. As a result, the area lacks public water and sewer service whereby development proposals are limited to private systems. Presently such systems are the only option for development proposed in the area. A collection of private residences reliant on a private collective water and sewer system poses major concerns to the long term implications of system failure upon future residents and the County.

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. The project also provides up to 30,000 sq. ft. commercial space for commercial establishments offering employment opportunities near the Route 208 corridor.

Staff acknowledges though that the commercial potential of the land proposed as part of this rezoning has been reduced in favor of a development proposal whose primary use is residential. The bulk of the 47-acre project area (approximately 33 acres associated with TM 69-5-B) is presently zoned Resort Commercial (R-C) allowing for a variety of by-right commercial type uses. This proposal ultimately scales back the commercial viability of the site to a single commercial pad site as per project GDP intended for a 30,000 sq. ft. commercial structure. This rezoning request would reduce the inventory of Resort Commercial Acreage by 30 acres. This would result in an 11% reduction in the total number of R-C acreage within the County that currently stands at approximately 276 acres. R-C zoned acreage only exists presently, and is intended for the Lake Anna area. The proposed PDH zoning ultimately is necessary to enable the ability for townhome type development and greater residential density onsite. Though the commercial site proposed in the GDP is considered beneficial, the ability of the site to be developed and site for employment opportunities is effectively scaled back. The residential component has short term construction employment related benefits and ultimately helps supports existing and future area businesses as a spin-off effect. Assuming the homes are sold as vacation homes the project also would have the ability to bring out of locality dollars into the County similar to revenues generated from tourism. The residential portion of this project could more firmly be interpreted as a tourist related use if parameters were clearly in place to assure the units would be gauged and occupied by the tourism and secondary vacation home market. At present there are no assurances that will be the case.

**Guiding Principles and Policies B.3. Development projects seeking increased residential density and/or non-residential intensity should address its impacts on the infrastructure of the county.** The Towns at Point Seanna project was submitted for County review prior to July 1, 2016 and is subject to review consistent with the County’s prior proffer policy. The proposal considers and mitigates impacts upon public facility demands and public infrastructure consistent

with the County's 2015 proffer policy in all categories except for schools where zero mitigation is proposed. As per proffer policy, "Circumstances may warrant deviation from the Public Facility Cost categories and/or calculations. It is the applicant's responsibility to make the case why a proposal warrants deviation from the Public Facility Costs calculation."

The project proffer notes no school related proffer due to expected minimal impact upon school facilities due to the townhomes proposed being Lake Anna associated vacation homes. Staff identified one comparable townhome project on the Louisa County side of Lake Anna. In June, 2018 a Louisa County school's representative was able to confirm the townhome community there generated 2 students. There are approximately 50 townhome units associated with that lakefront development also located near the Route 208 corridor. Staff notes that schools' impacts may be negligible and not exceed the by-right potential of 6 by-right lots ( $6 \text{ SFD} \times \text{Proffer Policy Student Generation Rate } 0.572 = 3.4$ ) should the project build and sell as envisioned as vacation homes exclusively. However, the County proffer policy makes no accommodation for vacation homes and no conditions are in place to clearly assure such units will be occupied exclusively by the vacation housing market. Considering this, the project does not sufficiently address schools impacts consistent with the County proffer policy.

**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 depicted on the project GDP the Towns at Point Seanna project is complemented with a system of walking trails throughout the project area and connecting the commercial and residential components of this project. Boat accessibility is also provided with the commitment of a boat ramp and one or more covered boathouses/ covered slips as per project proffer.

Through GDP revision proposed by the applicant the project now includes Courthouse Road bike/ped friendly frontage improvements. Considering the mixed land use designation that promotes pedestrian connectivity and recent precedent with other Courthouse Road fronting projects in the area (Dollar General near Rt. 208 and Lawyers Rd) whose GDP includes a shared use path along Courthouse Road, staff sought similar frontage improvements along the Route 208 frontage associated with this project. Albeit a small frontage, as the system develops over time this frontage becomes a completed connection point for a connected network along the mixed use area along the Route 208 corridor.

