



**COUNTY OF ALBEMARLE
PLANNING STAFF REPORT SUMMARY**

Project Name: SP2022-00002 Crossroads Tavern & Inn	Staff: Andy Reitelbach, Senior Planner II
Planning Commission Public Hearing: February 14, 2023	Board of Supervisors Hearing: To be scheduled
Owner: Pippin Farmhouse Inn, LLC	Applicant: Dean Porter Andrews
Acreage: 4 acres	Zoning/By-right Use: RA, Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)
TMP: 087000000003B0 Location: 4990 and 5010 Plank Road, North Garden, VA 22959	Special Use Permit for: Restaurant, tavern, or inn located on a site containing a historic structure, in accordance with Section 10.2.2.27(a) of the Zoning Ordinance.
Magisterial District: Samuel Miller	Conditions: Yes
School Districts: Monticello High; Walton Middle; Red Hill Elementary	DA - RA - X
Requested # of Dwelling Units/Lots: N/A	Comp. Plan Designation: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/acre in development lots)
Proposal: Request for an expansion of an inn and tavern located on a site containing an historic structure, from seven guest rooms to 19 guest rooms.	
Character of Property: The Crossroads Tavern and Inn is an historic inn and tavern, listed on the National Register of Historic Places. There are other historic structures on the site, including a summer kitchen building and an historic schoolhouse and chapel building.	Use of Surrounding Properties: The Bundoran Farm development is located to the west, on Plank Road, with Pippin Hill vineyard directly adjacent on the west; farmed and wooded parcel to the south, across Plank Road; single family houses zoned Village Residential directly to the east; North Garden-Crossroads commercial area, post office, and fire station to the east, across U.S. Route 29.
Positive Aspects: 1. The expansion of the tavern and inn would allow for an existing facility that is a feature in the Rural Area to maintain its economic vitality and would promote and enhance tourism which is supported in the Historic/Cultural Resources, Economic Development, and Rural Area Chapters of the Comprehensive Plan. 2. The proposed expansions have been designed to maintain the historic resources on the property, with review by VDHR.	Concerns: 1. The proposed expansion could cause noise and additional traffic. 2. The additional water and sewer capacity needed to support the proposed use does not fully comply with recommendations for the Rural Area chapter of the Comprehensive Plan.

3. The Agricultural-Forestal Districts (AFD) Advisory Committee found that the proposal does not conflict with the purposes of the adjacent Hardware AF District.	
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Recommendation: Staff recommends approval of SP202200002 Crossroads Tavern and Inn, with conditions and recommended revisions to the concept plan.

STAFF CONTACT:
PLANNING COMMISSION:
BOARD OF SUPERVISORS:

Andy Reitelbach
February 14, 2023
To be scheduled

SP 202200002 Crossroads Tavern and Inn

PETITION

PROJECT: SP202200002 Crossroads Tavern and Inn at Pippin Hill

MAGISTERIAL DISTRICT: Samuel Miller

TAX MAP/PARCEL(S): 087000000003B0

LOCATION: 4990 and 5010 Plank Road, North Garden, VA 22959; near the northwest corner of the intersection of U.S. Route 29 and Plank Road

PROPOSAL: Request for a special use permit on a parcel of land to allow a restaurant, tavern, or inn located on a site containing a historic structure.

PETITION: Special Use Permit request for a restaurant, tavern, or inn located on a site containing a historic structure, in accordance with Section 10.2.2.27(a) of the Zoning Ordinance, on one parcel of land of approximately 4 acres.

ZONING: RA, Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)

OVERLAY DISTRICT(S): EC – Entrance Corridor Overlay District

COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic, and scenic resources; residential (0.5 unit/acre in development lots)

CHARACTER OF THE AREA

The proposal includes one parcel of four acres, located on Plank Road and zoned RA Rural Areas, approximately 300 feet west of the intersection of Plank Road and U.S. Route 29 in the North Garden area (Attachment 1 – Location Map and Attachment 2 – Zoning Map). Several historic structures are located on the site, including the Crossroads Tavern and Inn, which is listed on the National Register of Historic Places (NRHP) and the Virginia Landmarks Register (VLR). There is an associated external summer kitchen building, as well as a building that historically was used as a schoolhouse and chapel. These structures are near the front of the parcel. The rest of the property extends along a ridge, narrowing to a point in the rear. This area is largely a field, with scattered trees. This property is located within an Entrance Corridor.

