



TOWN OF BOWLING GREEN PLANNING COMMISSION

PUBLIC HEARING

Meeting Date: FEBRUARY 19, 2026

REZONING CASE: #RZ-2026-01

REQUEST:

FAIRMONT LAND, LLC requests rezoning from a Business (B-2) Zoning District to a Planned Unit Development (PUD) Zoning District of 19.47 acres.

PROPOSED LAND USE:

A mixed use development with tree-lined streets, usable open spaces, a variety of attached and detached residential dwelling types, and commercial and office uses is proposed. The development would include a total of 147 dwelling units (forty-three (43) detached single family dwellings; forty (40) attached single family dwellings (townhouses); sixty-four (64) multi-family residential dwellings (including vertical mixed use buildings) and 16,880 square feet of commercial and professional office uses yielding a density of approximately 7.55 dwelling units per acre. The development will also include a public park; walking trail; sidewalks on both sides of internal streets; and a shared use path connecting the development to East Broadus Avenue to the south and with future development to the northeast also within the planned Mixed Use Area. Proffered Conditions address quality site and architectural design standards, permitted building materials, landscaping and decorative site lighting. (Proffered Conditions 1, 2, 5, 6 and 7, Attachment 2, and General Development Plan (GDP), Exhibit A)

RECOMMENDATION:

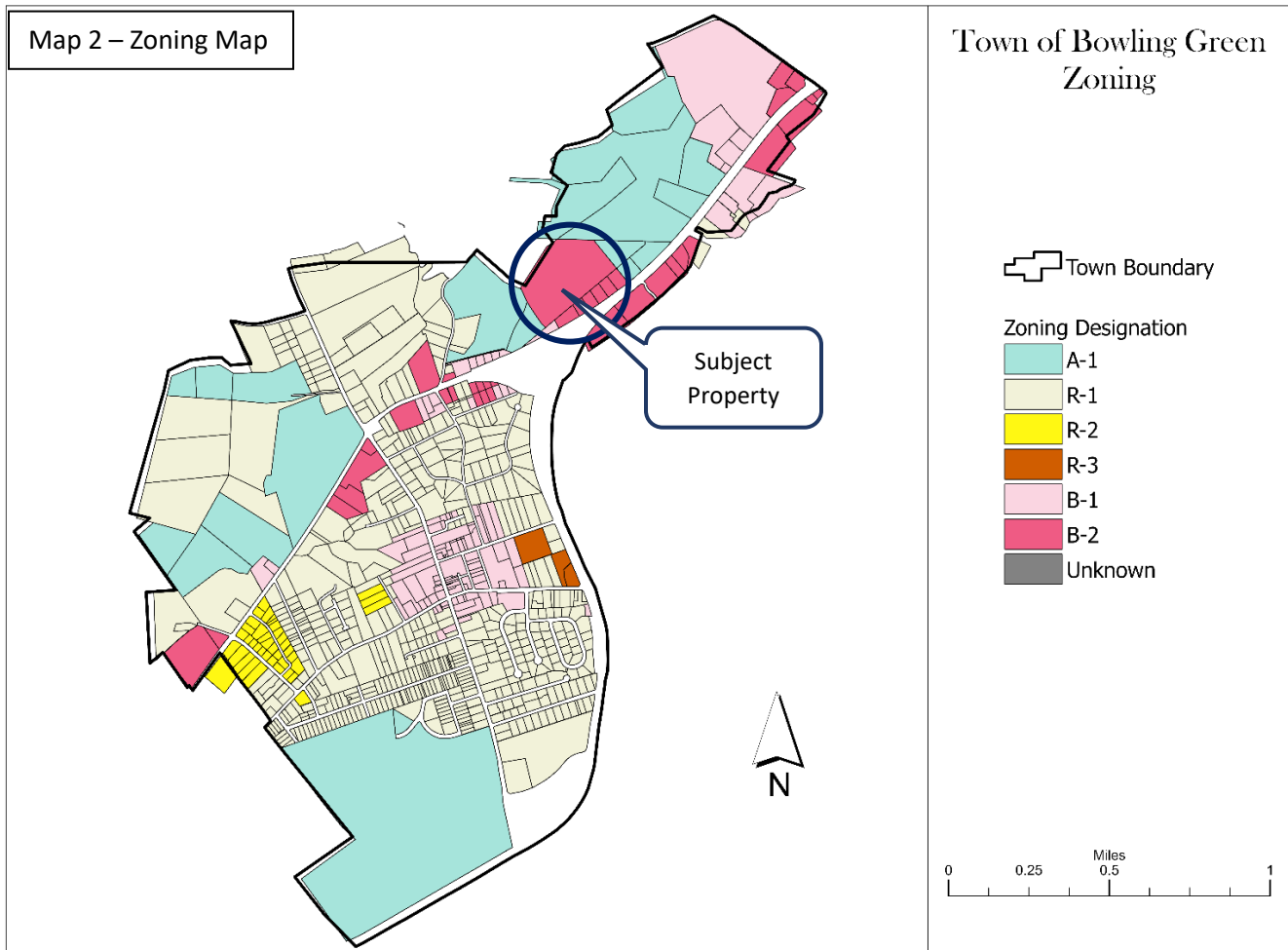
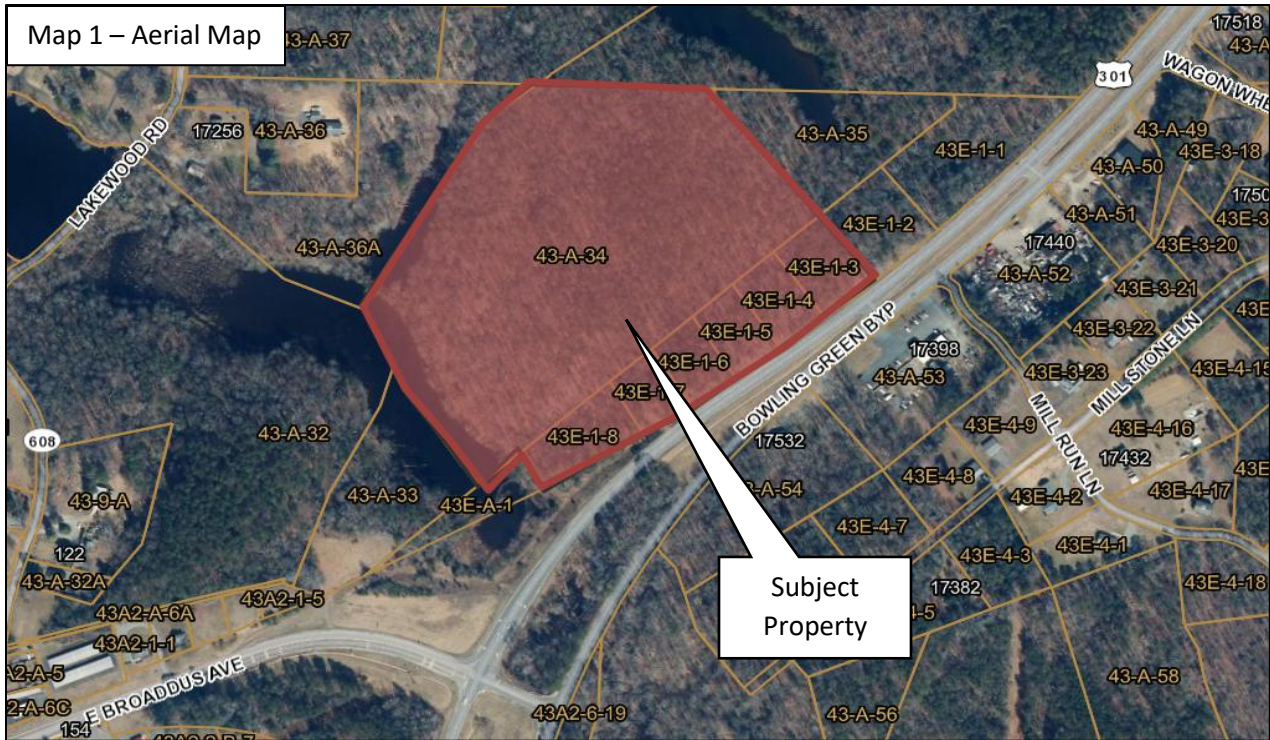
Staff recommends approval of this request subject to the Conditions in Attachment 1 and acceptance of the Proffered Conditions in Attachment 2 for the following reasons:

- A. The rezoning request complies with the recommendations of the Town's Comprehensive Plan which designate the subject property as part of a larger Mixed Use Area where a variety of residential and commercial land use types and lot sizes and densities are appropriate.
- B. The proffered conditions ensure a quality site design with a walkable environment that will provide continuity and appropriate land use transitions, quality building materials and architecture, on- and off-street parking, sidewalks, shared use and walking paths, useable open spaces, decorative pedestrian-scale lighting, and tree lined streets, as suggested by the Plan.
- C. The housing variety and 16,880 square feet of commercial and office uses located along the property's Route 301 frontage complies with the recommendations of the Plan.
- D. The exceptions requested to building height and percentage of open space and to permit private roads offer flexibility in the overall building and site design to accommodate architectural variety and a traditional site design while considering adjacent environmental features, usable open space, and the off-site 1.5 acres of open space for the shared use path.
- E. Where adequate public facilities exist to accommodate new development, the Plan supports the development and notes that new development will add to the Town's tax revenues and new money into the Town's economy. Adequate public facilities exist to support the proposed development.

LOCATION:

The 19.47-acre subject property fronts approximately 985 feet on the northwest line of AP Hill Boulevard (Route 301), approximately 535 feet north of its intersection with East Broadus Avenue and is known as Tax Map Parcels 43-A-34 and 43E-1-4R, 5, 6, 7 and 8 and is zoned Business (B-2) (See Maps 1 and 2 on Page 2). The subject property is a vacant wooded property. Properties to the north, west and south are currently zoned

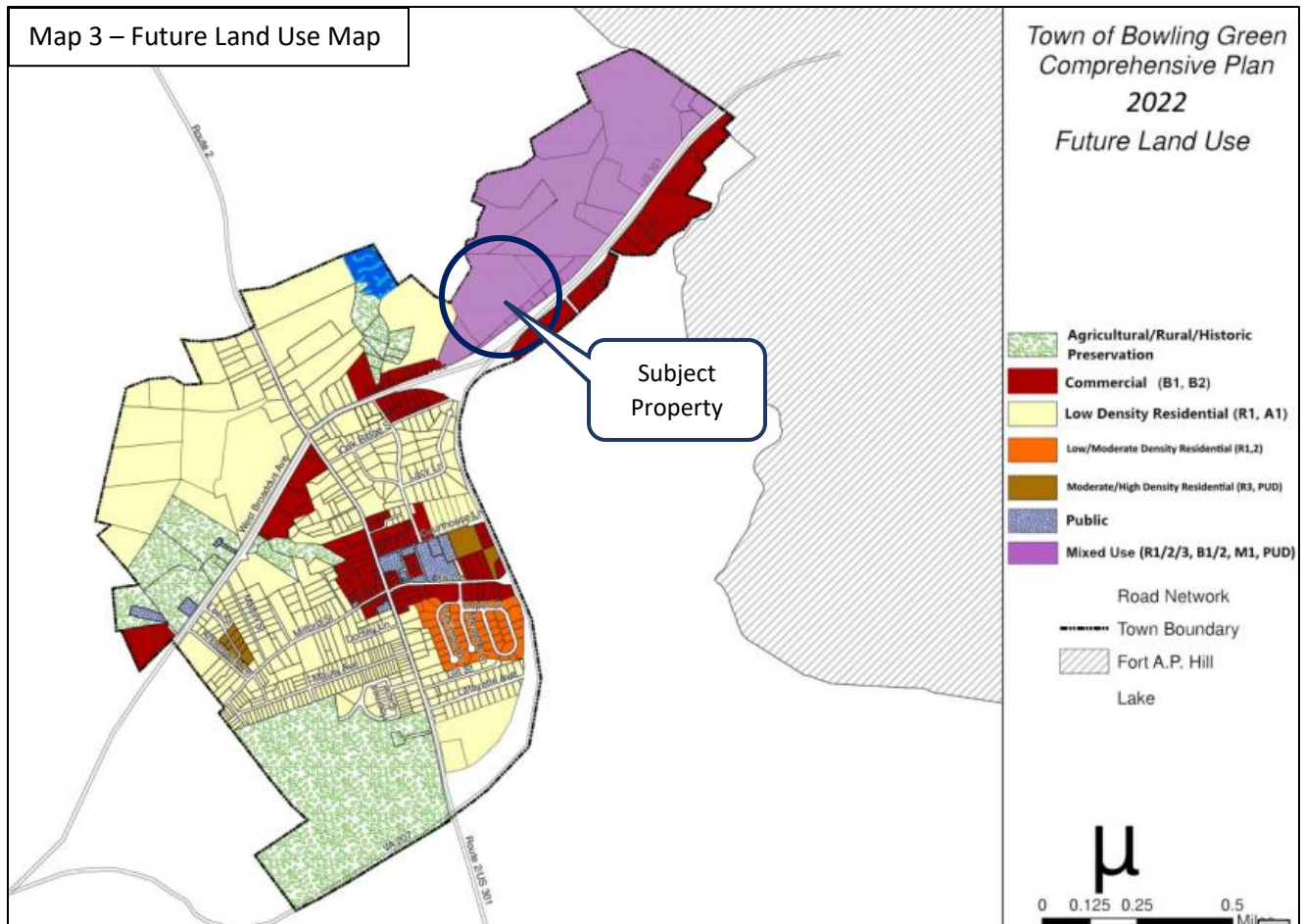
Agricultural (A-1) and are vacant wooded parcels or occupied by large lot single family residential use. Properties to the east across Route 301 are occupied by commercial uses or are vacant wooded parcels. Maracossic Creek abuts the subject property to the south. Property to the west includes a pond and is within Caroline County. A pond is also located in the vicinity of the subject property on the adjacent property to the northeast.



COMPREHENSIVE PLAN AND FUTURE LAND USE:

The Town's Comprehensive Plan recognizes that growth will come to Bowling Green and that growth is beneficial to bring new money into the Town's economy and to increase tax revenues. The Plan recognizes the importance of the Future Land Use Plan to provide the right balance of residential, commercial and industrial land use to the demands for growth without sacrificing Bowling Green's small town charm and quality of life.

The Future Land Use Map identifies the subject property as part of a larger Mixed Use Area fronting on Route 301 as identified below:



The Plan states that the Mixed Use Areas provide for a variety of land uses, housing types and prices, lot sizes and density, and architectural variety, in compact, walkable communities. Mixed Land Use will encompass a variety of uses from both retail and office commercial uses and a variety of residential uses including higher density, accessory apartments and residential units over commercial uses. The Plan offers other uses that may be appropriate include educational facilities, “cottage” or “artisanal” industries; live-work projects, recreational facilities and compatible public and civic facilities.

The Plan suggests that pedestrian access should be required as an alternative to automobile reliance and that tracts of land should be developed to provide continuity among the various land uses and to create a compact and walkable living environment and workplace. The Plan recommends transitional uses and/or project design considerations should protect the variety of uses in the development with an interconnected street network and pedestrian connectivity to nearby developments and the core of the Town. Mixed use developments should include both on- and off-street parking, sidewalks, bike lanes, benches, pedestrian scale lighting, and tree lined streets that soften the hardscape and provide shade for pedestrians.

According to the Comprehensive Plan, the primary focus for the Mixed Use Land Use Area fronting Route 301 will be commercial development with residential development within these areas as a secondary or subordinate use (in total land area and square footage devoted) within the overall land use area. The Zoning Ordinance limits commercial development in the PUD Zoning District to a maximum of five percent (5%). The proposed development complies with the maximum limit for commercial use set by the Zoning Ordinance.