**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 project is located within the Lake Anna Corridor Economic Development Tourism Zone. The Tourism Zone Program is meant for Business whose primary purpose is to establish a desirable destination to attract tourists from outside of the community and create an environment for those visitors that will deliver a memorable experience or promote educational opportunities while increasing travel-related revenue. The residential component of this project that reduces the Resort Commercial (R-C) land inventory within the Zone reduces the program's reach and/or applicability to this site and the Lake Anna Tourism Zone as a whole. For this project the tourism draw is Lake Anna scenery and recreation. The applicant believes the townhomes proposed will be utilized as vacation homes. Should units be occupied as vacation homes they would complement tourism in the Lake Anna area and provide additional support for commercial establishments in the area. As noted elsewhere in this analysis at present there are no assurances that units will be

gauged toward and occupied by the secondary home/ vacation home market. A timeshare resort model operated as a business tasked with operating the grounds and supportive facilities would be more favorable than a private homeowner led HOA model. As a type of resort, such a project would be more akin to a hotel, lodging type operation. Otherwise there are no significant historic, cultural, or natural resources associated with the property that would have tourism value.

**Guiding Principles and Policies C. Spotsylvania County is a family friendly community.**

**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. Guiding Principles and Policies C.2. The County should support mixed use communities with varied housing types, civic buildings, shops, and active and passive recreation opportunities.** The Proposal complements goals to provide a mix of units (throughout the County) in support of growing a diverse housing stock to accommodate housing needs for all stages of life and affordability. This project is expected to contribute to the mixed use land use designation considering the larger mixed use vision for the area. Though scaled back in potential land area for resort commercial development, the project does provide accommodation of up to 30,000 sq. ft. commercial.

**Guiding Principles and Policies E.1. Protect environmental quality by promoting a comprehensive approach to air and water quality management. Examples of approaches to accomplish this could include: green space and tree preservation, stream restoration, and low impact development (LID).** A health department review of the proposed onsite sewage disposal system has verified soil and site suitability. Approximately 70% of the site will remain as open space and Resource Protection Areas (RPA's) are being preserved in their natural state but for specific project amenities as shown on the GDP and noted in the GDP narrative. The open space provided greatly exceeds requirements. Extensive areas of tree preservation have been designated within the GDP including areas within and outside the limits of RPA. Additional roadside street tree plantings have also been depicted throughout the development area. Water quality protections and storm water management will be subject to environmental regulations enforced via project review post rezoning. A potential concern is the long term effect of maintaining the landscaped area in the project may have on the lake by introduction over a number of years of additional nitrogen and phosphorus leaching into the lake resulting from fertilizer selection and application.

**Future Land Use:**

**Future Land Use Map.** On balance, the Towns at Point Seanna proposal meets the intent of the Mixed Land Use designation outside of the Primary Development Boundary. Staff acknowledges the proposal would result in a project ultimately less consistent with Comprehensive Plan Mixed Land Use Policy #7 that advocates for provision of local shopping and professional services as well as tourist related uses such as hotels, inns and restaurants. The Policy does not specifically encourage or discourage residential type development. The residential portion of this project could more firmly be interpreted as a tourist related use if parameters were clearly in place to assure the units would be gauged and occupied by the tourism and secondary vacation home market. At

present there are no assurances that will be the case. Though the commercial site proposed in the GDP is considered beneficial, the ability of the site to be developed and site for employment opportunities such as shopping, professional services, hotels, inns, restaurants) is effectively scaled back. This rezoning request would reduce the inventory of Resort Commercial Acreage by 30 acres. This would result in an 11% reduction in the total number of R-C acreage within the County that currently stands at approximately 276 acres. R-C zoned acreage only exists presently, and is intended for the Lake Anna area.