The area immediately to the west of the Crossroads Inn is agricultural, with the Pippin Hill vineyard and winery and is zoned RA. Pippin Hill is located on a parcel that is part of the larger Bundoran Farm development, which extends to the west on both sides of Plank Road and includes large lot residential uses. The Crossroads Tavern and Inn property is not a part of Bundoran Farm. An agricultural property of pasture, fields, and woods is located to the south, across Plank Road and is located in the Hardware Agricultural and Forestal District. This parcel is split-zoned between RA and VR Village Residential.

There are two parcels directly to the east with single-family detached houses, each zoned VR. U.S. Route 29, a four-lane divided highway, is to the east of these parcels, and on the other side of Route 29 are commercial uses including Crossroads Corner shops, zoned C1 Commercial. The North Garden post office and fire station (zoned VR) are located on the southeast corner of the intersection of Route 29 and Plank Road, approximately 650 feet from the Crossroads Inn property.

PLANNING AND ZONING HISTORY

A tavern and inn first began operation at this site in about 1820.

HS2022-00039 – Administrative approval of a homestay application for the continued operation of previously approved accessory tourist lodging.

SPECIFICS OF THE PROPOSAL

The applicant has requested a special use permit for the expansion of a historic tavern and inn. The applicant has provided a narrative with a full description and justification for the request (Attachment 3), as well as a concept plan depicting the proposed layout of the site (Attachment 4 – Concept Plan). Currently, there are seven guest rooms at the Crossroads Inn, six located in the historic inn and tavern building and one in the summer kitchen, along with 30 seats for tavern dining. Twelve additional guest rooms are requested, for a total of 19 rooms. These rooms would be located across several structures, both existing and new, on the property:

- 4 rooms in the historic inn and tavern building, along with the existing 30-seat tavern restaurant.
- 1 room in the historic summer kitchen/cottage building.
- 2 rooms in the historic schoolhouse/chapel building, along with the guest check-in facilities.
- 12 rooms in four new cottage structures to be built in the rear of the parcel, with three rooms in each structure.

The existing entrance into the property is through an easement located on the adjacent Pippin Hill parcel. This entrance would continue to be the main access point for the property. However, the applicant proposes to construct an employee entrance only on the east side of the property, near the historic schoolhouse and chapel building. Existing parking would remain, with additional parking spaces provided near the new employee entrance on the southeast corner of the property. Additional parking spaces will be added along the eastern property line, adjacent to the new cottage structures and near the central “village green” space.

A porte-cochere is proposed to be added to the schoolhouse structure for guests checking in. A “village green” area is proposed for the center of the property; this space would act as both a gathering site for guests and as the location of the sanitary drainfields. Historic markers and plaques are planned for several spots around the property to inform visitors of the history of the inn and tavern.

The conceptual plan provided represents the maximum levels of development proposed on the property. At the site planning stage, all design standards must be met, including but not limited to stormwater management, sewage capacity, travelway design, and parking space numbers. If these standards cannot be met, then the proposal would have to be reduced in scale.

COMMUNITY MEETING and COMMUNITY MEMBER INPUT

A virtual community meeting was held via Zoom on Monday, April 4, 2022. There were several neighbors and nearby property owners in attendance who expressed questions and concerns regarding:

- Increase in traffic

- Noise and lighting produced from the expanded inn use
- Adequate water supply and sewage capacity
- Disruption of the views of nearby properties
- Potential for creating a precedent of hotel uses in the Rural Areas

A recording of the community meeting may be found on the County Calendar for April 4, 2022, or by clicking [HERE](#). For a compilation of additional community comments received regarding this application, see Attachment 5 – Comments from Community Members.

ANALYSIS OF THE SPECIAL USE PERMIT REQUEST

Special Use Permits are evaluated under reasonable standards, based on zoning principles, which include the proposal’s compliance with the Comprehensive Plan. Any impacts caused by the proposal may be addressed through conditions, and those conditions must be reasonably related and roughly proportional to the impacts.