The land use designation encourages mixes of residential housing types to provide for housing diversification. Residential development within the Mixed Use Area is intended to help diversify the land use mix. Densities for residential use are intended to be a maximum of 10 dwelling units per acre which aligns with the density regulation of the PUD Zoning District. The Plan recognizes that development densities are permitted based on the provision of adequate infrastructure to serve the proposed uses.

With the Mixed Use Land Use Area description adopted in 2022, policies were added to the Comprehensive Plan to provide guidance for mixed use developments. It is important to note that the Comprehensive Plan is not regulatory such as with requirements of the Zoning Ordinance but is rather a guide with recommendations for development. The sixteen (16) “Mixed Land Use Policies” are summarized in the chart below with the Applicant’s Response provided and Staff’s evaluation of the proposed development’s conformance with these policies on the right side of the chart.

Policy	Summary of <u>Comprehensive Plan</u> Mixed Use Policy	Summary of Applicant’s Response	Staff – Case Conforms ? Yes or No
1	High quality standards (site layout; building configuration, materials, massing/height; landscaping; signage; parking design; pedestrian circulation; lighting; stormwater; environmental protection; mass transit; amenities).	GDP establishes coordinated mixed-use layout with public streets (Fairmont Dr, Emory Ln, Ella Ct), a central community park to be dedicated to the Town, open space & trail corridors, and defined building areas for mixed-use/commercial and residential. Proffers add minimum architectural material standards, pedestrian facilities, and lighting controls. Stormwater management, detailed landscaping, entrance feature, signage, and final lighting photometrics will be confirmed during final site plan and subdivision plat reviews.	Yes
2	Overall architectural theme consistent with the Town’s historic character.	Proffers require durable, higher-quality facade materials (brick/stone/masonry/stone veneer and approved siding products), roof standards, façade articulation/variation, and consistent treatment of multifamily/commercial building elevations to be approved by the Town Manager	Yes
3	Incorporate public open spaces (active and passive) as integrated elements; preserve natural features.	GDP includes significant open space (6.39 acres, 33%) and a centrally located public park (Bowling Green Community Park) with playground, pavilion/bathroom, and parking. A multi-use trail and a walking trail through the RPA buffer provide active recreation and connections while preserving natural features. The shared use path is an additional 1.5 acres of open space (or 40.5%)	Yes
4	Provide appropriate transitions in size/scale/height/massing/density and/or setbacks/buffering to nearby development.	GDP concentrates higher-intensity mixed-use and multifamily buildings toward the Route 301 frontage and central area, while single-family detached lots are located along the upper portion of the site adjacent to open space. Open space areas and buffers along the perimeter support transition to adjacent properties. Final buffering/landscaping treatments will be detailed on the site plan.	Yes
5	Preserve and/or incorporate unique or sensitive environmental features.	Existing environmental features and constraints (including wetland/pond areas and RPA/buffer areas) are identified, with open space and a meandering walking trail planned through the RPA buffer subject to applicable regulations. Final environmental delineations and approvals will be completed during site plan permitting.	Yes
6	Encourage vertical mixed use (commercial lower stories; office/residential on upper stories).	Buildings 1 and 2 are explicitly programmed for vertical mixed use: commercial/retail on the first floor with residential apartments on floors 2 and 3, consistent with the Town policy encouraging vertical integration of uses.	Yes
7	Provide vehicular and bicycle/pedestrian connections to adjoining developments (including inter-parcel access points).	Proffers commit to constructing on-site public roads, including stub roads toward adjacent parcels (Tax IDs 43-A-42 and 43-A-35) to support future inter-parcel connectivity. The 10-foot multi-use trail is planned to connect from the Lakewood Road / E. Broadus Ave area along Fairmont Dr and Emory Ln to the eastern boundary, supporting bicycle/pedestrian connectivity with surrounding areas.	Yes

Policy	Summary of <u>Comprehensive Plan</u> Mixed Use Policy	Summary of Applicant's Response	Staff – Case Conforms ? Yes or No
Policy 8	Plan and manage safe traffic circulation and access; provide an interconnected street network; discourage cul-de-sacs (except where constrained).	The roadway network is interconnected through Fairmont Drive, Emory Lane, and Ella Court (public streets maintained by VDOT). Access management and safety improvements include a dedicated right-turn lane and taper on Route 301, and an emergency access gate connection. The internal street pattern avoids isolated cul-de-sacs; any minor dead-end segments would be evaluated against topographic/environmental constraints at site plan stage.	Yes
Policy 9	Design so multiple vehicle trips can be combined into one stop (multiple destinations within easy walking distance).	The project mixes neighborhood-scale commercial/professional office (16,800 sf) with multiple residential types and a community park, creating several on-site destinations within walking distance for residents and visitors.	Yes
Policy 10	Emphasize pedestrian orientation in building and public space design; avoid auto-dominant site design.	Pedestrian circulation is emphasized through sidewalks on both sides of public streets, crosswalk connections, and the multi-use trail system. The community park is centrally located and connected to surrounding residential and mixed-use areas. Parking is provided through a combination of off-street and on-street spaces to reduce the visual dominance of large parking fields.	Yes
Policy 11	Locate parking to the rear/sides of buildings or at the fringe/structured parking; keep building facades visible from streets.	The mixed-use and multifamily areas include internal parking areas and on-street parking along Emory Ln. The parking program includes 51 on-street spaces along Emory Lane (within 600 feet of residential apartments and commercial/retail) and off-street parking for commercial and apartments. Final building siting and façade orientation relative to streets and parking will be confirmed with the detailed site plan.	Yes
Policy 12	Support a diverse housing mix across life stages and income levels.	The proposed housing mix includes single-family detached homes, townhouses, and apartments, including apartments above ground-floor commercial uses. This variety supports different household sizes, lifestyles, and price points.	Yes
Policy 13	Promote market-rate affordability through a mix of housing types and price points.	While the proffers do not establish a specific affordability set-aside, the project's mix of smaller-lot single-family homes, attached townhouses, and apartments supports market-rate attainability through diversified housing options. The final unit mix and product types will further demonstrate market-rate affordability objectives.	Yes
Policy 14	Residential should not front on roads classified by VDOT as Major Collector or higher.	The GDP shows primary access from Route 301 via Fairmont Drive, with internal streets serving residential areas. No single-family lots take direct driveway access from Route 301. Mixed-use buildings and multifamily buildings are oriented to internal streets and parking areas, with Route 301 frontage generally buffered by open space/landscape areas and access management features. Final frontage/orientation details will be confirmed at site plan.	Yes
Policy 15	On Route 301 corridor, residential should be secondary/subordinate compared to commercial within the broader land use area.	Along the Route 301 corridor, the plan includes neighborhood commercial/professional office uses (16,800 sf) and mixed-use buildings with active ground-floor commercial space. Residential uses are provided as a complementary component (including apartments over retail) to support the commercial area. The plan complies with the 5% maximum ordinance requirement for commercial use. This project supports the broader land use area.	Yes
Policy 16	Mixed-use may be appropriate on infill/redevelopment sites where public facilities are available (pursuant to master plan).	The GDP notes the property is served by public water and sewer, and the proffers obligate the owner to extend/construct all required water and sewer infrastructure at no cost to the Town. This supports mixed-use development in an area where public facilities are available.	Yes

PROPOSED LAND USE

Land Use and Site Design:

A mixed use development with tree-lined streets, usable open spaces, a variety of attached and detached residential dwelling types, and commercial and office uses is proposed on 19.47 acres. The development is planned for a maximum of 147 dwelling units that would include forty-three (43) detached single family dwellings; forty (40) attached single family dwellings (townhouses); sixty-four (64) multi-family residential dwellings (including vertical mixed use buildings) yielding a density of approximately 7.55 dwelling units per acre. Commercial and professional office uses (16,880 square feet) are planned as first floor use with two (2) floors of apartments above (Proffered Condition 2, Attachment 2 and GDP, Exhibit A). The planned density of the development at 7.55 dwelling units per acre is consistent with the Zoning Ordinance regulations for a maximum of ten (10) dwelling units per acre in a Planned Unit Development (PUD) Zoning District and the density recommendations of the Comprehensive Plan for the Mixed Use Land Use Area.

The development will also include a public park with playground equipment, a covered picnic pavilion and permanent restroom facilities. A natural walking trail within the Resource Management Area buffer is proposed along with sidewalks on both sides of the development's internal streets, and a 10-foot wide hard surfaced shared use path connecting the development to East Broadbudd Avenue to the south and to the northeast with future development in the broader future Mixed Use Area, as outlined in the Comprehensive Plan. (Proffered Conditions 1 and 5, Attachment 2, and GDP, Exhibit A)

Modifications to Zoning Ordinance Regulations:

It is common, since the General Development Plan (GDP) establishes the site development pattern for a planned unit development, for modifications to ordinance standards to be necessary. In preparing a GDP, consideration has been given to the unique mix of uses, higher densities planned, livable community character, and any known site constraints. These factors establish development requirements, such as lot sizes, setbacks, etc., and identify necessary modifications to standard development regulations in a PUD. With this request, the Applicant is seeking modifications to three (3) Zoning Ordinance regulations in a Planned Unit Development (PUD) Zoning District.

The first request is an exception to allow the maximum permitted building height to increase from thirty-five (35) feet to forty-five (45) feet. The Applicant explained that the taller structure, if utilized, would permit greater architectural variety, especially with varying rooflines, would allow for screening of roof mounted mechanical equipment and would permit possible roof-top amenities.

The second exception being requested is an exception to permit a reduction in the PUD district standard for the development to maintain fifty percent (50%) of its acreage in open space. For the subject property 50% of the 19.47 acre site would be 9.74 acres. The Applicant provided that the open space of thirty-three (33%) or 6.39 acres is planned. The on-sight open space is usable and still protects environmental resources. The open space would include a public park within a compact walkable community. It is important to note that the 33% of open space counted by the Applicant, does not account for the off-sight shared use path acreage of approximately 1.5 acres, which would equal to 7.89 acres, or 40.5% of open space. The recreational amenities are an important commitment by the Applicant that should not be penalized.

The third exception is to the provision that no streets within a PUD district should be private. All of dwellings within the proposed development would front on public roads. Rear alleys are proposed for the townhouses and drive aisles are planned for access multi-family and mixed use residential and commercial buildings and parking (GDP, Exhibit A). It is common to use privately-owned alleys to serve medium to higher density developments in a traditional neighborhood design where homes front on public streets.

Given these considerations, staff finds that granting these three (3) modifications to the PUD Zoning District regulations is appropriate. (Conditions 1 – 3, Attachment 1)

ENVIRONMENTAL AND CULTURAL RESOURCES

The site is in the Maracossic Creek (Mattaponi) watershed. The property borders the Maracossic Creek, ponds, and wetlands. A 100-foot Resource Protection Area (RPA) buffer is located along the entire southwestern edge of the site. The development proposes a five (5) foot wide meandering natural walking path within this Resource Protection Area buffer (Proffered Condition 5). Recreational uses such as walking paths are permitted provided they are constructed with the least amount of disturbance within the RPA.

The Applicant provided that the project's impact to the natural topography and vegetation has been minimized through site design. The Applicant also stated that wetlands are located on-site but no wetland disturbance is planned. (Rezoning Narrative, Exhibit B)

Final determinations on the location and design of the walking path and protections of environmental sensitive water features and areas will be determined by the Chesapeake Bay Preservation Area Overlay District standards and storm water regulations enforced at the time of site plan and subdivision plat review. Staff is comfortable that for the purposes of this rezoning request, the General Development Plan (GDP) as required by the Zoning Ordinance for PUD zoning districts, has accurately captured environmentally sensitive areas. (GDP, Exhibit A)

The development of 147 dwelling units and 16,880 square feet of commercial space with roads, sidewalks and parking will increase impervious cover and impact stormwater management. The Applicant's design is required to comply with local and state requirements for stormwater management for site development. The exact measures needed will be determined at the time of site plan review.

Based on information from the Virginia Department of Historical Resources, the United States Department of the Interior and the Town's Comprehensive Plan, there are no cultural resources located on the subject property.

TRAFFIC IMPACTS

The development would have direct access to A.P. Hill Boulevard (Route 301) which is four-lane divided Principal Arterial Highway. The Applicant has provided a general traffic impact statement in the Rezoning Narrative (Exhibit B). With the site's current Business (B-2) Zoning the development would generate 5,685.9 Vehicles Per Day (VPD). The proposed zoning would generate 1,672 VPD which is a 271% reduction in vehicles per day, a substantial decrease. (Rezoning Narrative, Exhibit B)

The GDP identifies that access to the development would be provided onto proposed Fairmont Drive by a right-in/right-out access onto A. P. Hill Boulevard (Route 301). A secondary access would be a gated emergency vehicle access towards the northeastern boundary of the property. The development is planned with public road access from the development to adjacent properties within the broader Mixed Use Land Use Area. The exact road construction plans will be approved at the time of site plan and subdivision plat review. (Proffered Conditions 1 and 3, Attachment 2 and GDP, Exhibit A)

PUBLIC UTILITY IMPACTS

Water and Sewer

The development will be served by the Town's public water and sewer system. Imboden Environmental Services, Inc. reviewed the anticipated flow data and provided written confirmation that "Bowling Green has sufficient water and sewer system capacity to serve the proposed Fairmont development."

Both water and sewer are available to the site along its frontage. The public sewer line is a force main that will require construction of a pump station to tie into the system. Water and sewer lines will be required to be constructed by the Applicant to meet the Virginia Department of Health Waterworks Regulations and the Town's design standards and, once final inspections of the work are approved, will be maintained by the

Town (Proffered Condition 4, Attachment 2). Anticipated flow data for the development has been added to Page 1 of the General Development Plan (GDP) and is shown in the table on Page 8:

WATER/WASTEWATER SYSTEM DEMAND						
TYPE	UNIT	NO. UNITS	Unit Flow	FLOW		
Single Family Detached	Dwelling	43	350	gpd/unit	15,050	gpd, ADF
Single Family Attached	Dwelling	40	300	gpd/unit	12,000	gpd, ADF
Apartments	Dwelling	64	250	gpd/unit	16	gpd, ADF
Commercial/Retail	SF	16,800	200	gpd/1000 sf	3,360	gpd, ADF
				TOTAL	30,426	gpd, ADF
Average Daily Flow	30,426	/	1440	=	21	gpm, ADF
Peak Hour (X 2.5)	30,426	X	2.5	=	76,065	gpd
		/	1440	=	53	gpm
Max Day (X 1.5)	30,426	X	1.5	=	45,639	gpd
		/	1440	=	32	gpm

ESTIMATED AVAILABLE FIRE FLOW = 1.750 GPM

Solid Waste Disposal

The single family attached and detached dwellings will be served by the Town's trash collection service. (Rezoning Narrative, Exhibit B)

FIRE AND EMERGENCY MEDICAL SERVICE (EMS)

Caroline County Fire-Rescue reviewed this rezoning and stated that they "have no objection to the proposed rezoning of the parcel, subject to the following comments and conditions."

Impact on Fire and EMS Services

Based on the estimated population increase of approximately 350 residents (Caroline Fire-Rescue projections), the projected impact to Fire and EMS services is anticipated to be minimal and manageable within the County's current operational capacity. At this time, no extraordinary service demand concerns have been identified.

