

AGENDA
FLUVANNA COUNTY PLANNING COMMISSION
Regular Meeting
Circuit Court Room
Fluvanna Courts Building
April 24, 2013 at 7:00pm

1-CALL TO ORDER, PLEDGE OF ALLEGIANCE

2-DIRECTOR'S REPORT

Ms. Allyson Finchum, Planning Director

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3-PUBLIC COMMENTS #1 (3 minutes each)

4-APPROVAL OF MINUTES:

March 27, 2013

K

5- PUBLIC HEARINGS:

ZMP 12:02 - Hotel Street Capital, LLC

L

An ordinance to amend the Fluvanna County Zoning Map with respect to 222.03 acres of Tax Map 30, Section A, Parcel 110, and 10 acres of Tax Map 19, Section A, Parcel 39C (former Rivanna Resort) to rezone the subject properties from R-3 (Residential, Planned Community) with proffers to PUD (Planned Unit Development). The subject property is located within the Palmyra Election District on the western side of U.S. Route 15 (James Madison Highway) at its intersection with State Route 644 (Friendship Road), approximately 0.25 miles north of State Route 661 (Rescue Lane). The proposed amendment would allow a maximum of 1,180 residential units (a mixture of single-family detached units, townhouses, and multi-family units) and 180,000 square feet of commercial space. According to the 2009 Comprehensive Plan, the property is located within the Palmyra Community Planning Area.

SUP 13:02 - Hotel Street Capital, LLC

L

A request for a special use permit to allow for major utilities in conjunction with a Planned Unit Development (PUD) with respect to 222.03 acres of Tax Map 30, Section A, Parcel 110, and 10 acres of Tax Map 19, Section A, Parcel 39C. The property is currently zoned R-3 (Residential, Planned Community) and is located on the western side of State Route 15 (James Madison Highway) at its intersection with State Route 644 (Friendship Road), approximately 0.25 miles north of State Route 661 (Rescue Lane). The property is located within the Palmyra Election District. According to the 2009 Comprehensive Plan, the property is within the Palmyra Community Planning Area.

6-PRESENTATIONS (normally not to exceed 10-minute limitation)

Zion Crossroads Plan

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7-SITE DEVELOPMENT PLANS:

8-SUBDIVISIONS:

9-UNFINISHED BUSINESS:

10-NEW BUSINESS:

11-PUBLIC COMMENT #2 (3 minutes each)

12-ADJOURN

For the Hearing-Impaired – there is a listening device available at the Circuit Court Room upon request. TTY access number is 711 to make arrangements.

For persons with Disabilities – if you have special needs, please call the County Administrator's Office at 591-1910 and relay your request.

Pledge of Allegiance

I pledge allegiance to the flag
of the United States of America
and to the Republic for which it stands,
one nation, under God, indivisible,
with liberty and justice for all.

ORDER

1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.
2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman declares that order has been restored. In the event the Commission wishes to debate the matter of the disorder or the bringing of order; the regular business may be suspended by vote of the Commission to discuss the matter.
3. No member or citizen shall be allowed to use abusive language, excessive noise, or in any way incite persons to use such tactics. The Chairman and/or the County Planner shall be the judge of such breaches, however, the Commission may vote to overrule both.
4. When a person engages in such breaches, the Chairman shall order the person's removal from the building, or may order the person to stand silent, or may, if necessary, order the person removed from the County property.

***FLUVANNA COUNTY PLANNING COMMISSION
PUBLIC HEARING RULES OF PROCEDURE***

1. Purpose:
The purpose of a public hearing is to receive testimony from the public on certain resolutions, ordinances or amendments prior to taking action. A hearing is not a dialog or debate. Its express purpose is to receive additional facts, comments and opinion on subject items.
2. Speakers:
Speakers should approach the lectern so they may be visible and audible to the Commission.
Each speaker should clearly state his/her name and address.
All Comments should be directed to Commission.
Each speaker is limited to three minutes and time may not be donated from other audience members.
All questions should be directed to the Chairman. Members of the Commission are not expected to respond to questions, and response to questions shall be made at the Chairman's discretion. Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
Speakers with questions are encouraged to contact County staff prior to the public hearing.
Speakers should be brief and avoid repetition of previously presented comments.
County residents and taxpayers may be given priority in speaking order.
3. Action:
At the conclusion of the public hearing on each item, the Chairman will close the public hearing. The Commission will proceed with its deliberations and will act on or formally postpone action on such item prior to proceeding to other agenda items. Further public comment after the public hearing has been closed generally will not be permitted.

For the Hearing-Impaired – there is a listening device available at the Circuit Court Room upon request. TTY access number is 711 to make arrangements.

For persons with Disabilities – if you have special needs, please call the County Administrator's Office at 591-1910 and relay your request.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.co.fluvanna.va.us

To: Fluvanna County Planning Commission
From: Allyson Finchum, Director of Planning
Date: April 24, 2013
Re: Planning Director's Report

1. Board of Supervisors Actions:

April 3, 2013:

Planning Department presentation on Zion Crossroads sketch plan

April 10, 2013:

None.

April 17, 2013:

I. **SUP 13:01 – Amy Williams and Greg Palmer**

Approved (5-0) a request for a special use permit to operate a landscaping materials supply business with respect to 4.48 acres of Tax Map 5, Section A, Parcel 61. The property is currently zoned A-1 (Agricultural, General) and is located on the eastern side of State Route 15 (James Madison Highway) approximately 500 feet south of its intersection with State Route 250 (Richmond Road). The property is located within the Columbia Election District. According to the 2009 Comprehensive Plan, the property is within the Zion Crossroads Community Planning Area.

2. Board of Zoning Appeals Actions:

No April Meeting.

3. Technical Review Committee:

April 11, 2013:

II. **ZMP 13:01 – JCM III, LLC** – An ordinance to amend the Fluvanna County Zoning Map with respect to 5 acres of Tax Map 59, Section A, Parcel 8 to rezone the same from B-1, Business, General to I-1, Industrial, Limited. The affected properties are located on the west side of Route 15 (James Madison Highway), at its intersection with Route 695 (Creasy Town Road) approximately 0.23 miles south of Route 713 (Bowles Town Lane). The properties are located in the Fork Union Election District and are within the Fork Union Community Planning Area.



**FLUVANNA COUNTY BUILDING INSPECTIONS
MONTHLY BUILDING INSPECTION REPORT
MARCH 2013**

USE	Mar-12	VALUE	YTD 12	VALUE	Mar-13	VALUE	YTD 13	VALUE	Mar/Diff	VALUE	YTD PERMITS
New Homes	3	485,000	13	2,260,000	6	1,319,250	14	2,865,250	3	834,250	1
Duplex	0	0	0	0	0	-	0	-	0	-	0
Single Family (Attached)	4	360,000	4	360,000	0	-	0	-	-4	(360,000)	-4
Adds&Alterations	30	537,938	66	897,154	16	136,287	62	642,914	-14	(401,651)	-4
Garages & Carports	1	7,000	5	55,000	1	35,000	1	35,000	0	28,000	-4
Accessory Buildings	1	1,500	3	8,500	1	5,800	5	50,400	0	4,300	2
Single Wide MH	0	0	0	-	0	-	0	-	0	-	0
Swimming Pools	0	0	1	26,000	0	-	0	-	0	-	-1
Recreational Bldgs	0	0	0	-	0	-	0	-	0	-	0
Business Bldgs	1	744,000	1	744,000	0	-	0	-	-1	(744,000)	-1
Industrial Bldgs	0	0	0	-	0	-	0	-	0	-	0
Other Buildings	1	5,000	2	5,100	0	-	0	-	-1	(5,000)	-2
TOTALS	41	2,140,438	95	4,355,754	24	1,496,337	82	3,593,564	-17	(644,101)	-13

FEES	Mar-12	PREV TOT	YTD 12	Mar-13	PREV TOT	YTD 13	DIFFERENCE	DIFFERENCE
Building Permits	\$ 10,609.31	13,926.25	24,535.56	\$ 7,110.70	12,368.20	19,478.90	(3,498.61)	(5,056.66)
Land Disturb Permits	\$ 2,975.00	5,600.00	8,575.00	\$ 3,741.25	2,000.00	5,741.25	766.25	(2,833.75)
Zoning Permits/Proffers	\$ 15,850.00	3,050.00	18,900.00	\$ 1,350.00	1,650.00	3,000.00	(14,500.00)	(15,900.00)
TOTALS	\$ 29,434.31	22,576.25	52,010.56	\$ 12,201.95	16,018.20	28,220.15	\$ (17,232.36)	(23,790.41)

INSPECTIONS	Mar-12	PREVIOUS	YTD 12	Feb-13	PREVIOUS	YTD 13		
	131	280	411	152	281	433	21	22

Darius S. Lester
Building Official

() represents a negative

VALUE

605,250

-

(360,000)

(254,240)

(20,000)

41,900

-

(26,000)

-

(744,000)

-

(5,100)

(762,190)

∴ YTD

Monthly Approval Report for February 2013

<i>District</i>	<i>Action</i>	<i>ID#</i>	<i>Description</i>	<i>Tax Map</i>	<i>Parcels</i>	<i>Total Acreage</i>	<i>Number of Lots</i>
Columbia							
	<i>Approved</i>						
		SDP 12-012	Major Site Plan	5	(20)1A, 1B	6.744	
Cunningham							
	<i>Approved</i>						
		BSP 13-005	Physical survey plat	18A	(5)267	0	
		SUB 13-003	Boundary Line Adjustment	37, 26	(A)58, 62 & (5)3	303.68	3
Fork Union							
	<i>Approved</i>						
		BSP 13-004	Boundary Survey	59	(A)41, 42, 43	0	
Palmyra							
	<i>Approved</i>						
		BSP 13-003	Boundary Survey	19	(A)23	0	
		SDP 13-004	2nd site plan amendment to SDP 11-011	10	(A)32, 32A	9.356	

Tuesday, April 16, 2013

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AFD - Agricultural Forestal District

BZA - Board of Zoning Appeals (Variance)

CPA - Comprehensive Plan Amendment

SUB - Subdivisions

ZMP - Zoning Map Proposal (Rezoning)

BSP - Boundary Survey Plat

CCE - Code Compliance Enforcement

SDP - Site Development Plan

SUP - Special Use Permits

ZTA - Zoning Text Amendment

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Circuit Courtroom
Fluvanna County Courts
March 27, 2013
7:00 p.m.**

MEMBERS PRESENT: Barry Bibb, Chairman
Samuel Babbitt
Donald Gaines
Ed Zimmer

MEMBERS ABSENT: Joe Chesser, Board of Supervisors Representative
Patricia Eager, Vice-Chairman

ALSO PRESENT: Frederick Payne, Fluvanna County Attorney
Allyson Finchum, Planning Director
Steven Tugwell, Senior Planner

CALL TO ORDER

Chairman Bibb called the Planning Commission meeting of March 27, 2013 to order at 7:00 p.m. in the Circuit Court room of the Fluvanna County Courts Building in Palmyra, Virginia.

PLANNING DIRECTOR'S REPORT

Ms. Allyson Finchum, Planning Director, gave the monthly report to the Planning Commission.

- **Board of Supervisors**
 - **March 13, 2013**
 - *None*
 - **March 20, 2013**
 - *Ordinance Amendment to the County Code, enabling the Town of Columbia's use of the Planning Commission.*
- **Board of Zoning Appeals Actions – No March Meeting**
- **Technical Review Committee**
 - **March 14, 2013**
 - **SUP 13:02 – Hotel Street Capital, LLC**

A request for a special use permit to allow for major utilities in conjunction with a Planned Unit Development (PUD) with respect to 222.03 acres of Tax Map 30, Section A, Parcel 110, and 10 acres of Tax Map 10, Section A, Parcel 39C. The property is currently zoned R-3 (Residential, Planned Community) and is located on the western side of State Route 15 (James Madison Highway) at its intersection with State Route 644 (Friendship Road), approximately 0.25 miles north of State Route 661 (Rescue Lane). The property is located within the Palmyra Election District. According to the 2009 Comprehensive Plan, the property is within the Palmyra Community Planning Area.

PUBLIC COMMENTS #1

Chairman Bibb opened the floor for the first section of public comments.

- Ms. Mollie [redacted] inquired if the public hearing for Walker's Ridge was scheduled for this meeting.

With no one else wishing to speak, Chairman Bibb closed the first section of public comments.

APPROVAL OF MINUTES

MOTION:

15 (James Madison Highway) approximately 500 feet south of its intersection with State Route 250 (Richmond Road). The property is located within the Columbia Election District. According to the 2009 Comprehensive Plan, the property is within the Zion Crossroads Community Planning Area.

Mr. Steve Tugwell, Senior Planner, presented this application for a special use permit to operate a landscaping materials supply business to the Planning Commission.

Mr. Greg Palmer, applicant, addressed the Planning Commission regarding the application for a Special Use Permit to operate a landscaping materials supply business.

Chairman Bibb opened the public hearing.

- Mr. Robert S. Glass, Jr., owner of the subject property, spoke in favor of the landscaping materials supply business.

With no one else wishing to speak, Chairman Bibb closed the public hearing.

The Planning Commission discussed the proposed landscaping business and the condition of the existing on-site building and how it is being improved. The Commission also discussed the building's interior well, and the applicant responded that it would be capped off. The Commission discussed the businesses plant inventory, and that the business does not have to limit their inventory to three (3) gallon plants.

MOTION:

Mr. Gaines moved to recommend approval of SUP 13:01, a request to allow for the operation of a landscaping materials supply business with respect to 4.48 acres of Tax Map 5, Section A, Parcel 61, subject to the conditions listed below.

1. Prior to development of the site, a site development plan that meets the requirements of the Fluvanna County Zoning Ordinance, must be submitted for review and approval.
2. The site must meet all Virginia Department of Transportation requirements.
3. The site must meet the requirements set forth by the Virginia Department of Health.
4. The property shall be maintained in a neat and orderly manner so that the visual appearance from the road and adjacent properties is acceptable to County officials.
5. Hours of operation shall be between 7:00 am and 7:00 pm seven (7) days a week.
6. The Board of Supervisors, or its representative, reserves the right to inspect the business for compliance with these conditions at any time.
7. Any noise generated by the activity on this site shall be limited to the maximum decibel level allowed by Sec. 15.1-9A. d. of the County Code.
8. All outdoor landscaping supply materials storage areas shall be screened from the view of public roads, rights-of-way, and adjacent properties as required by Sec. 22-24-7 3. iii of the Zoning Ordinance.
9. Under Sec. 22-17-4 F (2) of the Fluvanna County Code, the Board of Supervisors has the authority to revoke a Special Use Permit if the property owner has substantially breached the conditions of the Special Use Permit.

Dr. Babbitt seconded. The motion carried with a vote of 4-0. AYES: Babbitt, Bibb, Gaines and Zimmer. NAYS: None.

SITE DEVELOPMENT PLANS:

None

SUBDIVISIONS:

None

UNFINISHED BUSINESSS:

None

NEW BUSINESS:

None

Barry A. Bibb, Chairman
Fluvanna County Planning Commission

Code Compliance Enforcement Activity Report

ID#	Tax Map Parcels	Reported Against	Type of Violation	Comments	Status	Status Date
Cunningham						
CCE 13-002	27(17)-8 & 9	Marks, David K. & Sandra M.	Auto	Complaint is in regards to "40+ vehicles on property" Site inspec. 1-30-13 noted approx. 15 unlicensed vehicles on one parcel and 5 unlicensed vehicles on the other. Code Compliance advised owner of violation of County Code Art.4, Sec.22-4-2.1 and 2.2 (automobile graveyard). 1st Letter of Violation sent 2-07-13. Owner has been removing several vehicles	Awaiting Action	4/4/2013
Fork Union						
CCE 12-001	51A(A)22	JWS Enterprises, LLC (James W. Sherrill,	Misc.	Property address is 4985 James Madison Hwy. Site inspections on 12-20-11 and 1-06-12 noted that the property is being used for general storage which is not a use permitted "by right" or "by SUP" First letter sent by certified mail on 1/12/12. Property owner continues to disregard this violation.	Being Reviewed by County Attorney	4/4/2013
Palmyra						
CCE 12-002	3(A)-31, 32	JWS Enterprises, LLC (James W. Sherrill,	Misc.	Property is behind 1017 Union Mills Road. Complaint is in regards to "dumping". Site inspec. 1/09/12 noted that contractor type materials are being stored on property. 1st letter sent by certified mail 1/12/12. 2nd letter sent requesting intentions 1/31/12. Letter of intent approved by Darren Coffey 2/29/12. 3rd letter sent 1/11/13, but returned unclaimed 2/25/13.	Being Reviewed by County Attorney	4/4/2013
CCE 10-013	10(3)-2B	Eric D. Taylor	SUPs	Property is at intersection of Union Mills Road and North Boston Road. SDP 10:09 approved 07/26/11. SDP requirements not implemented as of 9-23-11. 2nd letter sent 9/23/11. 3rd letter sent 1/24/12. Site inspec. 2/3/12 noted newly vegetative screening per/approved SDP. Monitoring continues.	Awaiting Action	5/8/2012

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Circuit Courtroom
Fluvanna County Courts
March 27, 2013
7:00 p.m.**

MEMBERS PRESENT: Barry Bibb, Chairman
Samuel Babbitt
Donald Gaines
Ed Zimmer

MEMBERS ABSENT: Joe Chesser, Board of Supervisors Representative
Patricia Eager, Vice-Chairman

ALSO PRESENT: Frederick Payne, Fluvanna County Attorney
Allyson Finchum, Planning Director
Steven Tugwell, Senior Planner

CALL TO ORDER

Chairman Bibb called the Planning Commission meeting of March 27, 2013 to order at 7:00 p.m. in the Circuit Court room of the Fluvanna County Courts Building in Palmyra, Virginia.

PLANNING DIRECTOR'S REPORT

Ms. Allyson Finchum, Planning Director, gave the monthly report to the Planning Commission.

- **Board of Supervisors**
 - **March 13, 2013**
 - *None*
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A request for a special use permit to allow for major utilities in conjunction with a Planned Unit Development (PUD) with respect to 222.03 acres of Tax Map 30, Section A, Parcel 110, and 10 acres of Tax Map 10, Section A, Parcel 39C. The property is currently zoned R-3 (Residential, Planned Community) and is located on the western side of State Route 15 (James Madison Highway) at its intersection with State Route 644 (Friendship Road), approximately 0.25 miles north of State Route 661 (Rescue Lane). The property is located within the Palmyra Election District. According to the 2009 Comprehensive Plan, the property is within the Palmyra Community Planning Area.

PUBLIC COMMENTS #1

Chairman Bibb opened the floor for the first section of public comments.

- Ms. Mollie inquired if the public hearing for Walker's Ridge was scheduled for this meeting.

With no one else wishing to speak, Chairman Bibb closed the first section of public comments.

APPROVAL OF MINUTES

MOTION:

Mr. Gaines moved to **approve** the February 27, 2013 Planning Commission meeting minutes as presented.

Dr. Babbitt seconded. The motion carried with a vote of 4-0. AYES: Babbitt, Bibb, Gaines and Zimmer. NAYS: None.

PRESENTATIONS:

None

PUBLIC HEARINGS:

SUP 13:01 – Amy Williams and Greg Palmer – A request for a special use permit to operate a landscaping materials supply business with respect to 4.48 acres of Tax Map 5, Section A, Parcel 61. The property is currently zoned A-1 (Agricultural, General) and is located on the eastern side of State Route 15 (James Madison Highway) approximately 500 feet south of its intersection with State Route 250

(Richmond Road). The property is located within the Columbia Election District. According to the 2009 Comprehensive Plan, the property is within the Zion Crossroads Community Planning Area.

Mr. Steve Tugwell, Senior Planner, presented this application for a special use permit to operate a landscaping materials supply business to the Planning Commission.

Mr. Greg Palmer, applicant, addressed the Planning Commission regarding the application for a Special Use Permit to operate a landscaping materials supply business.

Chairman Bibb opened the public hearing.

- Mr. Robert S. Glass, Jr., owner of the subject property, spoke in favor of the landscaping materials supply business.

With no one else wishing to speak, Chairman Bibb closed the public hearing.

The Planning Commission discussed the proposed landscaping business and the condition of the existing on-site building and how it is being improved. The Commission also discussed the building's interior well, and the applicant responded that it would be capped off. The Commission discussed the businesses plant inventory, and that the business does not have to limit their inventory to three (3) gallon plants. The Planning Commission discussed the possibility of rezoning this property, and Mr. Glass, owner of the property, said he did not want to rezone the property at this time. Mr. Payne said the County could initiate rezoning of the parcel, but that he does not recommend it if the owner does not desire the rezoning.

MOTION:

Mr. Gaines moved to **recommend approval** of SUP 13:01, a request to allow for the operation of a landscaping materials supply business with respect to 4.48 acres of Tax Map 5, Section A, Parcel 61, subject to the conditions listed below.

1. Prior to development of the site, a site development plan that meets the requirements of the Fluvanna County Zoning Ordinance, must be submitted for review and approval.
2. The site must meet all Virginia Department of Transportation requirements.
3. The site must meet the requirements set forth by the Virginia Department of Health.
4. The property shall be maintained in a neat and orderly manner so that the visual appearance from the road and adjacent properties is acceptable to County officials.
5. Hours of operation shall be between 7:00 am and 7:00 pm seven (7) days a week.
6. The Board of Supervisors, or its representative, reserves the right to inspect the business for compliance with these conditions at any time.
7. Any noise generated by the activity on this site shall be limited to the maximum decibel level allowed by Sec. 15.1-9A. d. of the County Code.
8. All outdoor landscaping supply materials storage areas shall be screened from the view of public roads, rights-of-way, and adjacent properties as required by Sec. 22-24-7 3. iii of the Zoning Ordinance.
9. Under Sec. 22-17-4 F (2) of the Fluvanna County Code, the Board of Supervisors has the authority to revoke a Special Use Permit if the property owner has substantially breached the conditions of the Special Use Permit.

Dr. Babbitt seconded. The motion carried with a vote of 4-0. AYES: Babbitt, Bibb, Gaines and Zimmer. NAYS: None.

SITE DEVELOPMENT PLANS:

None

SUBDIVISIONS:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS:

None

PUBLIC COMMENTS #2

Chairman Bibb opened the floor for the second section of public comments.

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Mr. Steve Nichols spoke with regard to the screening requirements for new and existing businesses.

ADJOURN

There being no further business, Chairman Bibb adjourned the Planning Commission meeting of March 27, 2013 at 7:48 p.m.

Minutes recorded by Steve Tugwell.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission

DRAFT



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.co.fluvanna.va.us

STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: ZMP 12:02
Tax Map: Tax Map 30, Section A, Parcel 110 &
Tax Map 19, Section A, Parcel 39C

From: Steve Tugwell
District: Palmyra
Date: April 24, 2013

General Information: This request is scheduled to be heard by the Planning Commission on Wednesday, April 24, 2013 at 7:00 pm in the Circuit Courtroom in the Courts Building.

Owner/Applicant: Hotel Street Capital, LLC

Representative: Justin M. Shimp, P.E., Shimp Engineering, P.C.

Requested Action: To amend the Fluvanna County Zoning Map with respect to approximately 222.03 acres of Tax Map 30, Section A, Parcel 110, and 10 acres of Tax Map 19, Section A, Parcel 39C, for an aggregate of 232.03 acres, to rezone the same from R-3, Residential, Planned Community (conditional) to Planned Unit Development (PUD) (conditional). (Attachment A)

Location: The affected property is located in the Palmyra Election District on the western side of State Route 15 (James Madison Highway) and Route 644 (Friendship Road) approximately 0.25 miles north of Route 661 (Rescue Lane). (Attachment B)

Existing Zoning: R-3, Residential, Planned Community (conditional)

Proposed Zoning: Planned Unit Development (PUD) (conditional)

Existing Land Use: The Laurel Ridge Golf Course and Clubhouse previously existed on the property. The Golf Course has closed and the Clubhouse is vacant.

Adjacent Land Use: Adjacent properties are zoned A-1, Agricultural, General. Camp Friendship is adjacent to the property to the north.

Comprehensive Plan: This parcel is located within the Palmyra Community Planning Area.

Zoning History:

A special use permit (SUP 95:13) was approved for this site on January 17, 1996 to allow for the golf course. A special exception permit (SEP 91:05) was approved on October 16, 1991 to allow for a hotel/conference center on Tax Map 19, Section A, Parcels 39 & 39A and the final site plan (SDP 06:11) for the resort and conference center was approved on July 25, 2008. SUB 06:96 was approved on April 14, 2008 which subdivided the 10 acre parcel (19-A-39C) off of Tax Map 19, Section A, Parcel 39. ZMP 08:05 was denied on February 18, 2009. ZMP 09:02 was approved on May 20, 2009.

Timeline of events:

- Pre-application meetings were held with Planning Dept. staff on March 28, 2012 and June 1, 2012.
- Applicants introduced possible rezoning application at the June 13, 2012 Planning Commission work session.
- Application for rezoning to PUD was submitted to the county on July 2, 2012.
- 1st Neighborhood meeting was held on July 11, 2012.
- 1st Planning Commission work session was held on July 11, 2012.
- 1st TRC meeting was held on July 12, 2012.
- 2nd Planning Commission work session was held on August 8, 2012.
- VDOT scoping meeting was held on August 15, 2012.
- There were concerns from some of the neighbors and from some of the adjoining property owners about the applicant's not being present for the 1st Neighborhood meeting, so a 2nd Neighborhood meeting was held on September 12, 2012.
- 2nd TRC meeting was held on September 13, 2012
- Applicants presentation to the Planning Commission was held on September 26, 2012.
- Applicant requested deferral on October 3, 2012 until the November Planning Commission meeting.
- Applicant submitted revised plan on January 2, 2013 based on prior staff comments, requests from the owner/applicant, and a revision to the State Route 644 entrance as a Phase I development.
- Staff determined that a revised plan resets the process and thus a 3rd Neighborhood meeting was held on January 9, 2013.
- 3rd TRC meeting was held on January 10, 2013.
- Applicant's made a 3rd presentation to the Planning Commission at their February 27, 2013 meeting based on their revised plan.
- Through consultation with the County Attorney, staff determined that a Special Use Permit for major utilities in conjunction with the PUD is required. And, pursuant to Sec. 22-27-4 C. of the Zoning

Ordinance, the public hearings for the PUD rezoning and Special Use Permit may be held jointly.

- Applicant submitted SUP application for major utilities on March 7, 2013.

- Neighborhood meeting was held on March 13, 2013.

- TRC meeting was held on March 14, 2013.

- Planning Commission public hearing rescheduled from the March 27, 2013 Planning Commission meeting to the April 10, 2013 meeting due to a typographical error in the legal ad

- Planning Commission public hearing rescheduled until the April 24, 2013 meeting due to two (2) meetings already scheduled for the same date.

Statement of Intent: The Statement of Intent indicates the purpose of the zoning district and describes the characteristics of uses generally found within the district.

The Statement of Intent for the Planned Unit Development (PUD) Zoning District is as follows:

“Planned unit developments (PUD’s) are intended to promote the efficient use of land by allowing flexibility in design standards and varieties in densities and land uses to preserve the rural areas of the county. Development of such districts shall be in accordance with an approved PUD Application Package which should provide a variety and range of uses and densities in designated areas of the site.

Planned unit developments should be located within the designated growth areas of the county as set forth on the comprehensive plan, and should implement the goals of each Community Planning Area. Planned unit developments should provide unified development that incorporates new urbanism and traditional neighborhood development principles, which includes a mix of residential and commercial uses, an interconnected system of internal roads, pedestrian sidewalks and walkways and well planned access points along existing roadways. In addition to a mix of residential and commercial uses, planned developments should also provide a mix and variety of housing types.” (Attachment C)

Analysis:

The applicant is requesting to rezone two (2) parcels totaling 232.02 acres, Tax Map 30-A-110 (222.03 acres), and Tax Map 19-A-39C (10 acres) from R-3, Residential, Planned Community to Planned Unit Development (PUD) (conditional), The applicant has submitted an application plan layout and supporting land use documentation for all land uses within the proposed PUD district. (Attachment C). According to the submitted application plan, the applicant is proposing to develop the PUD in three (3) phases. According to the submitted plan, this development would be served by private roads. Phase I would contain 76 acres, and not exceed 260 residential units and 37,000 square feet of commercial space. Phase I is proposed to be broken down into six (6) blocks (C-3, D-3, D-4, D-5, E-1, and E-2) containing a mix of residential and commercial, consisting of single-family detached, townhouses, multi-family, and commercial retail as described in the PUD plan. State Route 644 (Friendship Road) is proposed to be relocated, and

will serve as the entrance to the Phase I development. The plan is proposing the completion of Phase I prior to the construction of the development's primary entrance (round-a-bout) off of Route 15. Two (2) additional phases would be developed at a later date, include 154 acres, 850 residential units, and approximately 130,000 square feet of commercial space. Preliminary research indicates that 1,180 residential units would add approximately 575.1 new students into the local school system. This number is based on a single-family ratio of 0.94 students per unit, a town home ratio of 0.8 students per unit, and a ratio of 0.09 students per unit for multi-family.

According to the submitted PUD application plan, the total development of the site includes 47.3% open space, or 108.35 acres. The open space includes walking trails, ponds, a picnic pavilion, and an existing lake. Other facilities include a river-loop trail, a playground, and an athletic field. These recreational facilities appear to meet or exceed the open space, recreation, parks and civic area requirements of the PUD zoning district as described in Sec. 22-14-7 of the zoning ordinance.

The PUD application plan states that, "sanitary sewer shall be treated via on-site private central system(s) using mass drainfields, shallow drip systems, or other similar systems approved by the Virginia Department of Health.", and, that "a private on-site water system, consisting of wells, storage tank(s), and a water treatment facility, or other similar systems approved by the Virginia Department of Health be provided.", and, that "The developer shall be responsible for obtaining all VDH/DEQ or other state and federal permits required for on-site water and sewer systems." The Virginia Department of Health has preliminarily stated that "plans will have to be submitted to VDH along with supporting documentation for Department review and approval from the Office of Drinking Water and the VDH Division of Engineers." This site is within the Palmyra Regional Service Facility, however they are not required to connect because pursuant to County Code Sec. 21-4-14, the proposed site is greater than four-hundred feet in distance from the facility. Utilization of on-site water and sewer facilities require a Special Use Permit for major utilities in conjunction with the Planned Unit Development rezoning request. Pursuant to Sec. 22-14-5, "one or more of the uses permitted by Special Use Permit in the residential and business zoning districts may be permitted in the PUD district, as enumerated in the final PUD application package, upon issuance of a Special Use Permit by the Board of Supervisors." If the rezoning and Special Use Permit requests are approved, this development will then be subject to County site plan and subdivision review processes. As part of those processes, independent and incremental evaluations of on-site water and sewer capabilities must be reviewed and approved prior to development. Additionally, a hydrological study may be required in order to adequately determine the feasibility of such on-site water and sewer facilities to serve the proposed number of units. If the Special Use Permit for major utilities is approved, staff is recommending the following conditions:

1. Construction, operation, and maintenance of the central water and sewer system shall comply with all local, State, and Federal requirements.
2. The water system shall be adequate to provide fire suppression.
3. The project shall comply with all Virginia erosion and sediment control regulations as specified in the 1992 Virginia Erosion and Sediment Control Handbook as amended.
4. For construction of the water and sewer system occurring adjacent to existing development, adequate dust and siltation control measures shall be taken to prevent

adverse effects on the adjacent property. It is intended that the present and future results of the proposed extension not create adverse effects on the public health, safety, comfort, or convenience, or value of the surrounding property and uses thereon.

5. Vehicular access to all residences along the affected right-of-ways shall be maintained at all times.
6. All construction activity for the central utility system shall occur between 7:00 a.m. and 5:00 p.m., Monday through Friday.
7. The applicant shall avoid removing trees and bushes along the water and sewer corridor, except as shown on the approved site plan. Trees and bushes damaged during construction shall be replaced with a tree or bush of equal type as approved by the Planning Director.
8. The Homeowner's Association shall be responsible for all maintenance of the on-site central water and sewer systems in perpetuity, and the responsibility for maintenance shall not be borne by the County of Fluvanna or any other public agency.
9. Start of construction, as defined in the Fluvanna County Zoning Ordinance, shall have commenced within twenty-four months of this special use permit approval, or the permit shall be void. This special use permit is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

Commercial pad sites with mixed-uses including the taller structures are proposed to be setback 400 feet from the road right-of-way, and parking is proposed to be relegated towards the rear of the development. The buildings are intended to be located as shown on the PUD application Plan.