Section 33.8 of the Zoning Ordinance states that the Planning Commission and Board of Supervisors shall reasonably consider the following factors when reviewing and acting upon an application for a special use permit:

- 1. No substantial detriment. Whether the proposed special use will be a substantial detriment to adjacent parcels.**

The expansion of the proposed tavern and inn, with additional guest rooms and several new structures, will increase the scale of activity on this parcel. However, it would be a less intense use than the adjacent Pippin Hill Winery. The proposed inn expansion is not expected to be a substantial detriment to adjacent residential parcels with the conditions of approval that staff recommends. (These conditions are listed in full at the end of the staff report beginning on Page 11.) The applicant does not anticipate negative impacts on the vineyard cultivation next to the site, which is the closest agricultural activity to the property. It is also not expected to have impacts on the agricultural property to the south, which is across the street, has a wooded stream buffer along Plank Road, and has its main entrance several hundred feet south off Route 29. In addition, the new cottage structures are proposed for the rear of the subject parcel, the side opposite this agricultural property.

All new structures would have to meet the setbacks for the Rural Areas zoning district, which require 25’ from side property lines. The applicant has proposed screening along the perimeter of much of the site. Staff recommends a condition that landscaping for screening and buffering must be planted on the site in accordance with the concept plan. No structures are proposed for the most northern portion of the property, where it narrows to a point.

Trespassing of guests on the adjacent parcels could be a concern. Although the existing tree line and other landscaping may be sufficient to indicate to guests where the property lines are, the applicant may need to install fencing or “no trespassing” signs to ensure guests remain on the inn’s property.

Due to concerns of noise generated by guests, staff has proposed a condition prohibiting amplified outdoor sound on the property.

2. Character of the nearby area is unchanged. Whether the character of the adjacent parcels and the nearby area will be changed by the proposed special use.

Commercial activity is already occurring on the property with the existing inn and tavern, and it would increase with this proposal. However, it is not expected that twelve additional guest rooms in four new cottage structures will significantly change the character of the area, especially since these new cottages must be subordinate in size to the main tavern and inn building and will be located to the rear of the historic structures on the property, minimizing the view of these structures from the public right-of-way.

The property is also located adjacent to Pippin Hill winery and vineyard, which has a tasting room and events space. In addition, the inn is located in the North Garden area near the intersection of Route 29 and Plank Road. This area has a history of being a commercial center for southern Albemarle, with the Crossroads store and gas station, Dr. Ho's restaurant, a bank, a family medicine practice, and other uses located at the center, along with institutional uses like the North Garden fire station and the North Garden post office.

In addition, this property is located within an Entrance Corridor, so this project would require approval from the Architectural Review Board (ARB) prior to approval of a site plan and building permits. Staff has proposed conditions regarding design criteria to ensure the new construction remains subordinate to the historic structures and does not detract from their historic qualities.

The expansion of this business with additional guest rooms would not lead to a proliferation of other inns or hotels in the greater North Garden-Crossroads area. Inns or hotels are not a permitted use in the Rural Areas zoning district except on those sites that contain a structure that historically has been used as a restaurant, tavern, or inn, such as the subject property.

Traffic and Transportation

The applicant has provided traffic generation estimates for this expansion, since it will add additional traffic to nearby roads, including at the intersection of Route 29 and Plank Road. VDOT has reviewed the request and did not raise concerns with it.

The additional 12 guest rooms are expected to generate approximately 49 more trips than currently generated, for a total of 163 trips. The existing use generates about 114 trips.

The segment of Plank Road west of Route 29 carries approximately 2,000 vehicles/day. Route 29 north of Plank Road carries approximately 16,000 vehicles/day, and Route 29 south of Plank Road carries approximately 13,000 vehicles/day.

VDOT will continue to monitor the area to determine if road improvements may be needed in the future, including the intersection of Plank/29. In addition, VDOT will review the site plan for any required entrance improvements. VDOT must grant approval of the site plan before construction can begin.

The County's Transportation Planning team also reviewed this application and had no objections to it. The amount of traffic expected to be generated by this expansion does not have a significant impact on the transportation system in the surrounding area. The increased traffic is minimal in the context of the thousands of daily trips along the nearby Route 29.

Agricultural-Forestal Districts

The subject property is located adjacent to the Hardware Agricultural-Forestal District (AFD), which includes the parcel across Plank Road to the south of the Crossroads Inn. This proposal was reviewed by the Agricultural-Forestal Districts Advisory Committee at their meeting on November 9, 2022. The committee voted 6:0 to find that the proposal does not conflict with the purposes of the Agricultural-Forestal Districts.