Fire Apparatus Access

All buildings exceeding 30 feet in height are shown to be provided with aerial apparatus access roads meeting the required minimum unobstructed width of 26 feet. The roadway layout, as depicted on the General Development Plan, appears capable of accommodating Caroline County Fire-Rescue aerial apparatus access requirements. (GDP, Exhibit A)

Emergency Access Gate

The proposed emergency access gate shall be designed and constructed to support an imposed load of 77,000 pounds. A Knox locking device (Knox lock or Knox box) shall be installed on the Route 301 side of the access point to ensure emergency responder access (Proffered Condition 3, Attachment 2 and GDP, Exhibit A). Final gate design and specifications are subject to review and approval during the site plan phase.

Water Supply

The current General Development Plan (GDP) indicates hydrant placement in acceptable locations for the proposed single-family dwellings and townhomes. Additional hydrants may be required during site plan review based on final building construction type, confirmed fire flow calculations, and automatic sprinkler system status for Buildings 1–5.

SCHOOL IMPACTS

Below is the anticipated number of school children that would be generated by the proposed development (Rezoning Narrative, Exhibit B) and chart on Page 9:

SCHOOL STUDENT GENERATION/ UNIT			
USE	Yield Factor	# Units	# Students
Single Family Detached	0.444	43	19
Single Family Attached	0.545	40	22
Multi-Family	0.133	64	9
Total # Students =			49

Data taken from the Caroline County Public Schools Enrollment Projection Study date October 17, 2024.

In their review of the proposed rezoning, Carolina County Public Schools offered no objection to the rezoning and noted the following:

Caroline County Public Schools has reviewed the information presented in Section VI. Schools of the rezoning materials (Rezoning Narrative, Exhibit B). The school division verifies that the student yield factors utilized in this section are consistent with those identified in the Caroline County Public Schools Enrollment Projection Study completed by FutureThink October 17, 2024. The Enrollment Projection Study cited the underlying data source as the statewide average student generation rates for new residential construction in Virginia from the NAHB Economics Housing Policy Group 2020 study.

Caroline County Public Schools would also like to provide workforce-related context relevant to housing within the community. Approximately 50 percent of the school division's employees commute into Caroline County from surrounding jurisdictions. As part of our ongoing recruitment and retention efforts, the availability of affordable and attainable housing within the county is an important consideration for both prospective and current employees.

Mixed-use developments that include a range of housing types, such as single-family detached, single-family attached, and multi-family housing, represent options that the division often shares with potential employees who are interested in living closer to their place of employment. As one of the largest employers in Caroline County, Caroline County Public Schools continues to experience an ongoing need for housing opportunities that support workforce stability and retention.

ECONOMIC IMPACT

The Applicant has provided that the property has not developed for decades under its current B-2 zoning due to a lack of demand for business currently on the Route 301 corridor. The Applicant states that there is currently a market for residential dwellings in the Town at moderate/high densities. The Applicant indicates that the proposed development will provide needed workforce housing and housing opportunities for Caroline County school teachers and for the planned growth at A. P. Hill. (Rezoning Narrative, Exhibit B)

The development will generate additional tax revenue from real estate, personal property, Route 301 tax district, water and sewer connection fees, vehicle license, meals taxes and new residential and visitor spending.

As recommended by the Comprehensive Plan for any new development or re-development, the Town engaged with the Applicant for an independent economic development assessment to gauge the overall impact of the proposed project. That economic analysis resulted in the following highlights for consideration based on current residential and commercial tax rates, water and sewer rates and connections.

Based on the Rezoning Narrative (Exhibit B), the Applicant proposes to build:

- 43 detached homes at an average cost of \$500,000 per unit,
- 40 single family attached townhomes at an average cost \$350,000 per unit,
- 64 mid-rise apartments at an average real estate value of \$250,000 per unit. For rentals, the cost would be \$2,200/month per unit (for 2-bedroom) and \$1,800/month per unit (for 1-bedroom). Based on the plans, these apartments would be broken up into five buildings; three buildings with 12 apartments and two buildings with 14 apartments; and

- 16,880 square feet of commercial space at \$12-\$15 per square foot. Based on current plans, the commercial space could house up to eight businesses with a real estate value of \$250,000 each. (Rezoning Narrative, Exhibit B)

The Applicant will build all infrastructure improvements, such as water and sewer, electrical, roads and other amenities (e.g. a park, shared use path).

In 2026, the Town has collected \$1,431 from the Applicant for the rezoning application fee. It is estimated that the Town would see additional revenue from taxes beginning either in 2027 or 2028, based on the speed of the development. The one-time water and sewer connection fees are estimated to take place between 2027 and 2030 and would be an additional \$1.436 million to the Town. Based on this analysis, it is estimated that the Town could see a continued stream of annual tax revenue from the proposed development totaling an estimated \$664,260-\$800,017 (in 2025 dollar), assuming all tax rates remain the same. The following sections breakdown these findings:

Real Estate Taxes - With town real estate taxes at \$0.13 per \$100, Bowling Green could ultimately collect \$66,300 annually.

Water and Sewer Connection Fees – The Town’s current fee schedule for single family homes is \$1,500 per unit plus availability fees of \$12,000 which equals a total fee for a single family dwelling of \$13,500 and higher if meter sizes are higher. There will be five (5) apartment buildings at \$26,500 each. Based on these fees and the proposal, the Town is estimated to generate \$1,239,500 in water and sewer connection fees (one-time revenues).

Water and Sewer Usage Fees – Based on EPA’s projections for the average water and sewer usage, Census Bureau’s owner occupied household size in the Town (2.59 persons), and the Town’s current water and sewer rates for the estimated monthly usage of 5,439 gallons for owner-occupied units in Town which combined are \$184.17 per household monthly. The estimated revenue generated for the Town, with owner-occupied housing units ultimately generating \$181,223 annually and renter-occupied units generating \$11,124 annually.

Personal Property Taxes – Based on the average of 2.4 cars and 1.3 cars for owner occupied housing and renter occupied housing respectively, and an assumption of an average assessed value of a car in town of \$29,500, the Town is estimated to receive on-going revenue of \$59,472 in Personal Property Taxes annually.

Trash Pickup Fees - Residents have a monthly flat rate fee of \$32.90 currently. Assuming the fee continues at this rate, annual revenue to the Town would be approximately \$34,742 by 2029.

Commercial Development Impacts - For the commercial component of the Fairmont development, Virginia Tech CECE assessed fiscal impacts to the town from: 1) real estate taxes, 2) water and sewer connection fees, 3) water and sewer monthly fees, 4) town meals taxes, and 5) business license taxes. Virginia Tech faculty examined impacts based on a faster-higher revenue scenario and a slower-lower revenue scenario. Depending on the ratio of retail to restaurants, and if all tax rates stay constant, the town is estimated to see annual revenues of \$162,104-\$294,520 after 2030.

Impacts from New Resident Spending – For the Economic Impact, the analysis examined U.S. Spending based on the Bureau of Labor Statistics and the Town’s cost of living and national inflation and determined local spending per household in 2025 to be an estimated \$80,989. Of this amount Virginia Tech estimated the portion of household spending that could be local spending (using a low and high estimate between 43% and 73%) is \$34,914 and \$58,759 per household. Using those estimates for in Town spending for the 147 planned households, the proposed new development is estimated to generate a total new resident spending in Town of approximately \$5.1-\$8.6 million.

Impacts from New Visitor Spending – Taking into account the spending reports from groups such as Virginia Tourism Corporation, the 13.8% Bowling Green contributes to Caroline County’s total gross

regional product, new commercial spaces, and new visitors to the new dwellings, an estimated \$768,760-\$775,728 would be spent across the economy, not just in the proposed development.

Virginia Tech estimates the economic impacts of new resident and visitor spending due to the proposed development to range between \$2.10 million and \$4.57 million. This includes between \$545 thousand and \$1.94 million in household income and 16.48-29.92 new full-time equivalent jobs in the Town. Again, these ranges are rather large due to the estimated range of how much households spend in the Town (43-73%).

SITE DESIGN

The General Development Plan (GDP) is required to be submitted with a rezoning request for a Planned Unit Development. The GDP is a conceptual plan showing general land uses, circulations, utilities, open spaces, environmental factors, community facilities, and proposed housing. With this request, development of the property will be required to be in substantial conformance with the General Development Plan (Proffered Condition 1, Attachment 2 and GDP, Exhibit A). Prior to commencing construction, the Applicant must submit for review and approval an engineered site plan and subdivision plats as required by the Zoning and Subdivision Ordinances. Proffered Condition 1 provides that minor modifications to the GDP may be approved by the town's Zoning Administrator provided the relationship between uses is maintained internally and with adjacent properties, the modifications do not conflict with any conditions of approval and accepted proffered conditions, and the overall character and intent of the planned unit development is not changed (Attachment 2). If it becomes necessary for a modification that cannot be considered minor or that exceeds one of these stipulations for modification, an application to amend the PUD and GDP must be submitted to the Town with consideration of the amendment to follow the same process as this rezoning, with public hearings before the Planning Commission and Town Council.

With this request the Applicant has offered quality site and architectural design regulations for the development to meet. These requirements are above and beyond any standards of the Zoning or Subdivision Ordinances and will impart unique high quality standards, as suggested by the Comprehensive Plan. These standards include:

Landscaping, Driveways and Front Walks

Proffered Condition 1 requires site landscaping to be in substantial compliance with the landscaping shown on the GDP for street trees on both sides of the internal streets, for screening areas which are intended to provide a transition between uses and along the edges of use types, and to provide for a landscaped entrance feature into the development at the intersection of Fairmont Drive with A.P. Hill Boulevard (Route 301). Additional landscaping is required by the Ordinance and will be evaluated at the time of site plan and subdivision plat review.

Proffered Condition 6(g) would require front facades of all units as well as any side facades facing public streets to have foundation beds and plantings to add quality to the development and soften the visual impact.

Also, to add quality to the overall neighborhood design, all driveways shall be constructed of asphalt or brushed or stamped concrete (Proffered Condition 6(e) Attachment 2). Similarly, front walks shall be a minimum of four (4) feet wide and constructed of brushed or stamped concrete.

Site Lighting

The GDP provides for decorative site lighting (to include streetlights and other site lighting) to be installed throughout the development. The anticipated design is provided on the GDP. (GDP, Exhibit A and Proffered Condition 7, Attachment 2)

Architecture and Building Materials

While the Applicant has not submitted architectural elevations or renderings with this rezoning application, Proffered Condition 6 offers minimum standards for building materials and architectural features that will ensure structures are built with quality materials and with minimum architectural detailing.

For Single Family Dwellings and Townhouse Exterior Facades:

Facade Materials - Acceptable siding materials include brick, stone, masonry, stone veneer, horizontal lap siding, vertical siding with siding being manufactured from cement fiber board (such as HardiePlank) or premium quality vinyl siding with a minimum wall thickness of 0.44 inch. Plywood and metal siding is not permitted. (Proffered Condition 6(a), Attachment 2)

Masonry Foundations - Dwelling Foundations will be masonry (brick, brick veneer, stone, stone veneer, cultured stone or other masonry material approved by the Town Manager) for a minimum vertical height of 18 inches and stepped down as described in the proffered condition for units where grades drop or for walk-out basements. (Proffered Condition 6(b), Attachment 2)

Porches and Stoops - Front stoops and porches will be constructed with a continuous foundation wall or masonry piers to match the home's foundation. (Proffered Condition 6(b)(iii), Attachment 2)

Roofs - Roof materials will be standing seam metal or architectural dimensional shingles having a minimum thirty (30) year warranty. (Proffered Condition 6(c), Attachment 2)

Variation in Front Elevations - To ensure there is architectural variety in the single family dwellings and townhouses, Proffered Condition 6(d) prohibits detached single family dwellings and townhouse units located next to one another cannot have the same front façade. Variation cannot be met by simply mirroring the façade. The variation must be accomplished by providing at least three (3) architectural changes from a list that in the proffer such as adding additional masonry, changing the roof lines, varying siding application, varied color application, adding and removing a porch or stoop. The Town will approve the variations at the time of plans review. (Proffered Condition 6(d), Attachment 2)

Upgraded Garage Doors - Garages are required to have an upgraded garage doors that have a minimum of two (2) enhanced features such as windows, raised or decorative panels, ornamental hardware or other architectural features that enhance the entry such as decorative lintels, arches or columns. (Proffered Condition 6(f), Attachment 2)

Screening of HVAC Units and House Generators - When visible from a public road, these units shall be screened by landscaping or low maintenance material such as fencing. (Proffered Condition 6(h), Attachment 2)

Direct Vent Fireplace - For townhouse dwelling units, direct vent gas fireplace boxes which protrude beyond the exterior façade are not permitted on front facades. (Proffered Condition 6(i), Attachment 2)

For Multi-family Residential (Apartments), Commercial/Retail and Mixed Use Buildings:

Exterior Materials - Exterior portions of building wall surfaces above finished grade, excluding windows, doors, breezeways, gables and architectural design features will be constructed of a minimum of 30% of brick, stone or masonry with the remainder of the façade to be constructed of brick, brick veneer, stone, glass, stone veneer, split face block, cementitious siding, composite type siding, or engineered wood (e.g. LP Smartside) or a combination of these materials. (Proffered Condition 6(j), Attachment 2)

Four-sided Equal Architectural Treatment - Requires that each side of the building including sides and rear to have equal architectural treatment and façade materials as the front building façade. (Proffered Condition 6(k), Attachment 2)

Screening of Mechanical Equipment Whether Rooftop or Ground Level - Mechanical equipment must be screened from view of public roads by building elements, such as parapets, or if ground level with building elements or with durable fencing and landscaping. (Proffered Condition 6(l), Attachment 2)

Building Massing, Architectural Variety and Residential Character - Buildings would be required to be designed to impart harmonious proportions and avoid monotonous facades or large bulky masses. This can be accomplished by varied architectural detailing and design and using different materials on the same building side. In addition, multifamily, commercial and mixed use buildings would be required to possess architectural variety while at the same time having an overall cohesive residential character. Residential character may be achieved through the creative use of design elements such as, but not limited to, balconies,

terraces, articulation of doors and windows, sculptural or textural relief of facades, architectural ornamentation, varied roof lines or other appurtenances such as lighting fixtures and plantings. (Proffered Condition 6(m), Attachment 2)

CONCLUSION

The Comprehensive Plan recognizes properties along Route 301 including the subject property as being a gateway to the town where quality development is imperative. With this proposal, the Applicant has incorporated through the General Development Plan and proffered conditions the quality recommended by the Plan. The proffered conditions ensure a quality site design with a walkable living environment that will provide continuity between uses, appropriate land use transitions, quality building materials and architecture, both on and off-street parking, sidewalks, shared use and walking paths, decorative pedestrian-scale lighting, and tree lined streets that soften the hardscape, as suggested by the Comprehensive Plan.

The rezoning request complies with the future land use recommendations of the Town's Comprehensive Plan which designate the subject property as part of a larger Mixed Use Area where a variety of residential and commercial land use types and lot sizes and densities are appropriate in a well-designed walkable community with architectural quality and variety, useable open/recreational spaces, and connectivity between the town core and future mixed use development northeast of the subject property.

The housing variety and 16,880 square feet of commercial and office uses planned along the property's Route 301 frontage is appropriate since the property is a 19.47 acre portion of the larger Mixed Use Future Land Use Area where the primary focus of the overall area will be commercial development. The property meets the PUD Zoning District regulation which permits a maximum five percent (5%) allowable commercial uses within a planned unit development.

The Applicant has provided the information requested to assess the impacts of the proposed development on the necessary infrastructure. Each of the respective departments reviewed the case and none found the development to have a negative impact on the Town's infrastructure or servicing facilities as noted in each of their sections of this report.