According to applicant's narrative, "landscaping shall consist of large shade trees lining the proposed streets and commercial frontages as well as within designated parking areas", and "where needed, new evergreens will be incorporated into existing trees to assist with screening of parking areas from Route 15 as well as neighboring residences." (Attachment D)

The traffic impact study concludes that:

- LOS D (level of service) is acceptable at various movements in the future conditions, however LOS D is not considered acceptable for this rural location and the design engineers should strive to meet criteria that minimizes delay under post-build conditions.
- Courthouse Road WB under 2037 no-build AM and PM falls to LOS C, while under 2037 build with mitigation AM and PM it falls to LOS F. Please provide mitigation at this intersection.
- The proposed sub entrance is being presented with Lefts out operating at LOS D, please consider other mitigation measures that would accommodate better performance of the lefts out of the proposed development.
- Friendship Road EB under 2037 no-build PM falls to LOS C, while under 2037 build with mitigation PM it falls to LOS E. Please provide further mitigation at this intersection.
- The synchro files show a center dual left turn lane also referred to as a "suicide lane" just north of Route 616 on U.S. Route 15 and again between the sub-entrance and the amin entrance on

U.S. Route 15, which is assumed to be the “receiving lane” mentioned in the report to allow motorists to make a two-staged left out of the side streets. This is not an acceptable mitigation to left turn conflicts, considered alternate intersection control at all necessary locations, where left turn conflicts are present.

- There are several public streets within close proximity to the Palmyra Lane and Church street intersection cluster and the Route 53 intersection, such as Route 1007 and Route 632 along with various others, which are not included in the Synchro network. Due to the close proximity of these Routes, there is high probability that the traffic entering and exiting the mainline at these locations will affect the performance of the corridor and intersections, therefore they should be included as part of the Impact analysis for this project.

- The traffic volumes for many movements used in the analysis was “0”. Please use a minimum of 5 vehicles for any movement less than 5, to ensure these movements are accounted for when analyzing the future performance of the intersections.

- Synchro- Travel speeds and simulation speeds of vehicles was set at 30 MPH for all segments of the network, however the posted speed limit through the effected Route 15 corridor varies from 45 to 35 and back to 55. The model should incorporate the correct travel speed for each segment of the Route 15 corridor as this will have an effect on left and right turn gap acceptance at the intersection streets, and will have an effect on the reported delays, LOS, and queuing.

(Attachment E)

Neighborhood Meeting:

At the January 9, 2013 Neighborhood Meeting, there were approximately 15 citizens present, and had the following comments and questions:

- What will be the average square footage of the housing units, and how will water and sewer be handled.
- Will on-site water wells be drilled.
- Significant concern about the proposed on-site water well drilling, and possibly draining the Rivanna River and existing nearby wells and water supplies.
- Concern how there can be this many units without being supported by public water and sewer.
- What would prevent all of the units from becoming rental units.
- Why do you expect new business to survive at this development when there are empty buildings and businesses already in Fluvanna.
- Why would the County want more residential development before we have new businesses.
- What kind of parking or number of parking spaces will be required for this development.
- Concern that this PUD application is being designed under regulations that don't necessarily protect the County citizenry.
- There was concern on what type of impact this development will have on Camp Friendship.
- Will there be proffers or restrictions that govern the number of units.

(Attachment F)

Technical Review Committee:

At the January 10, 2013 Technical Review Committee (TRC) meeting, the following comments were received:

1. Mr. Rice with the Health Dept. stated that the revised plan shows that the developer now intends to develop/install both drinking water supply and on-site sewage disposal system, and that plans will have to be submitted to the Virginia Department of Health along with supporting documentation for Department review and approval from the Office of Drinking Water and the Virginia Division of Engineers;
2. A representative of the Fire Department stated that a fire suppression system will be needed; this system must have access to an adequate water supply. Most multi-family units will need to be equipped with an appropriate sprinkler system;
3. A representative of CVEC stated the company controls electric lines that run through the property to Camp Friendship. CVEC will need the applicant to submit the proposed master plan in AutoCAD or a similar electronic format, so that the company can appropriately design the electric system needed to serve the development. CVEC will also need to know the proposed phasing plan, so they can appropriately design their system;
4. The Fire Dept. stated that a fire suppression system will be needed, and this system must have an adequate water supply. Most multi-family units will need to be equipped with an appropriate sprinkler system
5. VDOT and Planning Dept. comments are attached.

(Attachment G)

Comprehensive Plan:

The following sections of the comprehensive plan should be considered when reviewing this project:

Vision section

Fluvanna County through self-reliance, self-sufficiency, and self-government is the ideal place to raise families, foster entrepreneurship, and do business in the Commonwealth.

— *Fluvanna County Board of Supervisors (2012)*

Fluvanna County's vision is based on the following key principles, which are used as guides for future development, governance, and land use policies for the county:

That good government is no substitute for self- government,

That our government should reflect the values and principles of the people,

That solidarity and prosperity are the proper means of fostering communities,

That people forge economies and communities,

That our rural character and natural resources are part of Fluvanna's unique heritage, and should be preserved where practical,

That the individual citizens and taxpayers of Fluvanna consist of our community, and that their individual interests and rights subordinate the collective desires of our government,

That a comprehensive, accessible, and quality system of education enabling a modern, highly skilled 21st century workforce is to be fostered,
That future development be fiscally prudent while respecting individual property rights,
That our infrastructure requirements are maintained and first-class,
That our public safety personnel are properly equipped and compensated in a manner and means that respects their sacrifice,
That Fluvanna's rich community heritage and our history be the cornerstones of our shared identity moving forward into the 21st century,
That our rights as enumerated in the Virginia Declaration of Rights and the Virginia Constitution are to be maintained both in letter and in spirit.

As a continuing effort for Fluvanna County's vision of becoming "*the most livable and sustainable community in the United States*", measuring smart-growth and implementing our key goals are essential elements to this process. According to the Vision 2029 section of the Comprehensive Plan, "*Land use is recognized as directly related to quality of life.*" Towards this end, land use and land use implications are taken into consideration when an application for rezoning is evaluated. An example of such coordinated planning is the types of development within the community planning areas. It may not be adequate simply for a rezoning applicant to apply for an upzoning because a property is within a community planning area. Each application is independently considered by the county to see if the proposed development is well planned, consistent with the Comprehensive Plan, and shares compatibility with the surrounding community. As part of a successful rezoning process, the applicant is encouraged to meet with neighbors, the community, and county officials well in advance of application submittal. This process is beneficial not only to the applicant, but to the greater community.

Land Use chapter, Community Planning Area section

Palmyra

This historic village area is the county seat, and has a regional park, the new county high school campus, a library, a public safety center, and other municipal services. The area should remain a village, and surrounding growth should be a mixture of uses and residential dwelling types that support a variety of incomes.

Commercial and neighborhood streets, along with rural roads, make up the transportation network, along with sidewalks, trails, and bicycle lanes. Open space includes Pleasant Grove, neighborhood parks, and greenways, along with the town square.

A mixture of medium and small commercial businesses combines with office, civic and residential uses to form a village-like neo-traditional development or series of interconnected developments. Commercial and office structures do not exceed three stories, and residential density is up to four dwelling units per acre (4 du/ac). Density may be increased with incentives such as open space, affordable

housing, or transfer of development rights, depending on the zoning district standards.

Community Design chapter, Community Plans section

Palmyra Community Plan Overview

Existing assets within the community should be properly integrated with new development in order to promote a cohesive, well-planned community. New housing should be allowed that complements existing historic resources and provides an expanded population base for local businesses. Economic development is appropriate in this area, and opportunities for tourism, including commercial uses that complement the historic aspects of Palmyra and its government center, should be promoted.

Neighborhood Mixed-Use

The neighborhood mixed-use community element incorporates multiple uses into a walkable, pedestrian-friendly environment with compact block sizes. Ideally, neighborhood mixed-use areas will include a mix of retail and office uses at the center, with connected residential uses at the edge. A centralized public water space is encouraged to establish the identity of the center as focal point and important civic space in the community.

Neighborhood Residential

Neighborhood residential areas should provide a range of residential housing types and lot sizes. Generally, this includes a balance of single-family residences and some multifamily housing. A central neighborhood park is an excellent asset for a neighborhood center, and is strongly encouraged. Connections should be made to surrounding neighborhoods and commercial centers wherever possible. Where roadway connections are not feasible, greenway connections are recommended. Neighborhood residential centers typically border higher-density neighborhood mixed-use areas. In some cases, some small commercial and institutional uses may be incorporated into the neighborhood residential community element.

Village

Villages are characterized by a small, mixed-use core surrounded by residential uses. An essential component of villages is their strong connection to surrounding natural features and open spaces. Despite their small scale and limited density, villages typically have a generous amount of mixed use, often in the form of a major civic use. Outside of a small mixed-use center, villages are generally characterized by single-family residential uses. By focusing development around the center, a green buffer may be created at the perimeter of the village, closely integrating open spaces with the developed area.

This proposed development is located on the northern fringe of the Palmyra Community Planning Area and not within the Palmyra village core where many of the historic resources are located. Conventionally, community planning areas are typically designed for higher density

projects within the county. The impacts to local businesses may be positive with the addition of more residents in the core of the County, however considerations should also be given to the impacts to local schools and water supply.

(Attachment H)

Conclusion:

When reviewing this rezoning application, the Planning Commission should take into consideration the potential adverse impacts that the development may have on the Palmyra area. This project appears to meet many of the PUD design aspects and criteria as stated in Section 22-14-1 of the Zoning Ordinance by allowing flexibility in design standards, and a variety in densities and land uses.

Traffic should be carefully considered when reviewing this application. An 1,180 unit residential development would generate a substantial amount of traffic which will impact the roadways in the area. Consideration should also be given to the availability of water, and water sustainability. Final consideration of this development should carefully consider VDOT's review of the traffic impact study and the recommendations they provide.

Suggested Motions:

I move that the Planning Commission recommend **approval/denial** of the attached ordinance for ZMP 12:02, a request to amend the Fluvanna County Zoning Map with respect to approximately 222.03 acres of Tax Map 30, Section A, Parcel 110 and 10 acres of Tax Map 19, Section A, Parcel 39C, for an aggregate of 232.03 acres, to conditionally rezone the same from R-3, Residential, Planned Community (conditional) to Planned Unit Development (PUD); and

I move that the Planning Commission recommend **approval/denial** of SUP 13:02, a request for a special use permit to allow for major utilities in conjunction with a Planned Unit Development (PUD) with respect to approximately 222.03 acres of Tax Map 30, Section A, Parcel 110 and 10 acres of Tax Map 19, Section A, Parcel 39C, [if approved] subject to the condition listed in the staff report.

(Attachment I)

Attachments:

- A – Application, applicant's narrative, and APO letter
- B – Aerial Vicinity Map
- C – PUD Process and Ordinance Section
- D – Submitted plan and latest applicant's narrative
- E – VDOT's traffic impact analysis comment letter and email
- F – Neighborhood meeting notes and letter from Mr. Moss
- G – TRC Comments Letter and emails
- H – Comprehensive Plan excerpts
- I - Proposed Ordinance and submitted proffers
- J – Draft Architectural Guidelines

Copy:

Owner/Applicant: Hotel Street Capital, LLC, 31 Garrett Street, Warrenton, VA 20186

Representative: Mr. Justin M. Shimp/Shimp Engineering, P.C., 201 E. Main Street, Charlottesville, VA 22902

File



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Rezoning

Received
JUL 02 2012
Fluvanna County

Owner of Record: Hotel Street Capital, LLC Applicant of Record: Same as Owner

E911 Address: 31 Garrett Street Warrenton, VA 20186 E911 Address: _____

Phone: _____ Fax: _____ Phone: _____ Fax: _____

Email: _____ Email: _____

Representative: Justin Shimp / Shimp Engineering, P.C.

Note: if applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.

E911 Address: 201 E. Main St. Suite M Charlottesville, VA 22902

Phone: 434-207-8086 Fax: 804-302-7997

Email: justin@shimp-engineering.com

Is property in Agricultural Forestal District? No Yes
If Yes, what district: _____

Tax Map and Parcel(s): 30(A)-110 and 19(A)-39C Deed Book Reference: _____

Acreage: 232.00 Zoning: R3 - Residential Deed Restrictions? No Yes (Attach copy)

Location of Parcel: West side of SR 664 (Friendship Road) at intersection with US 15 (James Madison Highway)

Requested Zoning: PUD Proposed use of Property: 151+ (maximum) dwellings and approx. 110,000 SF of commercial space

Affidavit to Accompany Petition for Rezoning

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the Board of Supervisors during the normal discharge of their duties in regard to this request.

I/We, being duly sworn, depose and say that we are Owner/Contract Owner of the property involved in this application and that we have familiarized ourselves with the rules and regulations of the Zoning Ordinance with respect to preparing and filing this application, and that the foregoing statements and answers herein contained and the information on the attached map to the best of our ability present the argument on behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of our knowledge.

Date: 7/2/12 Signature of Owner/Applicant: Graison Lore, aka manager

Subscribed and sworn to before me this 2nd day of JULY 2012 Register # 7511805

My commission expires: October 31, 2012 Notary Public: Kelly Lynn

All plats must be folded prior to submission to the Planning Department for review. Rolled plats will not be accepted.

OFFICE USE ONLY	
Date Received: <u>7/2/12</u>	Pre-Application Meeting: _____
PH Sign Deposit Received: <u>8180</u>	Application #: <u>ZMP 12: 02</u>
\$1,000 plus \$50 for per acre plus mailing costs fee paid: <u>Mailing Costs: \$20.00</u> Adjacent Property Owner(APO) after 1st 15, Certified	
Proffer or Master Plan Amendment: <u>\$750.00 plus mailing costs</u>	ck # <u>12,840</u>
Election District: <u>Palmyra</u>	Planning Area: <u>Palmyra CPA</u>
Public Hearings	
Planning Commission	Board of Supervisors
Advertisement Dates: <u>9/13 + 9/20</u>	Advertisement Dates: <u>10/4 + 10/11</u>
APO Notification: <u>9/12/12</u>	APO Notification: <u>10/3/12</u>
Date of Hearing: <u>9/26/12</u>	Date of Hearing: <u>10/17/12</u>
Decision: _____	Decision: _____

Fluvanna County Department of Planning & Community Development * Box 540 * Palmyra, VA 22963 * (434)591-1910 * Fax (434)591-1911

This form is available on the Fluvanna County website: www.fluvannacounty.org

Received
JUL 02 2012
Fluvanna County



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

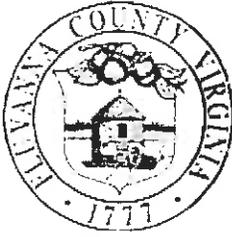
Name: Hotel Street Capital, LLC
Address: 31 Garrett Street
City: Warrenton
State: VA Zip Code: ~~201~~ 20186

I hereby certify that the sign issued to me is my responsibility while in my possession. Incidents which cause damage, theft, or destruction of these signs will cause a partial or full forfeiture of this deposit.

*Hotel Street Capital, LLC
by Gregson Love*
[Signature] Applicant Signature 7/2/12 Date
Mary Ann

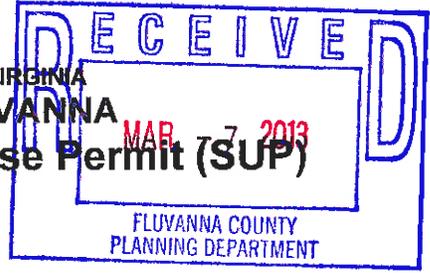
*Number of signs depends on number of roadways property adjoins.

OFFICE USE ONLY	
Application #: BZA _____ : CPA _____ : SUP _____ : ZMP <u>12:02</u> ZTA _____ :	
\$90 deposit paid per sign*: CK# <u>1741</u> \$ <u>180</u> <u>2 signs</u>	Approximate date to be returned: <u>November 2012</u>



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA

Application for Special Use Permit (SUP)



Owner of Record: Hotel Street Capital, LLC

E911 Address: 31 Garrett St. Warrenton, VA 20186

Phone: _____ Fax: _____

Email: _____

Applicant of Record: Justin Shimp, P.E.

E911 Address: 201 E. Main St, Suite M, Charlottesville VA 22902

Phone: 434-207-8086 Fax: 434-302-7997

Email: justin@shimp-engineering.com

Representative: Justin Shimp, P.E.

E911 Address: 201 E. Main St, Suite M, Charlottesville VA 22902

Phone: 434-207-8086 Fax: 434-302-7997

Email: justin@shimp-engineering.com

Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.

Is property in Agricultural Forestal District? No Yes
If Yes, what district: _____

Tax Map and Parcel(s): TM 30-A-110 & 19-A-39C

Deed Book Reference: DB 773 PG 725, 765 PG 229

Acreage: 232.03

Zoning: R-3 (proposed PUD)

Deed Restrictions? No Yes (Attach copy)

Request for a SUP in order to: Private Central Water/Sewer Proposed use of Property: PUD development

*Two copies of a plan must be submitted, showing size and location of the lot, dimensions and location of the proposed building, structure or proposed use, and the dimensions and location of the existing structures on the lot.

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the board of Supervisors during the normal discharge of their duties in regard to this request and acknowledges that county employees will make regular inspections of the site.

Date: 3/7/2013 Signature of Owner/Applicant: _____

Subscribed and sworn to before me this 7th day of March, 2013 Register # 750

My commission expires: 01/31/2015 Notary Public: Whitney Ryan Hull

Certification: Date: _____ Zoning Administrator: _____

All plats must be folded prior to submission to the Planning Department for review. Rolled plats will not be accepted.

OFFICE USE ONLY	
Date Received: 3/7/13	Pre-Application Meeting: _____ PH Sign Deposit Received: _____ Application #: SUP 13: 02
\$800.00 fee plus mailing costs paid: _____	Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified Mail
Amendment of Condition: \$400.00 fee plus mailing costs paid: _____	Telecommunications Tower \$1,500.00 fee plus mailing costs paid: _____ \$5,500 w/Consultant Review paid: _____
Election District: Palmyra	Planning Area: Palmyra
Public Hearings	
Planning Commission	Board of Supervisors
Advertisement Dates: 12 + 19 April 2013	Advertisement Dates: _____
APO Notification: 11 April 2013	APO Notification: _____
Date of Hearing: 24 April 2013	Date of Hearing: _____
Decision: _____	Decision: _____

Describe briefly the **improvements** proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.

A new private on-site central water and sewer system to be utilized for the PUD development.

NECESSITY OF USE: Describe the reason for the requested change.

The PUD ordinance, created to encourage more efficient planned growth within the County, requires the use of a central water and sewer system. Central sewer is not within 400' of the subject property, therefore we are not required to connect. It should be noted that the development has paid for 30,000 GPD of capacity at the Palmyra Regional WWTP. That capacity is no longer available and upgrading the facility will require the county to deal with TMDL issues amount other complications. The proposed SUP would release the County of the obligation to provide sewer to the project. Central water will be provided via groundwater and required storage and treatment per VDH requirements.

PROTECTION OF ADJOINING PROPERTY: Describe the effects of the proposed use on adjacent property and the surrounding neighborhood. What protection will be offered adjoining property owners?

There are no anticipated adverse impacts from the proposed central water and sewer system. The system will utilize groundwater as a source for drinking water and recharge the soil via on-site drip or mass drain field disposal systems.

ENHANCEMENT OF COUNTY: Why does the applicant believe that this requested change would be advantageous to the County of Fluvanna? (Please substantiate with facts.)

Fluvanna County has created a comprehensive plan and PUD to ordinance to promote the orderly development of the County. The proposed mixed use development with central water and sewer will be provide the following:

- Concentration of people and businesses conveniently together near County services such as schools, EMS and county administration. This design principal increases capture of revenues from local residents who will spend money in their neighborhoods rather than in neighboring counties.
- The central water and sewer system shall be maintained by the homeowners association of the development and will allow for responsible development of the growth area's without adding an obligation to the County to provide water and sewer services.

PLAN: Furnish plot plan showing boundaries and dimensions of property, width of abutting right-of-ways, location and size of buildings on the site, roadways, walks, off-street parking and loading space, landscaping, etc. Architect's sketches showing elevations of proposed buildings and complete plans are desirable and may be required with the application. Remarks:

The current PUD application plan shows the proposed development and special use permit application requirements.

July 2nd, 2012

Received

JUL 02 2012

Fluvanna County

Ms. Allyson Finchum
Planning Director
Fluvanna County
Palmyra, Virginia

(Delivered by Hand)

**Regarding: Fluvanna County Tax Map 19 Parcel A-39C and Tax Map 30 Parcel A-110
Former Rivanna River Resort Golf Club
Proposal for a Zoning Map Amendment for a PUD development**

Dear Ms. Finchum,

Shimp Engineering is pleased to present the attached application package for your review of our proposed PUD development for the above mentioned parcels. We have prepared what we believe to be a complete application for review. There are a few items in the PUD checklist that I felt warranted some explanation, which I have included below. Based upon our meetings and the preliminary PC work session we understand and anticipate many questions about the density and design of the development as the PUD is a new zoning district in the County and to this day no developer has proposed or built such a district or even submitted a plan for review. With that in mind, there are a few items that I addressed slightly differently than outlined by the checklist with the understanding that we may not be at a final design ready for approval at this time. I will note, on the matter of *density*, as we review the ordinance and specifics of the comprehensive plan and contemplate the design of this development, and how this development fits into the County's long term development goals I begin to wonder if our density is *high enough*. We understand that working out those sort of items are part of the PUD process, and we will welcome input from the County, the Commission, Board Members, neighbors and residents of the Community as we all have a vested interest in the success of the project. Some specific comments on our submittal:

- 1) The traffic study. We prepared a threshold analysis to determine if our development with a proposed roundabout would create any traffic queuing concerns on U.S. Route 15. Our study was performed based upon an earlier development proposal that included 1361 multi-family units and 150,000 SF of commercial space. The plan as submitted shows slightly more residential units and less commercial square footage. The overall traffic count is expected to be very similar. The study notes that without any improvements, that is, no roundabout or signal, service for the outgoing trips would drop to F. However the study notes that "A single lane roundabout could be constructed which would effectively and safely accommodate turning movements" that is our proposal for the intersection. Page 5 of the study illustrates the proposed roundabout and indicates level of service A on route 15 (minimal or no delay) and level of service B for trips to and from the proposed development.
- 2) The development narrative. Rather than prepare a separate document, the development narrative is built into the zoning application plan itself. One document includes all of the items required for future

Walker's Ridge PUD
July 2nd, 2012

enforcement of the PUD. The only exception to that are the architectural standards, which we anticipate adding to the proffers as they are finalized and submitted for approval. Items such as setbacks, phasing, block sizes and more can be found on sheets C4 thru C6 of the PUD master plan.

- 3) Public Streets. Little information is provided on this as we envision the roads within the community will be private and maintained by the users of the roads, rather than the state or local government.
- 4) Phasing/Sequence of construction. As we anticipate some discussion about the overall layout and density of the development we have not gone into detail on the proposed phasing of improvements at this time. We realize that is an important item for the County to consider and we will provide that information in full detail once the bigger picture items of layout and density have been discussed in more detail.

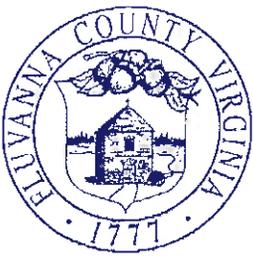
We are very excited about working with you and the other members of the community and staff who will no doubt spend many hours looking over this plan and be a part of the discussions that yield a successful development project. We believe the plan we have prepared is a good plan of development for this parcel and addresses items like open space and amenities in a way that no development within the County has. Our goal is to establish a precedent for development that will establish a pattern of efficient development of land and providing for quality development for businesses and residents of the County.

If you have any questions please feel free to contact me via email at justin@shimp-engineering.com or by telephone at 434-953-6116.

Sincerely,



Justin Shimp, P.E.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.fluvannacounty.org

NOTICE OF PUBLIC HEARING

April 11, 2013

«Title» «First_Name» «Last_Name»
«Company_Name»
«Address_Line_1»
«City», «State» «ZIP_Code»
TMP# «TMP_»

Re: Public Hearing on ZMP 12:02 & SUP 13:02

Dear «Title» «Last_Name»«Company_Name»:

This letter is to notify you that the Fluvanna County Planning Commission will hold a public hearing on the above referenced item on **Wednesday, April 24, 2013 at 7:00 PM** in the Circuit Court Room at the Fluvanna County Courts Building in Palmyra, VA. The request is described as follows:

ZMP 12:02 - Hotel Street Capital, LLC - An ordinance to amend the Fluvanna County Zoning Map with respect to 222.03 acres of Tax Map 30, Section A, Parcel 110, and 10 acres of Tax Map 19, Section A, Parcel 39C (former Rivanna Resort) to rezone the subject properties from R-3 (Residential, Planned Community) with proffers to PUD (Planned Unit Development). The subject property is located within the Palmyra Election District on the western side of U.S. Route 15 (James Madison Highway) at its intersection with State Route 644 (Friendship Road), approximately 0.25 miles north of State Route 661 (Rescue Lane). The proposed amendment would allow a maximum of 1,180 residential units (a mixture of single-family detached units, townhouses, and multi-family units) and 180,000 square feet of commercial space. According to the 2009 Comprehensive Plan, the property is located within the Palmyra Community Planning Area.

SUP 13:02 - Hotel Street Capital, LLC - A request for a special use permit to allow for major utilities in conjunction with a Planned Unit Development (PUD) with respect to 222.03 acres of Tax Map 30, Section A, Parcel 110, and 10 acres of Tax Map 19, Section A, Parcel 39C. The property is currently zoned R-3 (Residential, Planned Community) and is located on the western side of State Route 15 (James Madison Highway) at its intersection with State Route 644 (Friendship Road), approximately 0.25 miles north of State Route 661 (Rescue Lane). The property is located within the Palmyra Election District. According to the 2009 Comprehensive Plan, the property is within the Palmyra Community Planning Area.

The applicant or applicant's representative must be present at the Planning Commission meeting. The tentative agenda and staff report will also be available for review by the public in the Fluvanna County Planning and Community Development Department during working hours (8:00 a.m. – 5:00 p.m., Monday through Friday). If you have any questions, please feel free to contact me at 434-591-1910.

Sincerely,

Steve Tugwell
Senior Planner

ZMP 12-02 Adjacent Property Owners

TMP#	Owner	Address	City, State	Zip Code
19 A 31C	ACKENBOM, C RAYMOND	P.O. BOX 145	PALMYRA, VA	22963
19 A 31B	ACKENBOM, C RAYMOND JR	P.O. BOX 145	PALMYRA, VA	22963
19 A 31	ACKENBOM, CHARLES JR & WISE-ACKENBOM, ERIN	P.O. BOX 145	PALMYRA, VA	22963
19 A 38	ACKENBOM, CHARLES R.	P.O. BOX 145	PALMYRA, VA	22963
19 17 1	CAVANAUGH, D BURDELL	11889 JAMES MADISON HWY	PALMYRA, VA	22963
19 17 2	CAVANAUGH, D BURDELL	11889 JAMES MADISON HWY	PALMYRA, VA	22963
19 A 30	CAVANAUGH, THOMAS N EST C/O THOMAS CAVANAUGH, JR.	1030 EAST ANDREWS AVE ONE COMCAST CENTER	HENDERSON, NC	27536
19 A 40B	COMCAST OF CALIFORNIA ETC	1701 JOHN F. KENNEDY BLVD, 32ND FL	PHILADELPHIA, PA	19103
30 A 119A	CSX TRANSPORTATION	500 WATER ST	JACKSONVILLE, FL	32202
19 A 37	DOGPOINT FARM PALMYRA VA LLC	P.O. BOX 132	SOMERSET, MA	02726
19 A 39B	FLUVANNA COUNTY	P.O. BOX 299	PALMYRA, VA	22963
19 A 39	FRIENDSHIP CAMP, INC	P.O. BOX 145	PALMYRA, VA	22963
30 A 110	HOTEL STREET CAPITAL LLC	31 GARRETT ST	WARRENTON, VA	20186
19 A 39C	HOTEL STREET CAPITAL LLC & WARRENTON INVESTMENTS INC.	31 GARRETT ST	WARRENTON, VA	20186
19 17 3	RIVERA, VICTOR & ALICE	10102 BLOOMFIELD HILLS DR	SEFFNER, FL	33584
30 A 112	TALLEY, WILLIAM ALFRED, JR.	P.O. BOX 10	PALMYRA, VA	22963
30 A 112A	TALLEY, WILLIAM ALFRED, JR.	P.O. BOX 10	PALMYRA, VA	22963
19 6 1A	VAUGHN, JANET E., EST. C/O FRANCIS D. CHAMBERLAYNE	1817 FAIRMONT AVE	RICHMOND, VA	23223
19 A 31D	WISE-ACKENBOM, ERIN	P.O. BOX 145	PALMYRA, VA	22963
19 6 1	FLUVANNA HABITAT FOR HUMANITY	P.O. BOX 276	PALMYRA, VA	22963
REPRESENTATIVE	SHIMP, JUSTIN/SHIMP ENGINEERING	201 E. MAIN ST, SUITE M	CHARLOTTESVILLE	22902

ZMP 12-02 Property Owners Adjacent to Adjacent Property Owners

TMP#	Owner	Address	City, State	Zip Code
19 A 32	ACKENBOM, CHARLES R., JR.	P.O. BOX 145	PALMYRA, VA	22963
19 A 22	ALEXANDER, EMMA PURCELL, LAND & LUMBER CORP.	P.O. BOX 666	LOUISA, VA	23093
19 A 40	ALEXANDER, EMMA PURCELL, LAND & LUMBER CORP.	P.O. BOX 666	LOUISA, VA	23093
19 A 31A	ANDERSON, RUTH ELDER	15404 JAMES MADISON HWY	PALMYRA, VA	22963
19 A 29	CARTER, PEARLIE P. C/O NELLIE LEWIS	461 E. RIVER ROAD	FORK UNION, VA	23055
19 17 4	CAVANAUGH, D. BURDELL	11880 JAMES MADISON HWY	PALMYRA, VA	22963
19 5 4	CAVANAUGH, GLADYS & HELEN	15258 JAMES MADISON HWY	PALMYRA, VA	22963
19 5 3	CAVANAUGH, INA MAE	15234 JAMES MADISON HWY	PALMYRA, VA	22963
19 5 1	CAVANAUGH, ROBERTA C.	642 FRIENDSHIP ROAD	PALMYRA, VA	22963
19 A 24	CAVANAUGH, ROBERTA C.	642 FRIENDSHIP ROAD	PALMYRA, VA	22963
19 A 25	CAVANAUGH, ROBERTA C.	642 FRIENDSHIP ROAD	PALMYRA, VA	22963
19 5 2	CAVANAUGH, THOMAS N. ESTATE C/O THOMAS CAVANAUGH, JR.	1030 EAST ANDREWS AVE	HENDERSON, NC	27536
19 A 33	CROAL, MEGHAN	P.O. BOX 145	PALMYRA, VA	22963
30 2 1	FLUVANNA COUNTY SCHOOL BOARD	14455 JAMES MADISON HIGHWAY	PALMYRA, VA	22963
30 A 119B	FLUVANNA HERITAGE TRAIL INC.	P.O. BOX 501	PALMYRA, VA	22963
19 A 28	FLUVANNA HOUSING FOUNDATION	P.O. BOX 413	PALMYRA, VA	22963
19 A 47	GARNER, LISA A. ET AL C/O LAURE MCGRUDER	15446 JAMES MADISON HWY	PALMYRA, VA	22963
19 A 49	GROOMS, LUCY A ET AL C/O CONSTANCE PAYNE DAVIS	750 GREENWAY PLACE	DAYTONA BEACH, FL	32114
19 A 23	HUBERT, GLORIA J.	771 FRIENDSHIP ROAD	PALMYRA, VA	22963
19 A 26	KEY, JOHN R. & JOAN B	1352 CLOVERDALE RD	BREMO BLUFF, VA	23022
19 A 44	MAIR, LINDA E MORGAN	111 SKYVIEW LANE	NEW ROCHELLE, NY	10804
19 A 36	MCGRUDER, L.P. & BRAXTON L.	15446 JAMES MADISON HWY	PALMYRA, VA	22963
19 A 33A	MEADORS, DOROTHY P.	1204 AGNESE ST.	CHARLOTTESVILLE, VA	22901
19 A 27	RICHARDSON, DAVID T.	3080 PARK AVE. APT. 6H	BRONX, NY	10451
19 5 5	SPENCER, DAVID C	15316 JAMES MADISON HWY	PALMYRA, VA	22963
30 3 2	TALLEY, ELEANOR W.	P.O. BOX 10	PALMYRA, VA	22963
30 4 1,2	TALLEY, ELEANOR W.	P.O. BOX 10	PALMYRA, VA	22963
30 4 3	TALLEY, ELEANOR W.	P.O. BOX 10	PALMYRA, VA	22963
30 A 113	TALLEY, ELEANOR W.	P.O. BOX 10	PALMYRA, VA	22963
30 3 4A	TALLEY, WILLIAM ALFRED, JR.	P.O. BOX 10	PALMYRA, VA	22963
19 14 2	TILMAN, DAVID W. & MARY W.	P.O. BOX 238	PALMYRA, VA	22963
19 14 4A	TILMAN, DAVID W. & MARY W.	P.O. BOX 238	PALMYRA, VA	22963

19 14 4
30 17 7

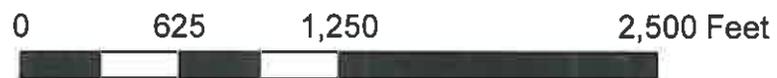
TILMAN, MARY W.
WOOD PROPERTY INVESTMENTS LLC

P.O. BOX 238
322 DOVER ROAD

PALMYRA, VA 22963
CHARLOTTESVILLE, VA 22901



- Legend**
- James Madison Hwy
 - Walker's Parcels
 - Water
 - Roads
 - Rivanna River



The following changes are made in Chapter 22, Zoning:

Article 14, Planned Unit Development District (PUD) is replaced as follows:

Sec. 22-14-1. Statement of intent.