**Land Use Policies Applicable to All Land Uses 1. Rezoning proposals should address impacts that are specifically attributable to the development.** The Towns at Point Seanna project was submitted for County review prior to July 1, 2016 and is subject to review consistent with the County's prior proffer policy. The proposal considers and mitigates impacts upon public facility demands and public infrastructure consistent with the County's 2015 proffer policy in all categories except for schools where zero mitigation is proposed. As per proffer policy, "Circumstances may warrant deviation from the Public Facility Cost categories and/or calculations. It is the applicant's responsibility to make the case why a proposal warrants deviation from the Public Facility Costs calculation."

The project proffer notes no school related proffer due to expected minimal impact upon school facilities due to the townhomes proposed being Lake Anna associated vacation homes. Staff identified one comparable townhome project on the Louisa County side of Lake Anna. In June, 2018 a Louisa County school's representative was able to confirm the townhome community there generated 2 students. There are approximately 50 townhome units associated with that lakefront development also located near the Route 208 corridor. Staff notes that schools' impacts may be negligible and not exceed the by-right potential of 6 by-right lots ( $6 \text{ SFD} \times \text{Proffer Policy Student Generation Rate } 0.572 = 3.4$ ) should the project build and sell as envisioned as vacation homes exclusively. However, the County proffer policy makes no accommodation for vacation homes and no conditions are in place to clearly assure such units will be occupied exclusively by the vacation housing market. Considering this, the project does not sufficiently address schools impacts consistent with the County proffer policy.

**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.** Extensive areas of tree preservation have been designated within the GDP (especially along project periphery) including areas within and outside the limits of RPA.

**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.** The area where this project is located is not heavily developed however there are adjacent properties to consider. The project's development footprint is generally separated from adjacent developed areas and housing via distance, water, tree preservation buffers and large open space areas, some of which have been reserved as drain field locations. The commercial component of the project is well sited in close proximity to commercial development associated with Ann Point Marina. Townhomes are located along a peninsula extending into Lake Anna. Extensive tree preservation areas have been located along much of the project periphery, acting as screening and maintaining some of the existing natural character established onsite presently.

Considering project location outside of the Primary Development Boundary will require well water and septic systems, a groundwater assessment was warranted to determine availability and capacity to handle added demands in the area. A preliminary groundwater assessment report was provided that concludes “the site is considered to be favorable for producing the required volumes of water...” based on a number of factors. The study acknowledges a more detailed study of nearby wells, additional remote sensing and fracture trace analysis and on-site geophysical surveying would be warranted to identify exact drilling sites. As noted in the project narrative, a subsequent study conducted in May, 2017 determined that the two necessary wells to serve the project and provided redundancy were “reliable producers capable of much higher yields”.

The Virginia Department of Health has deemed the project as suitable for onsite septic service.

**Mixed Land Use Policies 1. Mixed land use developments should display characteristics that provide a unique sense of place (examples could include: design guidelines, architectural features, or common color palette, among others).** This project is oriented towards Lake Anna and envisioned as a vacationer’s destination. The project includes a number of amenities aimed at future residents complementary of its Lake Anna oriented theme and provision of community amenities including (by proffer): recreational trail system; one or more boat houses/ covered slips; boat ramp; decorative water fountains; pavilion/ gazebo; recreational amenity area. The number of amenities appearing within the GDP are not fully committed to by project proffer. In instances where two or more amenities have been featured as part of the project design, proffered commitments provide an “off ramp” that potentially reduces the ultimate build out of amenities. For instance, “one or more covered boathouses/ covered slips” has been proffered. Staff notes no architectural commitments or renderings are proposed.

**Mixed Land Use Policies 2. Appropriate transitions in scale of building and/or buffering should be provided from mixed land use developments to adjoining existing developments.** The area where this project is located is not heavily developed however there are adjacent properties to consider. The project’s development footprint is generally separated from adjacent developed areas and housing via distance, water, tree preservation buffers and large open space areas, some of which have been reserved as drain field locations. The commercial component of the project is well sited in close proximity to commercial development associated with Ann Point Marina. Townhomes are located along a peninsula extending into Lake Anna. Extensive tree preservation areas have been located along much of the project periphery, acting as screening and maintaining some of the existing natural character established onsite presently.