The modifications requested to maximum building height, minimum open space, and to permit private roads are appropriate to offer flexibility within medium to higher density developments, especially to accommodate a compact, walkable community, architectural variety and amenities, as well as private alleys to serve townhouse rows within a traditional mixed use development. Construction of the planned public park and shared use path from East Broadus Avenue thru the development to connect to future development within the Mixed Use Land Use Area is an important commitment by the Applicant and benefit to the Town.

The Town's Comprehensive Plan recognizes that growth will come to Bowling Green and the guidance of the Future Land Use Map to provide the right balance of residential, commercial and industrial land use to meet the demands for growth without sacrificing Bowling Green's small town charm and quality of life. The proposed mixed use development is exactly where the Comprehensive Plan suggests is appropriate for this use. It is planned along the periphery of the Town, not directly within the Town's more historic core and the quality offered in this case should be a welcomed asset at this proposed location.

Given the foregoing, Staff recommends approval of this rezoning request subject to the three (3) Conditions in Attachment 1 and acceptance of the Proffered Conditions in Attachment 2.

CONDITIONS

1. With the approval of this request, a ten (10) foot modification to the thirty-five (35) foot maximum building height is granted to permit buildings within the development to have a maximum height of forty-five (45) feet.
2. With the approval of this request, a 3.35 acre or 17% modification to the 9.74 acre or 50% open space requirement is granted to permit the 19.47 acre development with 6.39 acres or 33% of its total acreage in open space.
3. With the approval of this request, private roads identified on the General Development Plan as alleys, park entrance, and drive aisles to serve multi-family residential, commercial and mixed use building are permitted.

VOLUNTARY PROFFER STATEMENT

Date: Last Revised February 12, 2026

Case # 2026-001

By the signature below, Fairmont Land, LLC (the “Applicant”) offers the following Proffered Conditions in conjunction with Case # 2026-001 related to property located in the Town of Bowling Green, (the “Town”) and identified as Tax Map Parcel Nos. 43 A 34 and 43E 1 4R, 5, 6, 7 and 8 consisting of 19.47 acres (the “Property”). These proffered conditions shall be binding on the Applicant and their successors and assigns (the “Owner”) with respect to the Property. Each proffered condition herein was made voluntarily and complies with applicable law. No agent of the Town has suggested or demanded a proffered condition that is unreasonable under applicable law, and the proffered conditions herein supersede all previous proffers and letters of clarification, if any, made with respect to the Property. The conditions proffered herewith once approved shall continue in full force and effect unless or until they are modified by subsequent amendment approved by the Town Council of the Town of Bowling Green, Virginia in the same process through which they are approved. The Owners shall not be released from the responsibility of fulfilling each of the enumerated conditions by virtue of any variance or other change in or to the zoning ordinance.

1. General Requirements.

(a) The Property will be developed in substantial conformity with the General Development Plan entitled “Fairmont”, dated July 1, 2025, and last revised February 12, 2026, and prepared by W. W. Webb and Associates, PLLC attached hereto and marked as Exhibit A (the “GDP”).

(b) Landscaping on the Property will be in substantial conformance with the GDP to include street trees, screening and entrance feature. Exact landscaping designed to be determined at time of site plan.

(c) For purposes of the final site plan, the Zoning Administrator in their sole discretion may approve minor modifications to the GDP which may include, although not exclusively, internal parcel lines, parcel sizes, building envelopes and footprints, access points, building sizes, building locations, public road locations, dumpster locations and waste facilities, parking areas, recreational areas, private driveways, road and travel way locations, interparcel connectors, RPAs and wetland areas, utility locations, storm water management facilities, and dimensions of undeveloped areas as may be necessary to address final development, engineering and or/design requirements to comply with federal, state or local regulations provided the relationship between uses is maintained internally and with adjacent properties, the modifications do not conflict with any conditions or proffered conditions approved with this case, and the overall character and intent of this planned unit development is not changed.

2. Density. The development shall include no more than: 43 detached single family dwellings, 40 townhouses, 64 multi-family residential dwellings (apartments), and 16,800 square feet of neighborhood commercial uses/professional office.

3. Transportation.

(a) All off-Property transportation improvements identified on the GDP, including the proposed Fairmont Drive access, the 200 foot right turn lane and 200 foot right turn lane taper, and 10 foot multi-use trail as described in Proffered Condition 6, and any other transportation improvements required by VDOT as part of the approved final site plan will be constructed at no cost to the Town. The Fairmont Drive access, turn lane and taper and secondary emergency access as provided for Proffered Condition 4.(b) shall be

constructed as part of the initial site work and completed prior to the issuance of the first Certificate of Occupancy on the Property. Secondary emergency access shall be maintained by the Homeowners' Association. All off-Property transportation improvements will be dedicated to and accepted by VDOT at no cost to the Town. All transportation improvements within the Property shall be constructed at no cost to the Town.

(b) The Owner shall construct an adequate secondary access along AP Hill Boulevard (Route 301) for access by Emergency Service vehicles, subject to approval by the Town and the Virginia Department of Transportation ("VDOT"). Such secondary access shall be secured with a Knox Lock compatible with Fire Rescue equipment or otherwise designed to allow for 24/7 access by emergency personnel as approved by the Town. Such secondary access shall be constructed by the Owner at no cost to the Town as part of the initial site work for the development and shall be completed prior to the issuance of the first Certificate of Occupancy on the Property.

(c) The Owner shall construct all on-site roads, including the stub roads to parcels identified as Tax IDs 43-A-42 and 43-A-35 in accordance with VDOT public road requirements at no cost to the Town.

(d) The Owner will design, construct and maintain all private alleys at no cost to the Town and shall provide public access over such private alleys at the time of final site plan approval.

4. Water & Sewer Infrastructure. The Owner shall be responsible for installation of all infrastructure necessary to connect to all development on the Property to the Town of Bowling Green's public water and sewer systems at no cost to the Town. Such necessary infrastructure, whether on- or off-site, shall be extended, constructed, and installed in accordance with applicable standards of the Town. The Owner shall acquire at no public cost any offsite easements, if needed, to extend public water and/or sanitary sewer lines to the Property and will convey such easements and all water and sanitary lines and structures over to the Town of Bowling Green at no cost to the Town, in accordance with the Town's Ordinances and Regulations as appropriate.

5. Amenities. The Owner will construct the following amenities for the Development as generally shown on the GDP prior to the issuance of a Certificate of Occupancy for the 40th unit at no cost to the Town:

(a) A 10 foot wide shared-use path as generally shown on the GDP from the intersection of Lakewood Road and E. Broadus Avenue, along Fairmont Drive and Emory Lane to the eastern boundary of the Property adjacent to parcel Tax ID 43-A-35

(b) A 5 foot wide walking trail meandering through the Resource Protection Area (RPA) Buffer as identified on the GDP. Such trail shall be designed and located in compliance with regulations permitting trails through RPA buffers and in accordance with local ordinances.

(c) A minimum of 5 foot wide concrete sidewalks on both sides of all public streets within the development as generally shown on the GDP and to provide pedestrian connectivity within the multi-family, townhome and commercial mixed use area. Crosswalks shall be extended to provide connections between residential areas and the mixed use area as generally shown on the GDP.

(d) A public park identified on the GDP as "Bowling Green Community Park," the exact design of which shall be approved by mutual agreement between the Owner and the Town Manager, and which includes a children's playground, a minimum of a 24 foot by 28 foot pavilion with a concrete floor and bathroom, vehicular access and parking area.

(e) The exact design and location of these amenities may be modified by mutual agreement between the Owner and the Town Manager at the time of site plan approval provided the modified amenities are of equal or greater value to the Development and the Town as those identified on the GDP.

6. Architectural/Design Elements. All Architectural/Design Elements below are considered minimum standards for the Development of the Property.

Single Family Dwellings/Townhouses Exterior Facades.

(a) **Façade Materials** - Acceptable siding materials include brick, stone, masonry, stone veneer, horizontal lap siding, vertical siding, or a combination thereof. Siding is permitted to be manufactured from cement fiber board (such as HardiePlank, HardieShingle, or HardieTrim) or may be premium quality vinyl siding or another material approved by the Town Manager. Premium quality vinyl is defined as vinyl siding with a minimum wall thickness of 0.044 inches. Plywood and metal siding shall not be permitted.

(b) **Foundation Masonry** - There shall be a minimum vertical height of eighteen (18) inches of brick, brick veneer, stone, stone veneer, cultured stone, or other masonry material approved by the Town Manager installed above grade for units with slab-on-grade foundations on all front, side, and rear elevations. All foundations shall be faced entirely of brick, brick veneer, stone, stone veneer, cultured stone, and/or other masonry materials; except

(i) for units where the grade drops along the façade foundation this required masonry may step down at eighteen inch (18") intervals, and

(ii) for units with a walkout basement siding may continue to the ground level of a walkout basement (aa) if there is a window or door that shows the presence of a basement floor or (bb) if there is a first floor deck. Synthetic or natural stucco foundations may be permitted for facades constructed entirely of stucco. An alternative foundation masonry requirement may be approved by the Town Manager at the time of plans review.

(iii) Porches and Stoops. If a dwelling includes front stoops and porches, then front stoops or porches shall be constructed with continuous foundation walls or masonry piers to match the foundation of the home.

(c) **Roofs** - Roof materials shall be standing seam metal or architectural dimensional shingles and having a minimum thirty (30) year warranty.

(d) **Variation in Front Elevations** - The Applicant will ensure that there is architectural variety in the single family detached dwellings and the townhouses. There shall be no single-family houses or townhouses located next to one another that have the same front facade. Townhouse units within the same building with the same front elevation may not be attached to each other. Variation in the front elevation may not be achieved by simply mirroring the façade, but may be accomplished by providing at least three (3) of the following architectural changes:

1. Adding masonry elements above the masonry required in proffer 14(c)(ii).
2. Changing the location of roof type, roof line, front facing gable(s) and/or dormers.
3. Changing the style of roof type, roof line, front facing gable(s) and/or dormers.
4. Providing varied siding application using horizontal siding, shake siding or board and batten siding.
5. Providing varied color application.
6. Adding or removing a porch.
7. Adding or removing a covered stoop.
8. Adding projections such as bay/box windows, second floor balconies, or accent roofs.
9. Adding a third (3rd) enhanced feature to a garage door.
10. Any other element of architectural variation as approved by the Town Manager.

The above variation obligation in above proffer may be achieved on a building by building basis only if approved by the Town Manager at the time of plans review and approval. If Town Manager does not approve, then the owner may submit the proposed building by building variation to the Planning Commission for approval and satisfaction of this variation obligation.

(e) **Driveways and Front Walks** - The Development's driveways shall be constructed of asphalt or brushed or stamped concrete. If a driveway connects to a sidewalk located outside of the public right of way, then the length of the driveway shall be a minimum of twenty feet (20') as measured from the back of such sidewalk and the face of a front-loaded garage door. Front walks leading from dwelling units to driveways shall be a minimum of four (4) feet in width and constructed of brushed or stamped concrete.

(f) **Garages** - Garages shall use an upgraded garage door. An upgraded garage door is any door with a minimum of two (2) enhanced features. Enhanced features shall include windows, raised panels, decorative panels, arches, ornamental hardware or other architectural features on the exterior that enhance the entry (i.e., decorative lintels, shed roof overhangs, arches, columns, keystones, eyebrows, etc.). Flat panel garage doors are prohibited.

(g) **Unit Landscaping** - The entire front façades of all units as well as any side façades facing public streets shall have foundation plantings. Foundation Planting Beds shall be a minimum of four (4) feet wide from the unit foundation. Foundation plantings shall include a combination of plant and shrub material spaced a maximum of four (4) feet apart. Vertical accent shrubs or small evergreen trees shall be used at building corners to soften the visual impact. (P)

(h) **Location of Heating Ventilation and Air Conditioning (HVAC) Units and House Generators** - HVAC Units and House Generators shall either be initially screened by landscaping or low maintenance material (as approved by the Town Manager) when visible to a public road or they shall be located at the rear of the dwelling units that they serve in the Development.

(i) **Direct Vent Fireplace** - Direct vent gas fireplace boxes, which protrude beyond the exterior face of the townhome dwelling unit, are not permitted on front façades.

Residential Apartments-Commercial/Retail Buildings -

(j) **Architectural Standards and Exterior Materials** - The exterior portions of any building wall surfaces above finished grade, excluding windows, doors, breezeways, gables and architectural design features, shall be constructed of brick, brick veneer, glass, stone, stone veneer, split face block, cementitious siding, composite-type siding, engineered wood (e.g. LP Smartside), or any combination of the foregoing with a minimum of 30% of exterior portions of any building wall surface above finished grade to be constructed of brick, stone, or masonry, unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall at the time of plan review.

(k) **Four-Sided Architectural Treatment** – Each side and rear building façade shall have equal architectural treatment and façade materials as the front building façade.

(l) **Screening of Mechanical Equipment, Rooftop or Ground Level** -All rooftop and ground mounted mechanical equipment shall be screened from views of public rights of way through use of building elements or, if ground level, with the use of building elements or durable fencing and landscaping.

(m) **Massing, Architectural Variety and Cohesive Residential Character** - Buildings shall be designed to impart harmonious proportions and avoid monotonous facades or large bulky masses. Multifamily, commercial and mixed use buildings shall possess architectural variety while at the same time have an overall cohesive residential character. Residential character may be achieved through the creative use of design elements such as, but not limited to, balconies, terraces, articulation of doors and windows, sculptural or textural relief of facades, architectural ornamentation, varied roof lines or other appurtenances such as lighting fixtures and plantings.

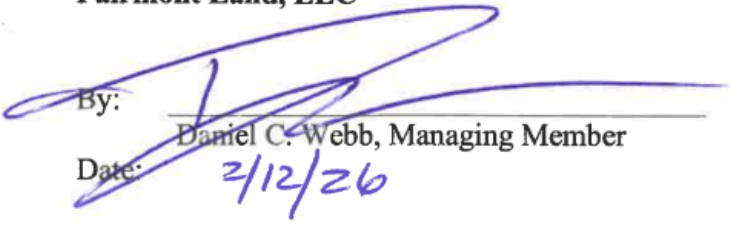
7. Site Lighting. Site lighting on the Property will be in substantial conformance with the GDP to include streetlights. Exact site lighting designed to be determined at time of site plan. Site lighting will include downward reflecting lights to reduce glare and upward light pollution.

8. Severability. If any proffered condition approved with this rezoning is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining proffered conditions.

WITNESS the following signatures:

OWNER:

Fairmont Land, LLC

By: 

Daniel C. Webb, Managing Member

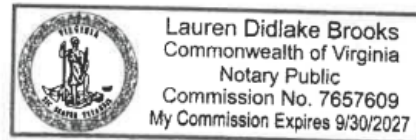
Date: 2/12/26

COMMONWEALTH OF VIRGINIA
COUNTY OF SPOTSYLVANIA

The foregoing was subscribed, sworn to and acknowledged before me this 12th day of February 2026, by Daniel C. Webb.


