

**CPA2018-00002, Bristoe Station and Kettle Run Preservation Study  
Comprehensive Plan Amendment**

**TEXT**

Introduction and Background

The Bristoe Station Battlefield consists of approximately 9,410 acres. This battle on October 14, 1863, was the terminal fight in a campaign that ended Confederate offensive operations in the Virginia theatre of the Civil War. The Battle of Kettle Run on August 27, 1862, a component of the overall Manassas Stations Operations, is contained within the Bristoe Station Battlefield. Kettle Run was a textbook execution of a fighting retreat and stalling action. The Bristoe Station and Kettle Run Battlefields Historical Area is delineated on Figure CR-1. A portion of this area is currently owned and operated by the County as the Bristoe Station Battlefield Heritage Park. Additional cultural resources within this area include Confederate troop camps after the First Battle of Manassas and Union camps throughout the Civil War, as well as Civil War soldier cemeteries and private cemeteries, architectural sites, and archaeology sites. This special planning area recognizes all of these resources but focuses on Civil War resources.

Intent

The purpose of this special planning area is to recognize the importance of Bristoe Station Battlefield and Kettle Run Battlefield as valuable cultural resources deserving of preservation. The intent is to promote preservation of the battlefields, by providing measures land owners can voluntarily undertake to preserve battlefield landscapes and viewsheds, and provide clear goals on what lands should be preserved.

The Bristoe Station and Kettle Run Battlefields Historical Area is in both the Development Area and Rural Area. Goals and action strategies were developed separately for the Development Area and for the Rural Area. These battlefield landscapes include public land, but consist mostly of privately-owned land. Those parcels exhibiting a rural character have provided protection to the battlefields primarily because the parcels remained in agricultural production, that is, row crop production and pasture land.

The goal of this plan is to establish policies that will guide conservation efforts, County investments, and future development by identifying, researching, documenting, preserving, and interpreting the Bristoe Station and Kettle Run Battlefields, their landscapes and viewsheds, and other significant archaeological, architectural sites, districts, and cemeteries from other time periods for the benefit of all of the County's citizens and visitors.

The following Bristoe Station and Kettle Run Historical Area policies and action strategies are guiding land use policy, as part of the Comprehensive Plan, and are intended to help provide vision and guidance for this unique historical area. Finding ways to preserve and protect historical resources while integrating with development opportunities can provide tourism and economic benefit to the County. The following policies and action strategies are intended to find ways development and historical resources can coordinate and be compatible for the long term success in meeting the County's Comprehensive Plan Goals.

**POLICY 1: Incentivize preservation of the battlefield landscape in the Bristoe Station and Kettle Run Battlefields Historical Area.**

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<u>1. Designate undeveloped portions of the Bristoe Station and Kettle Run Historical Area on the map as sending areas for a potential future Transfer of Development Rights (TDR) program(s) and priority areas for a potential future Purchase of Development Rights (PDR) program(s) (Figure CR-1).</u>
<u>2. Encourage and facilitate the establishment of preservation easements in the Bristoe Station and Kettle Run Historical Area.</u>
<u>3. Transfer management of any battlefield landscape acquired by the County to the Historical Preservation Division for preservation, management, and interpretation.</u>
<u>4. Consider acquisition of easements in the Bristoe Station and Kettle Run Battlefields Historical Area.</u>
<u>5. Cultivate private, local, State, and federal partners, including private landowners, to preserve battlefield lands in this Historical Area.</u>
<u>6. Utilize preservation-oriented development negotiated through rezoning and special use permit requests within the Development Area.</u>
<b><u>POLICY 2 – Protect, maintain, manage, and interpret the Bristoe Station and Kettle Run Battlefields Historical Area.</u></b>
<u>1. Prepare planning and management guidelines for preservation of battlefield lands and viewsheds.</u>
<u>2. Use best practices of battlefield management, a five-prong approach, consisting of cultural resource management, vegetation management, viewshed management, private battlefield management, and business management to maintain, manage, and interpret the battlefields.</u>
<u>3. Cultivate and create a partnership to manage all preserved land, whether privately or publicly owned.</u>
<u>4. Pursue a grant from the American Battlefield Protection Program or other entities for strategic planning and updating the Bristoe Station Battlefield Heritage Park Master Plan.</u>
<u>5. Continue and expand the interpretive programs of the Historic Preservation Division.</u>
<u>6. Cultivate and establish access agreements to develop and implement interpretation on privately-owned battlefield landscapes and promote responsible stewardship on private land.</u>
<u>7. Partner with VDOT and apply roadway design standards carefully to protect and enhance the rural and open space character of the battlefield lands.</u>
<u>8. Conduct a study to determine the appropriate staffing levels for Historic Preservation Division interpretive staff.</u>
<u>9. Transfer management of that portion of GPIN 7694-08-8382, east of the VRE parking access road, to the Historic Preservation Division and incorporate it into the Bristoe Station Battlefield Heritage Park.</u>
<u>10. Provide trail connections from Bristoe Station Battlefield Heritage Park and other areas of the Historical Area, including other public land, as appropriate, to the future trail and future Bristow and Brensville Heritage Corridor along Bristoe Road.</u>
<b><u>POLICY 3 – Preserve viewsheds of the Bristoe Station and Kettle Run Battlefields Historical Area.</u></b>
<u>1. Preserve viewsheds identified in the Bristoe Station and Kettle Run Preservation Study that are in the Historical Area.</u>
<u>2. Preserve and connect viewsheds in the Historical Area from the Development Area to the Rural Area.</u>
<u>3. Cultivate public access and public trails to viewsheds on private land.</u>