Planned unit developments (PUDs) are intended to promote the efficient use of land by allowing flexibility in design standards and variety in densities and land uses to preserve the rural areas of the county. Development of such districts shall be in accordance with an approved PUD Application Package which should provide a variety and range of uses and densities in designated areas of the site.

Planned unit developments should be located within the designated growth areas of the county as set forth in the comprehensive plan, and should implement the goals of each Community Planning Area. Planned unit developments should provide unified development that incorporates new urbanism and traditional neighborhood development principles, which includes a mix of residential and commercial uses, an interconnected system of internal roads, pedestrian sidewalks and walkways and well planned access points along existing roadways. In addition to a mix of residential and commercial uses, planned developments should also provide a mix and variety of housing types.

The PUD District is intended to be applied to privately initiated zoning map amendments for land located within the County's Community Planning Areas (CPAs) and the designated Zion Crossroads Urban Development Area (UDA). The Zion Crossroad UDA is located internal to the Zion Crossroads Community Planning Area, as depicted on the Future Land Use Map, as amended. The County's designated CPAs and UDA include:

- a. Zion Crossroads Community Planning Area
- b. Zion Crossroads Urban Development Area
- c. Rivanna Community Planning Area
- d. Palmyra Community Planning Area
- e. Fork Union Community Planning Area
- f. Columbia Community Planning Area
- g. Scottsville Community Planning Area

(Ord. 8-5-09; Ord. 11-16-11)

Sec. 22-14-2. Procedure for rezoning.

- (1) Prior to submitting an official rezoning application for a PUD, the applicant shall schedule a pre-application meeting with the Planning Director for an introductory work session to discuss the key elements and impacts of the proposed project. The Planning Director and other County agency representatives may provide specific guidance on (a) application requirements, (b) timeframe for processing of the zoning map amendment application, (c) Comprehensive Plan compliance considerations, (d) identification issues

related to public infrastructure and facilities, and (e) other matters as may be uniquely related to the applicant's property. At this meeting, the applicant shall present a preliminary sketch plan and other exhibits that depict the following: (a) general boundary and location of property subject to the PUD rezoning application, (b) land area to be contained within the PUD District, (c) graphic representation of the arrangement of interior sub-areas, (d) planned mix of land uses and densities, and (e) general approach to addressing transportation, infrastructure and community facilities.

- (2) After the pre-application meeting with staff, the applicant shall submit an application for rezoning with the Fluvanna County Planning Department. The PUD Application Package shall consist of the following primary sections: a narrative, an existing conditions map, a PUD Application Plan, a transportation plan, street design guidelines, lot development criteria, community design guidelines, and a traffic impact analysis.

(i) PUD Application Package Narrative

- a. A general statement of objectives to be achieved by the PUD district including a description of the character of the proposed development and the market for which the development is oriented;
- b. A list of all adjacent property owners;
- c. Site and lot development standards, including but not limited to mix of land uses, density for individual residential land uses, floor area ratios for non-residential uses, building setbacks and yard regulations, maximum heights, maximum project density, and lot coverage;
- d. Proposed utilities and implementation plan, including documentation of adequate public facilities;
- e. Phased implementation plan;
- f. Comprehensive signage plan;
- g. Descriptions of any architectural and community design guidelines including but not limited to a code of development, building designs, orientations, styles, lighting, etc.;
- h. Specific proffers and conditions (if proposed).

(ii) Existing Conditions Map

- a. Topography, including the identification of steep slopes (>20%), to be prepared with minimum 2' contour elevations and 100' horizontal scale, and current boundary survey of the property subject to the PUD district;
- b. Water features, including existing stream buffers and stormwater or erosion control measures;
- c. Roadways;
- d. Structures;
- e. Tree lines;

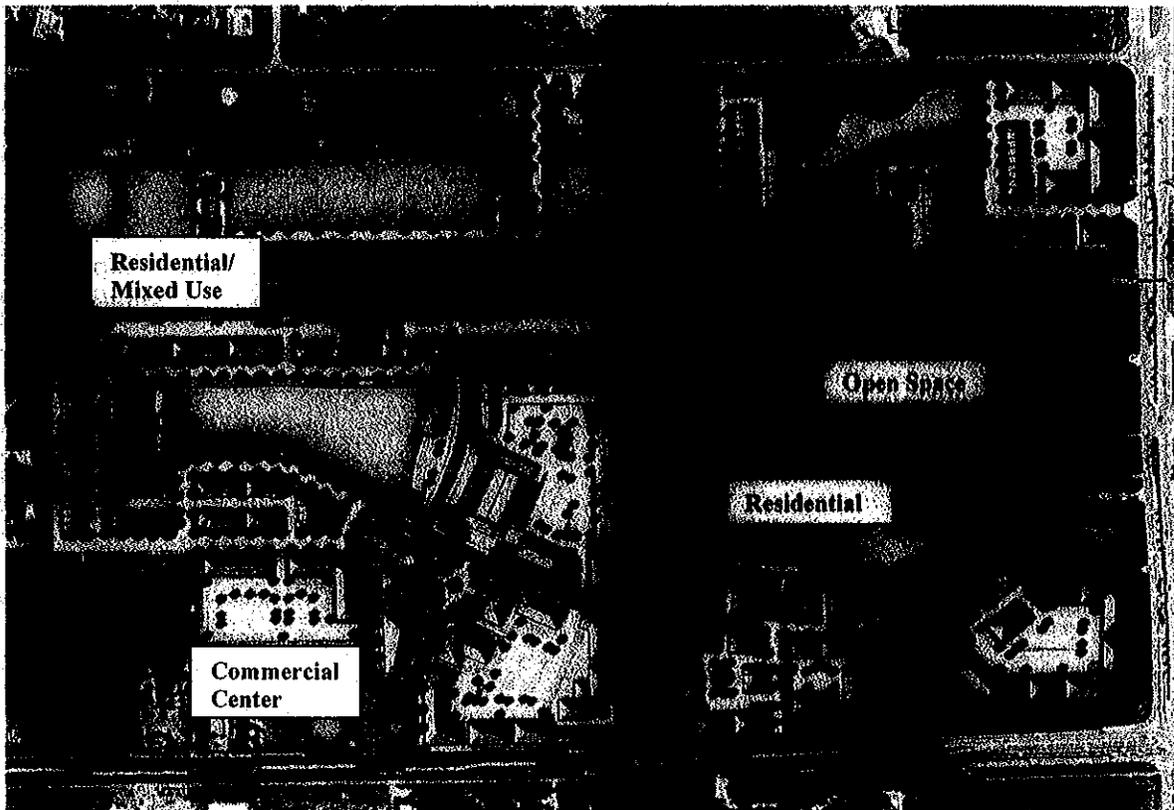
- f. Major utilities;
- g. Significant environmental features, including unsuitable soils for land development purposes, wetlands, and FEMA designated 100-year floodplains;
- h. Existing and proposed ownership of the site along with all adjacent property owners;
- i. Zoning of the site and adjacent properties;
- j. Locations of public improvements and facilities, including rights of way and easements, as may be recognized by the Comprehensive Plan, the Future Land Use Map, the Official Transportation Map, or State transportation plans, as may be applicable.

(iii) PUD Application Package

The PUD Application Package shall include a PUD Application Plan (master plan) to be prepared to a horizontal scale of 1"=100' or as otherwise may be approved by the Planning Director to be of sufficient clarity and scale to accurately identify the location, nature, and character of the proposed planned unit development (PUD) district. At a minimum, the PUD Application Plan shall include the following:

- a. Proposed PUD master plan layout and supporting land use documentation (tables, charts, etc.) for all proposed land uses within the PUD district, including the general location of uses, types of uses, mix of uses, lot types, density range of uses, and floor area ratio ranges;
- b. Methods of access from existing state maintained roads to proposed areas of development;
- c. General street alignments and parking areas, including proposed street sections and standards;
- d. General alignments of sidewalks, bicycle and pedestrian facilities;
- e. Schematic utility plans, indicating the infrastructure and facilities to serve the development, including but not limited to: water, sewer and storm drainage improvements, pump stations, treatment facilities, offsite improvements as needed, electrical substations, etc.;
- f. A general plan showing the location and acreage of the active and passive recreation spaces, parks, civic areas, and other public open areas;
- g. A general overall landscaping layout that includes methods of screening and buffering from adjacent properties and existing public right-of-ways, as well as stream buffers;
- h. A general stormwater management and best management practices master plan that includes how negative impacts to nearby streams, wetlands, surface water, and groundwater resources as a result of development would be avoided and mitigated;

- i. Phased development areas. Subsequent subdivision plats and site plans should be closely correlated with master plan phases;
- j. A schematic grading plan for the area of the PUD property proposed for development, with finished grades to be prepared at a 5' contour interval;
- k. Documentation and plan demonstrating general compliance with VDOT State Secondary Street Acceptance requirements and other requirements for public streets and intersections.



Planned Unit Development Master Plan

Traffic Impact Analysis

- a. The Planning Director shall determine whether or not the subject PUD District project shall require a traffic impact statement to be prepared consistent with VDOT 527 regulations.
- b. If a 527 traffic impact analysis is required, the Applicant shall prepare and submit a Pre-Scope of Work Meeting Form to the County on or before the date of formal submission of the zoning district amendment application. The Pre-Scope form shall be processed, reviewed by and between the County, VDOT and the Applicant in accord with adopted regulations and procedures.
- c. If a 527 Traffic Impact Analysis is not required, the Applicant shall meet with

the Planning Director to determine the required scope for a traffic analysis for the PUD project. The Planning Director shall approve the elements to be addressed in the study scope. The traffic analysis shall be submitted with the zoning amendment application. Minimum requirements may include the following:

- (1) Existing traffic counts (AM and PM peak hour) at intersections to be identified by the County;
 - (2) Trip generation estimates for the planned land uses within the proposed development, employing Institute of Transportation Engineers (ITE) methodologies;
 - (3) Trip distribution and assignments to the existing road network of traffic projected for the development at full-buildout;
 - (4) Estimates of background traffic growth on impacted streets and highways;
 - (5) Analysis of future conditions, to include Highway Capacity Manual (HCM) level-of-service calculations for impacted intersections;
 - (6) Signal warrants analysis;
 - (7) Statement of recommended transportation improvements to provide adequate levels of service for the traffic generated by the proposed project.
- (3) The PUD application package shall not be scheduled for consideration by the Planning Commission until the Planning Director has determined that the package is complete. Except as the Planning Director may determine otherwise in a particular case, for reasons beyond the control of the applicant, any application package which is not complete within 30 days after its submission shall be deemed to have been withdrawn and shall not be further processed. Once the Planning Director has determined the application package to be complete, the following process shall commence:
- (i) The Planning Commission shall receive a public presentation on the proposed development at a regularly scheduled meeting, prior to advertising for a public hearing;
 - (ii) The Planning Commission may schedule one or more work sessions to discuss the proposed development;
 - (iii) Once a public hearing has been conducted by the Planning Commission, a recommendation shall be forwarded to the Board of Supervisors for their consideration;
 - (iv) The Board of Supervisors may schedule one or more work sessions to discuss the proposed development and the Planning Commission recommendation, prior to conducting their public hearing;
 - (v) The plan approved by the Board of Supervisors shall constitute the final master plan for the PUD district.

- (4) All conditions and elements of the plan as submitted, including amendments and revisions thereto, shall be deemed to be proffers once the Board of Supervisors has approved the final master plan. All such conditions and elements shall be enforceable by the County pursuant to Section 22-17-9 of this Code.
- (5) The approved final master plan shall serve as the sketch plans for the subdivision and site plan process.
- (6) Prior to development of the site, a final site development plan pursuant to Article 23¹ of the zoning ordinance, shall be submitted for administrative review and approval for any business, limited industrial, or multi-family development.
- (7) Additionally, if any land within the district is to be subdivided, preliminary and final subdivision plats pursuant to the subdivision regulations of Chapter 19 of the Fluvanna County Code shall be submitted for administrative review and approval prior to development of the site. Staff will determine if the submitted preliminary plats are in accordance with the approved final master plan.
- (8) If staff determines that the preliminary or final subdivision plats or final site plan are not in accord with the approved final master plan, such plans will be sent to the Planning Commission for review. If the Planning Commission determines that such plans are not in accord with approved final master plan, the applicant shall then submit sketch plans for review and approval by the Planning Commission. The sketch plans shall either be in accord with the approved final master plan, or a master plan amendment shall be applied for, in which case the amendment procedure set out in the zoning ordinance shall be followed. (Ord. 8-5-09; Ord. 11-16-11)

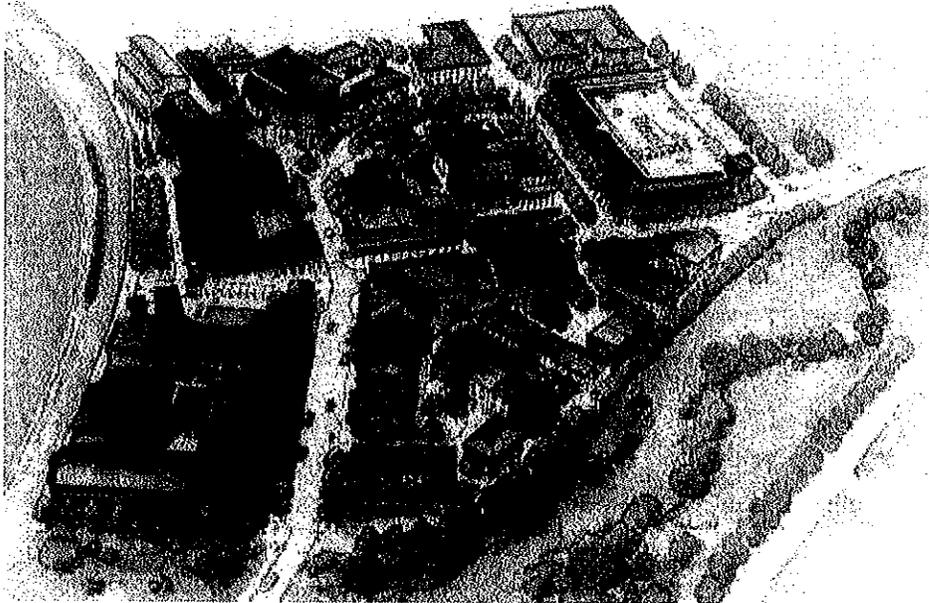
Sec. 22-14-3. Character of development.

The goal of the PUD district is to allow for and encourage development that incorporates new urbanism principles which includes:

- (1) Pedestrian orientation;
- (2) Neighborhood friendly streets and paths;
- (3) Interconnected streets and transportation networks;
- (4) Parks, recreation improvements, and open space as amenities;

¹ Editor's Note – conformed to numbering convention of this code by the Editor. Appears as "Article 22-23" in the original.

- (5) Neighborhood centers and civic space;



Planned Unit Development

- (6) Buildings and spaces of appropriate scale;
(7) Relegated parking;
(8) Mixture of uses and use types;
(9) Mixture of housing types and affordability;
(10) Clear boundaries with any surrounding rural areas;
(11) Environmentally sensitive design (i.e., sustainability and energy efficiency);
(12) Adequate public facilities and infrastructure to serve the community.

An application is not necessarily required to possess every characteristic of the PUD district as delineated above in order to be approved. The size of the proposed district, its integration with surrounding districts, or other similar factors may prevent the application from possessing every characteristic. (Ord. 8-5-09; Ord. 11-16-11)

Sec. 22-14-4. Uses permitted by-right.

In the PUD district, all uses permitted by-right in the residential (R-1, R-2, R-3 and R-4), business (B-1 and B-C) and limited industrial (I-1) zoning districts may be permitted as enumerated in the final PUD application package. Uses not specified within the PUD application package shall not be permitted. (See Planning Staff for matrix for use by applicant to designate proposed by-right land uses to be included in the PUD district. The applicant's completed table shall be established as a condition of approval of the PUD Application Package.) (Ord. 8-5-09; Ord. 11-16-11)

Sec. 22-14-5. Uses permitted by special use permit.

One or more of the uses permitted by special use permit in the residential and business zoning districts may be permitted in the PUD district, as enumerated in the final PUD application package, upon issuance of a special use permit by the Board of Supervisors. Uses not specified within the PUD application package shall not be permitted. (See Planning Staff for a matrix for use by applicant to designate proposed special use permit uses to be included in the PUD district. The applicant's completed table, including special conditions imposed during the zoning application process, shall become an element of the PUD application package.) (Ord. 8-5-09; Ord. 11-16-11)

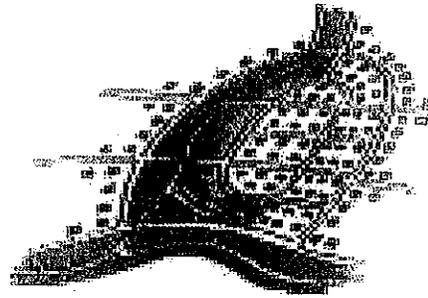
Sec. 22-14-6. Minimum area required for a planned unit development.

- (1) PUD districts shall be located on a single parcel of land or separate but contiguous parcels which are, or proposed to be, under common ownership, subject to approval of the rezoning application. The minimum area required for a PUD district shall be as follows:
 - (i) Zion Crossroads Community Planning Area: 20 acres
 - (ii) Zion Crossroads Urban Development Area (applicable to a PUD district application on designated UDA land located within the Zion Crossroads CPA): no minimum area required.
 - (iii) Rivanna Community Planning Area: 10 acres
 - (iv) Palmyra Community Planning Area: 5 acres
 - (v) Fork Union Community Planning Area: 5 acres
 - (vi) Columbia Community Planning Area: 5 acres
 - (vii) Scottsville Community Planning Area: 5 acres
- (2) Additional land area may be added to an established PUD district if it is adjacent to and forms a logical addition to the approved development. The procedure for an addition shall be the same as if an original PUD zoning amendment application was filed, and the requirements of this article shall apply, except the minimum acreage requirement. (Ord. 8-5-09; Ord. 11-16-11)

Sec. 22-14-7. Open space, recreation, parks and civic areas.

- (1) In the Community Planning Areas, not less than 30% of the gross area of a PUD district shall be preserved as open space, provided that supplemental regulations for application to the Zion Crossroads UDA apply as indicated herein below. The required 30% open space may include private common and public open areas; perimeter open space; buffers between various uses, densities and adjacent properties; recreational space, neighborhood parks, civic areas; easements; water bodies and any undisturbed land not occupied by building lots, structures, streets, and parking lots. By way of this section, yards of individual residences shall not be considered open space.

- (2) Land designated for future facilities (i.e. schools, fire and rescue stations, places of worship, daycare centers, etc.) shall not be included toward the open space.
- (3) Not less than 15% of the total open space shall be provided for active and/or passive recreational activities.
- (4) Private common open areas shall be owned, maintained and operated by a property owner's association. A property owner's association document shall be prepared declaring and specifying the care and maintenance of the common areas. This document shall be reviewed and approved by the Fluvanna County Attorney prior to final approval.
- (5) Upon request of the Applicant, the Planning Commission, at its sole discretion, (a) may decrease or eliminate certain requirements for open space and recreation land and improvements in a PUD District project, provided that the revised regulations shall be established and conditioned by the PUD Application Package.
- (6) For PUD projects in the Zion Crossroads UDA that are less than fifteen (15) acres in gross area, the Applicant may contribute to a pro-rata share fund lieu of provision for all or a portion of the required open space. The County shall reserve and employ these funds for the purpose of community open space, park, recreation, or civic space development within the Zion Crossroads Community Planning Area.
- (7) For PUD projects in the Zion Crossroads UDA with a gross area of fifteen (15) acres or greater, the quantity, location, mix, type, quality and phasing of open space, civic space, parks, recreation areas, buffer areas, and protected natural areas shall be consistent with the policies of the Comprehensive Plan or other criteria for traditional neighborhood development as may be established by the County. These areas shall be delineated on the PUD Application Plan and may include greens, squares, plazas, community centers, club houses, swimming facilities, outdoor recreational fields, trails, pocket parks, or community gardens. (Ord. 8-5-09; Ord. 11-16-11)



Open Space

Sec. 22-14-8. Density.

- (1) The maximum residential base density permitted for individual land uses to be located in the PUD districts shall be as follows in Table 1 below.
- (2) The allowable density for individual uses within the PUD District shall be calculated based on the Net Acreage of the land subject to the PUD zoning amendment application. The calculation of minimum and maximum yield for individual uses shall be based on the application of the minimum and maximum density for each use (see Table 1) to an adjusted Net Acreage. The Net Acreage reduces the gross area of the PUD land by the total of the non-qualifying land components within property. The Net Acreage = Gross Acreage - Non-Qualifying Area (acreage of the sum of the Non-Qualifying land components.) The components that comprise the Non-Qualifying areas include:

- area of existing dedicated public rights of way and easements
- areas depicted on an adopted Official Transportation Map for future public improvements,
- area of existing land uses and structures, including platted lots, that are intended to remain as a part of the PUD project,
- areas deemed unbuildable due to geological, soils, or other environmental deficiencies,
- areas of wetlands and floodplains (as defined by FEMA 100-year floodplain or engineering study),
- area of existing ponds, stormwater management facilities, and water features that are not defined as wetlands or floodplains, and
- area of terrain with slopes in excess of thirty percent (30%).

PUD District Density Regulations								
Community Planning Area	Minimum & Maximum Density							
	Dwelling Units per acre for Residential – Floor Area Ratio for Commercial							
	Single Family		Townhouses		Multifamily		Commercial	
	min.	max.	min.	max.	min.	max.	min.	max.
Zion Crossroads Community Planning Area		6		9		16		
Zion Crossroads Urban Development Area	4	6	6	9	12	16	0.4	
Rivanna Community Planning Area		4		6		12		
Palmyra Community Planning Area		4		6		12		
Fork Union Community Planning Area		4		6		12		
Columbia Community Planning Area		4		6		12		
Scottsville Community Planning Area		4		6		12		

Table 1: PUD Density Regulations

- (3) An increase in the maximum residential density for a PUD district may be permitted in the following instances:

Open Space:

If 50% or more of the gross area of a PUD is preserved as open space, then a 20% increase in density may be permitted. If 75% or more of the gross area of a PUD is preserved as open space, then a 30% increase in density may be permitted.

Affordable Housing (as defined in the Comprehensive Plan):

If between 10% and 15% of the total number of dwelling units within a PUD are reserved for affordable housing, then a 20% increase in density may be permitted. If more than 15% of the total number of dwelling units within a PUD are reserved for affordable housing, then a 30% increase in density may be permitted.

Open Space and Affordable Housing:

Density bonuses may also be permitted with a combination of both open space and affordable housing. The increase in density that may be permitted shall be based on the following combinations of open space and affordable housing:

Open Space Provided	Affordable Housing Provided	Density Bonus Permitted
50%	10-15%	35%
50%	+15%	45%
75%	10-15%	40%
75%	+15%	50%

Transfer/Purchase of Development Rights:

(Reserved for future Transfer of Development Rights/Purchase of Development Rights density bonuses)

(Ord. 8-5-09; Ord. 11-16-11)

Sec. 22-14-9. Setbacks.

- (1) Minimum setbacks and yard regulations for each planned land use within the PUD district shall be specifically enumerated in a table to be included in the PUD Application Package.
- (2) Lots at the perimeter of the PUD district shall conform to the setback requirements of the adjoining district, or to the setback requirements of the planned district, whichever is greater.

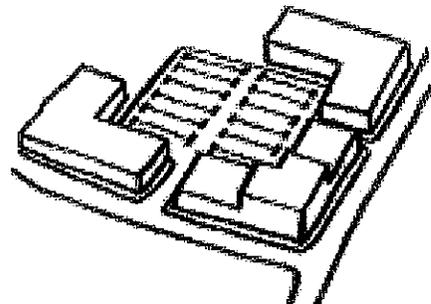
- (3) Refer to the Comprehensive Plan for illustrative examples of residential lot types for traditional neighborhood development projects. (Ord. 8-5-09; Ord. 11-16-11)

Sec. 22-14-10. Streets.

- (1) Streets within the PUD district may be either public or private, but shall conform to VDOT road design standards. Private subdivision streets shall be permitted in accordance with the provisions of Sec. 19-18-1(c) of this Code.
- (2) Alleys may be allowed within the PUD district provided they conform to either VDOT design standards or as otherwise prescribed in the master plan.
- (3) Sidewalks shall generally be provided on both sides of any streets, public or private, within the PUD district. Sidewalks shall conform to VDOT standards.
- (4) Traffic access and circulation within the PUD district shall be designed to provide safe accommodation of all users of the transportation network including pedestrians and bicyclists. Sidewalks, bicycle lanes and multi-use trails shall be provided where appropriate. Mixed-use areas of the development shall be designed to give priority to pedestrian and bicycling traffic.
- (5) Internal streets within the PUD district shall be permitted to intersect with existing public streets to the extent necessary. Such intersections shall provide reasonable access and service to uses contained within the development and shall be developed using VDOT principles of access management.
- (6) Refer to the Comprehensive Plan for illustrative examples of residential streets for traditional neighborhood development projects. (Ord. 8-5-09; Ord. 11-16-11)

Sec. 22-14-11. Parking.

- (1) Off-street parking facilities in mixed-use, business, industrial, and multi-family residential areas shall generally be relegated behind the front building line.
- (2) On-street parking shall be permitted, where appropriate.
- (3) In addition to the regulations included herein, all off-street parking shall be provided in accordance with the off-street parking and loading requirements of Article 26² of the zoning ordinance.
- (4) The provisions of Article 26³ for the application of individual parking standards for projects located within the Zion Crossroads UDA may be modified at the discretion of



Relegated Parking

² Editor's note – conformed to numbering convention of this Code by the Editor. Appears as "Article 22-26" in the original.

the Planning Commission, provided that the Applicant submits a parking impact study that fully justifies the modification to the standards based on the mix of uses, the phasing of development, and other factors, including relationship of parking location to individual land uses within the project. (Ord. 8-5-09; Ord. 11-16-11)

Sec. 22-14-12. Height of buildings.

The height regulations for the PUD district shall be as follows:

PUD Maximum Heights						
Building Types	Community Planning Areas					
	Zion Crossroads	Rivanna	Palmyra	Fork Union	Columbia	Scottsville
Single-Family	45 Feet	45 Feet	45 Feet	45 Feet	45 Feet	45 Feet
Multi-Family	55 Feet	45 Feet	45 Feet	45 Feet	45 Feet	35 Feet
Business, Industrial and Non-Residential	75 Feet	55 Feet	45 Feet	45 Feet	55 Feet	35 Feet

- (1) For purposes of this section, height shall be the vertical distance of a structure measured from the highest finished grade to the highest point of the structure.
- (2) Spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae and radio aerials: 60 feet from grade, unless otherwise enumerated in the master plan.
- (3) Roof-mounted mechanical equipment (i.e. air conditioners, condensers, ductwork, etc.) shall not be visible at any point from ground-level. Parapet walls shall not extend more than four (4) feet above the maximum height permitted for buildings within the PUD district.
- (4) Buildings with a mixture of business and residential uses are subject to the height regulations of business, industrial and non-residential buildings. (Ord. 8-5-09; Ord. 11-16-11)

³ Editor’s note – conformed to numbering convention of this Code by the Editor. Appears as “Article 22-26” in the original.

Sec. 22-14-13. Utilities.

- (1) All uses and structures within a PUD district shall be served by both central water and sewerage systems, whether publicly or privately provided.
- (2) No overhead utility lines shall be permitted within a PUD district. All utility lines, including but not limited to, electric, telephone, cable television lines, etc. shall be placed underground.
- (3) Telecommunications facilities are encouraged on the roofs of buildings within a PUD district to provide coverage to the district and surrounding area. (Ord. 8-5-09; Ord. 11-16-11)

Sec. 22-14-14. Building design and architecture.

- (1) Within the multi-family residential, business, industrial, and mixed-use areas of a PUD district, building design styles shall be compatible with each other and shall exhibit consistency in terms of their exterior materials, architectural style, size, shape, scale, and massing.
- (2) With the exception of detached single family dwellings, building facades shall maintain a consistent street edge. The street elevation of principal structures shall have at least one street-oriented entrance and contain the principal windows of the structure, with the exception of structures in a courtyard style.
- (3) Site plans shall include drawings, renderings, or perspectives of a professional quality which illustrate the scale, massing, roof shape, window size, shape and spacing, and exterior materials of the structure. (Ord. 8-5-09; Ord. 11-16-11)

Sec. 22-14-15. Amendment.

- (1) The Planning Director may approve a minor change to an approved PUD Application Package and Application Plan at the written request of the owner of the development. For purposes of this section, a "minor change" refers to changes of location and design of buildings, structures, streets, parking, recreational facilities, open space, landscaping, utilities, or similar details which do not significantly change the character of the approved PUD application package and PUD master plan.
- (2) If the Planning Director determines that the requested change constitutes a significant change, or something more than a minor change to the approved zoning application package, then the owner may seek an amendment to the PUD Application Package and Application Plan from the Board of Supervisors. The application procedure for such an amendment shall be the same as the application procedure for the original approval. (Ord. 8-5-09; Ord. 11-16-11)

January 2, 2013

Mr. Steve Tugwell
Senior Planner
Fluvanna County
Department of Planning & Community Development
P.O. Box 540
Palmyra, VA 22963

**Regarding: ZMP 12:02, Hotel Street Capital PUD Rezoning Request for Walker's Ridge
Resubmittal of Application for Review**

Dear Mr. Tugwell,

We are happy to resubmit the Walker's Ridge PUD application for your review. Based on your comments from September 2012, along with requests from the Owner/Applicant, we have provided the following changes to the Application Plan:

- 1) The plat has been revised to include a recent purchase of a portion of the CSX property on the north side of State Route 644.
- 2) The primary entrance from US 15 has been relocated to allow a more efficient alignment of State Route 644 and a relocated easement to reach TMP 19-A-38.
- 3) The maximum allowable residential density has been reduced from 1514 residential units (6.5 DUA) to 1190 units (or 5.1 DUA) and the mixture of housing has been modified to increase the ratio of single-family attached, single-family detached, and townhouse units. In addition, a proposed layout has been provided for duplex units in blocks C-1 and D-1. It should be noted here that the General Development Plan is guideline for development and does not mandate that each block cannot be revised in accordance with the block plan summaries, regulations, land use tables, and code of development for the overall site.
- 4) The primary mixed-use Blocks (A-2 and A-3) have been rotated to align with a new intersection of S.R. 644 as a transition into the residential blocks. A mixed-use commercial option (up to 10,000 SF commercial) has been added to Block C-3, available with a special use permit.
- 5) Notes have been added to reflect the proposal for a private central water system and a private central sewer system for the development.
- 6) The proposed commercial development for the site (shown on the General Development Plan) has been increased from 151,000 square feet to 160,000 square feet. There is no maximum allowable commercial square footage proposed in the Application Plan however, the roads/buildings/parking layout shall be in general accord to the Application Plan and the amount of commercial square footage will be dependent upon available parking.
- 7) We have added a sheet showing an overall phasing plan and a sheet showing a detail to revise the S.R. 644 entrance as a Phase I improvement. It should be noted here that the phasing of the project and the timeline of development are market driven and the Owner/Applicant requests the ability to modify the phasing plan accordingly.

The new plan will improve the road layout and intersection locations for the community by removing the existing Route 644 entrance and combining the main entrance into a single roundabout. As a result of meetings, we have tentatively reached an agreement with one neighbor that will permit us to amend our plan to both address their concerns for access and improve the overall transportation flow of the plan. We are looking forward to meeting with the TRC and hearing further comments.

Best Regards,

A handwritten signature in blue ink, appearing to be 'Justin Shimp', written over the 'Best Regards,' text.

Justin Shimp, P.E.
Shimp Engineering, P.C.