Notary Public

Print Name: Lauren Didlake Brooks
My Commission Expires: September 30, 2027
Registration No. 7657609



FAIRMONT
GENERALIZED DEVELOPMENT PLAN
TOWN OF BOWLING GREEN, VIRGINIA
TM 43-A-34; 43E-1-4R, 5, 6, 7, 8

APPLICANT/OWNER:

FAIRMONT LAND, LLC
11903 BOWMAN DRIVE, SUITE 106
FREDERICKSBURG, VA 22408
540-371-1209
DAN.WEBB@WEBBASSOCIATES.NET

SITE STATISTICS:

- 1.) TAX MAP: TM 43-A-34; 43E-1-4R, 5, 6, 7, 8
2.) PARCEL ACREAGE: 19.4727 ACRES
3.) EXISTING ZONING: BUSINESS DISTRICT B-2
PROPOSED ZONING: RESIDENTIAL DISTRICT PUD
4.) PROPOSED USE: 43 SINGLE FAMILY DWELLINGS
40 TOWNHOUSES
64 APARTMENTS
16,880 SF COMMERCIAL/PROFESSIONAL OFFICES
5.) OPEN SPACE PROVIDED: 6.39 ACRES (33%)
6.) TRIP GENERATIONS: ITE SINGLE-FAMILY DETACHED HOUSING (210)
43 LOTS * 9.44 = 406 VPD
ITE MULTI FAMILY HOUSING LOW RISE, TOWNHOMES (220)
40 LOTS * 7.32 = 293 VPD
ITE MULTI FAMILY HOUSING MID-RISE (221)
64 LOTS * 5.44 = 348 VPD
ITE SHOPPING CENTER-COMMERCIAL/RETAIL (820)
16,800 SF * 0.0378 = 634 VPD
TOTAL = 1,681 VPD
7.) CLUSTER MAILBOXES PROVIDED FOR ENTIRE SITE
8.) NO EVIDENCE OF ANY PLACES OF BURIAL ON SITE.
9.) PROPERTY WITHIN ZONE X PER FLOOD INSURANCE RATE MAP,
COMMUNITY-PANEL NO. 51033 C02400; DATED 5/23/2023.
10.) THIS PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER.

LAND USES:

LOTS 1-43

TYPE: SINGLE FAMILY DETACH
MINIMUM LOT AREA: 4,000 SF
REQUIRED SETBACKS: FRONT: 10'
SIDE YARD: 5'
REAR YARD: 10'

MINIMUM LOT WIDTHS: 40'
MAXIMUM BUILDING HEIGHT: 35'

LOTS 44-83

TYPE: TOWNHOUSES
MINIMUM LOT AREA: 1,100 SF
REQUIRED SETBACKS: FRONT: 0'
SIDE YARD: 5'
REAR YARD: 10'

MINIMUM LOT WIDTHS: 18'
MAXIMUM BUILDING HEIGHT: 45'

BUILDINGS 1 & 2

TYPE: COMMERCIAL/RETAIL - FLOOR 1
& RESIDENTIAL APARTMENTS - FLOOR 2 & 3

MINIMUM LOT AREA: 0
REQUIRED SETBACKS: FRONT: 0'
SIDE YARD: 0'
REAR YARD: 0'

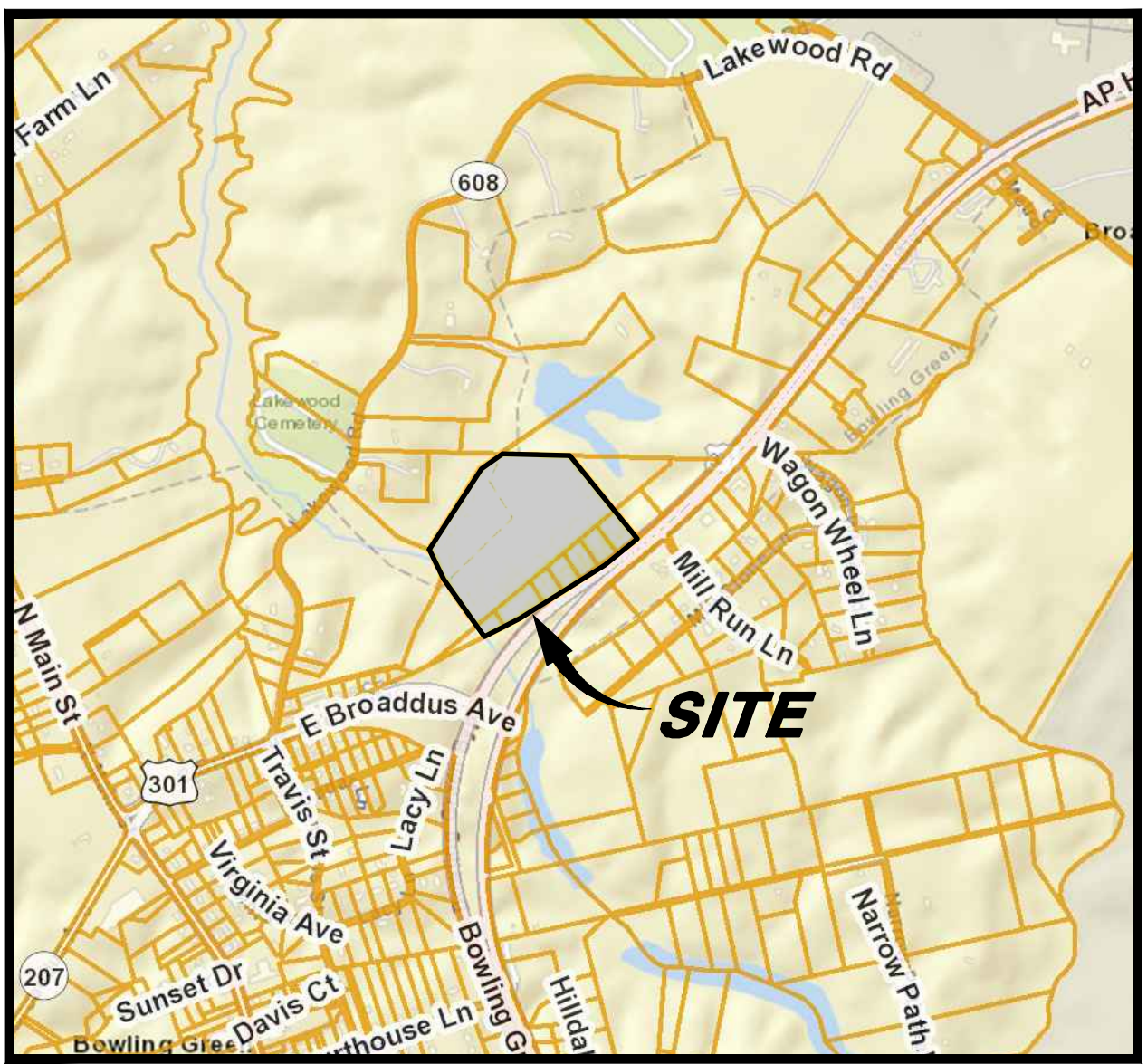
MINIMUM LOT WIDTHS: 0'
MAXIMUM BUILDING HEIGHT: 45'

BUILDINGS 3, 4 & 5

TYPE: RESIDENTIAL APARTMENTS

MINIMUM LOT AREA: 0
REQUIRED SETBACKS: FRONT: 0'
SIDE YARD: 0'
REAR YARD: 0'

MINIMUM LOT WIDTHS: 0'
MAXIMUM BUILDING HEIGHT: 45'



VICINITY MAP

SCALE: 1"=1,200'

EXISTING ZONING - B-2
PROPOSED ZONING - PUD

INDEX TO DRAWINGS

- 1.) COVER SHEET
2.) EXISTING CONDITIONS
3.) GENERALIZED DEVELOPMENT PLAN
4.) UTILITY PLAN
5.) PEDESTRIAN PLAN
6.) ENTRANCE PLAN
7.) FIRE TRUCK AUTO TURN

WATER/WASTEWATER SYSTEM DEMAND					
TYPE	UNIT	NO. UNITS	Unit Flow	FLOW	
Single Family Detached	Dwelling	43	350	gpd/unit	15,050 gpd, ADF
Single Family Attached	Dwelling	40	300	gpd/unit	12,000 gpd, ADF
Apartments	Dwelling	64	250	gpd/unit	16 gpd, ADF
Commercial/Retail	SF	16,800	200	gpd/1000 sf	3,360 gpd, ADF
TOTAL					30,426 gpd, ADF
Average Daily Flow	30,426	/	1440	=	21 gpm, ADF
Peak Hour (X 2.5)	30,426	X	2.5	=	76,065 gpd
		/	1440	=	53 gpm
Max Day (X 1.5)	30,426	X	1.5	=	45,639 gpd
		/	1440	=	32 gpm

ESTIMATED AVAILABLE FIRE FLOW = 1,750 GPM

PARKING REQUIREMENTS

TYPE	REQUIREMENT	UNIT #	REQUIRED	PROVIDED	DESCRIPTION
SINGLE FAMILY DETACHED	1 SPACE / UNIT	43	43	86	DRIVEWAY
SINGLE FAMILY ATTACHED	1 SPACE / UNIT	40	40	80	DRIVEWAY
COMMERCIAL/RETAIL	1 SPACE / 200 SF	16,800	84	84	OFF-STREET
APARTMENTS	1 SPACES/UNIT	64	64	83	OFF-STREET
COMMUNITY PARK			0	13	
				51	ON-STREET PARKING ALONG EMORY LANE WITHIN 600' OF RESIDENTIAL APARTMENTS & COMMERCIAL/RETAIL
TOTAL OFF-STREET PARKING SPACES PROVIDED =			231	397	

W W WEBB AND ASSOCIATES, PLLC
ENGINEERING - SURVEYING - LAND PLANNING
11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA. 22408
(540) 371-1209

REVISION		BLOCK	
10/6/25	PER TOWN COMMENTS	DCW	BY
11/12/25	PER TOWN COMMENTS	DCW	
12/24/25	PER TOWN COMMENTS	DCW	
2/2/26	PER TOWN COMMENTS	DCW	
2/10/26	PER TOWN/COUNTY COMMENTS	DCW	
2/12/26	PER TOWN/COUNTY/ADOT COMMENTS	DCW	
DATE	DESCRIPTION		



W.W.W. WEBB
ENGINEERING SURVEYING LAND PLANNING
11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA. 22408
PHONE: (540) 371-1209

COVER SHEET
FAIRMONT
GENERALIZED DEVELOPMENT PLAN
TAX MAPS 43-A-34; 43E-1-4R, 5, 6, 7, 8
TOWN OF BOWLING GREEN, VIRGINIA

DATE: JULY 1, 2025
SCALE: SHOWN
DESIGNED BY: DCW
DRAWN BY: DCW
CHECKED BY: DCW

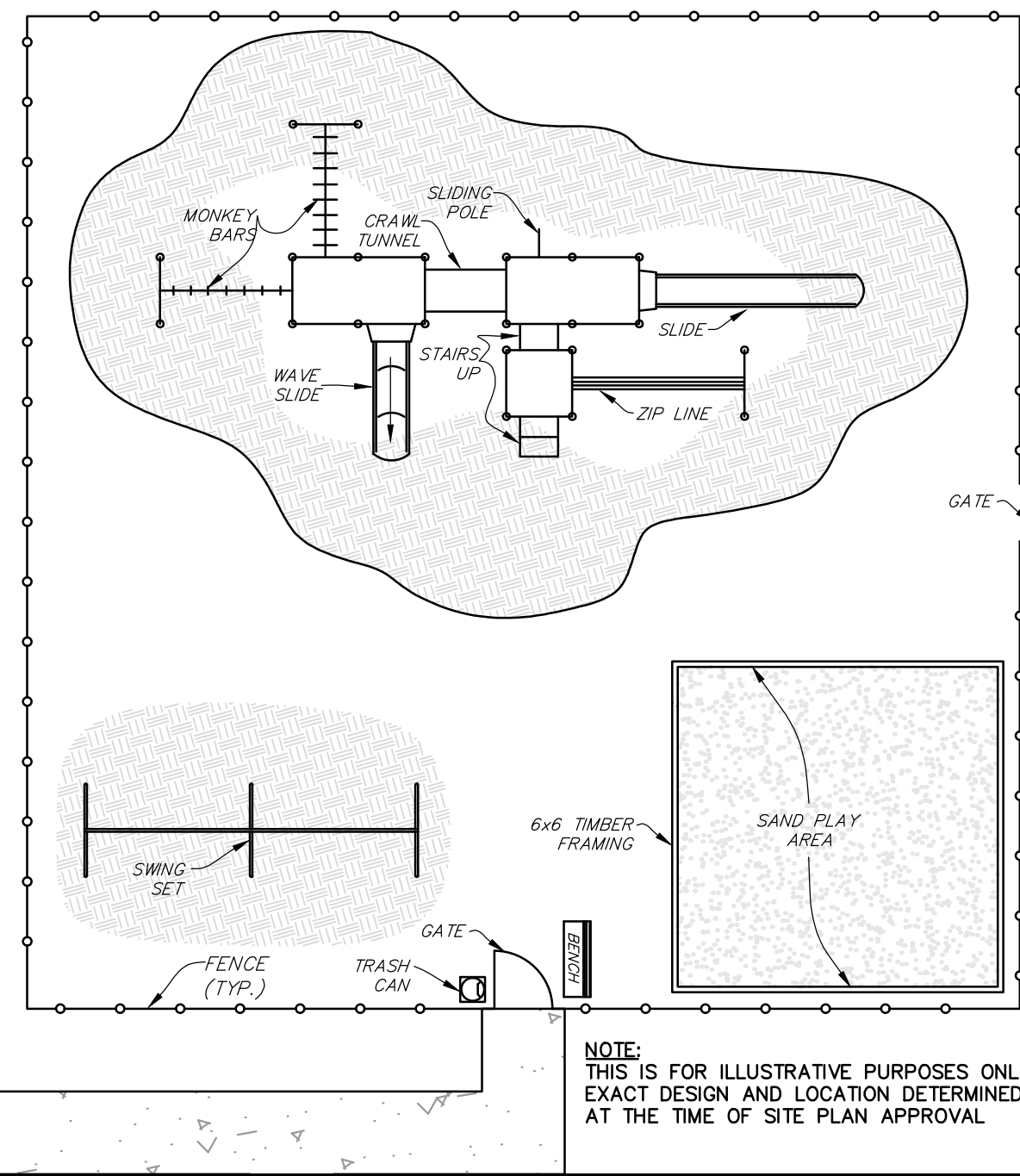
ACAD FILE: 25D005GDP
DRAWING NO: 25-D-005

SHEET NO. 1
OF 7 SHEETS

EXHIBIT A

CHILDREN'S PLAYGROUND DETAIL

SCALE: 1" = 10'



LANDSCAPING

STREET TREES AND LANDSCAPING SCREENING ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. EXACT LOCATIONS AND PLANTING TYPES WILL BE DETERMINED AT TIME OF SITE PLAN.

EROSION AND SEDIMENT CONTROL NOTE:

EROSION AND SEDIMENT CONTROL MUST BE DESIGNED AND MAINTAINED PER VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH).

UTILITY NOTE:

WATER AND SEWER DESIGN MUST MEET THE VDH WATERWORKS REGULATIONS; VIRGINIA ADMINISTRATIVE CODE (VAC) - TITLE 9, AGENCY 25, CHAPTER 790-SEWAGE COLLECTION AND TREATMENT REGULATIONS (SCAT)(9VAC25-790); AND COMPLY WITH TOWN OF BOWLING GREEN'S WATER AND SEWER DESIGN STANDARDS.

SWM NOTES:

- 1.) STORMWATER MANAGEMENT FOR THIS PROJECT FOR WATER QUALITY AND QUANTITY WILL BE PROVIDED PER STATE CODE 9VAC25-870-60.
- 2.) A VSMP PERMIT WILL BE REQUIRED PER STATE CODE 9VAC25-880-70.