3. *Harmony.* Whether the proposed special use will be in harmony with the purpose and intent of this chapter,

Staff has reviewed the purposes of the Zoning Ordinance (Chapter 18, Section 1.4) and the intent of the Rural Area District (Chapter 18, Section 10.1). The review criteria for a special use permit are designed to address the purpose and intent of the ordinance as stated in these sections. Section 10.1 states in part:

“This district (hereafter referred to as RA) is hereby created and may hereafter be established by amendment of the zoning map for the following purposes:

- Preservation of agricultural and forestal lands and activities;
- Water supply protection;
- Limited service delivery to the rural areas; and
- Conservation of natural, scenic, and historic resources.”

This property has historically been the site of commercial activity, and no agricultural activities currently occur on this parcel. As a four-acre parcel, the ability to operate agricultural and forestal uses on the subject parcel would be minimal, even without the proposed expansion. The applicant has indicated that cottage and kitchen gardens would be cultivated on the parcel, allowing some small-scale food production to occur at the site. The proposed expansion will not affect surrounding preservation or agricultural/forestal uses.

This property is not located within a public water supply watershed. Because this property is not in the jurisdictional area for sewer and water, the use will need to utilize a private well and septic field. Before the expansion could take place, the property owner would need to receive approval from the Health Department for the well and drainfield, ensuring that the Department’s requirements have been satisfied, along with potentially central system approval by the Board of Supervisors, if determined that such a system is needed.

As a designated historic site, conservation of the property’s historic resources is important to ensure that the site is not delisted. The applicant has indicated that the expansions have been sited to avoid impacts to important resources. This application has also been reviewed by the Virginia Department of Historic Resources (VDHR), who expressed no objections. Conditions have been proposed by staff to help conserve these historic resources.

...with the uses permitted by right in the district,

Expansion and operation of the tavern and inn use does not affect agricultural or silvicultural uses in the surrounding RA zoning district, which is largely located to the west. No conflicts with the adjacent by-right farm winery use are anticipated. Although increased traffic from the proposed expansion could create concerns for farm equipment travelling on the nearby roads,

the amount of new traffic generated by this use did not raise concerns with VDOT or County Transportation Planning. Areas of landscaping are proposed along the boundaries of the subject parcel to provide some screening of the site from adjacent properties.

...with the applicable provisions of section 5,

Section 5.1.61 *Historic restaurants, taverns, and inns* is applicable to this request, with the following subsections:

- 1. The use shall be consistent with the Rural Area goals listed in the Comprehensive Plan.***

This provision is already a criterion of the ordinance in Section 33 and is discussed in detail below.

- 2. The location and scale of proposed structures and additions shall be complementary and proportionate to the existing structures and/or site, and additions and new structures shall be clearly subordinate to the historic structures on the site. In no event shall the proposed additions, new structures, or exterior modifications to the historic structure adversely impact the historic character or significance of the structure and/or site as determined by the director of planning or his/her designee.***
- 3. In no event shall the proposed additions, new structures, or exterior modifications to the historic structure result in de-listing of the structure and/or site from the National Register of Historic Places and/or Virginia Landmarks Register, as indicated in a determination by the Virginia Department of Historic Resources.***
- 4. The proposed additions, new structures, and exterior modifications to the historic structure shall protect archaeological resources and preserve them in place. If such resources must be disturbed, mitigation measures as determined by the director of planning or his/her designee shall be undertaken.***

Because the Crossroads Tavern and Inn is an individually designated historic resource on the NRHP and the VLR, the applicant has shared the application materials with both VDHR and the County planning staff who review historic resources. The applicant has indicated that the proposed expansions will not detract from the integrity of the historic resources. Review by VDHR and County staff raised no concerns with the proposal having a negative impact on the historic resources. However, staff has proposed several conditions of approval to ensure the protection of the resources on the site and education about these resources to visitors. These conditions are listed at the end of the staff report.

...and with the public health, safety, and general welfare.

Water and Sewer

This property is not located within the jurisdictional area of the County for public water and sewer; thus, it will need to be served by a private well and septic field. The applicant has indicated locations on the concept plan of existing and proposed drainfields and wells. The Health Department reviewed this application and had no objections at this time. However, prior to site plan approval, the applicant must receive approval from the Health Department after detailed review ensuring that all requirements are met, along with potentially central system

approval by the Board of Supervisors, if determined that such a system is needed.

Fire-Rescue

Albemarle County Fire-Rescue (ACFR) has reviewed this application and had no objections at this time. The site plan will also have to be reviewed by ACFR before approval would be granted. Any requirements of ACFR will need to be met, including but not limited to emergency vehicle access and water availability.