REZONING APPLICATION PLAN FOR WALKER'S RIDGE

TAX MAP 30, SECTION A, PARCEL 110 and TAX MAP 19, SECTION A, PARCEL 39C PALMYRA DISTRICT, FLUVANNA COUNTY, VIRGINIA

VICINITY MAP SCALE: 1"=2,000'

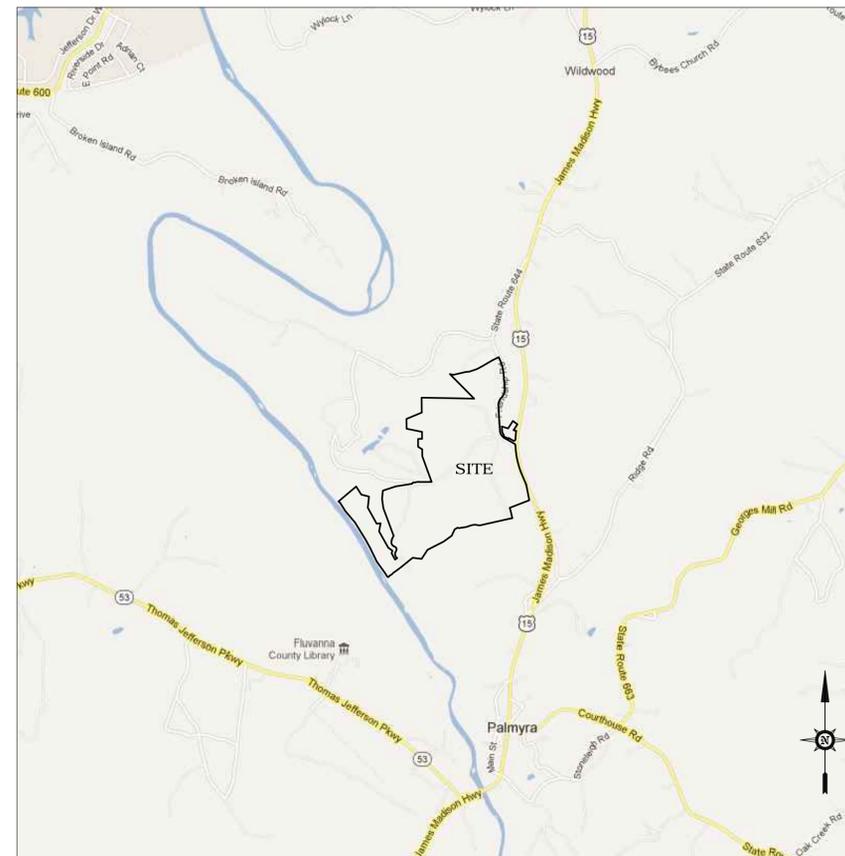


IMAGE PROVIDED BY GOOGLE MAPS

SHEET INDEX

- C1 - COVER SHEET
- C2 - REGIONAL CONTEXT MAP
 & PARCEL OVERVIEW
- C3 - EXISTING CONDITIONS
- C4 - GENERAL DEVELOPMENT OVERVIEW
- C5 - BLOCK PLAN
- C6 - CODE OF DEVELOPMENT
- C7 - GENERAL DEVELOPMENT PLAN
- C8 - GENERAL DEVELOPMENT PLAN
- C9 - GENERAL DEVELOPMENT PLAN
- C10 - SITE DETAILS
- C11 - PHASING PLAN OVERVIEW
- C12 - PHASE I ENTRANCE DETAIL

PROPERTY INFORMATION

OWNER/DEVELOPER:
HOTEL STREET CAPITAL, LLC.
31 GARRETT ST.
WARRENTON, VA 20186

LEGAL REFERENCE:
TAX MAP 30 SECTION A PARCEL 110 (222.03 ACRES) DB 773 PG 725
TAX MAP 19 SECTION A PARCEL 39C (10.00 ACRES) DB 765 PG 229

MAGISTERIAL DISTRICT:
PALMYRA

BASE INFORMATION

SOURCE OF BOUNDARY SURVEY:
PLAT BY DOMINION DEVELOPMENT RESOURCES. DB 773 PG 725 & DB 765 PG 229

SOURCE OF TOPOGRAPHY:
TWO (2) FOOT CONTOUR INTERVAL TOPOGRAPHY FROM AERIAL SURVEY BY LOUISA AERIAL SURVEYS, INC.

WATER SOURCE:
REFER TO SHEET 4 - GENERAL DEVELOPMENT PLAN OVERVIEW

SEWER SERVICE:
PRIVATE ONSITE DISPOSAL SYSTEMS

THIS PROPERTY IS CURRENTLY ZONED: R3 - RESIDENTIAL

APPLICATION PLAN NOTES:

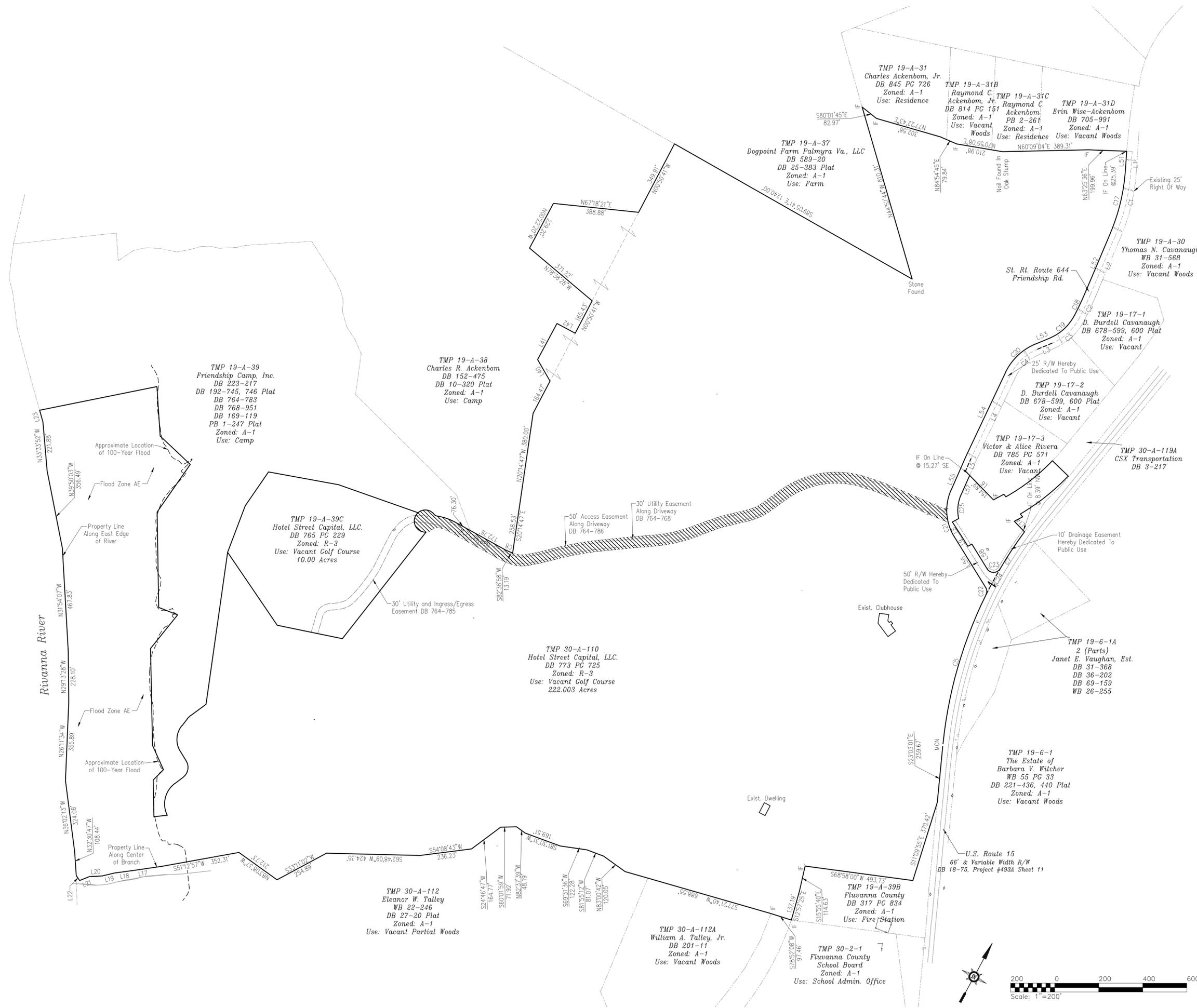
1. THIS APPLICATION PLAN PROPOSES A CHANGE IN LAND USE FROM R-3 (RESIDENTIAL) TO PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW MIXED USE DEVELOPMENT OF THE SITE.
2. THIS SITE LIES WITHIN THE PALMYRA COMMUNITY PLANNING AREA.
3. REFER TO CODE OF DEVELOPMENT ON SHEET 6 FOR PROJECT DESCRIPTION.

ABOUT "WALKER'S RIDGE"

THE PROJECT NAME IS BASED NOT ON OUR USE OF EXTENSIVE WALKING/RUNNING TRAILS, BUT RATHER A FOUNDER OF PALMYRA, THE REVEREND WALKER TIMBERLAKE. TIMERBERLAKE TOOK PART IN CONSTRUCTION OF THE ORIGINAL VILLAGE OF PALMYRA AND OWNED ALL BUT THE LAND GIVEN TO THE COUNTY FOR PUBLIC BUILDINGS. BUSINESSES IN THE VILLAGE INCLUDED A HOTEL, BLACKSMITH, DOCTORS, ATTORNEYS, A TAVERN AND MORE.

WALKER'S RIDGE IS ABOUT THE RENEWAL OF THAT SPIRIT WITHIN THE PALMYRA COMMUNITY PLANNING AREA.

COVER SHEET													
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Rev #</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>09/07/2012</td> <td>Revisions to Site Plan</td> </tr> <tr> <td>2.</td> <td>12/15/2012</td> <td>Revisions Due to Engineering</td> </tr> <tr> <td>3.</td> <td>02/01/2013</td> <td>Revisions For Access Road & Drainfields</td> </tr> </tbody> </table>	Rev #	Date	Description	1.	09/07/2012	Revisions to Site Plan	2.	12/15/2012	Revisions Due to Engineering	3.	02/01/2013	Revisions For Access Road & Drainfields	
Rev #	Date	Description											
1.	09/07/2012	Revisions to Site Plan											
2.	12/15/2012	Revisions Due to Engineering											
3.	02/01/2013	Revisions For Access Road & Drainfields											
REZONING APPLICATION PLAN FOR: <b style="font-size: 2em;">WALKER'S RIDGE FLUVANNA COUNTY, VIRGINIA													
Date: 07/01/2012													
Scale: N/A													
Sheet No. 1 OF 12													
File No. 11.022													



TMP 19-A-39
 Friendship Camp, Inc.
 DB 223-217
 DB 192-745, 746 Plat
 DB 764-783
 DB 768-951
 DB 169-119
 PB 1-247 Plat
 Zoned: A-1
 Use: Camp

TMP 19-A-38
 Charles R. Ackenbom
 DB 152-475
 DB 10-320 Plat
 Zoned: A-1
 Use: Camp

TMP 19-A-39C
 Hotel Street Capital, LLC.
 DB 765 PG 229
 Zoned: R-3
 Use: Vacant Golf Course
 10.00 Acres

TMP 30-A-110
 Hotel Street Capital, LLC.
 DB 773 PG 725
 Zoned: R-3
 Use: Vacant Golf Course
 222.003 Acres

TMP 30-A-112
 Eleanor W. Talley
 WB 22-246
 DB 27-20 Plat
 Zoned: A-1
 Use: Vacant Partial Woods

TMP 30-A-112A
 William A. Talley, Jr.
 DB 201-11
 Zoned: A-1
 Use: Vacant Woods

TMP 30-2-1
 Fluvanna County
 School Board
 Zoned: A-1
 Use: School Admin. Office

TMP 19-A-39B
 Fluvanna County
 DB 317 PG 834
 Zoned: A-1
 Use: Fire Station

TMP 19-6-1
 The Estate of
 Barbara V. Wicher
 WB 55 PG 33
 DB 221-436, 440 Plat
 Zoned: A-1
 Use: Vacant Woods

TMP 19-6-1A
 2 (Parts)
 Janet E. Vaughan, Est.
 DB 31-368
 DB 36-202
 DB 69-159
 WB 26-255

TMP 19-17-3
 Victor & Alice Rivera
 DB 785 PG 571
 Zoned: A-1
 Use: Vacant

TMP 19-17-2
 D. Burdell Cavanaugh
 DB 678-599, 600 Plat
 Zoned: A-1
 Use: Vacant

TMP 19-17-1
 D. Burdell Cavanaugh
 DB 678-599, 600 Plat
 Zoned: A-1
 Use: Vacant

TMP 19-A-30
 Thomas N. Cavanaugh
 WB 31-568
 Zoned: A-1
 Use: Vacant Woods

TMP 19-A-31
 Charles Ackenbom, Jr.
 DB 845 PG 726
 Zoned: A-1
 Use: Residence

TMP 19-A-31B
 Raymond C. Ackenbom, Jr.
 DB 814 PG 151
 Zoned: A-1
 Use: Vacant Woods

TMP 19-A-31C
 Raymond C. Ackenbom, Jr.
 DB 705-991
 Zoned: A-1
 Use: Residence

TMP 19-A-31D
 Erin Wise-Ackenbom
 DB 2-261
 Zoned: A-1
 Use: Vacant Woods

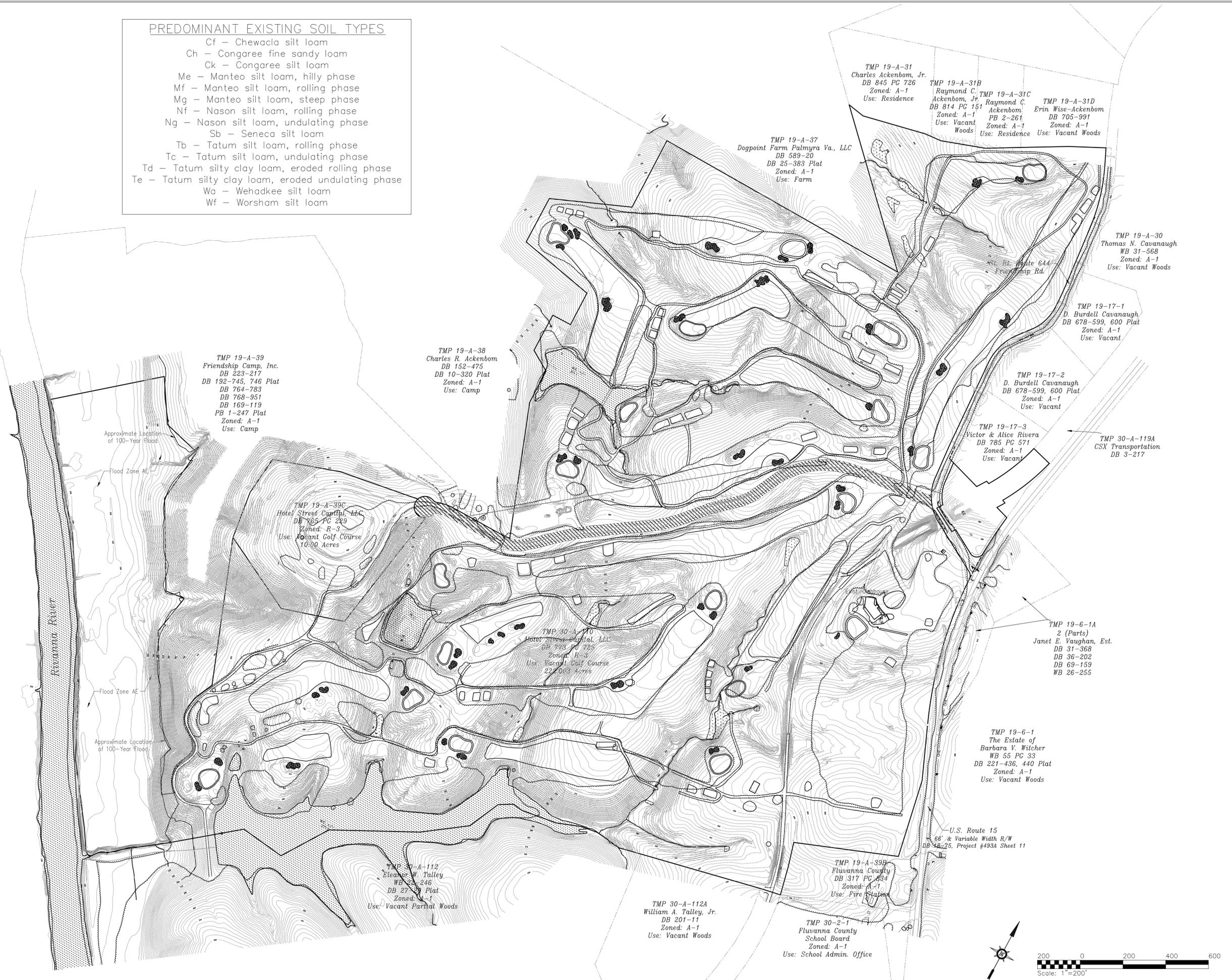
TMP 19-A-37
 Dogpoint Farm Palmyra Va., LLC
 DB 589-20
 DB 25-383 Plat
 Zoned: A-1
 Use: Farm

PARCEL OVERVIEW

Rev #	Date	Description
1	09/03/2012	Revisions to Site Plan
2	12/17/2012	Revisions to Site Plan
3	02/01/2013	Revisions for Access Road & Drainfields

PREDOMINANT EXISTING SOIL TYPES

- Cf - Chewacla silt loam
- Ch - Congaree fine sandy loam
- Ck - Congaree silt loam
- Me - Manteo silt loam, hilly phase
- Mf - Manteo silt loam, rolling phase
- Mg - Manteo silt loam, steep phase
- Nf - Nason silt loam, rolling phase
- Ng - Nason silt loam, undulating phase
- Sb - Seneca silt loam
- Tb - Tatum silt loam, rolling phase
- Tc - Tatum silt loam, undulating phase
- Td - Tatum silty clay loam, eroded rolling phase
- Te - Tatum silty clay loam, eroded undulating phase
- Wa - Wehadkee silt loam
- Wf - Worsham silt loam



TMP 19-A-39
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Hotel Street Capital, LLC
DB 765 PC 2X9
Zoned: R-3
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10.00 Acres

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DB 765 PC 2X9
Zoned: R-3
Use: Vacant Golf Course
22.00 Acres

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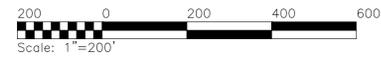
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Fluvanna County
DB 317 PC 434
Zoned: A-1
Use: Fire Station

TMP 30-2-1
Fluvanna County
School Board
Zoned: A-1
Use: School Admin. Office

U.S. Route 15
66' & Variable Width R/W
DB 48-75, Project #493A Sheet 11



SHIMP ENGINEERING, P.C.
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
PHONE: (434) 207-8086
201 E. MAIN ST., SUITE M
CHARLOTTEVILLE, VA 22902
JUSTIN@SHIMP-ENGINEERING.COM

EXISTING CONDITIONS

Rev #	Date	Description
1	09/15/2012	Revisions to Site Plan
2	12/17/2012	Revisions Due to Engineering
3	02/01/2013	Revisions For Access Road & Drainfields

REZONING APPLICATION PLAN FOR:

WALKER'S RIDGE
FLUVANNA COUNTY, VIRGINIA

Date	07/01/2012
Scale	1" = 200'
Sheet No.	3 OF 12
File No.	11.022



WATER & SEWER NOTES:

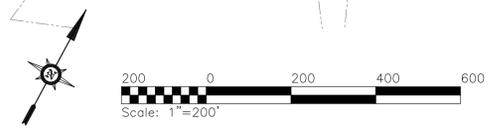
1. Sanitary sewer shall be treated via on-site private central system(s) using mass drainfields, shallow drip systems, or other similar systems approved by the Virginia Department of Health.
2. A private on-site water system, consisting of wells, storage tank(s) and a water treatment facility, or other similar systems approved by the Virginia Department of Health shall be provided.
3. The Developer shall be responsible for obtaining all VDH/DEQ or other state and federal permits required for on-site water and sewer systems.

GRAPHIC LEGEND:

- Wooded Areas
- Existing Ponds/Lakes
- Proposed Stormwater Management
- Proposed Ponds
- Streams

PROPOSED DEVELOPMENT KEY

BLOCK	USE	AMENITIES
A1	COMMERCIAL RETAIL & OFFICE	OPEN SPACE BUFFERS
A2	COMMERCIAL RETAIL & OFFICE 30 MULTI-FAMILY UNITS	
A3	COMMERCIAL RETAIL & OFFICE 50 MULTI-FAMILY UNITS	TRAIL CONNECTIONS/OPEN SPACE PLAYGROUND POND AND FOOTBRIDGE (1) (2)
A4	COMMERCIAL RETAIL 150 MULTI-FAMILY UNITS	TRAIL CONNECTIONS/OPEN SPACE PLAYGROUND (3)
B1	82 TOWNHOME LOTS	TRAIL CONNECTIONS/OPEN SPACE COMMUNITY GREEN
B2	42 SINGLE FAMILY DETACHED LOTS	GARDENS AND GREENHOUSES (4) COMMUNITY GREEN
B3	58 TOWNHOME LOTS	COMMUNITY GREEN
C1	64 SINGLE FAMILY ATTACHED LOTS	TRAIL CONNECTIONS/OPEN SPACE
C2	60 MULTI-FAMILY UNITS 58 TOWNHOME LOTS	RIVER LOOP TRAIL (5) OVERLOOK PAVILION (6)
C3	21 SINGLE FAMILY DETACHED LOTS 150 MULTI-FAMILY UNITS	LAKE & FOOTBRIDGE TRAIL CONNECTIONS/OPEN SPACE
D1	33 SINGLE FAMILY ATTACHED LOTS	PUBLIC PLAZA (7) LAKE & FOOTBRIDGE CLUB HOUSE (8) SWIMMING & FITNESS (9)
D2	150 MULTI-FAMILY UNITS	PICNIC PAVILION (10) PLAYGROUND (11) ATHLETIC FIELD (12)
D3	52 TOWNHOME LOTS	COMMUNITY GREEN TRAIL CONNECTIONS/OPEN SPACE POND & FOOTBRIDGE
D4	11 SINGLE FAMILY DETACHED LOTS 43 TOWNHOME LOTS	
D5	24 SINGLE FAMILY DETACHED LOTS 8 TOWNHOME LOTS	
E1	36 SINGLE FAMILY DETACHED LOTS 52 SINGLE FAMILY DETACHED LOTS	PICNIC PAVILION (13) POND & OPEN SPACE
E2	17 TOWNHOME LOTS 19 SINGLE FAMILY DETACHED LOTS	



Rev #	Date	Description
1	09/07/2012	Revisions to Site Plan
2	12/31/2012	Revisions to Site Plan
3	02/07/2013	Revisions for Access Road & Drainfields

WALKER'S RIDGE
FLUVANNA COUNTY, VIRGINIA

DEVELOPABLE AREA SUMMARY						
BLOCK	ACREAGE	EXIST. R.O.W. & EASEMENTS	STREAM & WETLANDS BUFFERS	FLOODPLAIN	CRITICAL SLOPES	NET DEVELOPABLE AREA
BLOCK A	30.46	1.10	0.00	0.00	0.98	28.38
BLOCK B	39.17	0.44	3.75	0.00	3.99	30.99
BLOCK C	80.79	1.35	6.12	21.85	8.61	42.86
BLOCK D	54.54	1.30	2.51	0.00	3.65	47.08
BLOCK E	24.32	0.00	1.05	0.00	0.69	22.58
TOTAL	229.28	4.19	13.43	21.85	17.92	171.89

PROPOSED BLOCK DEVELOPMENT SUMMARY								
BLOCK	SUB BLOCK	ACREAGE (NET)	USE	PROPOSED RESIDENTIAL DENSITY				PROPOSED COMMERCIAL DENSITY (SF)
				MULTI-FAMILY	TOWNHOMES	SINGLE-FAMILY ATTACHED	SINGLE-FAMILY DETACHED	
BLOCK A		28.38	MIXED-USE	200				170,000
	A1			0			40,000	
	A2			30			50,000	
	A3			50			50,000	
BLOCK B		30.99	RESIDENTIAL		140			
	B1			82			42	
	B2						42	
	B3			58				
BLOCK C		42.86	MIXED-USE	210	58	64	21	10000
	C1					64		
	C2			60	58		21	
	C3			150				10,000
BLOCK D		47.08	RESIDENTIAL	150	103	33	71	
	D1					33		
	D2			150				
	D3				52		11	
	D4				43		24	
BLOCK E		22.58	RESIDENTIAL		17		71	
	E1					52		
	E2				17	19		
TOTAL		171.89		560	318	97	205	180000



LAND USE SUMMARY		
USE	ACREAGE	PERCENTAGE OF TOTAL SITE
COMMERCIAL	12.66	5.5%
RESIDENTIAL	79.95	34.9%
OPEN SPACE	108.35	47.3%
ROAD DEDICATIONS	28.33	12.3%
TOTAL	229.29	100.0%

GENERAL NOTES:

- REFER TO CODE OF DEVELOPMENT ON SHEET G FOR DETAILS OF PERMITTED USES.
- MAXIMUM PERMITTED RESIDENTIAL DENSITY IS 11.80 UNITS. THE GENERAL DEVELOPMENT PLAN SHOWS A SCENARIO FOR THE MAXIMUM PROPOSED DENSITY. THERE IS NO PROPOSED MAXIMUM COMMERCIAL SQUARE FOOTAGE. THE GENERAL DEVELOPMENT PLAN SHOWS A DEVELOPMENT SCENARIO OF 180,000 SQUARE FEET (GROSS). COMMERCIAL CAPACITY FOR EACH BLOCK SHALL BE DETERMINED BY THE PARKING/LOADING/STACKING REQUIREMENTS AS STATED IN ARTICLE 26 OF THE FLUVANNA ZONING ORDINANCE.
-

LOT FRONTAGE:

- THE MINIMUM LOT FRONTAGE FOR COMMERCIAL USES SHALL BE 25 FT.
- THE MINIMUM LOT FRONTAGE FOR RESIDENTIAL USES SHALL BE 16 FT. ALL SINGLE FAMILY ATTACHED AND DETACHED UNITS SHALL HAVE FRONTAGE ON VEHICULAR STREETS OR EMERGENCY ACCESS WAYS.

YARD REGULATIONS:

- THE MINIMUM SIDE SETBACK ADJACENT TO ANY RESIDENTIAL OR AGRICULTURAL USE OUTSIDE OF THE PUD SHALL BE 50 FEET.
- THE MINIMUM REAR SETBACK ADJACENT TO ANY RESIDENTIAL OR AGRICULTURAL USE OUTSIDE OF THE PUD SHALL BE 75 FEET.
- THE MINIMUM SIDE OR REAR YARD FOR RESIDENTIAL STRUCTURES THAT DO NOT SHARE A COMMON WALL WITHIN THE PUD SHALL BE 4 FEET.

BUILDING HEIGHTS:

- THE MAXIMUM HEIGHT FOR COMMERCIAL BUILDINGS SHALL BE 45 FEET.
- THE MAXIMUM HEIGHT FOR ALL RESIDENTIAL BUILDINGS SHALL BE 45 FEET.

PARKING:

- OFF-STREET PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE OFF STREET LOADING AND PARKING REQUIREMENTS OF ARTICLE 26 OF THE ZONING ORDINANCE.
- INTERNAL ROAD ON-STREET PARKING SPACES SHALL BE SHARED BY NEARBY COMMERCIAL AND RESIDENTIAL USES AND EACH SPACE MAY BE COUNTED ONCE FOR REQUIRED OFF-STREET COMMERCIAL PARKING AND ONCE FOR REQUIRED OFF-STREET RESIDENTIAL PARKING.

SIGNAGE AND ARCHITECTURE:

- SEE CODE OF DEVELOPMENT ON SHEET G FOR SIGNAGE AND ARCHITECTURAL GUIDELINES. ADDITIONAL ARCHITECTURAL GUIDELINES CAN BE FOUND ON THE LATEST WALKER'S RIDGE PUD ARCHITECTURAL GUIDELINES (SUBMITTED AS A SEPARATE DOCUMENT).

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BLOCK PLAN

Rev #	Date	Description
1	09/03/2013	Revisions to Site Engineering
2	12/31/2013	Revisions to Access Road & Drainfields
3	02/01/2013	Revisions for Access Road & Drainfields

REZONING APPLICATION PLAN FOR:

WALKER'S RIDGE
FLUVANNA COUNTY, VIRGINIA

Date	07/01/2012
Scale	1" = 300'
Sheet No.	5 OF 12
File No.	11.022

WALKER'S RIDGE CODE OF DEVELOPMENT

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General Project Information	Sheets 1,2,3
Adjacent Owners and Uses	Sheet 3
General Development Plan	Sheet 4
Block Plan	Sheet 5
Land Use Summary	Sheet 5
Lot and Building Regulations	Sheet 5
Development Narrative	Sheet 6
Block Characteristics	Sheet 6
Green Spaces and Amenities	Sheet 6
Architectural and Landscape Standards	Sheet 6
Grading, Utilities, and Landscaping Layout	Sheets 7,8,9
Road Sections and Details	Sheet 10

Development Narrative:

The Walkers Ridge property is 232 acres, located in the Palmyra Community Planning Area between James Madison Highway (U.S. 15) and the Rivanna River. More specifically, the Planned Development is adjacent to the Palmyra Fire Station and across the river from the Pleasant Grove property. An existing home site and a golf course (closed) currently occupy the site. There is an existing entrance on State Route 644 (Friendship Road) and a proposed entrance on James Madison Highway. Approximately 75% (170 acres) of the property lies outside of: existing easements and rights-of-way, floodplain, critical slopes, wetlands, and stream buffers

The existing R-3 (Residential-Planned Development) zoning allows: an 18-hole course, A Resort with Restaurant / Meeting Area, Residential Condominiums, Single-Family Attached Residential Units, and a Commercial plaza. The Land Use Section (Chapter 2) of the 2009 Fluvanna County Comprehensive Plan proposes a residential density of 4-10 dwelling units per acre (DUA) (reference Figure LU-28 and Figure LU-21) for the Palmyra Planning Area ; and the PUD ordinance allows for 4-12 dwelling units per acre in the Palmyra Planning Area with bonus densities for affordable housing and open space provisions.

The Walkers Ridge application plan proposes a maximum of 1190 residential units (or 6.5 DUA) along with 160,000 SF of Commercial Space. The Application Plan also provides 63% Open Space and the Applicant will proffer provisions for affordable housing. The Commercial and Mixed-Use centers are relegated to Block A, which includes approximately 10% of the site acreage. The Commercial center is buffered by 50 feet of existing vegetation along James Madison Highway, and an Open Space buffer with a pond and footbridge bisects the Commercial Centers and creates an entrance from the Highway.

A limited amount of Commercial uses in Block A are intended to accentuate the existing business in the Village of Palmyra and to attract business from the Route 15 Corridor. The predominant Commercial development proposed is neighborhood services and it is the intent of the Applicant to provide a place where residents can live, work, shop, eat, walk, ride, and play.

The focal point of the design for Walkers Ridge is the conversion of existing fairways and cart paths into a substantial neighborhood park, which is integrated with the new residential blocks. The majority of the residential units will have frontage on the park, providing a rural character to the development; while at the same time providing a generous access to miles of walking, running, and biking trails with interspersed amenities such as fitness, swimming, tennis, gardens, and picnic pavilions. There is also a potential connection from this development to the Fluvanna Heritage Trail, which would provide convenient walking and biking access to the Village of Palmyra and Pleasant Grove.

It is the Applicant's opinion that a golf resort is not a reasonable use of the property and the current R-3 Master Plan and the existing golf course has not been able to succeed in the Palmyra market. The proposed PUD Master Plan will replace the golf resort with a community park and provides a residential density that will sustain the park amenities and neighborhood services that will accompany the plan. It is anticipated that there will be a very large market for this unique style of development in Central Virginia and the Applicant will narrow that market by providing some proffers for affordable housing and by targeting the senior housing market in particular.

Landscaping shall consist of large shade trees lining the proposed streets and commercial frontages as well as within designated parking areas. Where needed, new evergreens will be incorporated into existing trees to assist with screening of parking areas from Route 15 as well as neighboring residences. Lastly, an overall feature of the proposed development shall be achieved through preservation of existing trees and fairways, contingent upon the design process for the proposed neighborhood park.

Block Characteristics:

Block A

Block A shall consist of commercial pad sites along James Madison Highway with a mixed-use block of taller buildings set back 400 feet from the highway. Except as shown on the General Development Plan, parking shall be relegated to the rear of the buildings. The abandoned railroad crossing will be infilled to provide for the buildings shown on the north side of Block A and a new pond will be integrated into the entrance landscaping to provide a natural appearance from Route 15. Blocks A-2 and A-3 shall be designed to serve as a "central plaza" with street level shops and patios and office and residential space above.

Block B

Block B is 43 acres and shall consist of 3-4 housing types, including single family residences, townhomes, and condominiums. Block B-1 shall be 3-4 blocks of urban style townhomes and shall include a potential future connection to the Rivanna Heritage Trail. Block B-2 shall include a passive recreation area, enclosed by single-family housing, along the ridge on the south side of the entrance road. Block B-3 shall provide single-family attached and/or detached housing in the form of two urban blocks with sidewalks and street trees in front of the homes.