HOA NOTE:

THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE ALLEYS AND PARKING AREAS FOR THE RESIDENTIAL APARTMENTS AND COMMERCIAL/RETAIL BUILDINGS, EASEMENTS, STORMWATER AND DRAINAGE FACILITIES AND OTHER COMMON AREAS.

BOWLING GREEN COMMUNITY PARK

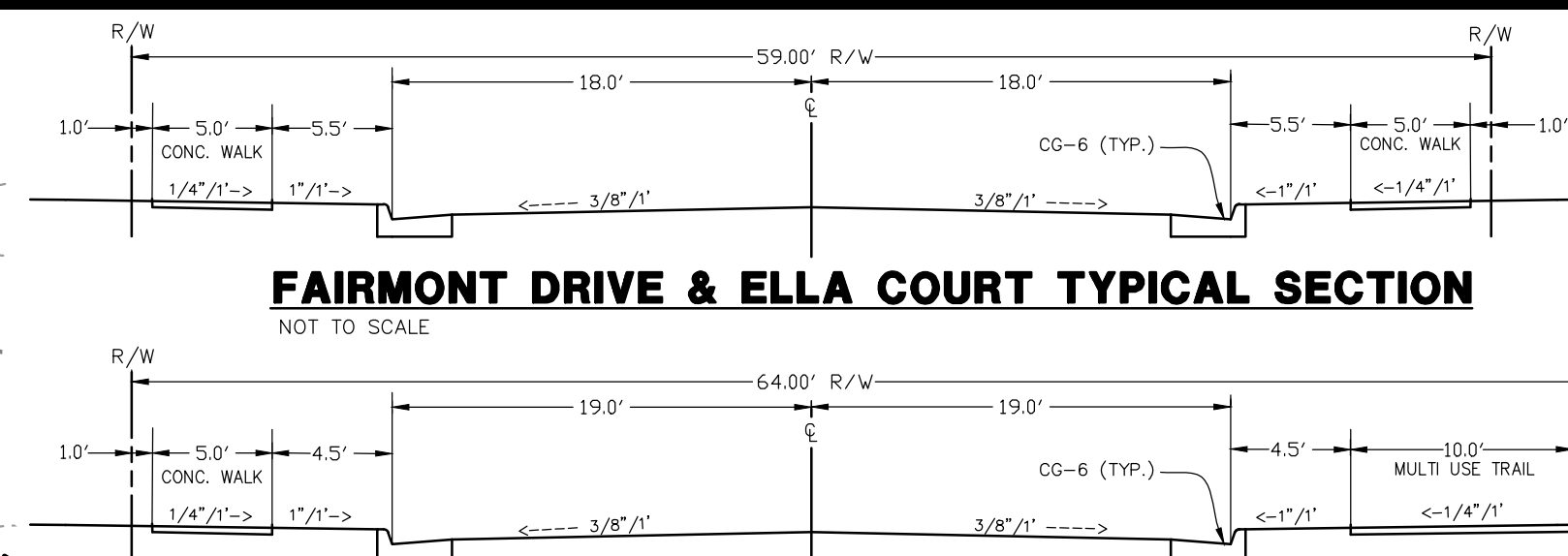
THE BOWLING GREEN COMMUNITY PARK WILL BE OWNED AND MAINTAINED BY THE TOWN OF BOWLING GREEN AND DEDICATED FOR PUBLIC USE AS A PARK.

LEGEND

- DENOTES EX. 2' CONTOUR
- DENOTES EX. 10' CONTOUR
- [Pattern] DENOTES PROP. PAVEMENT
- [Pattern] DENOTES EX. PAVEMENT
- [Pattern] DENOTES OPEN SPACE

N/E
ROSEMOND CHARLES F & THERESA J
TM 43-A-36A
DB280 P891
PLAT DB280 P894
ZONING: CAROLINE COUNTY RP

FAIRMONT DRIVE & ELLA COURT TYPICAL SECTION

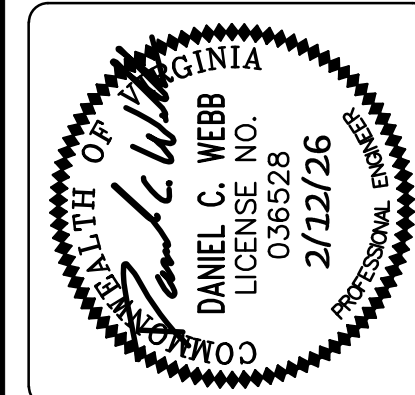


EMORY LANE TYPICAL SECTION

STREET NAME	VPD	TYPICAL SECTION
FAIRMONT DRIVE 10+00 TO 14+00	1,681	36'
FAIRMONT DRIVE 14+00 TO END	315	36'
EMORY LANE	1,347	38'
ELLA COURT	248	36'

FAIRMONT DRIVE, EMORY LANE, AND ELLA COURT WILL BE PUBLIC ROADS MAINTAINED BY VDOT.

REVISION	BLOCK	DATE	DESCRIPTION
10/6/25	PER TOWN COMMENTS	DCW	
11/12/25	PER TOWN COMMENTS	DCW	
12/24/25	PER TOWN COMMENTS	DCW	
2/2/26	PER TOWN COMMENTS	DCW	
2/10/26	PER TOWN/COUNTY COMMENTS	DCW	
2/12/26	PER TOWN/COUNTY/ADOT COMMENTS	DCW	



WEBB
ENGINEERING SURVEYING LAND PLANNING
11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA. 22408
PHONE: (540)371-1209

GENERALIZED DEVELOPMENT PLAN
FAIRMONT
GENERALIZED DEVELOPMENT PLAN
TAX MAPS 43-A-34; 43E-1-4R; 5.6; 7.8
TOWN OF BOWLING GREEN, VIRGINIA

DATE: JULY 1, 2025
SCALE: 1"=50'
DESIGNED BY: DCW
DRAWN BY: DCW
CHECKED BY: DCW

ACAD FILE: 25D005GDP
DRAWING NO: 25-D-005

SHEET NO. **3**
OF 7 SHEETS



Cutoff Colonies

A Colonial style luminaire for use in residential areas, pedestrian lighting applications, and in parks and small parking areas where no uplight is desired.

- Decorative cast aluminum housing with a matte black finish
- Top mounted horizontal lamping with a [Type II](#) distribution
- Rated full cutoff.
- Fixture has no side panels.
- High pressure sodium lamping is 70, 100, and 150 watt



Pole - Smooth Round Tapered Black Composite

Smooth round tapered poles constructed of heavy duty fire pigmented polyester plastic resin for pole top luminaires.

- Poles are directly embedded for use with underground supply conductors or
- Single pole top luminaire only.
- Available for use with:
 - Colonial Luminaire
 - Cutoff Colonial Luminaire
 - Traditional Colonial Luminaire
 - Decorative Colonial Luminaire
 - Acorn Luminaire
 - Carlyle Acorn Luminaire

Luminaires:									
Lamp Type	Nominal Lamp Watts	Nominal Lamp Lumens	Finish Color	Initial Lamp Lumens	Initial Wattage	Recommended Mounting Height	Percent Light	VMES CU	Luminaire Stock #
HPS	70	5,000	Matte Black	6,500	82	10 to 12 ft.	0.0 %	LOOL69/CO	4213133C
HPS	100	8,000	Matte Black	9,500	120	12 ft.	0.0 %	LOOL69/CO	4213133F
HPS	150	14,000	Matte Black	16,000	202	14 ft.	0.0 %	LOOL145VCO	4213133G

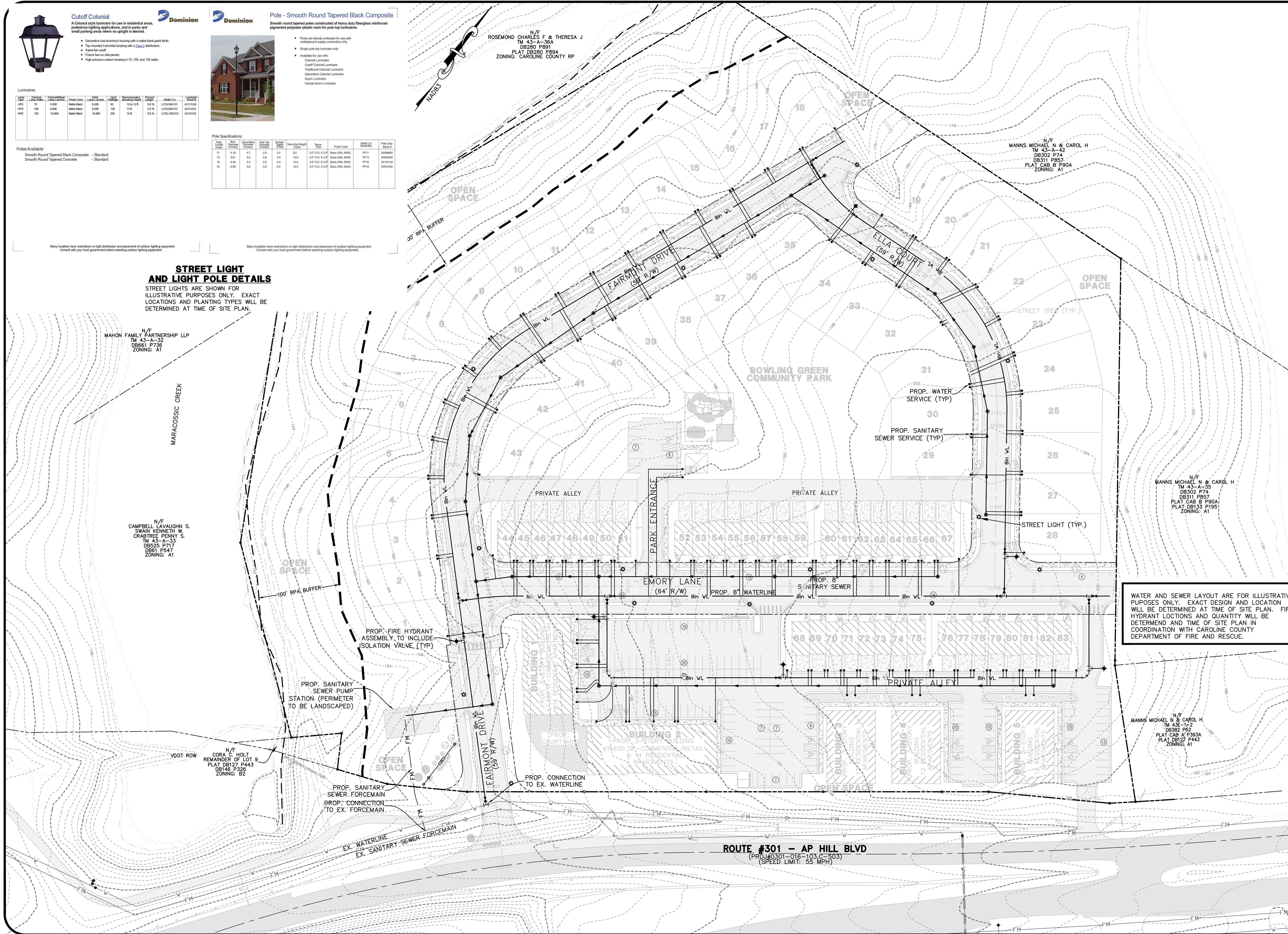
Poles Available:

Smooth Round Tapered Black Composite - Standard
Smooth Round Tapered Concrete - Standard

Total Length (Feet)	Bull Diameter (Inches)	Couductor Diameter (Inches)	Roll Top Diameter (Inches)	Finished Length (Feet)	Mounting Height (Feet)	Tension Size	Finish Color	WMS CU Assembly	Roll Only Stock #
11	5.18	4.7	2.8	3.0	8.0	3/8" O.D. X 3.5"	Black (RAL 9005)	PF11	50456600
13	5.61	5.0	2.8	3.0	10.0	3/8" O.D. X 3.5"	Black (RAL 9005)	PF13	50500000
16	6.26	5.4	2.8	4.0	12.0	3/8" O.D. X 3.5"	Black (RAL 9005)	PF16	50522200
18	6.69	5.8	2.8	6.5	14.0	3/8" O.D. X 3.5"	Black (RAL 9005)	PF18	50501100

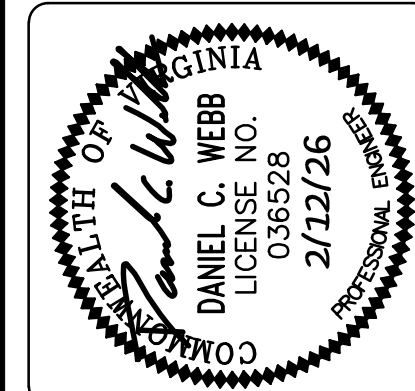
STREET LIGHT AND LIGHT POLE DETAILS

STREET LIGHTS ARE SHOWN FOR
ILLUSTRATIVE PURPOSES ONLY. EXACT
LOCATIONS AND PLANTING TYPES WILL BE
DETERMINED AT TIME OF SITE PLAN.



REVISION BLOCK

DATE	DESCRIPTION	BY
2/10/26	PER TOWN/COUNTY COMMENTS	DCW
2/10/26	PER TOWN/COUNTY COMMENTS	DCW
2/2/26	PER TOWN/COUNTY COMMENTS	DCW
12/24/25	PER TOWN COMMENTS	DCW
11/12/25	PER TOWN COMMENTS	DCW
10/6/25	PER TOWN COMMENTS	DCW



ENGINEERING SURVEYING LAND PLANNING
1903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA. 22408
PHONE: (540)371-1209

UTILITY PLAN

FAIRMONT

GENERALIZED DEVELOPMENT PLANS
X MAPS 43-A-34; 43E-1-4R,5,6,7,8
TOWN OF BOWLING GREEN, VIRGINIA

DATE: JULY 1 2025

SCALE: 1"=50'