**Mixed Land Use Policies 3. Vehicular and pedestrian connections should be made to adjoining developments at appropriate locations, including at existing interparcel access points** as depicted on the project GDP the Towns at Point Seanna project is complemented with a system of walking trails throughout the project area and connecting the commercial and residential components of this project. Boat accessibility is also provided with the commitment of a boat ramp and one or more covered boathouses/ covered slips as per project proffer.

Through GDP revision proposed by the applicant the project now includes Courthouse Road bike/ped friendly frontage improvements. Considering the mixed land use designation that promotes pedestrian connectivity and recent precedent with other Courthouse Road fronting projects in the area (Dollar General near Rt. 208 and Lawyers Rd) whose GDP includes a shared



use path along Courthouse Road, staff sought similar frontage improvements along the Route 208 frontage associated with this project. Albeit a small frontage, as the system develops over time this frontage becomes a completed connection point for a connected network along the mixed use area along the Route 208 corridor.

**Mixed Land Use Policies 4. A grid pattern of connected streets should be supported by the County. Cul-de-sacs should be discouraged and only employed in rare instances.** The development layout is constrained within the limits of a Lake Anna peninsula. This development “finger” by its nature results in a cul-de-sac type configuration stemming off of Corsair Terrace. Corsair Terrace acts as a spine road and connector road amongst a number of parcels. There have been no connections proposed to adjacent parcel 69-A-65 that is also located within the mixed land use designation. Such a connection could be favorable considering future development prospects within the mixed land use designation, providing an alternative connection/ traffic distribution point. Staff notes such a connection poses challenges due to topography and environmental features. Overall the type of project proposed and location limitations are not similar to a connected mixed use “grid” network.

**Mixed Land Use Policies 5. The County should support public open space and pedestrian accommodations integrated throughout the development.** As depicted on the project GDP the Towns at Point Seanna project is complemented with a system of walking trails throughout the project area and connecting the commercial and residential components of this project. Open space areas are targeted for residents of the development, not public amenities.

**Mixed Land Use Policies 6. Mixed Use developments should be designed so that multiple vehicle trips can be combined into one stop by providing several destinations within easy walking distance.** Project is representative of a horizontal type mixed use where a variety of uses are located nearby. Walking paths and proximity to nearby commercial reduce the necessity to travel long distances on local roads for goods, services, entertainment. This is expected to be enhanced in time as additional economic development in the area is added to serve local populations.

**Mixed Land Use Policies 7. Mixed Use development at Lake Anna should provide local shopping and professional services as well as tourist related uses such as hotels, inns and restaurants.** The main objective of this project results in new townhome development oriented towards vacationers. Staff acknowledges the proposal would result in a project ultimately less consistent with Comprehensive Plan Mixed Land Use Policy #7 that advocates for provision of local shopping and professional services as well as tourist related uses such as hotels, inns and restaurants. The Policy does not specifically encourage or discourage residential type development. As noted elsewhere in this analysis at present there are no assurances that units will be gauged toward and occupied by the secondary home/ vacation home market. A timeshare resort model operated as a business tasked with operating the grounds and supportive facilities would be more favorable than a private homeowner led HOA model. As a type of resort, such a project would be more akin to a hotel, lodging type operation. Though the commercial site proposed in the GDP is considered beneficial, the ability of the site to be developed and site for employment opportunities such as shopping, professional services, hotels, inns, restaurants) is effectively scaled back. This rezoning request would reduce the inventory of Resort Commercial Acreage by 30

acres. This would result in an 11% reduction in the total number of R-C acreage within the County that currently stands at approximately 276 acres. R-C zoned acreage only exists presently, and is intended for the Lake Anna area.

**Mixed Land Use Policies 9. The County should support a diverse housing mix with a range of housing sizes and types that meet the needs of citizens throughout all stages of life and income levels.** Proposal complements goals to provide a mix of units in support a diverse housing mix with a range of housing sizes and types that meet the needs of citizens throughout all stages of life and income levels.