Block C

Block C is 81 acres and shall consist of 3 pods of varying housing types. Block C-1 shall be single-family attached and/or detached housing; block C-2 shall have 2-3 condominium-style buildings on a ridge above the river, with single-family detached and townhome lots to the east; and block C-3 shall have a central parking area with 2-3 story multi-family buildings surrounding the parking area. Some limited commercial uses, such as a restaurant, may be provided in block C-3. Block C also shall include a trail and footbridge through the open space along the existing lake, a loop trail through the flood plain along the Rivanna River, and a picnic pavilion overlooking the River.

Block D

Block D is 63 acres and shall consist of 5 pods of housing. Block D-1 shall compliment block C-1 with additional attached and detached single-family housing; Block D-2 shall have the highest permitted density with up to 225 multi-family residential units, along with a fitness center, community pool, lake and picnic pavilion located centrally to blocks D-1, D-2, and D-4. A large rectangular playing field shall be located between blocks D-1 and D-2. Block D-3, D-4, and D-5 shall have a mixture of single-family housing and townhomes in an urban setting with sidewalks and street trees.

Block E

Block E shall consist of lower density single-family residences with single -family detached housing in Pod E-1 and primarily single-family detached housing in Block E-2. All housing that fronts on Ridge Road and Park Road shall have sidewalks, street trees, and landscaped entrances.

Open Space and Amenities:

The Open Space on the Application Plan represents 63% (143 acres) of the site and incorporates the existing flood plain, stream buffers, fairways, and cart paths. To the greatest extent possible, the Open Space shall be incorporated into a Neighborhood Park with trail connections to all residential and commercial development.

Amenities shall include: swimming pool, fitness center, community / meeting room, playing fields, picnic pavilions, gardens, and biking / hiking / walking trails. The amenities shall be interspersed throughout the development with access from the neighborhood park and the swimming / fitness / community facilities shall be centrally located.

Existing Features to be Preserved:

The existing clubhouse and single family residence will not be preserved. The golf course fairways and cart paths shall be preserved, to the greatest extent possible and incorporated into the neighborhood park plan. Trees along Route 15 shall be preserved and, where needed, additional plantings shall be provided, to create a 50 foot screening buffer of commercial parking areas. Existing trees shall be preserved, to the greatest extent possible, as shown on the Application Plan.

Architectural and Landscape Standards:

Form, Massing, and Proportion of structures

Building facades facing a street shall not extend for more than 100 feet without a change in plane. The minimum change in plane shall be 4 feet and the cumulative total length of the change in plane shall extend for no less than 15% of the length of the building façade.

Three and four story buildings shall have visual step backs above the second story.

Permitted Architectural Styles:

To encourage flexibility and diversity of architecture, no restrictions on architectural style are specified in this code of development. Architectural designs shall be reviewed by an architecture subcommittee of the neighborhood association for approval. Initially, the developer/owner will fulfill the role of the neighborhood association.

Permitted Building Materials:

- Exposed foundations shall be finished in stone, brick or stucco,
- Vinyl siding shall not be permitted on the first or second floor exteriors.
- Masonry, wood, and composites of wood are permitted on facades,
- Roofs shall be architectural dimensional shingles, tile, or metal.

Colors and Façade Treatment:

- All exterior wood finishes (except flooring) shall be painted,
- Earth-tone colors must be used for all exterior finishes (an earth-tone color palette will be submitted with the first request for a building permit for county approval),
- All building exteriors shall have a minimum of two colors; one color for siding and a separate color for trim.
- Windows shall be proportional to the building massing.
- For brick finishes, windows shall be headed, keystones are optional.
- Buildings with siding shall have trim boards (minimum 5/4 x 4 width).
- Shutters, when used, shall be one half the size of the adjacent window.
- Visibly discernible stories shall be achieved through the use of windows and/or building entries on each story, using varied building materials, special ground-floor design treatments, and other façade elements or other architectural details.

Roof Pitch and Design:

- Dormers shall match main roof in style and pitch
- Minimum roof pitch shall be 6:12, except for flat roof sections.
- The mass of the commercial buildings in Block A-3 as well as their respective roofs should be broken up in order to achieve an appropriate look for the mixed-use center. A minimum of 2 distinct roof elevations shall be incorporated to achieve this. In addition to steps in the roof elements, other elements should be incorporated such as: balconies, chimneys, dormers, and clerestories.
- For Blocks B, C, D: Dormers, bays, or chimneys shall be incorporated into building design. Front entrances shall be covered and entrance roof designs shall vary.
- For Block E: Dormers, bays, or chimneys shall be incorporated into each building. Front entrances shall be covered and roof designs shall vary. Garage doors should be decorative and screened with landscaping and trim from adjacent streets.

Architectural Review Committee:

The Walkers Ridge Architectural Review Committee shall approve detailed architectural standards based on the Code of Development prior to building permit application to Fluvanna County. Prior to the recordation of the covenants and restrictions for Walker's Ridge, they shall be submitted to the Director of Planning for review to ensure compliance with the Code of Development. The developer shall establish the Walker's Ridge Architectural Review Committee prior to the issuance of the first building permit in order to enforce the Code of Development's architectural and landscape standards set forth herein. A certificate of approval from the Walker's Ridge Architectural Review Committee must be submitted at the time of building permit application.

Landscape Treatment:

Street Trees (minimum 2" diameter) shall be provided along the urban frontage (where curb, gutter, landscape strips, sidewalks, and buildings are shown) of all streets. Minimum spacing for street trees shall be 50 feet. Large shade trees shall be provided for every each parking lot. A minimum of one large shade tree shall be provided for every 10 spaces and additional screening shall be provided to limit visibility of parking lots from adjoining streets. A minimum of four benches and eight large shade trees shall be provided for Block B, Block C, and Block D. Additional ornamental landscaping and shade trees shall be provided for: picnic pavilions, fitness center, community building, and pool.

Table of Uses by Block					
	Block				
Residential Uses	A	B	C	D	E
Dwellings, accessory		P	P		P
Dwellings, multi-family	P		P	P	
Dwellings, single-family attached			P	P	
Dwellings, single-family detached		P	P	P	P
Dwellings, townhouse		P	P	P	P
Dwellings, two-family		P	P	P	P
Group homes	P	P	P	P	P
Residential Accessory Uses					
Accessory Apartment		P	P		P
Accessory Buildings and Uses including Storage Buildings	P	P	P	P	P
	Block				
Miscellaneous Uses	A	B	C	D	E
Electric, gas, oil and communication facilities, excluding tower structures, owned and operated by a public utility	P	P	P	P	P
Public Uses and Buildings	P	P	P	P	P
Outdoor Recreation Facilities		P	P	P	
Greenhouses, non-commercial		P	P	P	
Community Farms		SP	SP	SP	
	Block				
Commercial Uses	A	B	C	D	E
Administrative, Professional Offices	P				
Financial Institutions	P				
Medical Offices	P				
Home Occupation		SP	SP	SP	SP
Retail Store, Neighborhood Convenience	P				
Retail Store, Specialty	P		SP		
Restaurant, General	P		SP		
Drive-thru windows	P				
Outdoor storage, display and/or sales	SP		SP		
Sporting Goods	P		SP		
Indoor Athletic Facilities	P		SP		
Health Spas	P		SP		
Florists	P		SP		
Musical Instruments	P		SP		
Newsstands, magazines, pipe and tobacco shops	P		SP		
Retail nurseries and greenhouses	P		SP		
Adult Retirement Communities	SP	SP	SP	SP	
Assisted Living Facilities	SP	SP	SP	SP	

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CODE OF DEVELOPMENT

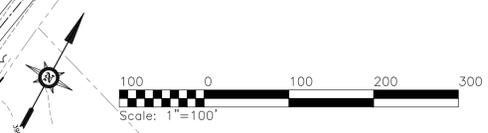
REZONING APPLICATION PLAN FOR:

WALKER'S RIDGE
 FLUVANNA COUNTY, VIRGINIA

Date	07/01/2012
Scale	N/A
Sheet No.	6 OF 12
File No.	11.022



SHEET KEY - SCALE: 1"=1,500'



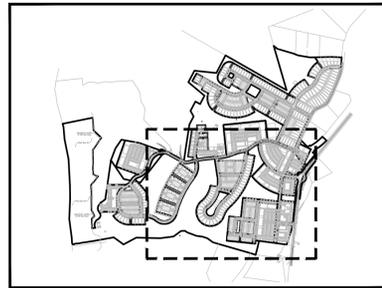
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GENERAL DEVELOPMENT PLAN

Rev #	Date	Description
1	09/17/2013	Revisions to Site Plan
2	12/17/2013	Revisions to Site Plan
3	02/07/2013	Revisions for Access Road & Drainfields

REZONING APPLICATION PLAN FOR:
WALKER'S RIDGE
 FLUVANNA COUNTY, VIRGINIA

Date: 07/01/2012
 Scale: 1"=100'
 Sheet No. 7 OF 12
 File No. 11.022



SHEET KEY - SCALE: 1"=1,500'



Round-a-bout Construction To Occur Per Phasing Plan of Road Development.

'Welcome To Palmyra' Monument Sign (To Be Provided By Developer)

Full Access

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GENERAL DEVELOPMENT PLAN

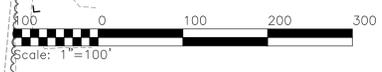
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2	12/17/2012	Revisions Due to Site Engineering
3	02/07/2013	Revisions For Access Road & Drainfields

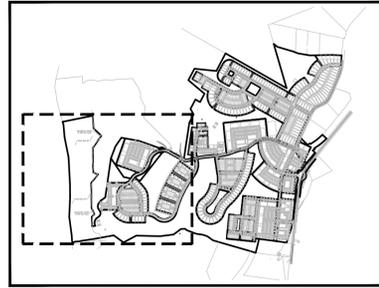
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WALKER'S RIDGE

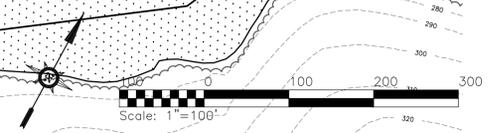
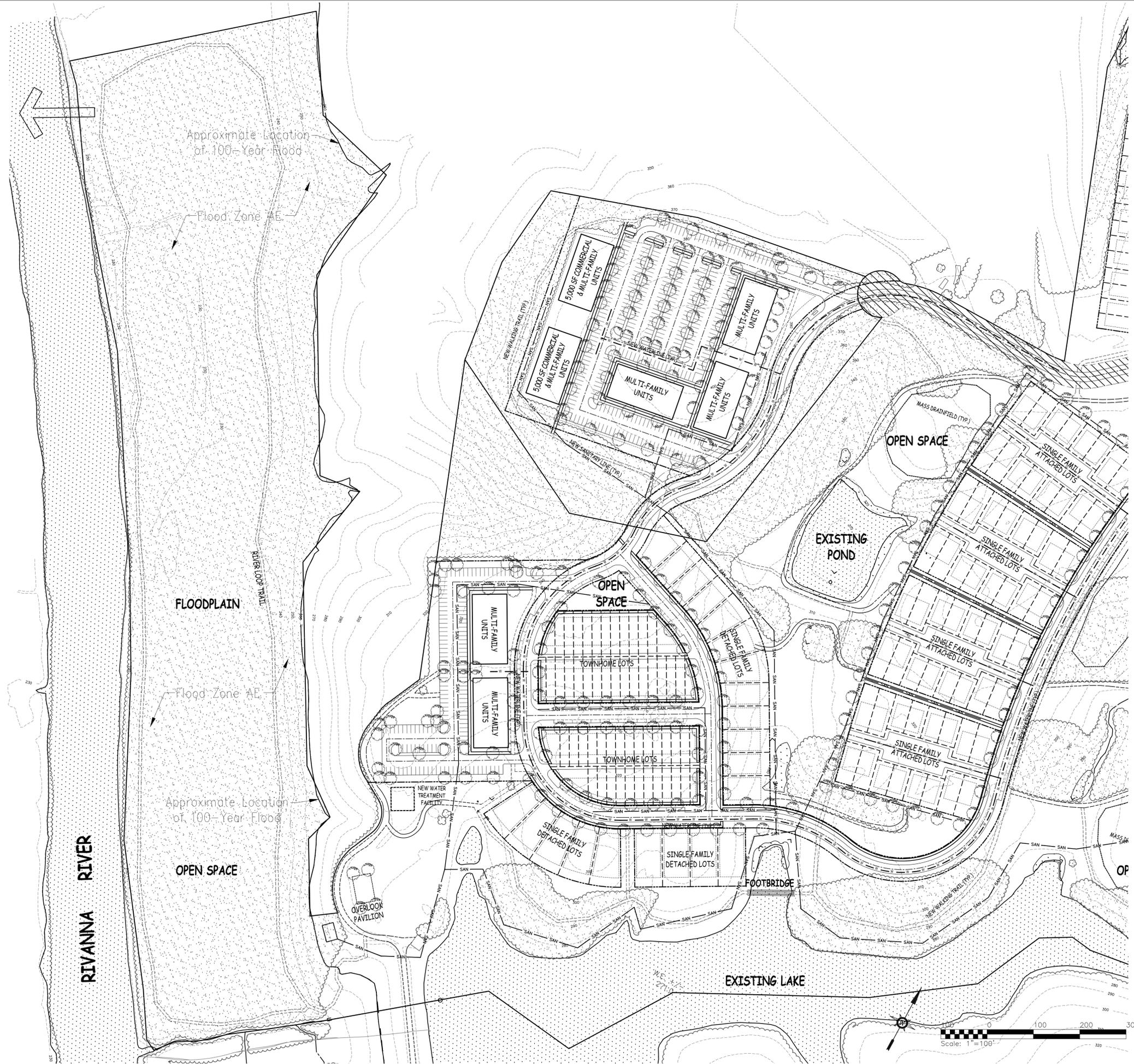
FLUVANNA COUNTY, VIRGINIA

Date: 07/01/2012
 Scale: 1"=100'
 Sheet No. 8 OF 12
 File No. 11.022





SHEET KEY - SCALE: 1"=1,500'



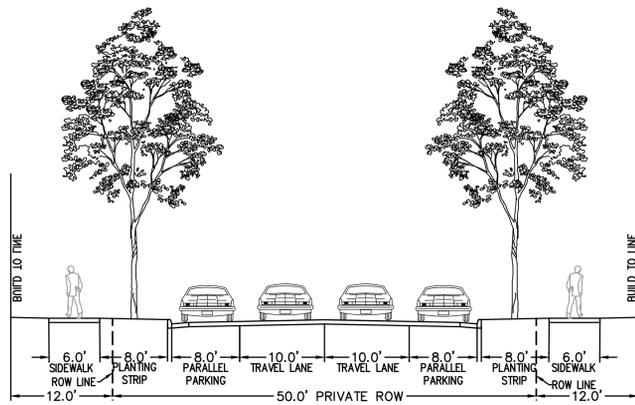
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GENERAL DEVELOPMENT PLAN

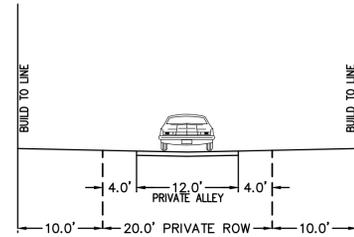
Rev #	Date	Description
1	09/27/2012	Revisions to Site Plan
2	12/31/2012	Revisions Due to Engineering
3	02/07/2013	Revisions For Access Road & Drainfields

REZONING APPLICATION PLAN FOR:
WALKER'S RIDGE
 FLUVANNA COUNTY, VIRGINIA

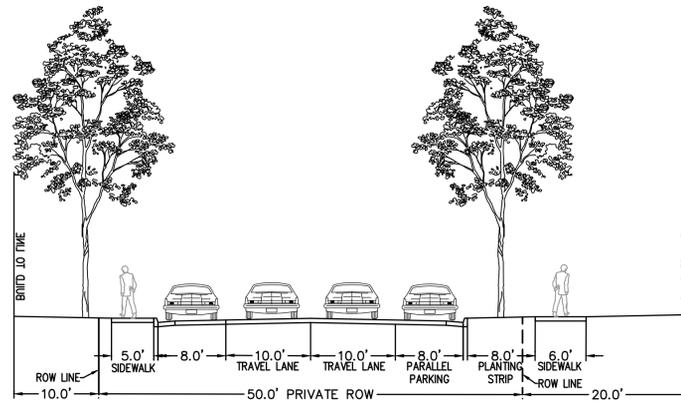
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File No.	11.022



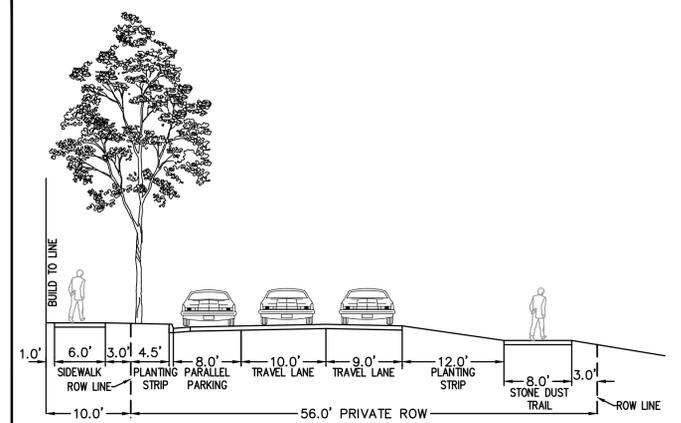
1 ROAD CROSS SECTION DETAIL
C10 SCALE: 1"=10'



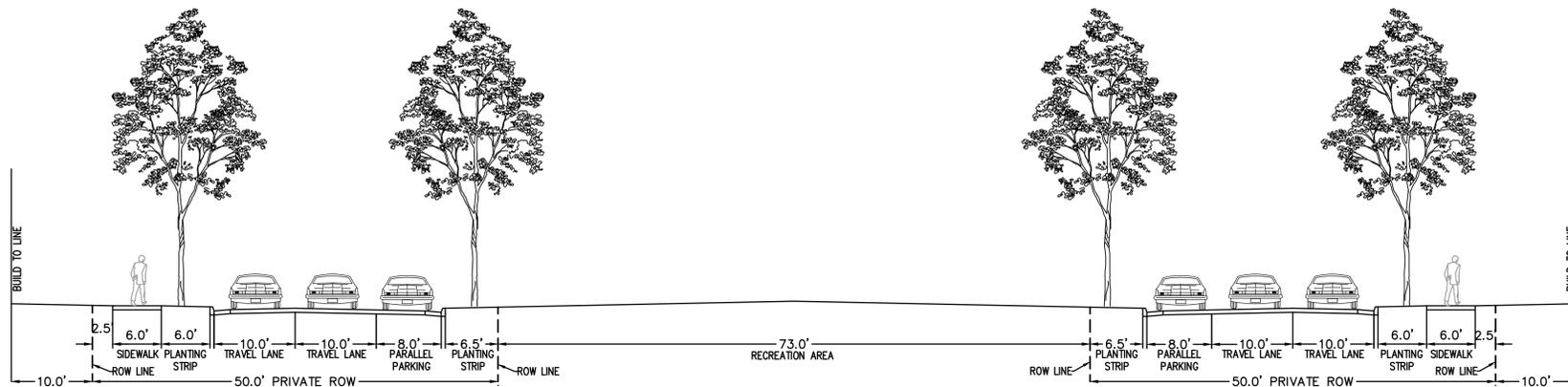
2 ALLEY CROSS SECTION DETAIL
C10 SCALE: 1"=10'



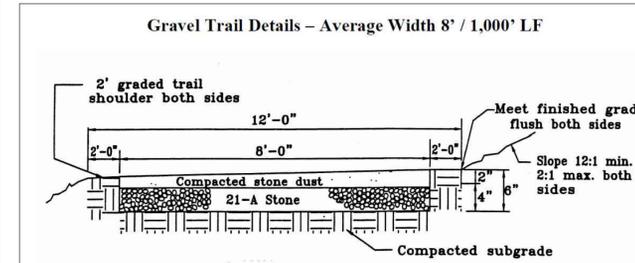
4 ROAD CROSS SECTION DETAIL
C10 SCALE: 1"=10'



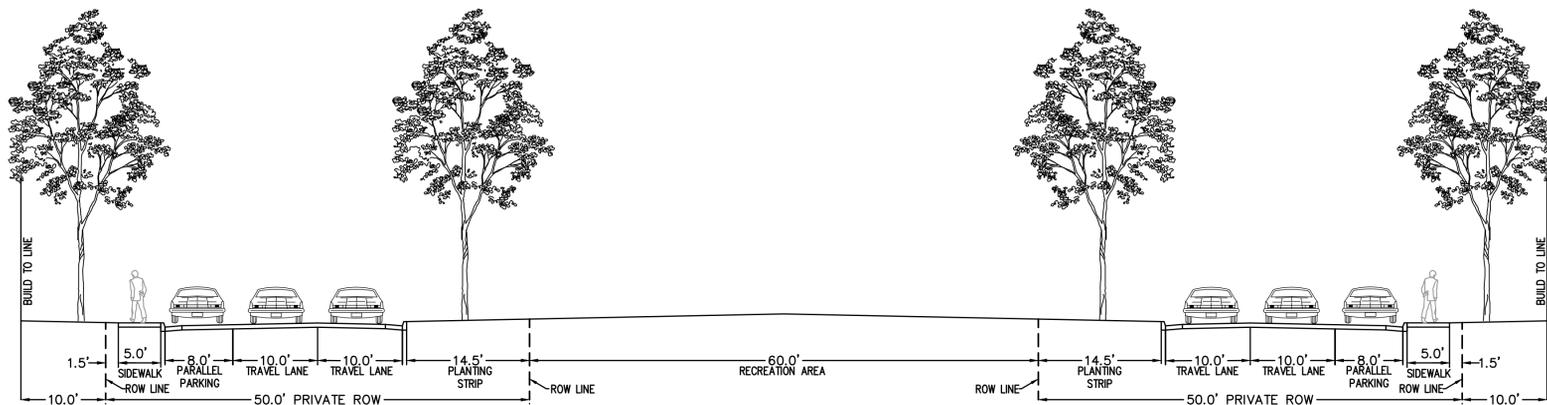
6 ROAD CROSS SECTION DETAIL
C10 SCALE: 1"=10'



5 ROAD CROSS SECTION DETAIL
C10 SCALE: 1"=10'



7 TYPICAL STONE DUST TRAIL DETAIL
C10 SCALE: 1"=10'



3 ROAD CROSS SECTION DETAIL
C10 SCALE: 1"=10'

Road Design Guidelines

Road Type	Design Speed	Min. Horizontal Radius	Maximum Grade	Notes
Primary Connecting Roadway (No On-Street Parking)	35 MPH	150 FT	14 %	Entry Road, Access to Block C, D and Camp Friendship
Primary Connecting Roadway (With On-Street Parking)	25 MPH	110 FT	10 %	Entry Road, Access to Block C, D and Camp Friendship
Subdivision Access Road (TH or SFD) (No On Street Parking)	25 MPH	110 FT	16%	Access to residential area, Blocks B2, B3, E1, E2
Subdivision Access Road (TH or SFD) (With On Street Parking)	20 MPH	110 FT	10 %	Access to residential area, Blocks B2, B3, E1, E2
Internal Access Road within Multifamily or Commercial Development	100' Sight Distance	N/A	12%	Urban roads within parking and multifamily developments
Alleys	100' Sight Distance	N/A	16 %	Private Alleys at the rear of SFD and Townhomes

SITE DETAILS

Rev #	Date	Description
1	09/21/2012	Revisions to Site Engineering
2	12/17/2012	Revisions for Access Road & Drainfields
3	02/01/2013	Revisions for Access Road & Drainfields

REZONING APPLICATION PLAN FOR:

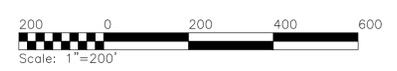
WALKER'S RIDGE
FLUVANNA COUNTY, VIRGINIA

Date	07/01/2012
Scale	N/A
Sheet No.	10 OF 12
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GENERAL NOTES:

1. PHASE I - 76 ACRES
BLOCKS A-1, C-3, D-3, D-4, D-5, E-1, E-2
NOT TO EXCEED 260 RESIDENTIAL UNITS AND 37,000 SF COMMERCIAL
BEFORE CONSTRUCTION OF PRIMARY ENTRANCE (ROUND-A-BOUT).
BLOCK C-3 INCLUDES 30,000 GPD WATER SUPPLY FROM TMP 19-A-39 (CAMP FRIENDSHIP)
2. PHASE II - 25 ACRES
BLOCKS A-4, B-1
202 RESIDENTIAL UNITS
30,000 SQUARE FEET COMMERCIAL
3. PHASE III - 129 ACRES
BLOCKS A-2, A-3, B-2, B-3, C-1, C-2, D-1, D-2
648 RESIDENTIAL UNITS
100,000 SQUARE FEET COMMERCIAL
4. PHASING PLAN IS SUBJECT TO CHANGE WITH APPROVAL OF LOCAL AND STATE AGENCIES.



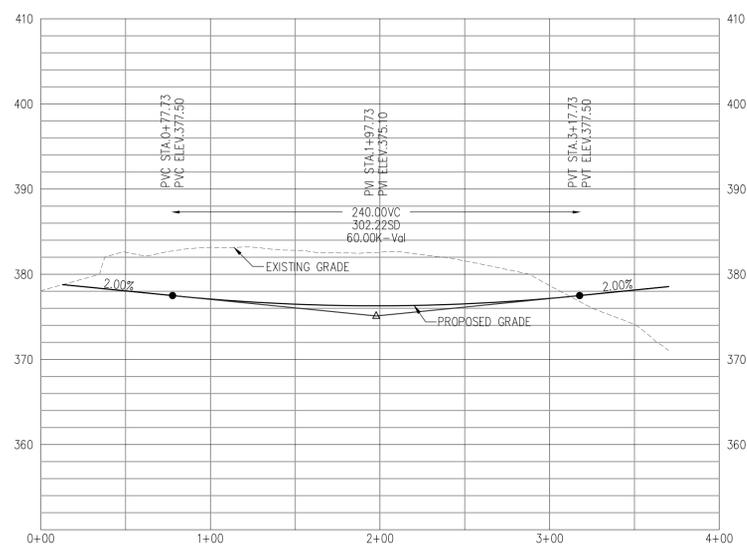
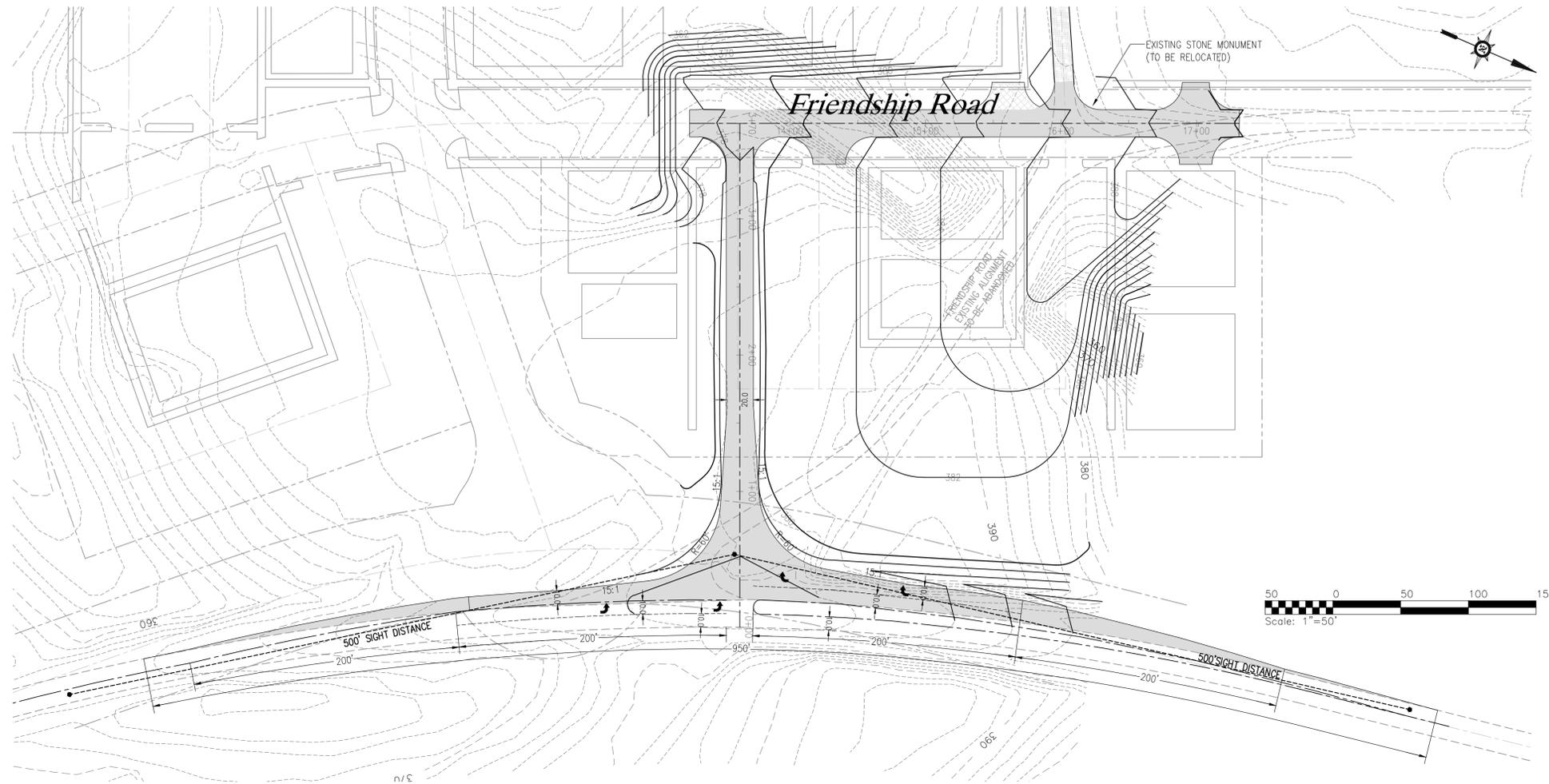
PHASING PLAN OVERVIEW

Rev #	Date	Description
1.	09/15/2012	Revisions to Site Plan
2.	12/15/2012	Revisions Due to Engineering
3.	02/01/2013	Revisions For Access Road & Drainfields

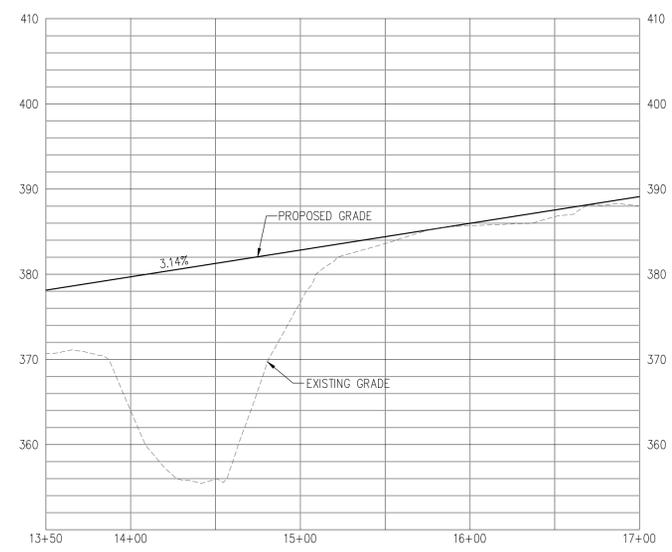
REZONING APPLICATION PLAN FOR:

WALKER'S RIDGE
FLUVANNA COUNTY, VIRGINIA

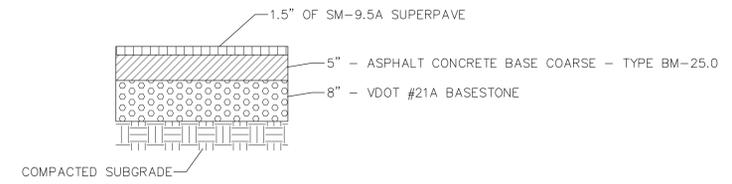
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Sheet No.	11 OF 12
File No.	11.022



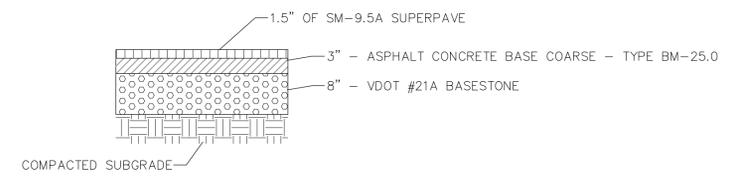
1 ENTRANCE PROFILE
C12 SCALE: 1"=50' Horiz.; 1"=10' Vert.