DESIGNED BY: DCW

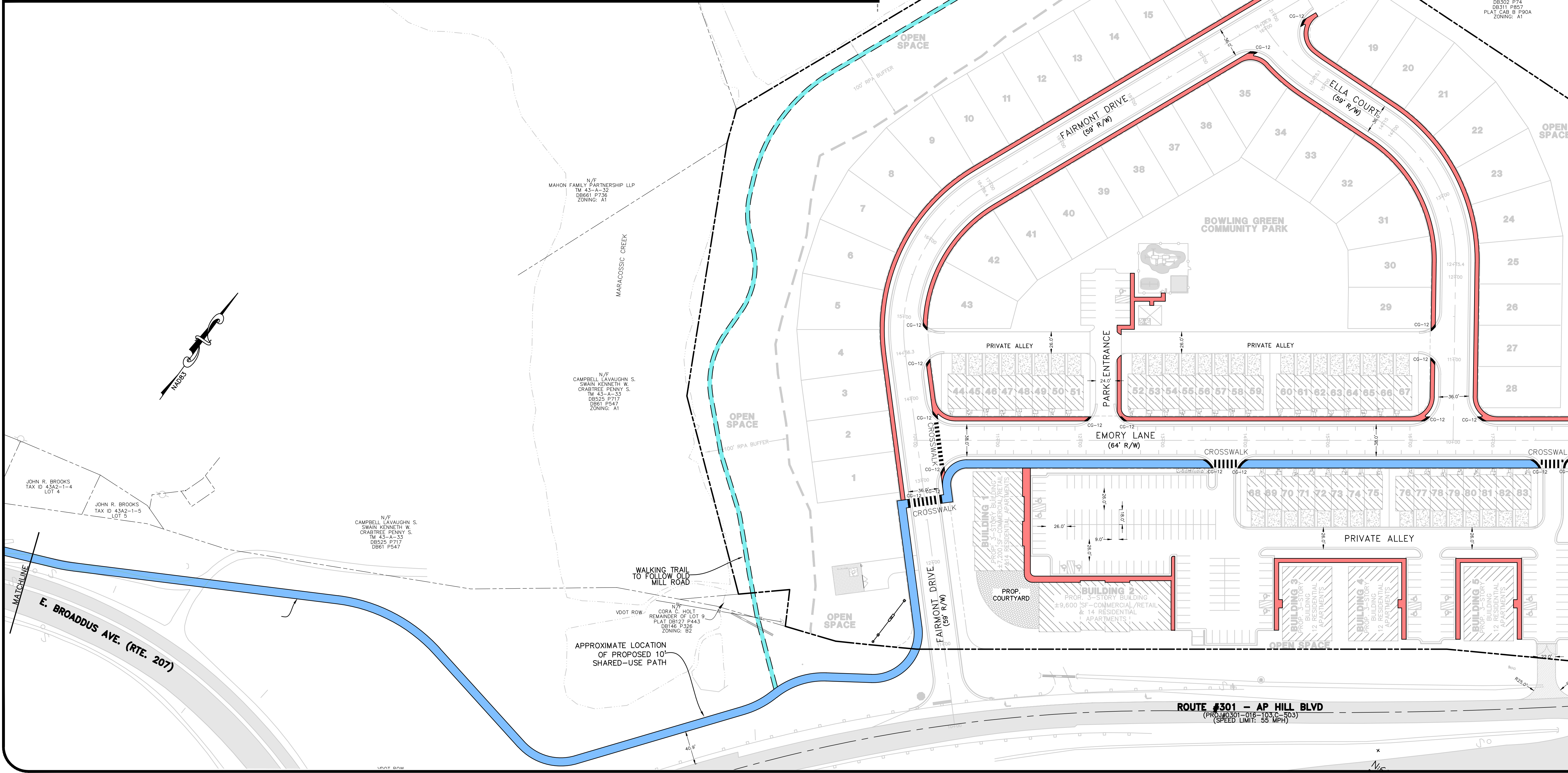
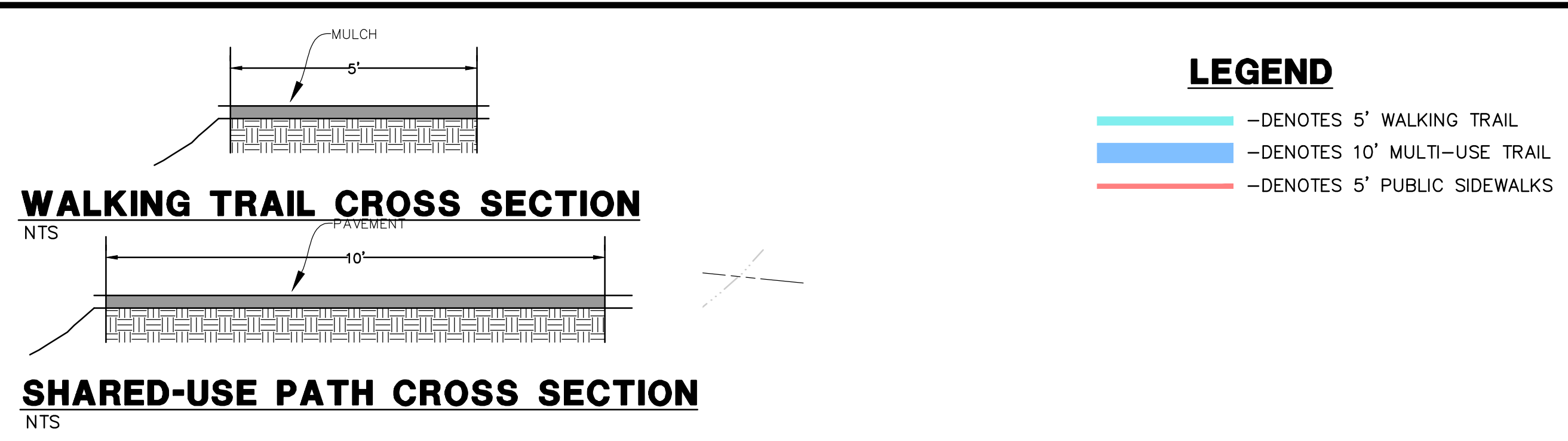
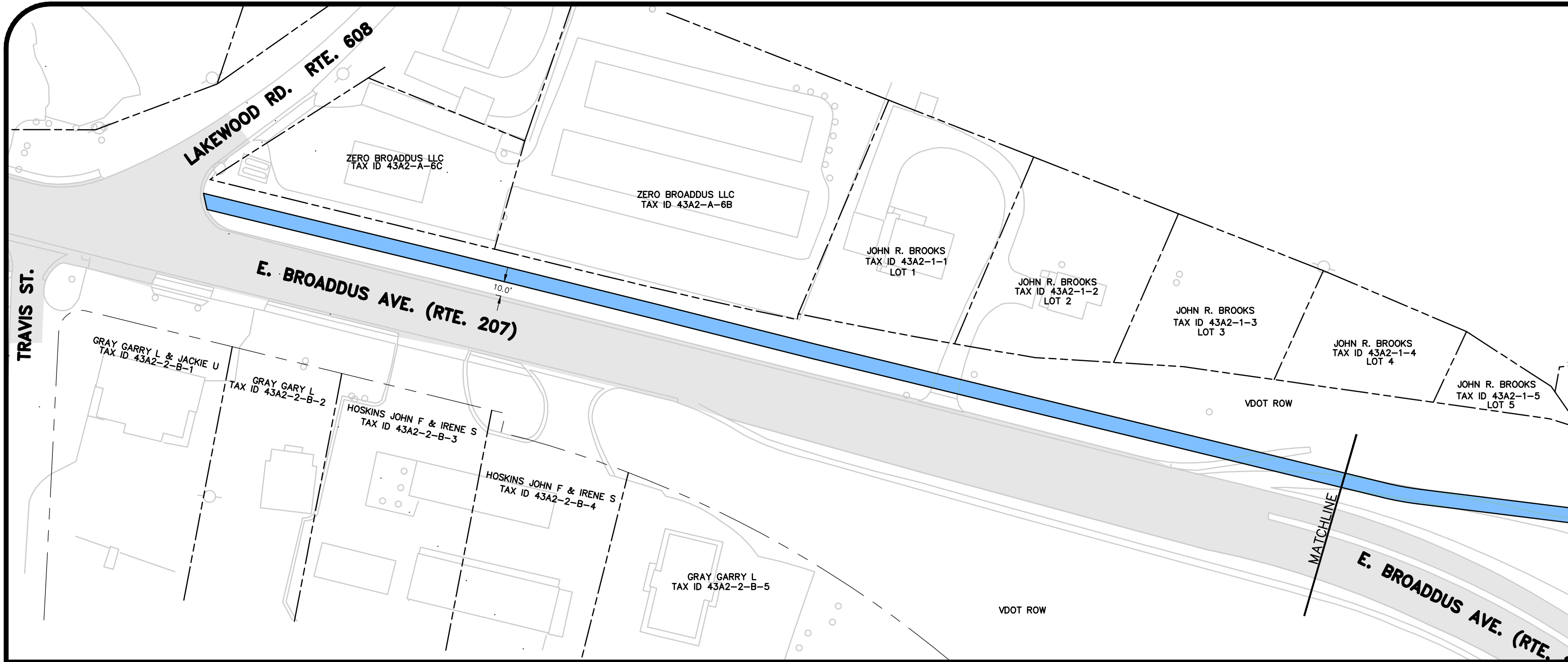
DRAWN BY: DCW

CHECKED BY: DCW

ACAD FILE: 25D005GDP

(DRAWING NO: 25-D-005

SHEET NO. 4
OF 7 SHEETS



REVISION BLOCK

DATE	DESCRIPTION
10/6/25	PER TOWN COMMENTS
11/12/25	PER TOWN COMMENTS
12/24/25	PER TOWN COMMENTS
2/2/26	PER TOWN COMMENTS
2/10/26	PER TOWN/COUNTY COMMENTS
2/12/26	PER TOWN/COUNTY/VDOT COMMENTS

COMMONWEALTH OF VIRGINIA

DANIEL C. WEBB

036528

2/12/26

PROFESSIONAL SEAL

W.C.W. WEBB

ENGINEERING SURVEYING LAND PLANNING

11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA. 22408

PHONE: (540)371-1209

PEDESTRIAN PLAN

FAIRMONT

GENERALIZED DEVELOPMENT PLAN

TAX MAPS 43-A-34; 43E-1-4R; 5.6.7.8

TOWN OF BOWLING GREEN, VIRGINIA

DATE:

JULY 1, 2025

SCALE:

1"=60'

DESIGNED BY:

DCW

DRAWN BY:

DCW

CHECKED BY:

DCW

ACAD FILE:

25D005GDP

DRAWING NO:

25-D-005

SHEET NO.

5

OF

7

SHEETS

SHEET NO. **6**
OF **7** SHEETS

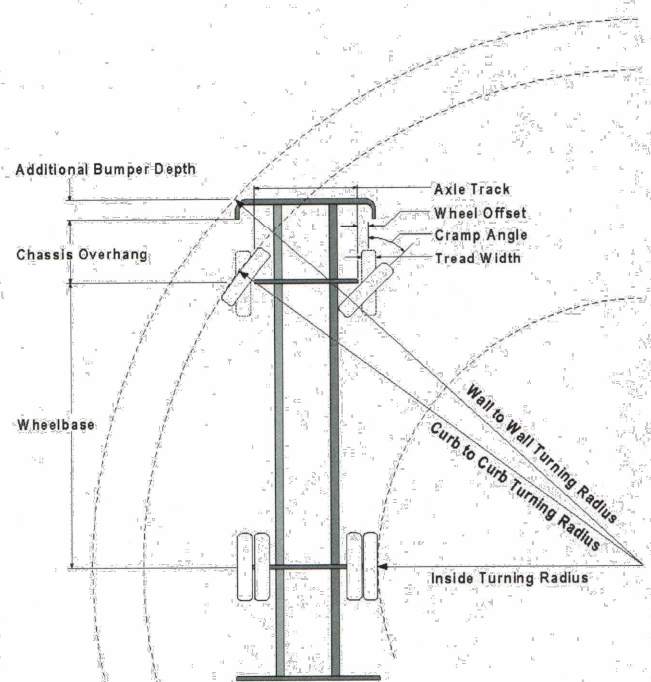


Turning Performance Analysis

09/06/2022

Bid Number: 656
Department: Caroline County Department of Fire & Rescue

Chassis: Enforcer Chassis, Aerials, Single Axle, Ascendant
Body: Aerial, HD Ladder 107' ASL Single, Quint, Alum Body



Parameters:	
*Inside Cramp Angle:	50°
Axle Track:	85.86 in.
Wheel Offset:	4.68 in.
Tread Width:	16.3 in.
Chassis Overhang:	65.95 in.
Additional Bumper Depth:	10 in.
Front Overhang:	92.5 in.
Wheelbase:	233.5 in.
Calculated Turning Radii:	
Inside Turn:	15 ft. 3 in.
Curb to curb:	31 ft. 7 in.
Wall to wall:	36 ft. 7 in.

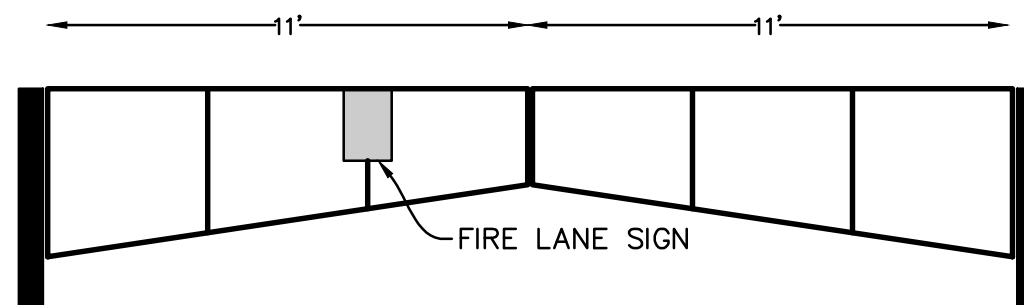
Category	Option	Description
Aerial Devices	0755098	Aerial, 107' ASL Single Axle, 750/500 Tip, 35 MPH Wind
Bumpers	0793944	Bumper, 10" Extended, Painted/Reinforced, Saber FR/Enforcer
Wheels, Front	0660547	Wheels, Front, Accuride, 22.50" x 12.25", Aluminum, Hub Pilot
Axle, Front, Custom	0629557	Axle, Front, Mentor MFS-20, 20,000 lb Saber FR/Enforcer
Tires, Front	0899438	Tires, Front, Goodyear, Armor MAX MSA, 425/65R22.50, 20 ply

Notes:

*Actual inside cramp angle may be less than shown.

Curb to Curb turning radius calculated for 9.00 inch curb.

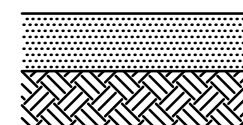
N/E
ROSEMOND CHARLES F & THERESA J
TM 43-A-36A
DB280 P891
PLAT DB280 P894
ZONING: CAROLINE COUNTY RP



GATE WILL BE SECURED AND ACCESSIBLE USING A KNOX LOCK COMPATIBLE WITH FIRE RESCUE EQUIPMENT.

EMERGENCY ACCESS GATE DETAIL

NOT TO SCALE



8" AGGREGATE MIN. SECTION SHALL BE DESIGNED AT TIME OF SITE PLAN TO SUPPORT A LOAD OF 77,000 POUNDS AND CAPABLE OF ALL WEATHER USE. SUBGRADE

TYPICAL EMERGENCY ACCESS SECTION

N.T.S.

N/E
CAMPBELL LAVAUGHN S.
SWAIN KENNETH W.
CRABTREE PENNY S.
TM 43-A-33
DB525 P717
DB61 P547
ZONING: A1

N/E
CORA C. HOLT
REMAINDER OF LOT 9
PLAT DB127 P443
DB146 P326
ZONING: B2

N/E
MANN'S MICHAEL N & CAROL H
TM 43-A-35
DB302 P74
DB311 P857
PLAT CAB B P90A
PLAT DB133 P195
ZONING: A1

N/E
MANN'S MICHAEL N & CAROL H
TM 43E-1-2
DB382 P52
PLAT CAB A P393A
PLAT DB127 P443
ZONING: A1

FIRE TRUCK AUTO TURN

FAIRMONT

GENERALIZED DEVELOPMENT PLAN
TAX MAPS 43-A-34; 43E-1-4R; 5, 6, 7, 8
TOWN OF BOWLING GREEN, VIRGINIA

DATE: JULY 1, 2025

SCALE: 1"=50'

DESIGNED BY: DCW

DRAWN BY: DCW

CHECKED BY: DCW

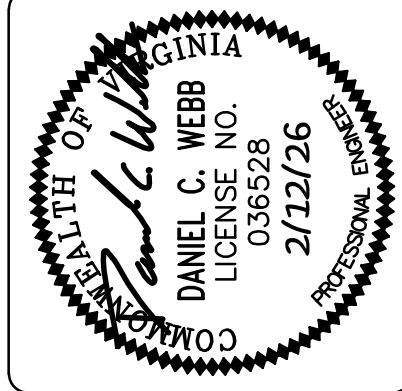
ACAD FILE: 25D005GDP

DRAWING NO: 25-D-005

SHEET NO. 7
OF 7 SHEETS

W.W.W. WEBB

ENGINEERING SURVEYING LAND PLANNING
11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA. 22408
PHONE: (540)371-1209



REVISION BLOCK	
DATE	DESCRIPTION
10/6/25	PER TOWN COMMENTS
11/12/25	PER TOWN COMMENTS
12/24/25	PER TOWN COMMENTS
2/2/26	PER TOWN COMMENTS
2/10/26	PER TOWN/COUNTY COMMENTS
2/12/26	PER TOWN/COUNTY/NOT COMMENTS
DATE	BY

FAIRMONT
REZONING NARRATIVE

Applicant/Owner: Fairmont Land, LLC (“Applicant”)
11903 Bowman Drive, Suite 106, Fredericksburg, VA 22408

Engineer: Daniel Webb, P.E., W W Webb & Associates, PLLC
11903 Bowman Dr., Suite 106, Fredericksburg, Va. 22408
Office: (540)371-1209, Fax: (540)371-4650
email: dan.webb@webbassociates.net

Project Name: Fairmont

Property: Town of Bowling Green Tax Parcels 43-A-34; 43E-1-4R, 5 6, 7, 8
consisting of 19.4727 located on the south bound lane of Route #301, A.P.
Hill Boulevard (the “Property”).