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4. Maintain existing vegetation where appropriate and where it contributes to the character consistent with this Historical Area.
5. Encourage the preservation of views to and from battlefields through the protection of farm fields, meadows, and woodlands.
6. Designate viewsheds as sending areas for a potential future TDR program(s) and priority areas for a potential future PDR program(s).
7. Encourage and facilitate preservation and conservation easements in order to protect viewsheds.
8. Use rural cluster provisions to preserve viewsheds in the Rural Area.
9. Encourage development that mitigates adverse impacts on viewsheds.
10. Maintain Bristow Road and Aden Road as two-lane rural roads.
11. Encourage implementing buffers to protect viewsheds.
12. Where preservation is not feasible for by-right development, encourage Phase III/Data Recovery and Historic Landscape Documentation Survey.

**POLICY 4: Where preservation is not feasible in the Development Area, apply appropriate mitigation measures to new development within the Bristoe Station and Kettle Run Battlefields Historical Area.**

**CR POLICY 7: Apply mitigation measures to all new development within the Bristoe Station Historical Area. An area known as the "Bristoe Station Historical Area" is delineated on the attached map, labeled Bristoe Station Historical Area, and that delineation is hereby recognized.**

1. ~~CR 7.1~~ Require the owners ~~or /~~developers of property located in the Bristoe Station and Kettle Run Battlefields Historical Area, depicted on ~~Figure CR-1, the Bristoe Station Historical Area Map~~ to conduct Phase I archaeological/cultural resource studies in areas in which documented historical events occurred. If cultural resources are identified, areas of historic/cultural significance are substantiated and additional archaeological/cultural resource studies are appropriate, conduct additional ~~studies~~Phase II and/or Phase III studies.
2. ~~CR 7.2~~ Require the owners ~~or /~~developers of property located in the Bristoe Station and Kettle Run Historical Area, depicted on the Bristoe Station and Kettle Run Historical Area Map, to submit plans for Comprehensive Plan amendment, rezoning, and special use permit applications within the area and to incorporate the results of Phase I archaeological/cultural resource studies and such other studies as are indicated by the results of the Phase I ~~archaeological/cultural resource study~~.

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3. ~~CR 7.3~~ Encourage property owners to dedicate land to the County or provide historic resource or conservation easements at the time a rezoning is granted ~~per Sec 15.2-2303.4~~, or a special use permit or other site development is approved, whichever occurs earliest, for the purpose of preserving and providing public access to historically significant features of the Bristoe Station and Kettle Run Historical Area, particularly along pedestrian trails where historic markers and other interpretive materials will be located to provide information about the Battle of Bristoe Station, the Battle of Kettle Run, and other significant uses of the area during the Civil War. Said dedication or easements are to be legally granted at the time of site plan approval. Land disturbance and new construction will not be permitted within the historic resource lands or easements except to the extent necessary to construct trails, markers, and other interpretive materials. ~~The historic resource lands or easements may include roads and utilities and stormwater management facilities provided such structures and improvements are designed with the objective of minimizing the impact to historical features. The need for such crossings will be justified at the time of rezoning, special use permit, or site plan.~~ Property owners or ~~/~~developers shall be entitled to the density otherwise associated with land located within the historic resource lands or easements based on the underlying land use designations depicted on the Long-Range Land Use Plan Map.

4. ~~CR 7.4~~ Encourage development that is located, situated, and buffered ~~so as~~ to maintain a high degree of the existing physical and visual integrity of the area while permitting the appropriate development as outlined in the Long-Range Land Use Plan Map. Ensure that a viewshed analysis is undertaken in consultation with the County to determine topographic and vegetative conditions that will provide guidance on the appropriate building mass, heights, and placement of buildings on the developing site so as not to negatively impact views to and from the area.

5. ~~CR 7.5~~ When appropriate, incorporate the following as part of ~~any~~ rezoning or ~~/~~special use permit application for the Bristoe Station and Kettle Run Historical Area:

- Commit to development densities and intensities at the lower end of the range shown on the Long-Range Land Use Map.
- Cluster development to allow the overall density contemplated, but also to preserve more significant or appropriate areas, to create points of interest, and to provide markers or interpretive exhibits, etc.
- Provide a development plan as part of the rezoning or ~~/~~special use permit process that outlines the concept for development within the Bristoe Station and Kettle Run Historical Area.
- Provide an architectural concept plan as part of the rezoning or ~~/~~special use permit process for the Bristoe Station and Kettle Run Historical Area to provide a general concept for dwelling and structure design, including architectural style, details of roof lines, architectural ornamentation, materials, colors, and texture, to create a setting compatible with the historic or cultural significance of the property.
- Use landscaping and buffers to create a setting compatible with the historic or ~~/~~cultural significance recognized or ~~/~~memorialized on the property.

6. ~~CR 7.6~~ Maintain existing vegetation where appropriate and where it contributes to the character consistent with the historical or ~~/~~cultural significance of the area.

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7. ~~CR 7.7~~ When appropriate, ~~E~~nsure individual development proposals reserve land ~~or~~ open space for use as interpretive settings related to the significance of the site. In cases where there are multiple development proposals within such area, establish pedestrian trails or other similar linkages between areas. Link these areas via interpretive trails to interpretive elements on public land.

8. Encourage development to provide on-site historical markers, and interpretive or educational material, as a part of the rezoning and special use permit review process.