**Mixed Land Use Policies 10. Promote the construction of market rate affordable housing.** This policy is not aimed at vacation homes as noted as justification for projecting zero impacts to schools in the proffer statement. However, no conditions are in place to clearly assure such units will be occupied exclusively by the vacation housing market. New townhome communities are popular first time homebuyer products offering more modern finishes and amenities at market rate prices more affordable to that market segment. Comparable townhome communities referenced in the provided market study range from approximately \$270,000 to \$420,000.

**Mixed Land Use Policies 11. Quality open spaces should be integrated into development and may include passive and active areas, pavilions, walking paths, gardens, forested areas, and lakes, among other features.** This project is oriented towards Lake Anna and envisioned as a vacationer's destination. The project includes a number of amenities aimed at future residents complementary of its Lake Anna oriented theme and provision of community amenities including (by proffer): recreational trail system; one or more boat houses/ covered slips; boat ramp; decorative water fountains; pavilion/ gazebo; recreational amenity area. Phasing commitments have been provided in the proffer for some but not all of the aforementioned amenities. Approximately 70% of the site will remain as open space and Resource Protection Areas (RPA's) are being preserved in their natural state but for specific project amenities as shown on the GDP and noted in the GDP narrative. Extensive areas of tree preservation have been designated within the GDP including areas within and outside the limits of RPA. Additional roadside street tree plantings have also been depicted throughout the development area. As depicted on the project GDP the Towns at Point Seanna project is complemented with a system of walking trails throughout the project area and connecting the commercial and residential components of this project. Open space areas are targeted for residents of the development, not public amenities.

#### **Transportation & Thoroughfare Plan:**

**Transportation Policy 1. Maintain acceptable Levels of Service (LoS) on public roads.**  
**Transportation Policy 2. Ensure that new development does not degrade Levels of Service and mitigates its impact on the transportation network.** The County Transportation engineer has verified that traffic generation resulting from the Towns at Point Seanna project is not significant enough to degrade the level of service. The traffic model currently estimates an acceptable LoS (B in the PM peak hour and C in the AM peak hour). If approved, Towns at Point Seanna is expected to generate less traffic compared to the by-right potential associated with existing Resort Commercial (R-C) and Rural Residential (R-R). Additionally, VDOT has completed their review of this rezoning request and has issued an approval letter with no additional

comments at this time. Transportation improvements associated with the project are expected to be positive.

**Transportation Policy 2, Strategy 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.** As depicted on the project GDP the Towns at Point Seanna project is complemented with a system of walking trails throughout the project area and connecting the commercial and residential components of this project.

#### **Historic Resources:**

**Historic Resources Policy 1. Encourage and promote the voluntary protection and preservation of scenic, historic, cultural, architectural, and archaeological resources. Historic Resources Policy 1, Strategy 2. Support the preservation of resources with local, state, or national significance.** This project is not detrimental to historic resources of local, state, or national significance.

#### **Natural Resources:**

**Natural Resources Policy 1. Balance the protection of environmental resources and natural wildlife habitats with development. Natural Resources Policy 1, Strategy 1. The County should support the mitigation of impacts upon unique and/ or endangered resources including rare species and their habitats.** As per project narrative and verified with the Small Whorled Pogonia Survey, a habitat investigation and details survey for the federally and state listed endangered small whorled pogonia was conducted. No evidence was found within the property. Staff consulted the Virginia Department of Conservation and Recreation's Natural Heritage Data Explorer system and notes no predictive model that would suggest sensitive Natural Resource species onsite.

**Natural Resources Policy 1, Strategy 3. Encourage land development practices, which minimize impervious cover to promote groundwater recharge, and/ or tree preservation.** Approximately 70% of the site will remain as open space and Resource Protection Areas (RPA's) are being preserved in their natural state but for specific project amenities as shown on the GDP and noted in the GDP narrative. Extensive areas of tree preservation have been designated within the GDP including areas within and outside the limits of RPA. Additional roadside street tree plantings have also been depicted throughout the development area.