Staff finds that the proposed use will not be a detriment to public health, safety, or general welfare, in with the approval of the conditions recommended by staff.

As stated previously, additional approvals (in the form of site plans, building permits, etc.) to ensure the safety and health of guests and the community will be required from VDOT, ACFR, and the Health Department in order for the expansion of the inn to commence and maintain operations.

4. Consistency with the Comprehensive Plan. Whether the proposed special use will be consistent with the Comprehensive Plan.

As a property located in the designated Rural Areas of the County and as the site of a listed historical resource, several chapters of the County's Comprehensive Plan are relevant to the review of this proposal. The Rural Areas designation includes several primary uses: the preservation and protection of agricultural, forestal, open space, and natural, historic and scenic resources. Specific strategies and objectives that relate to this proposal are discussed below.

Although the Growth Management policy (chapter 3) of the comprehensive plan generally promotes development to be located in the designated Development areas of the County, it does this in order to protect the elements that define the Rural Areas, which include historic, cultural, and archaeological resources. The Crossroads Tavern and Inn is one such resource. Because the subject property is a four-acre lot with existing historic structures, adjacent to the VR and C1 zoned parcels of the North Garden-Crossroads community, it is unlikely that bona fide agricultural or silvicultural activities would take place. Thus, the historic, cultural, and archaeological resources of this property are more prominent than agricultural or open space resources.

Policies relating to historic sites can be found in Chapter 5 of the Comprehensive Plan, *Historic, Cultural, and Scenic Resources*, which includes several objectives and strategies for preserving and promoting the County's collection of such resources.

Objective 1: Continue to identify and recognize the value of buildings, structures, landscapes, sites, and districts that have historical, architectural, archaeological, or cultural significance.

Objective 2: Pursue additional protection measures and incentives to preserve Albemarle's historic and archaeological resources in order to foster pride in the County and maintain the County's character.

Strategy 2b: Continue to find ways for preservation of historic structures and sites to be financially viable for property owners. Rehabilitation, restoration, and maintenance of historic structures can be costly. These high costs combined with limited options for using historic properties, particularly in the Rural Areas where the majority of the County's historic buildings are located, threaten these valuable

resources. A greater variety of allowable uses for historic buildings and sites could encourage historic property owners to spend the money required to maintain, rehabilitate and restore these buildings. Objective 5 in the Rural Area Chapter provides guidance for use of restaurants and artist residencies in the Rural Area. Additional uses that can be accommodated in older buildings and sites while maintaining conformity with Rural Area goals, objectives, and strategies should be considered.

The use is consistent with the goals of the Comprehensive Plan as long as the impacts that have been identified are mitigated with the recommended conditions. The expansion of the inn use would support ongoing preservation of the historic resources on the site.

As an inn and tavern, the Crossroads Inn is expected to cater to tourists visiting Albemarle County. The Economic Development Chapter of the Comprehensive Plan (chapter 6) addresses the importance of tourism, including in the Rural Area. It recommends uses that promote tourism that helps preserve scenic, historic, and natural resources.

Objective 1: Promote economic development activities that help build on the County's assets while recognizing distinctions between expectations for the Development Areas and the Rural Area.

Strategy 1c: Promote tourism that helps preserve scenic, historic, and natural resources.

Tourism brings visitors to enjoy the County's scenic rural landscapes and also to spend money in the County. Rural Area businesses that showcase the County's rich and diverse rural, agrarian, and historical resources provide sustainable economic development opportunities. In so doing, these businesses also help preserve, protect, and in some cases restore the Rural Area characteristics that make Albemarle County a desirable destination. Tourism and agribusiness opportunities are discussed in more detail in the [Rural Area Chapter of this Plan](#). Recent State legislation has made large gatherings for commercial events possible at farm breweries and other bona fide agricultural operations. Events can help promote tourism and provide for enjoyment of scenic and natural resources; however, the County needs to ensure that the health, safety, and welfare of the residents of the Rural Area are protected when large events occur.

The expansion of the Crossroads Tavern and Inn will contribute to these economic development goals of the County by promoting tourism that showcases and preserves the Rural Area's historic resources. However, potential impacts from this tourism should be mitigated with the recommended conditions.

The Rural Areas chapter of the Comprehensive Plan (chapter 7) contains several objectives that demonstrate the importance of historic resources to the character of the designated Rural Areas.

Objective 3: Protect the County's historic, archaeological, and cultural resources.