2 FRIENDSHIP ROAD PROFILE
C12 SCALE: 1"=50' Horiz.; 1"=10' Vert.



3 TYPICAL NEW PAVEMENT SECTION FOR ROUTE 15
C12 Not To Scale



4 TYPICAL NEW PAVEMENT SECTION FOR FRIENDSHIP ROAD
C12 Not To Scale

PHASE I ENTRANCE DETAIL

Rev. #	Date	Description
1.	09/04/2012	Revisions to Site Density
2.	12/31/2012	Revisions Density and Engineering
3.	07/01/2013	Revisions For Access Road & Dranfields

REZONING APPLICATION PLAN FOR:

WALKER'S RIDGE
FLUVANNA COUNTY, VIRGINIA

Date	07/01/2012
Scale	1" = 50'
Sheet No.	12 OF 12
File No.	11.022

SHIMP ENGINEERING, P.C.
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT

201 E. MAIN ST. SUITE M
CHARLOTTEVILLE, VA 22902
PHONE: (434) 207-8086
JUSTIN@SHIMP-ENGINEERING.COM



Northwestern
Regional Operations

To: Mark Wood, PE
Area Land Use Engineer
Culpeper District – Zion’s Crossroads

From: Jonathan Bonghi, EIT
Traffic Engineer
NWRO - Culpeper District Traffic Engineering

Date: March 5, 2013

Traffic Impact Analysis Report Comments – Walkers Ridge Development

- The Report mentions that LOS D is acceptable at various movements in the future conditions, however LOS D is not considered acceptable for this rural location and the design engineers should strive to meet criteria that minimizes delay under post build conditions. A minimum LOS goal for rural areas should be C or better.
- Please transfer the Sidra analysis results to the LOS table ‘X’ so they can be directly compared without searching different sections of the report.
- Courthouse Road WB under 2037 no-build AM and PM falls to LOS C, while under 2037 build with mitigation AM and PM it falls to LOS F. Please provide mitigation at this intersection.
- The Proposed Sub Entrance is being presented with the Lefts out operating at LOS D, please consider other mitigation measures that would accommodate better performance of the lefts out of the proposed development.
- Friendship Road EB under 2037 no-build PM falls to LOS C, while under 2037 build with mitigation PM it falls to LOS E Please provide further mitigation at this intersection.
- The Synchro files show a center dual left turn lane also referred to as a “suicide lane” just north of route 616 on US 15 and again between the sub-entrance and the main-entrance on US 15, which is assumed to be the “receiving lane” mentioned in the report to allow motorists to make a two staged left out of the side streets. This is not an acceptable mitigation to left turn conflicts, considered alternate intersection control at all necessary locations, where left turn conflicts are present.

- There are several public streets within close proximity to the Palmyra Lane and church street intersection cluster and the Route 53 intersection, such as Route 1007 and Route 632 along with various others, which are not included in the Synchro network. Due to the close proximity of these Routes there is high probability that the traffic entering and exiting the mainline at these locations will effect the performance of the corridor and intersections, therefore they should be included as part of the Impact analysis for this project.
- The traffic volumes for many movements used in the analysis was '0', please use a minimum of 5 vehicles for any movement less than 5, to ensure these movements are accounted for when analyzing the future performance of the intersections.
- Synchro – Travel speeds and simulation speeds of vehicles was set at 30MPH for all segments of the network, however the posted speed limit through the effected Route 15 corridor varies from 45 to 35 to 45 and back to 55. The model should incorporate the correct travel speed for each segment of the route 15 corridor as this will have an effect on left and right turn gap acceptance at the intersection streets, and will have an effect on the reported delays, LOS, and queuing.

Steven Tugwell

From: Wood, Mark (VDOT) <James.Wood@VDOT.virginia.gov>
Sent: Friday, March 08, 2013 3:13 PM
To: Steven Tugwell
Cc: 'Justin Shimp'; 'Bill Wuensch'; Proctor, Charles C. (VDOT); Bonghi, Jonathan (VDOT); Wolfrey, Sharon A. (VDOT)
Subject: Additional Walker's Ridge TIA Comments
Importance: High

Steve,

I've been out of the Zion Crossroads office for several days working the night shift to support our snow removal operations and unfortunately I wasn't able to obtain all of VDOT's comments prior to my email dated March 7, 2013. Please include the following VDOT TIA comments for the Walker's Ridge Development along with those that were previously provided:

1. Page 1, Executive Summary, under ii - should say "203 single family **detached** dwelling units";
2. Page 2, Executive Summary, under iii, 2nd paragraph – Level of Service (LOS) values are not specified in the Traffic Impact Analysis regulations. However it refers to the change in delay as the evaluation tool. In addition, in rural areas lower delays are expected, which relates to better LOS values (generally 'C' or better in the rural areas). This being said any movement that shows significant change in delay will need to be mitigated to minimize the change;
3. Page 3 – Proposed Mitigation Measures, under 1, 4 and 5 – the study suggests adding an additional receiving lane to address the delay to the left turn traffic from the side streets or signalized the intersection. This two-step turning movement is generally not an acceptable mitigation. Also, in recent years it has been the County's policy not to install traffic signals. Therefore, VDOT recommends a roundabout as a possible solutions at these locations. A roundabout would eliminate the need for the additional turns and receiving lanes as well as the need for signalization and it may provide better Level of Service;
4. Page 17 – Trip Generation, 1st paragraph, 3rd sentence – should say "203 single family **detached** dwelling units";
5. Page 17 - Table V-A, the ITE code for Single Family Attached is different than for Townhomes. These are usually larger homes similar to Single Family Home that are paired together. ITE does not have a category for this type of unit. In the past, it has been acceptable to split to difference between townhouse and single family trip generation for this unit type;
6. Page 30 – as stated above in comment No. 3 above, recommend Roundabouts be considered in lieu of signals or receiving lanes or a combination of restricted access (RT in/out and possible Lt in) with roundabouts at key intersection to accommodate u-turns;
7. Page 32-33 – as stated in Comment No. 2 above, Level of Service value is not specified in the Traffic Impact Analysis regulations. However it refers to change in delay as the evaluation tool. In addition in rural areas lower delays are expected, which relates to better LOS values (generally 'C' or better in the rural areas). This being said any movement that shows significant change in delay will need to be mitigated to minimize the change;
8. Page 32-33 - as stated above in comment No. 3 above, recommend Roundabouts be considered in lieu of traffic signals or receiving lanes or a combination of restricted access (RT in/out and possible Lt in) with roundabouts at key intersection to accommodate u-turns;
9. Appendix C, Photo-Log, include State Route Numbers in addition to street names (i.e. Route 644-Friendship Rd., Route 601-Courthouse Rd., Route 1002-Palmyra Rd., etc.).

J. Mark Wood, P.E. L.S.

Area Land Use Engineer

Virginia Department of Transportation

Land Development – South

P.O. Box 1017

11430 James Madison Highway

Troy, VA 22974

Phone: (434) 589-7932

Cell: (540) 223-5240

Fax: (434) 589-3967

Email: Mark.Wood@VDOT.Virginia.gov

PRE-SCOPE OF WORK MEETING FORM

Information on the Project Traffic Impact Analysis Base Assumptions

The applicant is responsible for entering the relevant information and submitting the form to VDOT and the locality no less than three (3) business days prior to the meeting. If a form is not received by this deadline, the scope of work meeting may be postponed.

Contact Information				
Consultant Name:	Bill Wuensch, P.E., PTOE, Engineering & Planning Resources, P.C.			
Tele:	804 647 7700			
E-mail:	w.wuensch@epr-corp.com			
Developer/Owner Name:	represented by - Justin Shimp, P.E.			
Tele:	207-8086			
E-mail:	justin@shimp-engineering.com			
Project Information				
Project Name:	Walkers Ridge	Locality/County:	Fluvanna	
Project Location: <small>(Attach regional and site specific location map)</small>	West side of Route 15 north of Palmyra (old Rivanna golf course site)			
Submission Type	Comp Plan <input type="checkbox"/>	Rezoning <input checked="" type="checkbox"/>	Site Plan <input type="checkbox"/>	Subd Plat <input type="checkbox"/>
Project Description: <small>(Including details on the land use, acreage, phasing, access location, etc. Attach additional sheet if necessary)</small>	mixed use development with 43 SFDU, 1376 MFDU, 95 Townhomes, 90ksf of retail (generally specialty retail), and 60ksf of office. Current Zoning is R-3 residential, proposed development is PUD zone. 230+/- Acres proposed for development.			
Proposed Use(s): <small>(Check all that apply; attach additional pages as necessary)</small>	Residential <input type="checkbox"/>	Commercial <input type="checkbox"/>	Mixed Use <input checked="" type="checkbox"/>	Other <input type="checkbox"/>
	Residential Uses(s) Number of Units: _____ ITE LU Code(s): 210- 43 SFDU 220 - 1376 MF 230 - 95 Towns Commercial Use(s) ITE LU Code(s): 814 - 90ksf 710 - 60ksf _____ Square Ft or Other Variable:		_____ _____ _____ Other Use(s) ITE LU Code(s): _____ _____ _____ Independent Variable(s): _____ _____ _____	
Total Peak Hour Trip Projection:	Less than 100 <input type="checkbox"/>	100 – 499 <input type="checkbox"/>	500 – 999 <input type="checkbox"/>	1,000 or more <input checked="" type="checkbox"/>

It is important for the applicant to provide sufficient information to county and VDOT staff so that questions regarding geographic scope, alternate methodology, or other issues can be answered at the scoping meeting.

Traffic Impact Analysis Assumptions			
Study Period	Existing Year: 2012	Build-out Year: 2032	Design Year: 2032 ²⁰³⁷
Study Area Boundaries (Attach map)	North: northerly entrance (Route 15 at Friendship Road)	South: Route 53/15	
	East: Site	West: Route 15	
External Factors That Could Affect Project (Planned road improvements, other nearby developments)	new development in Zion Crossroads		
Consistency With Comprehensive Plan (Land use, transportation plan)	yes		
Available Traffic Data (Historical, forecasts)	Prior study for this site in year 2008		
Trip Distribution (Attach sketch)	Road Name: see attached estimate	Road Name:	
	Road Name:	Road Name:	
Annual Vehicle Trip Growth Rate:	1% (based on existing traffic north side of Sommerfield)	Peak Period for Study (check all that apply)	<input checked="" type="checkbox"/> AM <input checked="" type="checkbox"/> PM <input type="checkbox"/> SAT
		Peak Hour of the Generator	
Study Intersections and/or Road Segments (Attach additional sheets as necessary)	1.Route 644 north end/15	6.	
	2.Route 644 south end (northerly site entrance)/15	7.	
	3.site entrance (roundabout)/15	8.	
	4.Courthouse (601)/ 15	9.	
	5.15/53	10.	
Trip Adjustment Factors	Internal allowance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Reduction: 15 % trips	Pass-by allowance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Reduction: 25%% trips	
	<input checked="" type="checkbox"/> Synchro <input type="checkbox"/> HCS (v.2000/+) <input checked="" type="checkbox"/> aaSIDRA <input type="checkbox"/> CORSIM <input checked="" type="checkbox"/> Other simtraffic for queues		
Traffic Signal Proposed or Affected (Analysis software to be used, progression speed, cycle length)	roundabout at site entrance, potential for traffic signal/roundabout at 15/53		

It is important for the applicant to provide sufficient information to county and VDOT staff so that questions regarding geographic scope, alternate methodology, or other issues can be answered at the scoping meeting.

Improvement(s) Assumed or to be Considered	Turn lanes at the site entrance, access management strategies, roundabout at site entrance, intersection changes to 15/53
Background Traffic Studies Considered	as noted in the available traffic data section.
Plan Submission	<input checked="" type="checkbox"/> Master Development Plan (MDP) <input type="checkbox"/> Generalized Development Plan (GDP) <input type="checkbox"/> Preliminary/Sketch Plan <input type="checkbox"/> Other Plan type (Final Site, Subd. Plan)
Additional Issues to be Addressed	<input checked="" type="checkbox"/> Queuing analysis <input type="checkbox"/> Actuation/Coordination <input type="checkbox"/> Weaving analysis <input type="checkbox"/> Merge analysis <input checked="" type="checkbox"/> Bike/Ped Accommodations <input checked="" type="checkbox"/> Intersection(s) <input type="checkbox"/> TDM Measures <input checked="" type="checkbox"/> Other entrance, and roundabout

NOTES on ASSUMPTIONS:

1. see attached trip generation and distribution sketches
2. passy percentages for use to be per the ITE trip gen handbook
3. final trip estimates, distribution, and resulting traffic figures to be approved by VDOT prior to conducting analysis
4. will need to recount 15/53 due to high school. South end of Friendship Road (Rt 644) recently re-counted. Year 2008 counts will be used for the northern end of Route 644 and also Courthouse Road (Rt 601).
5. build year is horizon analysis year (2032)

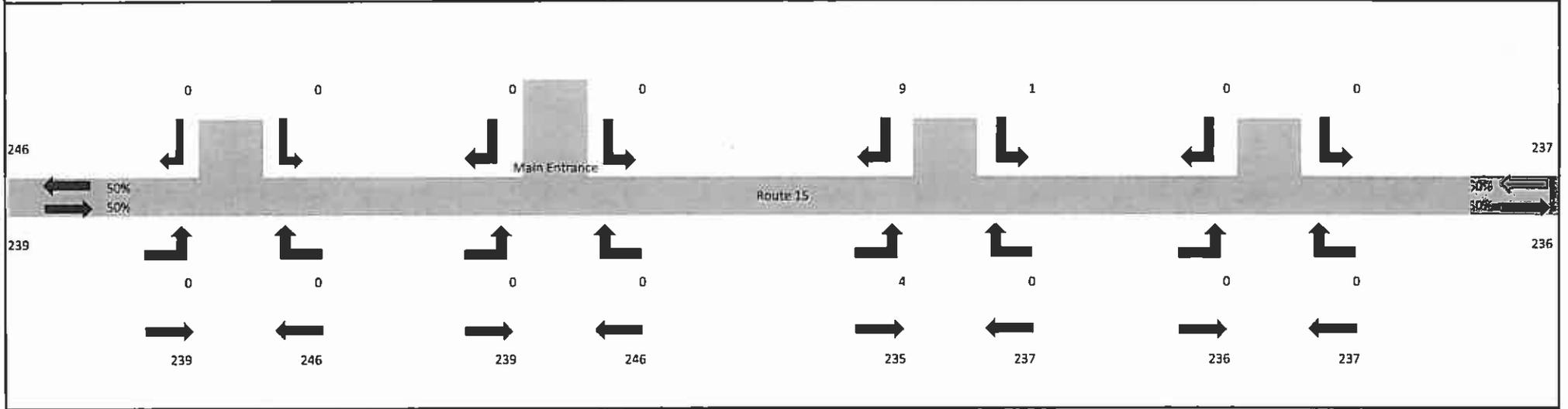
SIGNED: _____ DATE: _____
Applicant or Consultant

PRINT NAME: _____
Applicant or Consultant

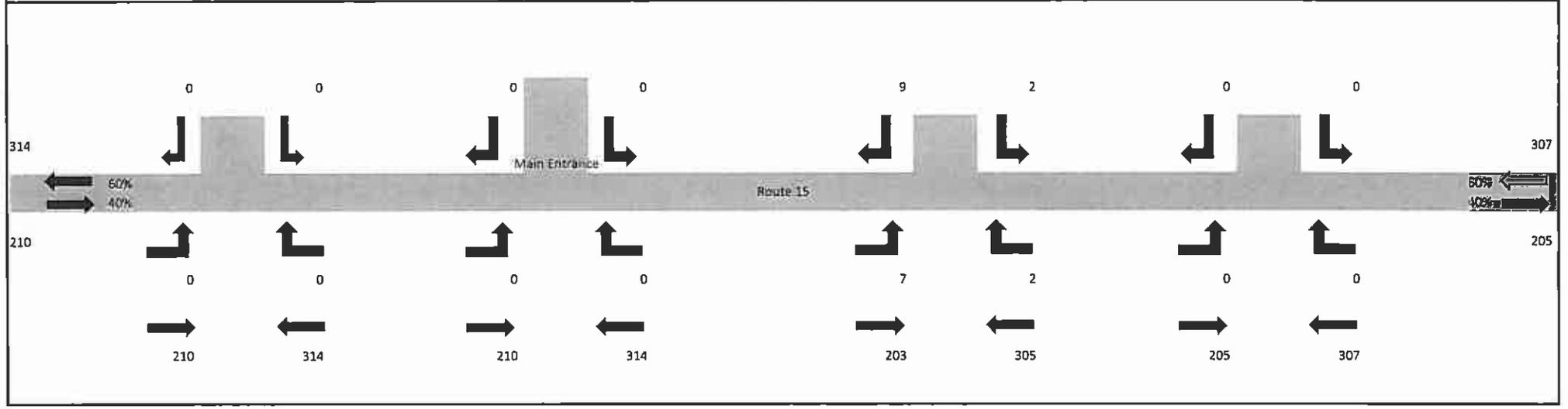
It is important for the applicant to provide sufficient information to county and VDOT staff so that questions regarding geographic scope, alternate methodology, or other issues can be answered at the scoping meeting.

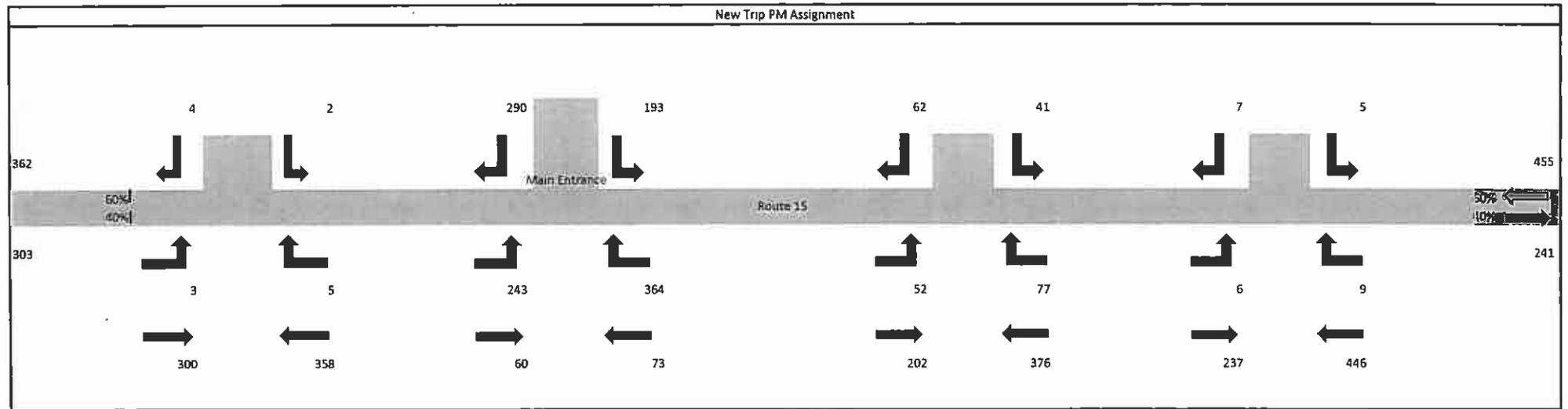
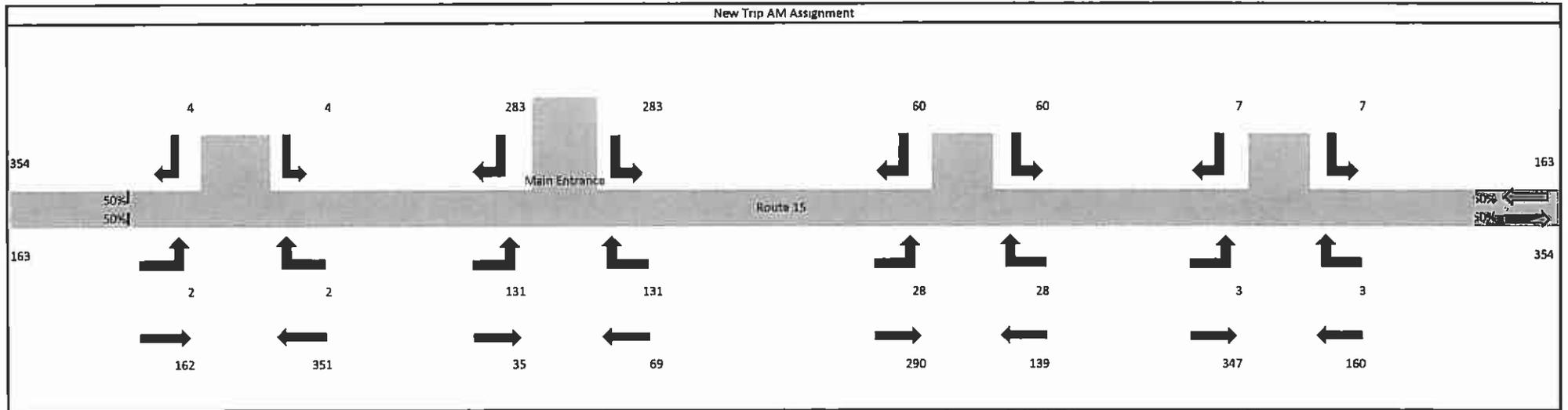
Use Description	ITE	Qty	Daily	AM		PM	
				in	out	in	out
Single Family Detached	210	43	478	10	30	31	18
Multi-Family Residential	220	1,376	8,462	136	542	503	271
Townhouse	230	95	615	8	41	39	19
Retail	814	90,000	3,888	104	133	268	290
Office	710	60,000	900	110	15	25	121
		total	14,344	368	761	865	719
internal capture			583	16	20	40	43
Peak Hour Trips After Reductions (driveway trips)			13,761	352	741	825	676
Pass-by (25% of Retail)			972	26	33	67	72
Total New Trips			12,789	326	708	758	603
		total peak	12,789	1,034		1,362	

AM Traffic Volumes (Existing)

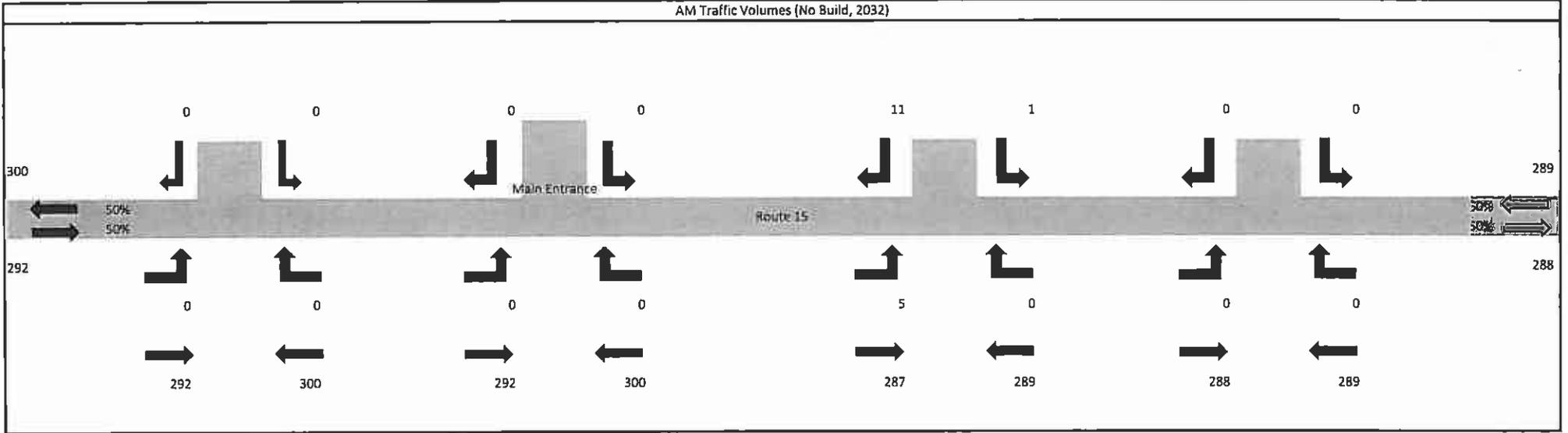


PM Traffic Volumes (Existing)

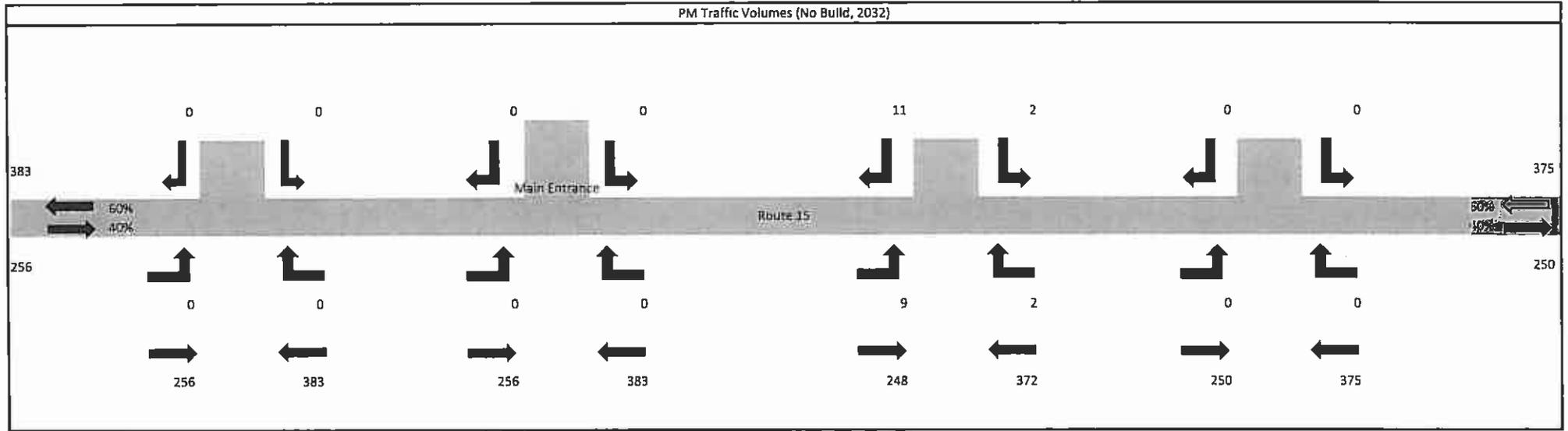




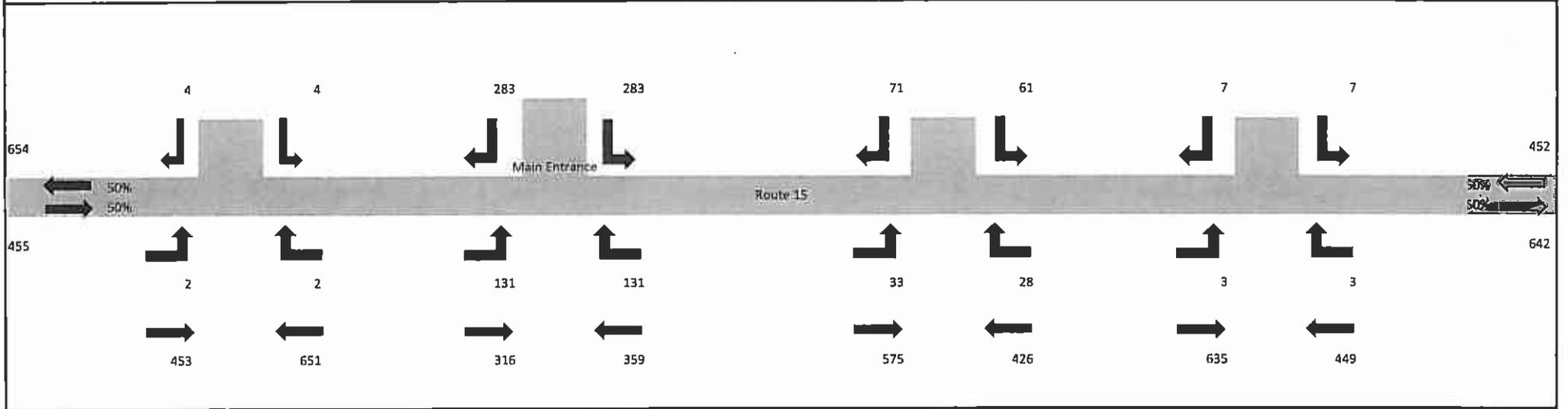
AM Traffic Volumes (No Build, 2032)



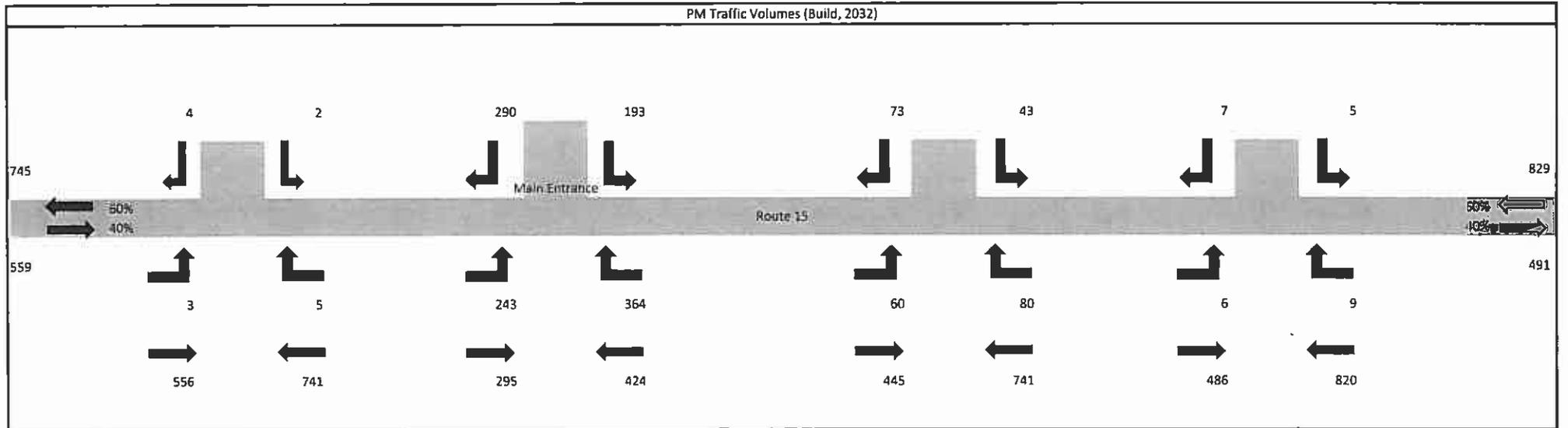
PM Traffic Volumes (No Build, 2032)



AM Traffic Volumes (Build, 2032)



PM Traffic Volumes (Build, 2032)



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757.478.6761

LSmith@DataCollectionGroup.net

File Name : Route 15 and Friendship

Site Code : 22222222

Start Date : 2/2/2012

Page No : 1

Groups Printed- Passenger Veh - Trucks

Start Time	Route 15 From North					From East					Route 15 From South					Friendship Rd From West					Int Total
	Right	Thru	Left	Peds	App Total	Right	Thru	Left	Peds	App Total	Right	Thru	Left	Peds	App Total	Right	Thru	Left	Peds	App Total	
07 00 AM	0	47	0	0	47	0	0	0	0	0	0	55	0	0	55	0	0	0	0	0	102
07 15 AM	0	54	0	0	54	0	0	0	0	0	0	76	0	0	76	2	0	0	0	2	132
07 30 AM	0	71	0	0	71	0	0	0	0	0	0	52	0	0	52	2	0	0	0	2	125
07 45 AM	0	61	0	0	61	0	0	0	0	0	0	47	1	0	48	4	0	0	0	4	113
Total	0	233	0	0	233	0	0	0	0	0	0	230	1	0	231	8	0	0	0	8	472
08 00 AM	0	51	0	0	51	0	0	0	0	0	0	60	3	0	63	1	0	1	0	2	116
08 15 AM	1	35	0	0	36	0	0	0	0	0	0	68	4	0	72	0	0	0	0	0	108
08 30 AM	1	33	0	0	34	0	0	0	0	0	0	52	0	0	52	0	0	1	0	1	87
08 45 AM	1	28	0	0	29	0	0	0	0	0	0	53	6	0	59	2	0	0	0	2	90
Total	3	147	0	0	150	0	0	0	0	0	0	233	13	0	246	3	0	2	0	5	401
*** BREAK ***																					
04 00 PM	2	60	0	0	62	0	0	0	0	0	0	39	1	0	40	4	0	1	0	5	107
04 15 PM	2	63	0	0	65	0	0	0	0	0	0	47	1	0	48	2	0	1	0	3	116
04 30 PM	1	63	0	0	64	0	0	0	0	0	0	57	1	0	58	5	0	0	0	5	127
04 45 PM	0	78	0	0	78	0	0	0	0	0	0	48	4	0	52	1	0	1	0	2	132
Total	5	264	0	0	269	0	0	0	0	0	0	191	7	0	198	12	0	3	0	15	482
05 00 PM	0	77	0	0	77	0	0	0	0	0	0	52	1	0	53	3	0	1	0	4	134
05 15 PM	1	87	0	0	88	0	0	0	0	0	0	46	1	0	47	0	0	0	0	0	135
05 30 PM	2	73	0	0	75	0	0	0	0	0	0	30	3	0	33	1	0	0	0	1	109
05 45 PM	3	71	0	0	74	0	0	0	0	0	0	38	6	0	44	0	0	2	0	2	120
Total	6	308	0	0	314	0	0	0	0	0	0	166	11	0	177	4	0	3	0	7	498
Grand Total	14	952	0	0	966	0	0	0	0	0	0	820	32	0	852	27	0	8	0	35	1853
Apprch %	1.4	98.6	0	0		0	0	0	0	0	0	96.2	3.8	0		77.1	0	22.9	0		
Total %	0.8	51.4	0	0	52.1	0	0	0	0	0	0	44.3	1.7	0	46	1.5	0	0.4	0	1.9	
Passenger Veh	14	879	0	0	893	0	0	0	0	0	0	773	32	0	805	23	0	8	0	31	1729
% Passenger Veh	100	92.3	0	0	92.4	0	0	0	0	0	0	94.3	100	0	94.5	85.2	0	100	0	88.6	93.3
Trucks	0	73	0	0	73	0	0	0	0	0	0	47	0	0	47	4	0	0	0	4	124
% Trucks	0	7.7	0	0	7.6	0	0	0	0	0	0	5.7	0	0	5.5	14.8	0	0	0	11.4	6.7