Date: Last Revised February 12, 2026

GDP: Generalized Development Plan, entitled “Fairmont”, prepared by W W
Webb & Associates, PLLC, dated July 1, 2025 and last revised on
February 12, 2026, attached hereto as Exhibit A (the “GDP”) ¹

Rezoning Request: From B-2 to Planned Unit Development PUD

Rezoning #: 2026-001

I. Project Overview

The Applicant proposes rezoning of properties listed as Tax Maps 43-A-34; 43E-1-4R, 5 6, 7, 8 from B-2 to PUD. The total project acreage is 19.4727 acres. Currently, the subject parcels front on Route #301 (A.P. Hill Blvd), a four lane divided highway. To the south is a wide waterbody called Maracossic Creek and zoned A-1. To the west is a pond located in Caroline County and zoned RP. To the North is an undeveloped wooded area with a pond, zoned A1.

This project offers single family dwellings, townhouses, apartment buildings, and commercial/professional offices.

II. Comprehensive Plan

Future Land Use Map

The subject Property lies within the Town's "Mixed Use" land use designation area on the Town of Bowling Green Comprehensive Plan 2021 Future Land Use map. The table below addresses the Town's Mixed Land Use Policies (Guidelines items 1–16) and summarizes how the Fairmont GDP and proffers meet or advance each policy.

Policy / Guideline	Town Intent	How Fairmont Responds
Policy 1	High quality standards (site layout; building configuration, materials, massing/height; landscaping; signage; parking design; pedestrian circulation; lighting; stormwater; environmental protection; mass transit; amenities).	The GDP establishes a coordinated mixed-use layout with public streets (Fairmont Drive, Emory Lane, Ella Court), a central community park dedicated to the Town of Bowling Green, open space and trail corridors, and defined building areas for mixed-use/commercial and residential. Proffers add minimum architectural material standards, pedestrian facilities, and lighting controls. Stormwater management, detailed landscaping, entrance feature, signage, and final lighting photometrics will be confirmed during final site plan and construction plan review.
Policy 2	Overall architectural theme consistent with the Town's historic character.	Proffers require durable, higher-quality facade materials (brick/stone/masonry/stone veneer and approved siding products), roof standards, façade articulation/variation, and consistent treatment of multifamily/commercial building elevations.
Policy 3	Incorporate public open spaces (active and passive) as integrated elements; preserve natural features.	The plan includes significant open space (6.39 acres, 33%) and a centrally located public park (Bowling Green Community Park) with playground, pavilion/bathroom, and parking. A multi-use trail and a walking trail through the RPA buffer provide active recreation and connections while preserving natural features.

Policy / Guideline	Town Intent	How Fairmont Responds
Policy 4	Provide appropriate transitions in size/scale/height/massing/density and/or setbacks/buffering to nearby development.	The GDP concentrates higher-intensity mixed-use and multifamily buildings toward the Route 301 frontage and central area, while single-family detached lots are located along the upper portion of the site adjacent to open space. Open space areas and buffers along the perimeter support transition to adjacent properties. Final buffering/landscaping treatments will be detailed on the site plan.
Policy 5	Preserve and/or incorporate unique or sensitive environmental features.	Existing environmental features and constraints (including wetland/pond areas and RPA/buffer areas) are identified, with open space and a meandering walking trail planned through the RPA buffer subject to applicable regulations. Final environmental delineations and approvals will be completed during site plan permitting.
Policy 6	Encourage vertical mixed use (commercial lower stories; office/residential on upper stories).	Buildings 1 and 2 are explicitly programmed for vertical mixed use: commercial/retail on the first floor with residential apartments on floors 2 and 3, consistent with the Town policy encouraging vertical integration of uses.
Policy 7	Provide vehicular and bicycle/pedestrian connections to adjoining developments (including inter-parcel access points).	Proffers commit to constructing on-site public roads, including stub roads toward adjacent parcels (Tax IDs 43-A-42 and 43-A-35) to support future inter-parcel connectivity. The 10-foot multi-use trail is planned to connect from the Lakewood Road / E. Broadus Avenue area along Fairmont Drive and Emory Lane to the eastern boundary, supporting bicycle/pedestrian connectivity with surrounding areas.
Policy 8	Plan and manage safe traffic circulation and access; provide an interconnected street network; discourage cul-de-sacs (except where constrained).	The roadway network is interconnected through Fairmont Drive, Emory Lane, and Ella Court (public streets maintained by VDOT). Access management and safety improvements include a dedicated right-turn lane and taper on Route 301, and an emergency access gate connection. The internal street pattern avoids isolated cul-de-sacs; any minor dead-end segments would be evaluated against topographic/environmental constraints at site plan stage.
Policy 9	Design so multiple vehicle trips can be combined into one stop (multiple destinations within easy walking distance).	The project mixes neighborhood-scale commercial/professional office (16,800 sf) with multiple residential types and a community park, creating several on-site destinations within walking distance for residents and visitors.
Policy 10	Emphasize pedestrian orientation in building and public space design; avoid auto-dominant site design.	Pedestrian circulation is emphasized through sidewalks on both sides of public streets, crosswalk connections, and the multi-use trail system. The community park is centrally located and connected to surrounding residential and mixed-use areas. Parking is provided through a combination of off-street and on-street spaces to reduce the visual dominance of large parking fields.
Policy 11	Locate parking to the rear/sides of buildings or at the fringe/structured parking; keep building facades visible from streets.	The mixed-use and multifamily areas include internal parking areas and on-street parking along Emory Lane. The parking program includes 51 on-street spaces along Emory Lane (within 600 feet of residential apartments and commercial/retail) and off-street parking for commercial and apartments. Final building siting and façade orientation relative to streets and parking will be confirmed with the detailed site plan.

Policy / Guideline	Town Intent	How Fairmont Responds
Policy 12	Support a diverse housing mix across life stages and income levels.	The proposed housing mix includes single-family detached homes, townhouses, and apartments, including apartments above ground-floor commercial uses. This variety supports different household sizes, lifestyles, and price points.
Policy 13	Promote market-rate affordability through a mix of housing types and price points.	While the proffers do not establish a specific affordability set-aside, the project's mix of smaller-lot single-family homes, attached townhouses, and apartments supports market-rate attainability through diversified housing options. The final unit mix and product types will further demonstrate market-rate affordability objectives.
Policy 14	Residential should not front on roads classified by VDOT as Major Collector or higher.	The GDP shows primary access from Route 301 via Fairmont Drive, with internal streets serving residential areas. No single-family lots take direct driveway access from Route 301. Mixed-use buildings and multifamily buildings are oriented to internal streets and parking areas, with Route 301 frontage generally buffered by open space/landscape areas and access management features. Final frontage/orientation details will be confirmed at site plan.
Policy 15	On Route 301 corridor, residential should be secondary/subordinate compared to commercial within the broader land use area.	Along the Route 301 corridor, the plan includes neighborhood commercial/professional office uses (16,800 sf) and mixed-use buildings with active ground-floor commercial space. Residential uses are provided as a complementary component (including apartments over retail) to support the commercial area. The plan complies with the 5% maximum ordinance requirement. This project supports the broader land use area.
Policy 16	Mixed-use may be appropriate on infill/redevelopment sites where public facilities are available (pursuant to master plan).	The GDP notes the property is served by public water and sewer, and the proffers obligate the owner to extend/construct all required water and sewer infrastructure at no cost to the Town. This supports mixed-use development in an area where public facilities are available.

The Fairmont GDP and accompanying proffers establish a mixed-use development pattern that is consistent with the Town's Mixed Use policies. The plan provides neighborhood-scale commercial uses and vertical mixed-use buildings, an interconnected VDOT-maintained street network, robust pedestrian and trail connections, a public community park, and enforceable architectural and lighting standards. Final site plan submissions will provide the detailed engineering and architectural documentation needed to confirm compliance with the remaining guideline items that require design-level detail.

Fiscal Impacts

For decades the subject property has been zoned business B-2 but has not developed due to lack of demand for business on the 301 corridor. There is currently a market for residential in Bowling Green and this location is perfect for this moderate/high density development. It will provide needed workforce housing and housing opportunities for Caroline County school teachers and for the planned growth at A.P. Hill. This development will generate additional tax revenue from real estate, personal property, Route 301 tax district, and vehicle license. In addition to those taxes, the additional rooftops will provide patrons that will continue to fuel the revitalization of our Main Street and other businesses.

Real Estate Tax Income:

		Real Estate Assessment	Real Estate Tax Rate (Per \$100)	Real Estate Tax
Existing Parcels				
	43-A-34	\$ 364,400.00		
	43E-1-3	\$ 61,900.00		
	43E-1-4	\$ 61,900.00		
	43E-1-5	\$ 61,900.00		
	43E-1-6	\$ 61,900.00		
	43E-1-7	\$ 59,700.00		
	43E-1-8	\$ 59,700.00		
		\$ 731,400.00	\$ 0.13	\$ 950.82
Developed PUD				
	Single Family Homes (42*\$500,000)	\$ 21,000,000.00		
	Single Family Attached (40*\$350,000)	\$ 14,000,000.00		
	Residential Apartments (64*\$250,000)	\$ 16,000,000.00		
	Commercial (8*\$250,000)	\$ 2,000,000.00		
		\$ 53,000,000.00	\$ 0.13	\$ 68,900.00

Real Estate Tax Increase of \$67,949.18/Year

III. Land Use

As noted above, the Applicant proposes rezoning the Property from B-2 to PUD. The proposed Residential PUD zoning uses will be less impactful to all adjacent properties than the possible Business B-2 zoning uses as currently zoned. The adjacent properties located in the town are all designated as "Mixed Use" in the future land use map. This property is unique in the fact this it is bound on all sides by bodies of water except for its 986' frontage along A.P. Hill Boulevard.

IV. Cultural Resources

Based on review of the Town of Bowling Green Comprehensive Plan and information from the Virginia Department of Historic Resources and the United States Department of the Interior, the Property does not have any cultural resources.

V. Fire, Rescue, Police

We believe the proposal will have a minimal impact on the County's fire and rescue facilities. The Property is served by the Bowling Green Volunteer Fire Department, which is located approximately 1 mile southwest of this site and the Bowling Green Volunteer Rescue Squad, which is located approximately 1 mile southwest of this site.

The proposal will have a minimal impact on Bowling Green's Police Department and the Caroline County Sheriff's Office. The Property is served by the Bowling Green Police Department and the Caroline County Sheriff's office. Both are approximately 1 mile southwest of this site.

VI. Schools

Below is a table of the number of school children generated by the development.

SCHOOL STUDENT GENERATION/ UNIT			
USE	Yield Factor	# Units	# Students
Single Family Detached	0.444	43	19
Single Family Attached	0.545	40	22
Multi-Family	0.133	64	9
Total # Students =			49

Data taken from the Caroline County Public Schools Enrollment Projection Study date October 17, 2024.

VII. Solid Waste

The Single Family Detached, and the Single Family Attached property will be serviced by the Town's trash collection service.

VIII. Water and Sewer

The property will be serviced by the Town's water and sewer system. Both public water and sewer run along the frontage of the property. The public sewer line is a force main line and will require the construction of a public pump station in order to tie into the system. All water and sewer lines will be constructed to meet the Town of Bowling Green's standards and will be maintained by the Town of Bowling Green. Below is a summary of water and sewer fees generated by the site:

		Water & Sewer Availability and Connection Fees	Number of Connections	Total
Developed PUD				
	Single Family Homes (5/8" Meter)	\$ 13,500.00	42	\$ 567,000.00
	Single Family Attached (5/8" Meter)	\$ 13,500.00	40	\$ 540,000.00
	Residential Apartment Bldg (2" Meter)	\$ 26,500.00	5	\$ 132,500.00
	Commercial (1" Meter)	\$ 14,500.00	8	\$ 116,000.00
				\$ 1,355,500.00
		Water & Sewer 2-Month Usage Fees	Number of Connections	Total Annual Fee
Developed PUD				
	Single Family Homes (5/8" Meter)	\$ 175.28	42	\$ 44,170.56
	Single Family Attached (5/8" Meter)	\$ 175.28	40	\$ 42,067.20
	Residential Apartment Bldg (2" Meter)	\$ 2,269.80	5	\$ 68,094.00
	Commercial (1" Meter)	\$ 164.25	8	\$ 7,884.00
				\$ 162,215.76

IX. Environment

The project's design will minimize the impact to the natural topography and vegetation located on the Property, and Applicant's design will comply with County and State requirements for stormwater management for the development of the site. There are wetlands on the site and no wetland disturbance is planned.

X. Transportation

The Property abuts A.P. Hill Drive (Route #301), which is a four (4) lane public road classified as a principal arterial road. Access to the Property will be provided on Fairmont Drive by a right in-right out on A.P. Hill Boulevard. Below table showing the traffic generated by the site with it s current zoning and traffic generated with the proposed development. The proposal will reduce the traffic from 5,685.9 VPD to 1,672 VPD (271% reduction).

CURRENT ZONING								
TRIP GENERATION/ 1000 SF						Peak Hour		
USE	Use Code	Daily	AM	PM	Area (sf)	VPD	AM	PM
Shopping Center	820	37.01	2.87	4.09	40,000	1,480.4	114.8	163.6
Convenience Market w/ Gas Pumps	945	624.2	41.48	50.19	5,500	3,433.1	228.1	276.0
Fast Food Resturant w/ Drive Through Window	934	467.48	50.57	20.94	500	233.7	25.3	10.5
Free Standing Discount Store	815	53.87	5.61	5.42	10,000	538.7	56.1	54.2
					Total =	5,685.9	424.3	504.3
PROPOSED ZONING								
TRIP GENERATION/ UNIT						Peak Hour		
USE	Use Code	Daily	AM	PM	UNITS / Area	VPD	AM	PM
Single Family	210	9.44	0.76	1	43	405.9	32.7	43.0
Multi-Family Housing - Low Rise	220	7.32	0.56	0.67	40	292.8	22.4	26.8
Multi-Family Housing - Mid Rise	221	5.44	0.32	0.41	64	348.2	20.5	26.2
Shopping Center - Commercial/Retail	820	37.75	3	4.21	16,800	634.2	50.4	70.7
					Total =	1,681	126.0	166.8
CURRENT VS PROPOSED USE						Peak Hour		
						VPD	AM	PM
Change in Traffic Volume						-4,004.86	-298.37	-337.55
Percent Change						-271%	-260%	-206%

Data taken from the ITE 10th Addition, Trip Generation.

EXHIBIT A

Generalized Development Plan