**Natural Resources Policy 4. Investigate the feasibility of providing additional public access points for boating (incl. canoe, kayak), fishing along the Rappahannock River and Lake Anna. The access points should be developed only after soil stability has been determined and an appropriate method has been designed to minimize erosion and its subsequent sedimentation impact.** Proposal includes addition of a new Lake Anna boat ramp and boat houses/ covered slips for residents. The new boating access is intended for residents of the

community however is also beneficial for providing access to Lake Anna by emergency responders/ services.

**Natural Resources Policy 2. Protect the County’s potable water resources.** Considering project location outside of the Primary Development Boundary will require well water, a groundwater assessment was warranted to determine availability and capacity to handle added demands in the area. A preliminary groundwater assessment report was provided that concludes “the site is considered to be favorable for producing the required volumes of water...” based on a number of factors. The study acknowledges a more detailed study of nearby wells, additional remote sensing and fracture trace analysis and on-site geophysical surveying would be warranted to identify exact drilling sites. As noted in the project narrative, a subsequent study conducted in May, 2017 determined that the two necessary wells to serve the project and provided redundancy were “reliable producers capable of much higher yields”.

Spotsylvania County Government

# Appendix B

Future Development Summary



		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				474	0	0	0	1441	122	62	87	196	Brock Rd	Ni River	Riverbend	7
Chancellor	RD		Estates of Chancellorsville*					44	0	0	0	134	11	6	8	18	Chancellor	Ni River	Riverbend	5
Chancellor	RD		Estates of Elys Ford*					231	0	0	0	702	60	30	42	95	Chancellor	Ni River	Riverbend	5
Chancellor	RD/PSD		Saw Hill*					31	0	0	0	94	8	4	6	13	Wilderness	Ni River	Riverbend	5
Berkeley	RD	1/16/2008	Estates of Buckingham*					42	0	0	0	128	11	5	8	17	Berkeley	Post Oak	Spotsylvania	3
Livingston	RD	2/20/2013	Whitehall*					60	0	0	0	182	15	8	11	25	Brock Rd	Ni River	Riverbend	7
Battlefield	PSD	10/2/2013	The Estates at Kingswood*					20	0	0	0	61	5	3	4	8	Battlefield	Chancellor	Chancellor	4
Salem	PSD	10/21/2015	Breckenridge Farms*					39	0	0	0	119	10	5	7	16	Courthouse	Freedom	Courtland	1
Courtland	PSD	1/12/2016	Avalon Woods*					98	0	0	0	298	25	13	18	40	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*					9	0	0	0	27	2	1	2	4	Courtland	Spotsylvania	Courtland	1
Livingston	RD	8/13/2002	Pamunkey Point	47	0	0	0	18	0	0	0	55	5	2	3	7	Livingston	Post Oak	Spotsylvania	9
Battlefield/Lee Hill	PSD	11/26/2002	Lee's Parke	1437	0	0	795	344	0	0	133	1244	89	45	63	169	Parkside	Spotsylvania	Massaponax	4
Livingston	RD	2/25/2003	Sunrise Bay	89	0	0	0	33	0	0	0	100	9	4	6	14	Livingston	Post Oak	Spotsylvania	9
Courtland	PSD	11/9/2004	Regency at Chancellorsville	0	0	0	294	0	0	0	91	136	0	0	0	18	-	-	-	5