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File Name : Route 15 and Friendship

Site Code : 22222222

Start Date : 2/2/2012

Page No : 2

Start Time	Route 15 From North					From East					Route 15 From South					Friendship Rd From West					Int Total
	Right	Thru	Left	Peds	App Total	Right	Thru	Left	Peds	App Total	Right	Thru	Left	Peds	App Total	Right	Thru	Left	Peds	App Total	
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	0	54	0	0	54	0	0	0	0	0	0	76	0	0	76	2	0	0	0	2	132
07:30 AM	0	71	0	0	71	0	0	0	0	0	0	52	0	0	52	2	0	0	0	2	125
07:45 AM	0	61	0	0	61	0	0	0	0	0	0	47	1	0	48	4	0	0	0	4	113
08:00 AM	0	51	0	0	51	0	0	0	0	0	0	60	3	0	63	1	0	1	0	2	116
Total Volume	0	237	0	0	237	0	0	0	0	0	0	235	4	0	239	9	0	1	0	10	486
% App Total	0	100	0	0		0	0	0	0		0	98.3	1.7	0		90	0	10	0		
PHF	000	835	000	000	835	000	000	000	000	000	000	773	333	000	786	563	000	250	000	625	920
Passenger Veh	0	208	0	0	208	0	0	0	0	0	0	226	4	0	230	6	0	1	0	7	445
% Passenger Veh	0	87.8	0	0	87.8	0	0	0	0	0	0	96.2	100	0	96.2	66.7	0	100	0	70.0	91.6
Trucks	0	29	0	0	29	0	0	0	0	0	0	9	0	0	9	3	0	0	0	3	41
% Trucks	0	12.2	0	0	12.2	0	0	0	0	0	0	3.8	0	0	3.8	33.3	0	0	0	30.0	8.4

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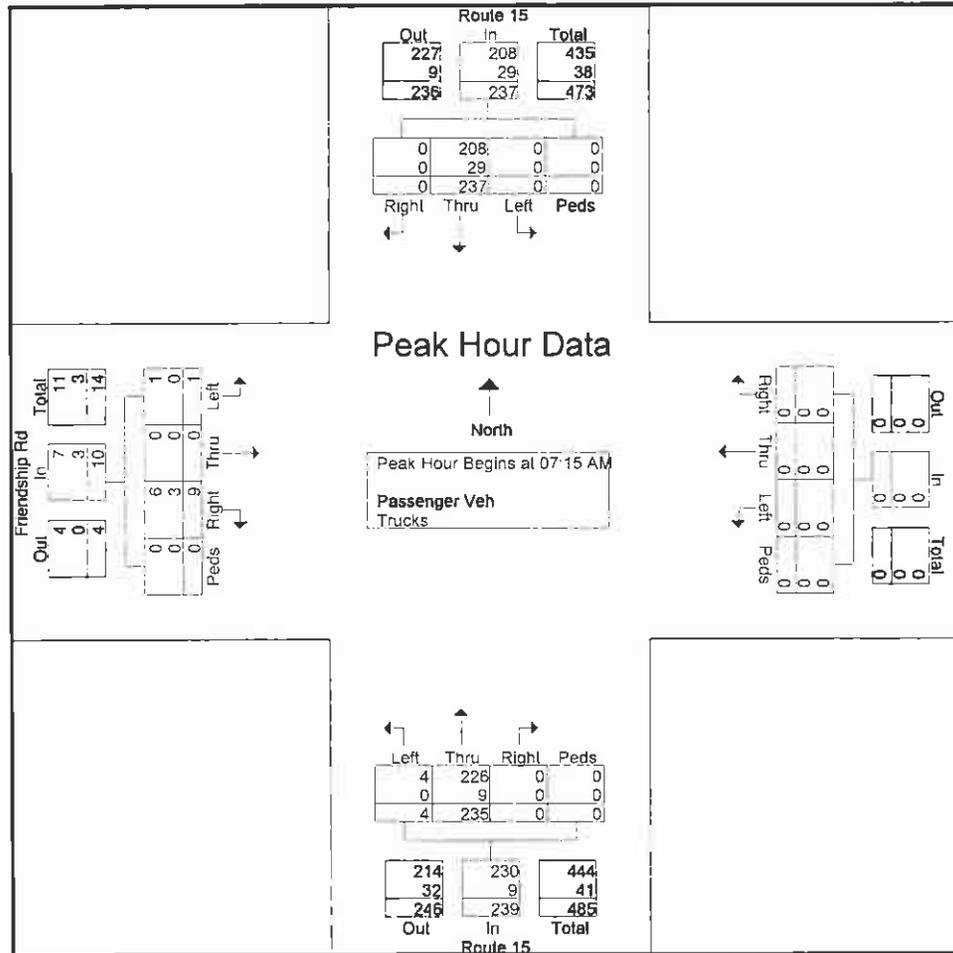
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Page No : 4

Start Time	Route 15 From North					From East					Route 15 From South					Friendship Rd From West					Int. Total
	Right	Thru	Left	Peds	App Total	Right	Thru	Left	Peds	App Total	Right	Thru	Left	Peds	App Total	Right	Thru	Left	Peds	App Total	
Peak Hour Analysis From 12 00 PM to 05 45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04 30 PM																					
04 30 PM	1	63	0	0	64	0	0	0	0	0	0	57	1	0	58	5	0	0	0	5	127
04 45 PM	0	78	0	0	78	0	0	0	0	0	0	48	4	0	52	1	0	1	0	2	132
05 00 PM	0	77	0	0	77	0	0	0	0	0	0	52	1	0	53	3	0	1	0	4	134
05 15 PM	1	87	0	0	88	0	0	0	0	0	0	46	1	0	47	0	0	0	0	0	135
Total Volume	2	305	0	0	307	0	0	0	0	0	0	203	7	0	210	9	0	2	0	11	528
% App Total	0.7	99.3	0	0		0	0	0	0	0	0	96.7	3.3	0		81.8	0	18.2	0		
PHF	500	876	000	000	872	000	000	000	000	000	000	890	438	000	905	450	000	500	000	550	978
Passenger Veh	2	290	0	0	292	0	0	0	0	0	0	190	7	0	197	9	0	2	0	11	500
% Passenger Veh	100	95.1	0	0	95.1	0	0	0	0	0	0	93.6	100	0	93.8	100	0	100	0	100	94.7
Trucks	0	15	0	0	15	0	0	0	0	0	0	13	0	0	13	0	0	0	0	0	28
% Trucks	0	4.9	0	0	4.9	0	0	0	0	0	0	6.4	0	0	6.2	0	0	0	0	0	5.3

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Page No : 5

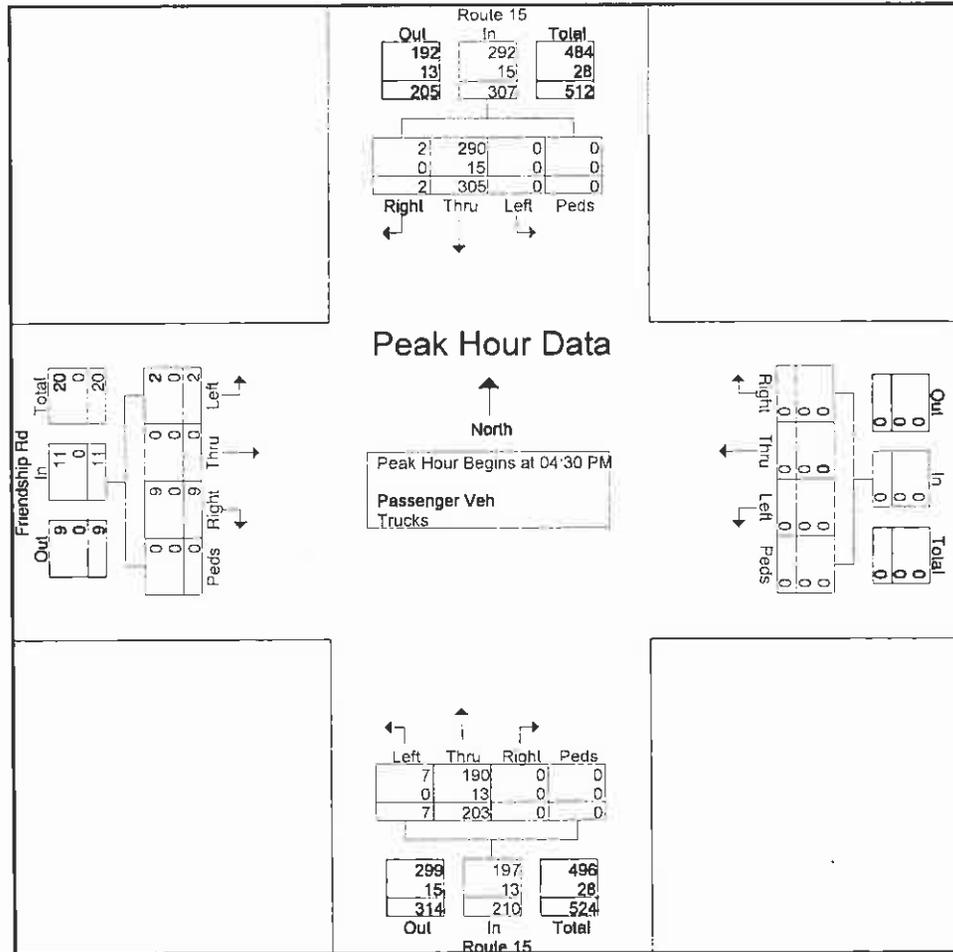
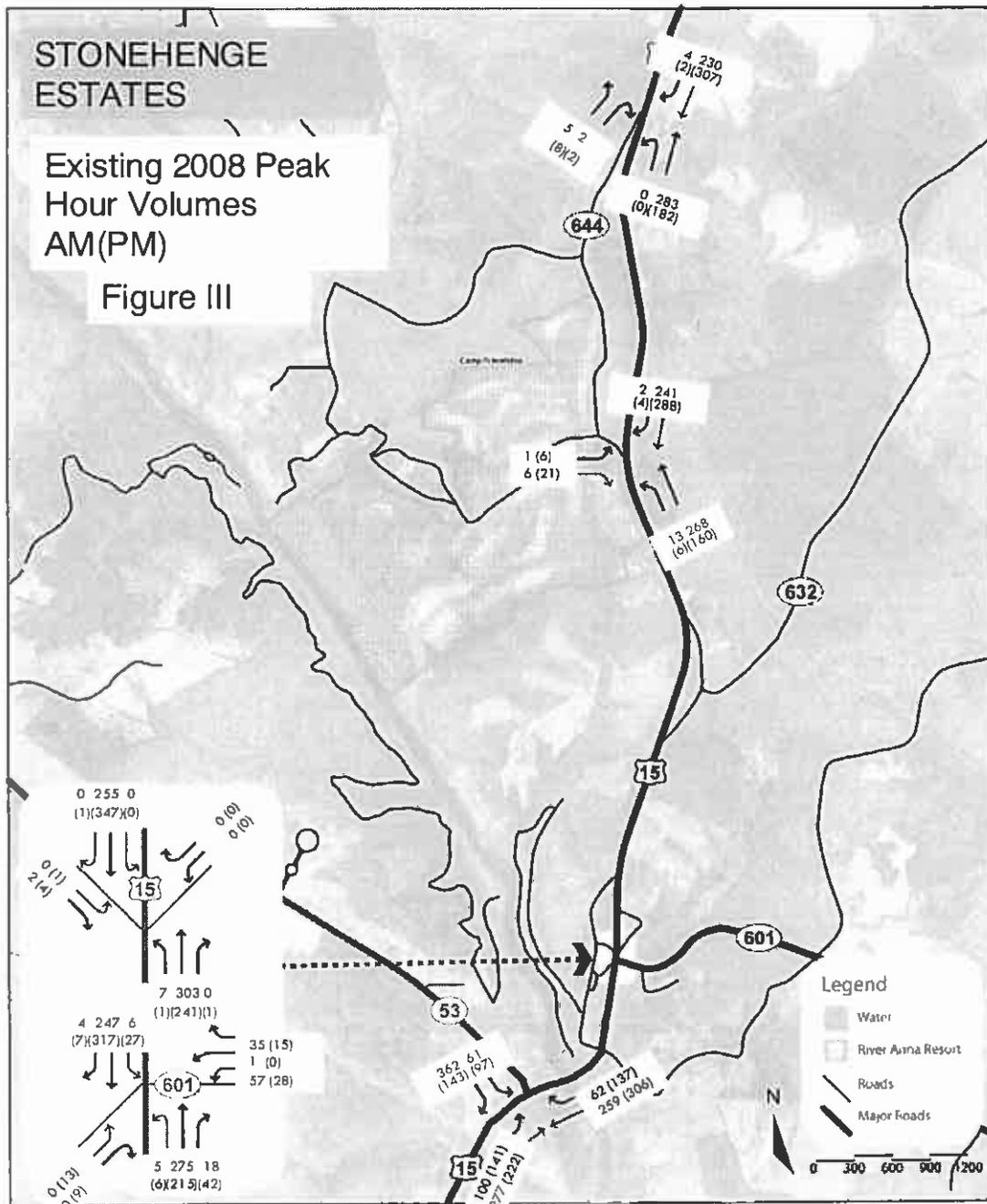


Figure III, Existing 2008 Turning Movement Counts, AM/PM Peak Hours



TO: JUSTIN SHIMP, P.E.

FROM: BILL WUENSCH, P.E., PTOE

ORGANIZATION: SHIMP ENGINEERING, P.C.

DATE: FEB 22, 2012

PHONE NUMBER:

SENDER'S REFERENCE NUMBER:

ASSESSMENT OF INTERSECTION NEEDS FOR ACCESS TO
 RIVANNA RESORT DEVELOPMENT

YOUR REFERENCE NUMBER:

MEMORANDUM

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY FOR YOUR USE

PURPOSE

A preliminary assessment of traffic impacts and access for the subject site has been performed in order to generally assess the level of traffic and to identify likely intersection geometry for the site access points along Route 15. A formal traffic impact study scoping meeting has not yet occurred with VDOT. The final Chapter 527 traffic study for VDOT will be performed to VDOT specifications. However, at this point in the site planning, the following preliminary analysis will suffice for initial coordination with the County and for site planning needs at this time.

TRAFFIC VOLUMES

Trip projections were developed based on the currently estimated level of development that is reflected in the current site concept. The following table summarizes the proposed use intensities and resulting estimated trip generation (per the ITE Trip Generation Manual).

Table 1- Trip Generation Table

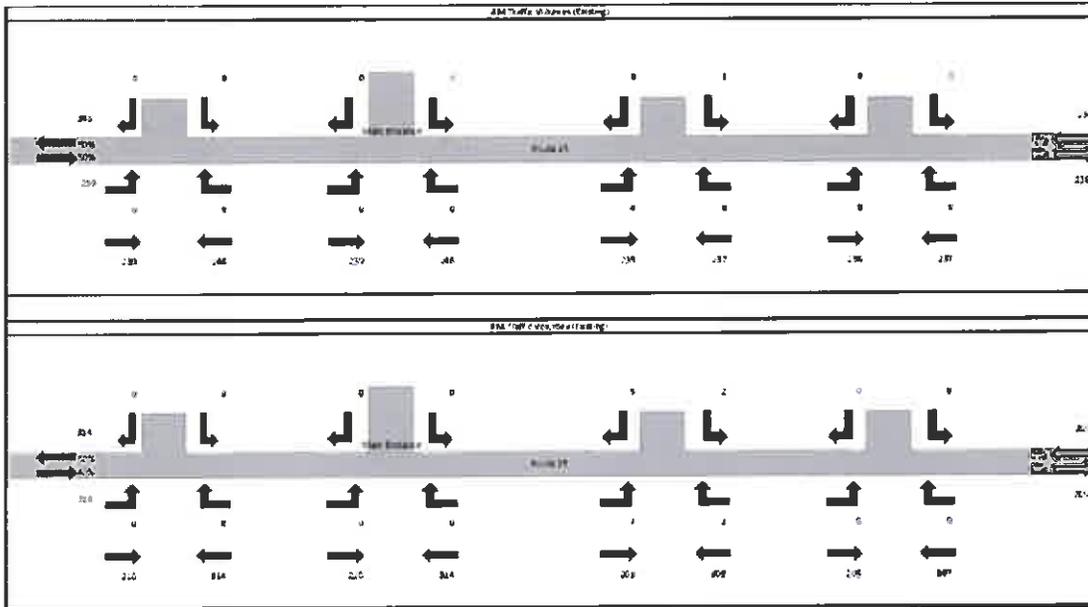
Use Description	ITE	Qty	Daily	AM		PM	
				in	out	in	out
Apartments	230	1,361	6235	71	346	289	142
General Office	710	54,300	834	101	14	24	116
Shopping	820	96,200	6622	59	38	304	316
		total	13691	231	397	617	574
internal capture				11	52	43	21
Peak Hour Trips After Reductions (driveway trips)				220	345	573	553
Pass-by (25% of Retail)				15	9	76	79
Total New Trips			11100	206	336	497	474
		total peak	11100	542		971	

637 BERKMAR CIRCLE
 CHARLOTTESVILLE, VA 22901
 PHONE (804) 647-7701
 FAX (866) 233-8801

9602 BOBWHITE WAY
 PENSACOLA, FL 32514
 PHONE (850) 471-9579
 FAX (850) 471-2086

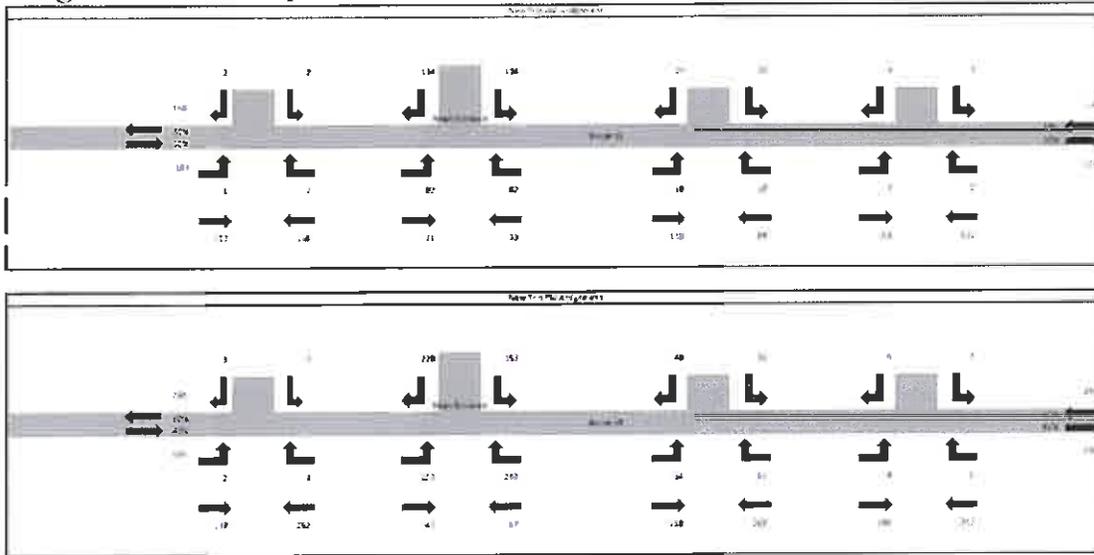
The following diagrams show:

1. The existing traffic as counted in late 2011 along Route 15 at the existing (southerly) Friendship Way intersection with Route 15. The through trips were projected through the network and across what will become the primary site entrance, southerly site entrance, and to the north (right side of graphic), the northerly intersection of Friendship Way at Route 15.



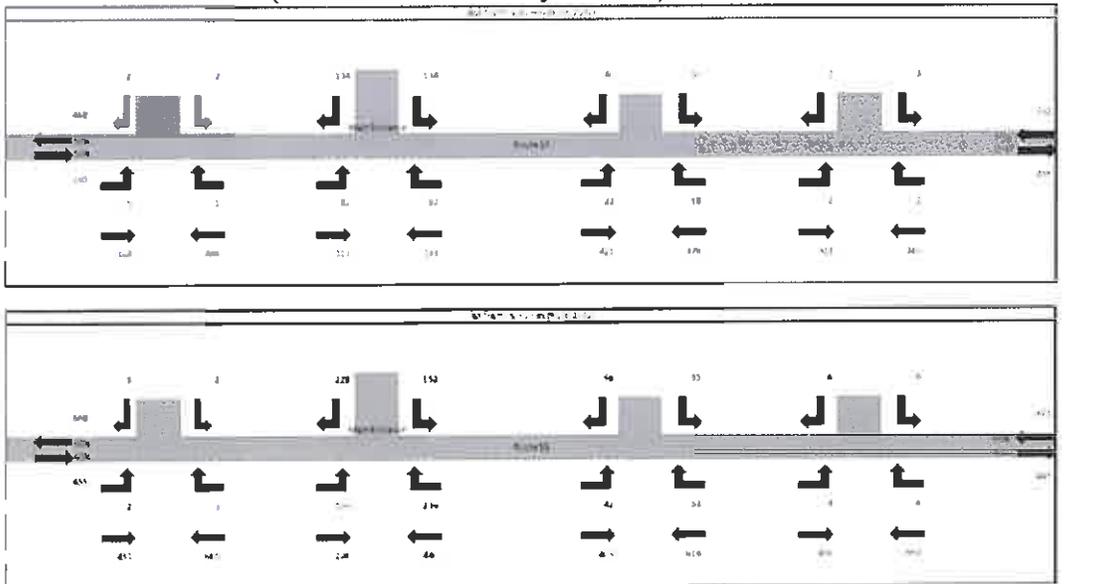
2. The projected site trips per Table 1. The trips were distributed onto Route 15 based on the patterns of the current traffic passing the site. This is to say that if in the afternoon 60% of the traffic on Route 15 is heading southbound, then we'll assume that 60% of the arrivals and departures from the site will occur to/from the south. Furthermore, since a major concern for site access is for the primary site entrance, we assumed that 80% of the site traffic will use this entrance. This conservatively high assumption is useful when performing a "fatal flaw" level analysis of the primary entrance intersection geometry. We then assumed that about 17% of the site traffic might use what is now the southerly Friendship Way intersection, and then the remainder of the site traffic was distributed to the other two intersection that might end up taking some of the site traffic (i.e. southerly site entrance and northerly Friendship Way intersection).

Assignment of new trips on the network.



- The “build condition” year 2032 traffic was estimated by combining the existing volumes with the full site buildout volumes. In addition, the existing background volumes (current traffic volumes) were increased by 1% per year to capture growth in traffic resulting from countywide and regional traffic growth. These build condition year 2032 volumes represent a 20 year planning horizon volume set from which the intersection geometry was tested.

Build 2032 Volumes (Full site buildout in year 2032)



Summary of Intersection Analyses

The volumes as identified above for the build year 2032 were input into both a Synchro model for unsignalized and signalized intersections and also the Sidra model for roundabouts.

Based on this analysis, the following findings were identified.

1. A signal or roundabout will be necessary in the future for the primary site entrance. Turn lanes are warranted for a standard intersection, and when we near buildout conditions the sidestreet delays decrease to LOS F (i.e. it is very difficult to find sufficient gaps for the entering volume). Therefore, signalization will likely be required as the site continues to build out. As an alternative, a single lane roundabout could be constructed which would effectively and safely accommodate turning movements while providing a gateway feature to the village of Palmyra.
2. For the southerly Friendship Way intersection, signalization is not necessary in the future, however it is recommended that right and left turn lanes be provided.
3. For the southerly site access intersection, neither a right turn lane nor a left turn lane is required. However, it is recommended that this entrance, at some point in the future depending on volume growth, be restricted to right in/out only.
4. No turn lanes are needed for the northerly entrance to Friendship Way.

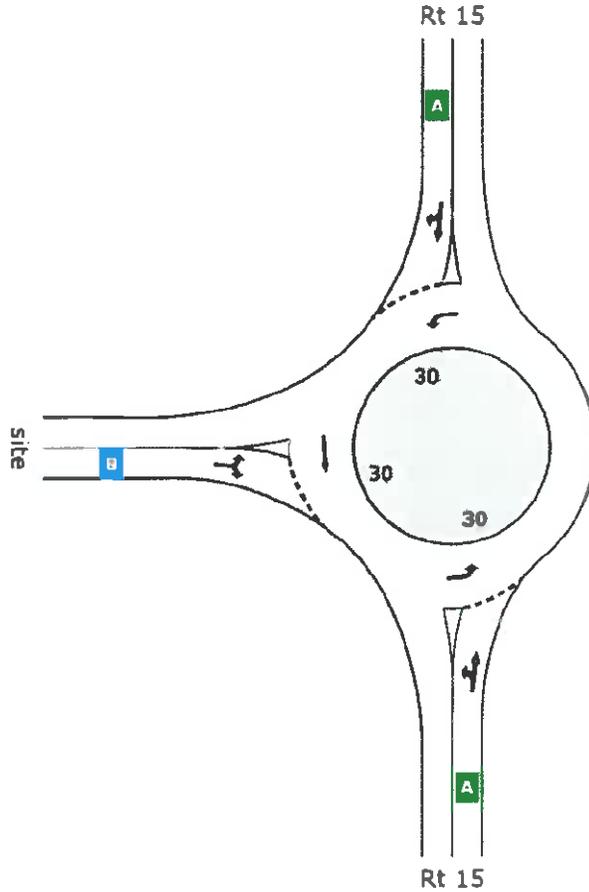
The following graphics illustrate the preliminary recommendations for access to this site.

LEVEL OF SERVICE SUMMARY

Site: Rou 4-way 11

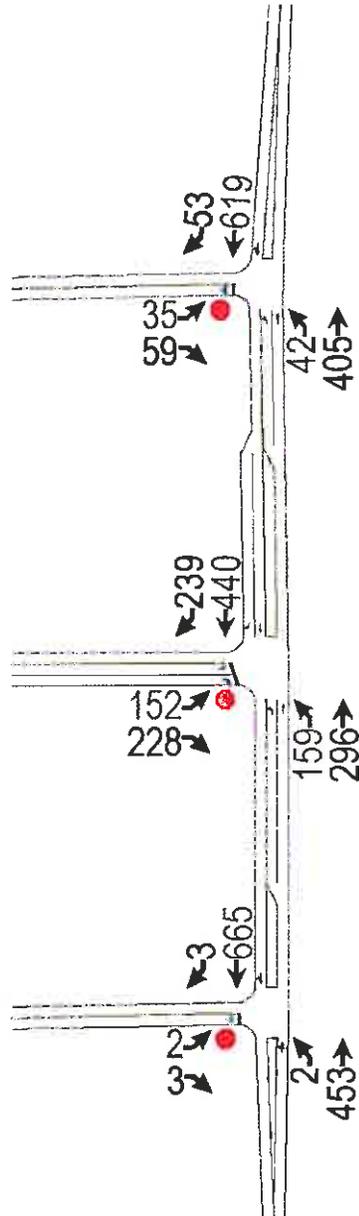
Roundabout with 1 & 2-lane approaches and circulating road
 MUTCD (FHWA 2009) example number: 3C-4
 Roundabout Guide (TRB 2010) example number: A-3

Roundabout



	South	North	West	Intersection
LOS	A	A	B	A

Level of Service (LOS) Method Delay (HCM 2000)
 Roundabout LOS Method Same as Signalised Intersections
 Lane LOS values are based on average delay per lane
 Intersection and Approach LOS values are based on average delay for all lanes
 SIDRA Standard Delay Model used



With the above noted recommendations, the level of service for all approaches will be at or above LOS C in the future year condition.

END OF MEMORANDUM

January 9, 2013 Neighborhood Meeting

SIGN IN SHEET FOR:

ZMP 12:02, Hotel Street Capital, LLC - An ordinance to amend the Fluvanna County Zoning Map with respect to 222.0 acres of Tax Map 30, Section A, Parcel 110, and 10 acres of Tax Map 19, Section A, Parcel 39C (former Rivanna Resort) to rezone the subject properties from R-3 (Residential, Planned Community) with proffers to PUD (Planned Unit Development). The subject property is located within the Palmyra Election District on the western side of U.S. Route 15 (James Madison Highway) at its intersection with State Route 644 (Friendship Road), approximately 0.25 miles north of State Route 661 (Rescue Lane). The proposed amendment would allow a maximum of 1,190 residential units (a mixture of single-family detached units, townhouses, and multi-family units) and 160,000 square feet of commercial space. According to the 2009 Comprehensive Plan, the property is located within the Palmyra Community Planning Area.

Please Print Your Name & Address:

1. GENE KOWACSKI 67 THOMAS JEFFERSON Palmyra
2. Cris Higginbotham 573 Friendship Way Palmyra VA
3. Chuck Higginbotham " " " "
4. Ann Kirschick 51 Nahor Dr Palmyra
5. Marvin Moss 14054 James Madison Hwy Palmyra
6. Judith Mickelson 33 MAIN ST Palmyra VA 22963
7. Betty McGehee 630 Courthouse Rd, Palmyra, VA 22963
8. MARY TILMAN P.O. Box 238 - 15686 James Madison Hwy Palmyra VA 22963
9. Vicki Wilson 2704 Lake Monticello Rd - Palmyra VA 22963
10. Molly Suling PO BOX 153 219 MAIN ST Palmyra VA 22963
11. Overton McGehee 924 Courthouse Rd. Palmyra Va. 22963
12. _____
13. _____
14. _____

ZMP 12:02 (Walker's Ridge PUD Rezoning)

January 9, 2013 Neighborhood meeting notes:

- What will be the average square footage of the housing units and how will water and sewer be handled?
- Sq. Ft. will vary from 1,200-2,000
- Water and sewer will be handled on-site

- Will water wells be drilled?
- Yes. Well will be drilled, the water won't be coming from the Rivanna.

- Strong concern about drilling all of the on-site water wells that will be required and possibly draining the Rivanna River.

- Concern how there can be this many units without public water and sewer.

- What would prevent all of the units from becoming rental units?

- Why do you expect new business to survive when they're empty buildings and businesses already in Fluvanna?

- Why would the county want more residential development before we have new businesses?

- What kind of parking or number of parking spaces will be required for this development?
- There was concern that this PUD is being designed under regulations that don't necessarily protect the county citizenry. Maybe the PUD ordinance needs to be revised

- There was concern on what type of impact this development will have on Camp Friendship.

- Will there be proffers or restrictions that govern the number of units?

Marvin F. Moss
PO Box 394
Palmyra, VA 22963
moss8@centurylink.net

**WALKERS RIDGE – LOTS OF GOOD REASONS TO
OPPOSE THIS 1,200 UNIT DEVELOPMENT LOCATED
ON ROUTE 15 JUST NORTH OF PALMYRA**

A northern Virginia developer has proposed Fluvanna County's first Planned Unit Development (PUD) to be located on 230 acres purchased from Camp Friendship some years ago. This project would be, if approved as submitted, the largest development ever approved under Fluvanna's zoning laws (Lake Monticello predates zoning in Fluvanna). It would include almost 1,200 housing units as well as substantial commercial development.

I believe this proposal is a planning disaster which would increase the real estate and other taxes of Fluvanna residents for many years to come. The fiscal and environmental impact of such a large development in the center of Fluvanna County would be significant and enduring. I therefore ask the public to become involved with the Fluvanna Planning Commission and with our elected officials on the Board of Supervisors, who will have the ultimate say on whether the project is approved. **It should be defeated in its present form.**

A Bit of History

This site has a long history of special use permits and changes after it was sold by Camp Friendship. A special use permit (SUP 95:13) was approved for this site on January 17, 1996 to allow for the golf course. A special exception permit (SEP 91:05) was approved on October 16, 1991 to allow for a hotel/conference center on Tax Map 19, Section A, Parcels 39 & 39A and the final site plan (SDP 06:11) for the resort and conference center was approved on July 25, 2008. SUB 06:96 was approved on April 14, 2008 which subdivided the 10 acre parcel (19-A-39C) off of Tax Map 19, Section A, Parcel 39.