Objective 4: Promote rural and historic landscapes that enhance visitors' experience and give historic sites as authentic a setting as possible. Tourism is a vital part of Albemarle County's economy.

Expansion of the number of guest rooms at the inn would be supportive of tourism. Additional guest rooms would be designed to be compatible with the historic resources on the Crossroads Tavern and Inn site. Conditions have been recommended to ensure that the proposed

expansion is compatible with the existing structures and enhances the experience of visitors through considerate design and placement of educational markers.

RECOMMENDED REVISIONS

There are several revisions that staff recommends be made to the concept plan prior to this application moving forward to the Board of Supervisors for a public hearing:

1. Fencing or a 5' landscaping buffer, consisting of evergreen trees and shrubs, or a combination of both, should be installed along the eastern property line, from the public right-of-way north to the cemetery, to provide screening for the existing residence.
2. Fencing or a 5' landscaping buffer, consisting of evergreen trees and shrubs, or a combination of both, should be installed along the common eastern property line with TMP 87-5B, the property to the northeast.
3. The conceptual planting screens depicted along the western property line should have their dimensions identified. Such planting areas should also be placed between each cottage structure to provide visual breaks among the cottages.

SUMMARY

Staff has identified the following positive aspects of this request:

1. The expansion of the tavern and inn would allow for an existing facility that is a feature in the Rural Area to maintain its economic vitality and would promote and enhance tourism which is supported in the Historic/Cultural Resources, Economic Development, and Rural Area Chapters of the Comprehensive Plan.
2. The proposed expansions have been designed to maintain the historic resources on the property, with review by VDHR.
3. The Agricultural-Forestal Districts (AFD) Advisory Committee found that the proposal does not conflict with the purposes of the adjacent Hardware AF District.

Staff has identified the following concerns with this request:

1. The proposed expansion could cause noise and additional traffic.
2. The additional water and sewer capacity needed to support the proposed use does not fully comply with recommendations for the Rural Area chapter of the Comprehensive Plan.

RECOMMENDATION

Staff recommends approval of SP202200002 Crossroads Tavern and Inn, with conditions and recommended revisions to the concept plan.

If the Planning Commission chooses to recommend approval of the special use permit as proposed, staff recommends that the following draft conditions be imposed to mitigate any potential impacts of the use:

1. Development and use shall be in general accord with the concept plan, entitled "Crossroads Tavern Site Plan: Conceptual Site Plan," dated June 30, 2022, last revised February 2, 2023, as determined by the Director of Planning and the Zoning Administrator.

To be in general accord with the concept plan, development and use shall reflect the following major elements within the development essential to its design, as shown on the concept plan and described in the project narrative:

- a. Location and number of buildings and structures.
- b. Size of the four new cottage structures, including both the enclosed spaces (“master suite” and “two bedroom” areas) and the open-air spaces (“veranda” and “porches”).
- c. Location of parking areas.
- d. Landscape screening and buffering.

Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

2. The number of guest rooms must not exceed 19.
3. The number of tavern seats must not exceed the 30 that currently exist.
4. The four new cottage structures must not exceed one story in height.
5. Outdoor amplified sound is not permitted.
6. Prior to final site plan approval, a plan prepared by a professional archaeologist for the identification, protection, preservation, and mitigation of archaeological resources and on-site cemeteries within the project area must be reviewed and approved by the Virginia Department of Historic Resources. The plan must account for the possibility of archaeological testing in sequential phases depending on the results of previous phases of study.
7. Prior to final site plan approval, the Director of Planning must determine, in consultation with the Virginia Department of Historic Resources, that the submitted materials show that the project has considered appropriate treatment of historic resources, including the following items:
 - a. Cottages to be “low scale,” compatible with the historic resources.
 - b. The porte-cochere must have a character that is compatible with the historic building and a subordinate scale.
 - c. The project must include educational tools distinguishing historic from non-historic structures.
 - d. The project will limit light pollution.

ATTACHMENTS

- Attach. 1 – [SP202200002 Crossroads Tavern & Inn Location Map](#)
Attach. 2 – [SP202200002 Crossroads Tavern & Inn Zoning Map](#)
Attach. 3 – [SP202200002 Crossroads Tavern & Inn Project Narrative, dated January 17, 2022](#)
Attach. 4 – [SP202200002 Crossroads Tavern & Inn Concept Plan, dated June 30, 2022; last revised February 2, 2023](#)
Attach. 5 – [SP202200002 Crossroads Tavern & Inn Comments from Community Members](#)