Courtland	RD	12/14/2004	Glenhaven/River Glen	74	0	0	0	25	0	0	0	76	6	3	5	10	Chancellor	Chancellor	Riverbend	5
Courtland	PSD	11/14/2006	Reserve at C'ville (Crossing at C'ville)	122	0	0	0	63	0	0	0	192	16	8	12	26	Chancellor	Chancellor	Riverbend	5
Lee Hill	PSD	7/14/2009	Mallard Landing	0	150	0	0	0	79	0	0	190	24	10	11	26	Cedar Forest	Thornburg	Massaponax	11
Battlefield	PSD	12/8/2009	Summerfield	83	44	0	0	40	10	0	0	146	13	7	9	20	Spotswood	Battlefield	Chancellor	4
Livingston	PSD	4/12/2011	Keswick	150	90	240	184	150	90	236	184	1299	135	63	74	176	RE Lee	Spotsylvania	Spotsylvania	1
Berkeley	PSD	10/11/2011	Ni Village	0	164	773	0	0	164	773	0	1547	107	57	63	210	Riverview	Spotsylvania	Massaponax	8
Lee Hill	PSD	2/14/2012	Lakeside	0	100	0	0	0	14	0	0	34	4	2	2	5	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	292	165	755	50	2485	181	95	135	338	RE Lee	Spotsylvania	Spotsy/Courtla	1
Berkeley	PSD	8/13/2013	Crossroads Station Apt	0	0	610	0	0	0	610	0	909	45	29	31	123	Cedar Forest	Thornburg	Massaponax	11
Lee Hill	PSD	9/10/2013	New Post	219	104	102	0	219	87	0	0	875	83	40	53	119	Cedar Forest	Thornburg	Massaponax	11
Livingston	RD	9/24/2013	Fortune's Landing	49	0	0	0	40	0	0	0	122	10	5	7	17	Wilderness	Ni River	Spotsylvania	5
Courtland	PSD	1/14/2014	Villas at Harrison Crossing (Barley Woods)	0	0	0	130	0	0	0	107	159	0	0	0	22	-	-	-	6
Lee Hill	PSD	1/28/2014	Heritage Woods	697	180	183	0	697	180	183	0	2825	248	123	163	384	Parkside	Spotsylvania	Court/Mass	1/4/8
Berkeley	PSD	6/24/2014	Ni River Comm. Church/Courtland Park	89	0	0	0	81	0	0	0	246	21	11	15	33	Courtland	Spotsylvania	Courtland	1
Battlefield	PSD	6/24/2014	Southpoint Landing	0	0	830	0	0	0	550	0	820	40	26	28	111	Parkside	Battlefield	Massaponax	4
Chancellor	RD	9/9/2014	Legends of Chancellorsville	218	0	0	0	218	0	0	0	663	56	28	40	90	Brock Rd/Chan.	Ni River	Riverbend	5
Lee Hill	PSD	12/9/2014	Wheatland	0	98	0	0	0	93	0	0	224	29	12	14	30	Lee Hill	Thornburg	Massaponax	11
Chancellor	PSD	12/9/2014	Thorburn Estates	59	0	0	0	59	0	0	0	179	15	8	11	24	Wilderness	Freedom	Riverbend	10
Lee Hill	PSD	6/23/2015	Jackson Village	0	596	1289	385	0	596	1149	385	3722	267	131	145	506	Parkside	Spotsylvania	Massaponax	4
Courtland	PSD	11/12/2015	Retreat at C'ville	0	0	0	192	0	0	0	191	285	0	0	0	39	-	-	-	5
Berkeley	PSD	12/8/2015	Alexander's Crossing	518	971	888	230	518	971	888	230	5581	497	234	281	758	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	14	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	29	19	20	81	Parkside	Spotsylvania	Massaponax	8
		11/15/2018	Regency Crossing	0	21	0	0	0	21	0	0	51	6	3	3	7	Harrison Road	Chancellor	Riverbend	6
				TOTALS				4218	2486	5544	1416	29,184	2307	1152	1457	3965				
				Total unbuilt residential units				13,664												

\*By-right subdivisions

**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

Projects added 11/15/2018

Generation Rates	SFD	SFA	MF	
Persons Per Unit	3.04	2.41	1.49	
Students Per Unit			MF Mkt	MF TC
Elementary	0.2577	0.3072	0.073	0.291
Middle	0.1307	0.1286	0.047	0.134
High	0.1832	0.1453	0.051	0.139
Fire and Rescue	0.136 calls per capita			

TC = Tax Credit  
Mkt = Market Rate