Finally in 2009, the owners requested that 230.56 acres be rezoned from A-1 agriculture to R-3 planned residential. I was serving on the Board of Supervisors at the time and found the initial request for over 400 housing units to be excessive. I played a role in getting the number of units reduced to 254 residential units in five separate areas (a density of 1.16 units per acre). Each residential area would consist of either duplexes, villas, or two-story flats as described in the preliminary master plan. The commercial area, as required in the R-3 zoning district, is also shown on the master plan. Three (3) commercial buildings are proposed, with a total square footage of 75,000 square feet. An

outdoor plaza area is also included in the commercial area. With my support the BOS approved this rezoning on May 20, 2009 by a unanimous vote.

I supported this zoning change simply because I felt that, absent a project of this kind, a denser form of development might be proposed for the site. That is precisely what has now happened. But the current zoning of this land allows for only 254 residential units and 75,000 square feet of commercial space – a far cry from what is now proposed.

Reasons for Opposing the Rezoning Request

I believe that there are many valid reasons for opposing Walkers Ridge as proposed. These include:

- **Fiscal:** The tax consequences of 1,200 units of new housing in an inappropriate location are astronomical. If you want to see your real estate and personal property taxes shoot up, then this project is your cup of tea.
- **Planning:** This rezoning request constitutes the epitome of bad community planning. It places over one thousand new housing units in an area where there are few jobs. It will require over 2,000 new Fluvanna residents to commute to our neighboring urban areas for jobs – a waste of fuel and an incredible increase of traffic on Route 15.
- **Environment:** This, the largest housing project ever proposed under Fluvanna's zoning laws, would provide water to 1,200 new housing units through the use of wells in an area of Fluvanna where the availability of ground water is not known. If we don't know how much ground water we have, it should be treated as a scarce commodity. Each unit in Walkers Ridge would have its own sewage treatment package plant. These alternative treatment plants are new technology and require extensive maintenance plans and inspections. Some Virginia jurisdictions had banned their use entirely until the General Assembly made that impossible. The Rivanna River is listed in every citizen survey as Fluvanna's most important natural resource. It would be severely threatened by such a massive development on the bluffs above the river.
- **Education:** With 1,200 new housing units each having an average of 1.2 children, we would be facing the potential of educating over 1,400 new students in a very short period of time. Just the cost of buying new school buses to transport these youngsters to our schools would be approximately \$1.2 million. The county would again be faced with re-evaluating its school construction plans. In a year when we may be closing two elementary schools, it seems unwise to approve a development which could make such planning and action irrelevant.

A Plan of Action There are ample opportunities for Fluvanna's citizens to make their views known on Walkers Ridge. The developer will be making his presentation on the project at the February 27 Planning Commission meeting. There will be no opportunity for the public to speak on it at that meeting; however, it will be an excellent way to learn the details as outlined by the developer. The most important opportunity will be at the Planning Commission's March 27 meeting at which the public may speak. It is anticipated that a vote on the project could occur at that meeting.

Both Planning Commission meetings will commence at 7pm and are held in the Circuit Court room at the county courts building in Palmyra – the same location as the Board of Supervisors meetings.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

ATT G

P.O. Box 540
Palmyra, VA 22963
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FAX (434) 591-1911
www.co.fluvanna.va.us

March 8, 2013

Justin Shimp
Shimp Engineering, P.C.
201 E. Main Street: Suite M
Charlottesville, VA 22902

Delivered via mail

**RE: Technical Review Committee (TRC) Comments
(ZMP 12:02 – Hotel Street Capital, LLC: Walker’s Ridge)**

Mr. Shimp:

The Technical Review Committee (TRC) had the following comments at their January 10, 2013 meeting regarding ZMP 12:02:

- Virginia Department of Transportation (VDOT)
-See attached report from VDOT based on the submitted TIA.
- Planning Commission
-See attached comment sheet.
- Fire Department
A representative of the Fire Department stated that a fire suppression system will be needed; this system must have access to an adequate water supply. Most multi-family units will need to be equipped with an appropriate sprinkler system.
- Health Department
-Mr. Rice stated that the revised plan shows that the developer now intends to develop/install both drinking water supply and on-site sewage disposal system, and that plans will have to be submitted to the Virginia Department of Health along with supporting documentation for Department review and approval from the Office of Drinking Water and the Virginia Division of Engineers.
- Central Virginia Electric Cooperative (CVEC)
A representative of CVEC stated the company controls electric lines that run through the property to Camp Friendship. CVEC will need the applicant to submit the proposed master plan in AutoCAD or a similar electronic format, so that the company can appropriately design the electric system needed to serve the development. CVEC will also need to know the proposed phasing plan, so they can appropriately design their system.

A public hearing regarding this proposal is scheduled for **March 27, 2013** at the Planning Commission's regularly-scheduled meeting (7:00 PM at the Fluvanna County Circuit Courtroom).

Feel free to contact me via email (stugwell@fluvannacounty.org) or by phone at (434) 591-1910 if you have any questions.

Steve Tugwell
Senior Planner

CC: File
Hotel Street Capital, LLC, 31 Garrett Street, Warrenton, VA 20186

- *Location of Alleys:* Alleys should be shown in the appropriate areas, as described by the applicant's representatives at a meeting on January 8, 2013 (e.g. within Block E-2).
- *Maximum Commercial Square Footage:* Note 3 under General Notes (Sheet 5) states that there is no maximum commercial square footage. Sec. 22-14-2iii states that the PUD master plan layout describe "all proposed land uses within the PUD district, including the general location of uses, types of uses, mix of uses, lot types, density range of uses, and floor area ratio ranges." In my opinion, stating that there is no maximum square footage for commercial uses does not adequately describe the density range of uses or the floor-area ratio ranges.
- *Affordable Housing:* Paragraph 3 under Code of Development: Development Narrative (Sheet #3) states that "the Applicant will proffer provisions for affordable housing." No proffers for affordable housing have been received from the applicant. This discrepancy should be explained by the applicant. Proffers have not been submitted in conjunction with this application for rezoning. **Please provide proffers for this project if you plan on doing so.**
- *Phasing:* The Phasing Plan Overview (Sheet #11) shows that only Blocks D-3, D-4, D-5, E-1, and E-2 are included within Phase I. At a meeting on January 8, 2013, the applicant's representatives stated that Block A-1 is intended to be included in Phase I; the Phasing Plan Overview shows that this block is located in Phase III. This discrepancy should be explained by the applicant.
- *Uses Defined:* The uses defined in the *Table of Uses by Block* (Sheet #6) do not match the uses defined within the zoning ordinance. To ensure the plan's enforceability, the terms within the plan of development should match the terms and definitions within the zoning ordinance. For example, health spas and community farms are not defined uses within the zoning ordinance.
- *Home Occupations:* Within the *Table of Uses by Block* (Sheet #6), home occupations are described as a use only allowed by special use permit. Home occupations are permitted by-right with the A-1, R-1, R-2, R-3, and R-4 zoning district; they do not require a special use permit in any district. Requiring home occupations to obtain a special use permit within the PUD violates Sec. 22-14-5, since they do not require a special use permit within the residential zoning districts, and are not permitted at all within business zoning districts.
- *Major Utilities:* A water treatment facility and sewage pump station are shown on the plan, but are not described within the *Table of Uses by Block* (Sheet #6). These uses are described as *major utilities* within the zoning ordinance. Major utilities are defined as "facilities for the distribution, collection, treatment, production, transmission and generation of public, private and central utilities, including, but not limited to, transmission lines, production plants, electrical substations, pumping stations, treatment facilities, and communication facilities." Major utilities require a special use permit within all residential and business zoning districts; therefore, they require a special use permit within any PUD zoning district. Major utilities should be added as a use allowed by special use permit within the *Table of Uses by Block*, since those facilities are shown on the master plan.
- On sheet 6 of 12 under "Roof pitch and design", the last sentence says "Garage doors should be decorative and screened with landscaping and trim from adjacent streets". Please clarify what this means.

- There appears to be a substantial amount of parking spaces in E-1, A-1, A-3, and A-4 that is exposed to Route 15. Staff recommends a landscaped berm to screen the paved parking areas from Route 15.

- The Proposed Development Key on the General Development Plan Overview does not match what is shown on the development plan. For example, the uses described within Blocks A-1, A-2, A-3 and C-2 do not match what is on the current plan. Block B-4 is not shown on the Proposed Development Key.
- Water and Sewer Notes: There is a typo in Note 1 (“while” should be “will”). Note 1 states that the existing wastewater treatment facility is able to accommodate the proposed development when expanded; no verification of this has been submitted.
- Yard Regulations on Block Plan: The plan says that “the minimum side or rear yard adjoining any residential use outside of the PUD shall be 30 feet.” This is inconsistent with the PUD guidelines; Sec. 22-14-9(2) states that “lots at the perimeter of the PUD district shall conform to the setback requirements of the adjoining district, or to the setback requirements of the planned district, whichever is greater.” Most adjoining properties are zoned A-1, with a rear setback of 75’ and a side setback of 50’.
- Building Heights on Block Plan: The plan states that the maximum height for commercial buildings is 50’ and the maximum height for residential buildings is 60’. This is inconsistent with the PUD guidelines; Sec. 22-14-12 states that the maximum height for single-family residential, multi-family residential, and business/non-residential structures within the Palmyra Community Planning Area is 45’.
- General Notes on Block Plan: Under General Notes on the Block Plan, Note #2 states that maximum proposed residential density is 1514 units, while the Proposed Block Development Summary on the same page shows 1,254 residential units. Note #3 states that there is no maximum commercial square footage, while the Proposed Block Development Summary shows 151,000 square feet.
- Development Narrative on Code of Development:
 - The maximum number of residential units and commercial space listed in paragraph 3 does not match what is shown on the current plan. 1,514 - 1,254?
 - The narrative for Block C needs to be updated to reflect the fact that Block C-2 now includes single-family homes (attached and detached).
 - The narrative for Block D needs to be updated to reflect the fact the Blocks, D-3, D-4, and D-5 now include single-family homes (attached and detached).
 - Within the narrative for Block E, “D-2” should be “E-2.”
 - There are some inconsistencies between the Architectural/Landscape Standards described in the Code of Development and the Draft Architectural Guidelines dated June 29, 2012:
 - The Code of Development states that the minimum roof pitch shall be 6:12, except for flat roof sections; Sec. 3.2.2.7, 3.2.3.4, 3.3.2.5, 3.3.3.4, 3.3.4.5 of the Architectural Guidelines states that the minimum roof slope is 5:12.
 - The Code of Development states that vinyl siding shall not be permitted on the first or second floor exteriors; masonry, wood, and composites of wood are permitted on facades. Sec. 3.3.6 of the Architectural Guidelines allows the use of vinyl and aluminum siding.
 - The Code of Development states that exposed foundations shall be finished in stone, brick, or stucco. Sec. 3.3.6 allows the construction of painted concrete foundations with simulated brick face.
- There are some inconsistencies between the Table of Permitted Uses by Block and what is shown on the development plan:

- The table states that single-family attached dwellings, single-family detached dwellings, and townhouses are not permitted in Blocks C and D, but they are shown on the development plan within those areas.
- The table states that no commercial uses are permitted by-right within Block B, although office buildings are shown and the Proposed Block Development Summary shows 20,000 square feet of commercial space within Block B-4.
- The table states that no commercial uses are permitted by-right within Block C, although the Proposed Block Development Summary shows 12,000 square feet of commercial space within Block C-3.
- Gas stations are not listed as a permitted use in any district although one is shown on the development plan and described in the proposed development key; according to Sec. 22-14-5, uses not specified within the PUD Application package are not permitted. Per Article 22 of the Zoning Ordinance, "any use associated with automobile fuel sales shall be considered a gas station."
- Drive-thru windows are shown requiring a special use permit in Block A, although two uses (bank and restaurant) are shown and described within the proposed development key as having drive-thru windows.
- Eating establishments are not listed as a permitted use within the R-1, R-2, R-3, R-4, B-1, B-C or I-1 zoning districts, although it is listed within the table of uses by block (Sec. 22-14-4 states that all uses permitted by-right in those districts may be permitted within the PUD). Restaurant, general; Restaurant; small; and Restaurant, fast food is the terminology used. All of those uses are permitted by-right within the B-1 and B-C zoning districts.

Steven Tugwell

From: Rice, Gary (VDH) <Gary.Rice@vdh.virginia.gov>
Sent: Monday, January 14, 2013 1:24 PM
To: Steven Tugwell
Subject: Comments _ last Thursday

ZMP 12:03 – Southern Development

Developer now intends to develop / install both Drinking Water supply and On-site Sewage Disposal system. Plans will have to be submitted to VDH along with supporting documentation for Department review and approval from Office of Drinking Water and the VDH Division of Engineers.

Steven Tugwell

From: Steven Tugwell
Sent: Thursday, February 14, 2013 4:22 PM
To: Wayne Stephens
Cc: Allyson Finchum
Subject: January 2, 2013 PUD plan

Hi Wayne,

Did you want to provide any written comments on the latest PUD rezoning application that I emailed you for the January TRC meeting? I'm trying to get the TRC comment letter together and I wanted to make sure that I included any comments that you may have. I'm also still waiting on VDOT to me provide me with their written comments so that we can use them as attachments in the staff report. I just need to get all of the comments finalized before the staff report is due on or around March 14th.

As you know, they submitted a revised plan on January 2nd – hence the following January 10th TRC meeting. Also, let me know if you would like to sit down and look at the plan- looking at the full-sized copy may be easier than the smaller emailed version.

Thanks!
Steve

Steve Tugwell
Senior Planner
Dept. of Planning & Community Development
Fluvanna County, VA
434-591-1910
stugwell@co.fluvanna.va.us

 please conserve, do not print this e-mail unless necessary

Steven Tugwell

From: Mike-Kathy Brent <mkbrent7@gmail.com>
Sent: Tuesday, February 19, 2013 10:34 AM
To: Steven Tugwell
Subject: Re: TRC comments

Steve
I have no comments on the Jan. 10th meeting. The only comment for the Feb. 14th meeting is that we request a defensible space around the mulch pile for fire apparatus and/or personnel to protect a mulch fire from structures, adjacent properties, ect. That space should be a minimum of 25'.

Thanks
Mike

On Fri, Feb 15, 2013 at 1:45 PM, Steven Tugwell <stugwell@fluvannacounty.org> wrote:

Hi Mike,

Can you please email your comments from the January 10th TRC meeting, and yesterday's meeting? I need them for attachment for the staff report.

January 10th was the PUD rezoning and the proffer amendment. Yesterday was the landscaping business SUP.

Thanks!

Steve

Steve Tugwell
Senior Planner
Dept. of Planning & Community Development
Fluvanna County, VA



COUNTY OF FLUVANNA

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Memo

TO: Steven Tugwell, Planning Department

FROM: Wayne Stephens, Public Works Department

DATE: September 11, 2012

RE: **INTERNAL MEMO** – Walker's Ridge Rezoning Application – Comments from Public Works Department

Cc: Allyson Finchum, Robert Popowicz

Steve,

Following are my preliminary comments and analysis for the Rezoning associated with the proposed Walker's Ridge Project. Please note that I have limited my comments to issues surrounding the availability and provision of water and sewer services for the proposed project I am still much less than 100% familiar with Fluvanna's Ordinances and Policies related to requirements for provision of public utilities to new subdivisions. I will, therefore, leave recommendations/decisions regarding the effects of my comments on the approvability of the application in your capable hands. Please let me know if you have any questions or concerns about my comments and/or the water and sewer capacity analysis I used to develop them:

- 1) Based on preliminary computations of drinking water and sanitary sewer services needed for the proposed Walker's Ridge project (plans dated 07/01/2012), it appears that at completion the project will exert an average daily demand of approximately 182,400 gallons per day (gpd) for drinking water supply and 182,400 gpd for sanitary sewer service. Additionally, there will be a need for about 121,600 gallons of drinking water storage capacity. Fire flow requirements will likely increase the water storage needed to approximately 175,000 gallons
- 2) There are currently no public water or sewer systems in the Palmyra area which can supply these estimated demands.
- 3) The Palmyra Area Wastewater Treatment Plant (WWTP) currently operates under a Virginia Pollutant Discharge Elimination System (VPDES) Permit which allows it to discharge average flows of 39,900 gallons.
- 4) Since school has gone in session and the new High School has opened, average daily flows at the Palmyra Area WWTP have increased to nearly 50% of the plant's permitted amount. While insufficient data currently exist to determine whether this is representative of the

permanent flows to be expected from the new school, it is in the best interests of the County to assume that the plant has excess capacity of no more than 20,000 gpd at this time.

- 5) Based on a 300 gpd assumed flow per unit, 20,000 gpd can meet the daily demand requirements of approximately 67 single family homes.
- 6) The VPDES Permit for the Palmyra Area WWTP is tiered so as to allow the possibility of expansion to flows as high as 150,000 gpd. However, the TMDL Standards adopted by DEQ in recent years will require a nutrient allocation for both Total Nitrogen and Phosphorous in order for the plant to be expanded beyond its current 39,900 gpd permitted flow. The plant does not have such an allocation at this time, and it is unlikely that one may be obtained. The current allocations were 'locked in' by DEQ on December 31, 2010. Possible options for obtaining Nitrogen and Phosphorous allocations for an upgrade of the Palmyra Area WWTP include finding an alternative means of disposal for treated wastewater from the facility, purchase of an existing nutrient allocation from another municipality within the James River basin or the permanent transfer of 'nutrient loadings' to the Palmyra facility via construction and maintenance of off-site facilities designed to reduce non-point-source release of nutrients from farmed land and/or possibly other developed properties. Each of these alternatives has various drawbacks, the most prominent among all of them being significant additional cost for the development of additional capacity at the Palmyra Area WWTP. Finally, as can be seen on the attached estimate of water and sewer requirements, the needs of this proposed development will almost certainly outstrip the capacity of the Palmyra Area WWTP even at its highest current tier.
- 7) The developer proposes to utilize the gravity sewer line recently constructed for the new High School (and other uses in the vicinity of Pleasant Grove) to convey sewage from the proposed Walker's Ridge project to the Palmyra Area WWTP. It is not known whether the capacity of that line is sufficient for the flows which will be generated by a project of that size. The developer should provide engineering calculations to show that the line will have the necessary capacity to serve the proposed project.
- 8) I am currently unaware of any drinking water system (public or otherwise) in the Palmyra area which has the source, storage and fire flow capacity necessary to support a project the size of the Walker's Ridge as it is proposed. Furthermore, there are no plans for the immediate future (5-10+ years) for a public water supply which could meet these demands, although the County's short-, medium- and long-range water plans are currently being developed. If it is anticipated that one or more projects the size of Walker's Ridge will be approved in the vicinity of Palmyra, then it will be important to include contingencies for such development in our water and sewer master planning.

Estimated Water and Sewer Capacity Required for Proposed Walker's Ridge Project

Block (from Plan)	Proposed Use	Type	Number of Structures	Estimated Meter Size	EMU Multiple	Estimated EMUs
A1	Bank w/Drive Thru	C	1	Full 3/4"	1.5	1.5
	Commercial Retail Pad	C	4	Full 3/4"	1.5	6
	Residential Condominium Bldg (+/- 25 Units)	R	2	1-12"	5	10
A2	Convenience Store w/Gas	C	1	Full 3/4"	1.5	1.5
	Restaurant w/Drive Thru	C	1	1"	2.5	2.5
	Commercial Pad Site	C	1	Full 3/4"	1.5	1.5
	Residential Condominium Bldg (+/- 25 Units)	R	2	1-12"	5	10
A3	2-Story Commercial Retail/Office	C	1	1"	2.5	2.5
	Residential Condominium Bldg (+/- 25 Units)	R	4	1-12"	5	20
B1	Residential Condominium Bldg (+/- 30 Units)	R	5	2"	8	40
B2	Single Family Detached House	R	29	5/8"x3/4"	1	29
B3	Single Family Detached House	R	7	5/8"x3/4"	1	7
	Townhouse	R	26	5/8"x3/4"	1	26
B4	Residential Condominium Bldg (+/- 25 Units)	R	1	1-12"	5	5
C1	Residential Condominium Bldg (+/- 30 Units)	R	3	2"	8	24
C2	Residential Condominium Bldg (+/- 25 Units)	R	2	1-12"	5	10
	Single Family Detached House	R	15	5/8"x3/4"	1	15
	Townhouses	R	46	5/8"x3/4"	1	46
C3	Residential Condominium Bldg (+/- 30 Units)	R	5	2"	8	40
	Community Building	C	1	1"	2.5	2.5
D1	Residential Condominium Bldg (+/- 30 Units)	R	4	2"	8	32
D2	Residential Condominium Bldg (+/- 30 Units)	R	6	2"	8	48
D3	Single Family Detached House	R	18	5/8"x3/4"	1	18
	Townhouses	R	42	5/8"x3/4"	1	42
D4	Single Family Detached Houses	R	20	5/8"x3/4"	1	20
	Townhouse	R	24	5/8"x3/4"	1	24
D5	Single Family Detached House	R	23	5/8"x3/4"	1	23
	Townhouse	R	34	5/8"x3/4"	1	34
E1	Single Family Detached House	R	38	5/8"x3/4"	1	38
E2	Single Family Detached House	R	17	5/8"x3/4"	1	17
	Townhouse	R	12	5/8"x3/4"	1	12

Total Estimated EMUs Needed = 608

Estimated Water System Capacity Needed = 182,400 Gallons per Day

Estimated Water Storage Needed (exclusive of Fire Flow) = 121,600 Gallons

Estimated Sewage Treatment Capacity Needed = 182,400 Gallons per Day

NOTES:

- 1) This estimate of required water and sewer capacity is preliminary, and should be used as such until more is known about the actual uses for the individual buildings and facilities proposed at Walker's Ridge.
- 2) While there is no 'industry standard' description for a 'unit' of water or sewer capacity, terms such as Equivalent Meter Unit (EMU), Equivalent Residential Connection (ERC), Equivalent Residential Unit (ERU), etc. are often adopted/used by water and sewer service providers to describe the amount of system capacity (water and/or sewer) required to serve a typical residential dwelling. For this analysis, I have used the term Equivalent Meter Unit (EMU).
- 3) For design purposes, the VDH and DEQ require an assumption of 400 gpd for a typical residential dwelling (EMU) for water usage and sewer discharge, respectively, unless data is available to justify a lower amount. In actual practice, this value has proven to be quite conservative and it is typical for municipalities and water/sewer utility providers to adopt a lower value to 'define' an EMU for planning and design purposes. For the required capacity estimates in this analysis I have used 300 gpd per EMU for both water and sewer.
- 4) In this analysis, I have used the procedures outlined in AWWA Manual M-22 for determining estimated water and sewer usage, and meter sizes, for proposed uses other than typical residential homes. Basically, the procedure involves the use of a plumbing fixture count and computation of a maximum probable demand to set a meter size for each proposed building. The number of EMUs assigned to each building are based on the computed meter size, with each successively larger meter assigned a multiple of the standard 5/8" x 3/4" meter used for a typical residential dwelling (1 EMU). Lacking exact fixture counts, I have estimated required meter sizes based on my past experience performing fixture counts for various types of buildings and uses.
- 5) Virginia Waterworks Regulations require 200 gallons of storage capacity per EMU.

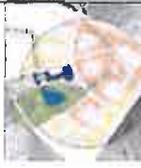
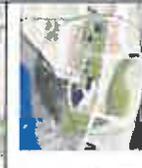
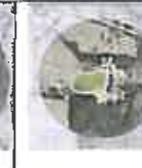
COMMUNITY ELEMENT MATRIX						
						
Regional Mixed Use	Regional Employment	Neighborhood Mixed Use	Neighborhood Residential	Village	Rural Cluster	Rural Preservation
Street Types						
Commercial street Main street Neighborhood street	Commercial street Main street Neighborhood street	Commercial street Main street Neighborhood street	Neighborhood street	Commercial street Neighborhood street Rural road	Neighborhood street Rural road	Rural road
Block Size						
400–800 ft.	400–800 ft.	300–600 ft	200–600 ft.	200–600 ft.	200 ft.–varies	Varies
Building Height						
2–6 stories	2–6 stories	2–4 stories	1–3 stories	1–3 stories	1–2 stories	1–2 stories
Frontage						
Commercial storefront	Commercial storefront	Storefront Porch	Storefront Porch Residential yard	Storefront Porch Residential yard	Porch Residential yard	Porch Residential yard Open space
Parking						
Structured On-street Surface	On-street Surface	On-street Surface Residential	On-street Surface Residential	On-street Surface Residential	Residential	Residential Unstructured
Mix of Uses						
Large commercial (25–40%) Storefront retail (25–40%) Civic (10–25%) Office (10–25%) Restaurant (10–25%) Multifamily residential (5–20%)	Office (25–75%) Health/medical (10–25%) Light industrial (10–25%) Storefront retail (5–20%) Multifamily residential (5–20%)	Storefront retail (25–75%) Civic (10–25%) Office (10–25%) Restaurant (10–25%) Multifamily residential (10–35%) Single-family residential (5–20%)	Single-family residential (25–75%) Multifamily residential (25–50%) Limited retail (10–25%)	Storefront retail (10–25%) Civic (10–25%) Office (10–25%) Restaurant (5–20%) Multifamily residential (25–50%) Single-family residential (25–75%)	Single-family residential (50–100%) Multifamily residential (25–50%) Limited retail (10–25%)	Single-family residential (10%) Country stores (5%)
Density						
Commercial FAR: 2.0 Residential DUA: 10–15	Commercial FAR: 2.0 Residential DUA: 10–15	Commercial FAR: 1.0 Residential DUA: 8–10	Commercial FAR: 0.5 Residential DUA: 4–8	Commercial FAR: 0.75 Residential DUA: 4–6	Commercial FAR: 0.5 Residential DUA: 2–6 (net)	Commercial FAR: 0.1 Residential DUA: 0.5–0.1
Open Space						
Town square Pocket park	Pocket park	Town square Pocket park Neighborhood park	Neighborhood park Recreational park	Neighborhood park Recreational park Passive open space	Neighborhood park Recreational park Passive open space	Recreational park Agriculture and forest land Passive open space

Figure LU-21, Community Element Matrix

Palmyra Community Plan

Overview

Palmyra serves as the centrally located county seat and governmental center. The village proper has abundant natural and social resources that together form a vibrant village atmosphere. These assets include the historic courthouse and Old Stone Jail as well as the Main Street residences and businesses, the county administrative offices and courthouse, and the businesses that front Route 15 and Route 53.

Growth in the Palmyra area should occur at a village scale, with economic and residential development complementing the existing conditions and fostering street life. Existing and new development must be served by a safe, efficient, multimodal transportation system that respects pedestrians, bicyclists, and motorists. Finally, new development and improvements to the transportation system should not compromise the underlying natural and social fabric unique to Palmyra and Fluvanna County.

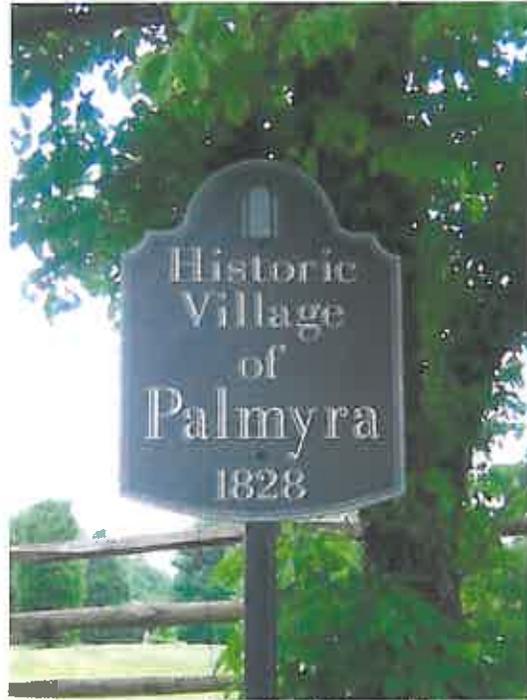


Figure CD-13, Sign for Village of Palmyra

Development in the immediate area of the village of Palmyra should reflect the unique village style of development that currently exists. The area to the immediate south and southwest of the village should develop as a neighborhood mixed-use area.



Figure CD-14, Old Stone Jail

Existing assets within the community should be properly integrated with new development in order to promote a cohesive, well-planned community. New housing should be allowed that complements existing historic resources and provides an expanded population base for local businesses. Economic development is appropriate in this area, and opportunities for tourism, including commercial uses that complement the historic aspects of Palmyra and its government center, should be promoted.

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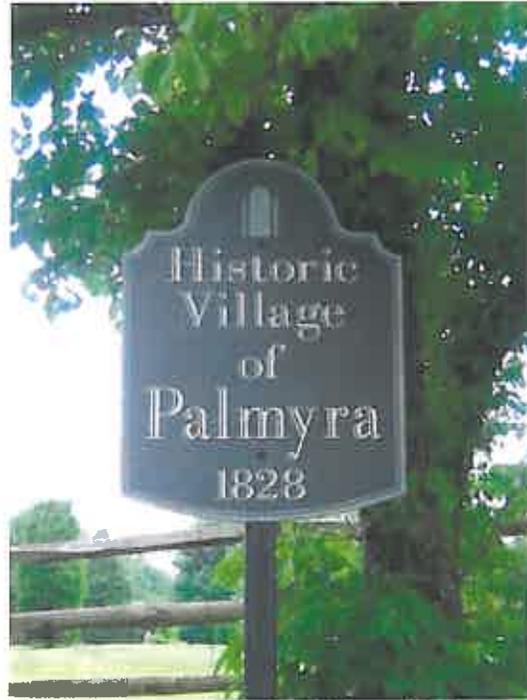


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The recommendations of the Palmyra Community Plan aim to fulfill the following goals:

- To enhance and maintain the village-scale atmosphere of Palmyra.
- To improve the safety, efficiency, and diversity of the transportation system.
- To protect the social and environmental resources of the area.

Recommendations

Enhance village character.

- Encourage active use of Confederate Park by improving access to the park.
- Improve the streetscape by burying utility lines, completing the sidewalk network through the existing village, installing streetlamps, and constructing a centrally located town clock.
- Install a gateway median and welcome signs on Route 15.

Guide village-scaled development.

- Develop guidelines to foster village-scaled developments that include a mix of building types, commercial uses, local jobs, increased retail options such as shopping, cafés and restaurants, and affordable housing.
- Seek out commercial uses that complement historic features and integrate new development with existing assets.
- Explore expansion of the historic district to include the area south of Stoneleigh Road and east of Route 15.
- Provide sewer and water service to existing and new village areas to make desired compact form possible.



Figure CD-15, Historic Courthouse

Improve the safety and efficiency of the transportation system.

- Coordinate short- and long-term transportation recommendations with the forthcoming Northwest Fluvanna / Southwest Louisa Corridor Study.
- Increase transportation choices by improving bus service, increasing participation in RideShare, and developing visible and accessible park-and-ride locations.
- Implement a coordinated plan to improve safety on Route 15 that includes roundabouts or other safety and capacity improvements, a median island, and curb and gutter enhancements for access management.
- Create short- and long-term solutions to improve connectivity to Pleasant Grove.
- Enhance the pedestrian network by improving access and coordinating pedestrian improvements with streetscape enhancements and traffic-calming measures.

- Ensure that pedestrian and bicycle facilities on Route 15 mirror those on the new Route 15 bridge.
- Explore the long-term option of constructing a pedestrian/bicycle bridge over the Rivanna River as part of a larger network of trails in the surrounding area.

Protect social and environmental resources.

- Consider alternative uses for the Palmyra School, including reinstating the facility as a community school or site for after-school programs.
- Encourage development that fosters social interaction and takes advantage of the natural beauty of the area.
- Actively preserve open space and the rural character of the area by clustering new development on a village scale, partnering with local and regional agencies, and analyzing the size of the Palmyra community planning area.
- Support the county’s efforts to develop a stormwater management ordinance and a dark-sky ordinance.

Implementation

The implementation strategies that follow are presented in three general time frames—immediate, short-term, and long-term. Priority for individual projects is not implied in this list and should be considered in the context of funding availability. Designation as short-term or long-term is not meant to be a final categorization, nor is it tied to a specific time period.



Figure CD-16, Palmyra Community Study Area

Immediate

- Form a steering committee (completed).
- In addition to assisting with implementing the Palmyra Community Plan, the steering committee will assist the county with the Comprehensive Plan update.
- Combine pedestrian and pavement improvements with sewer work.
- Funnel any available construction or safety funds to improvements on Route 15 to alleviate potential increases in speed due to new geometry (concurrent with construction of new Route 15 bridge).

Short-Term

- Draft village development guidelines.
- Construct roundabout tied to new bridge alignment.
- Apply TEA grant money to expansion of rail trail and construction of parks.
- Expand water and sewer service beyond the government district.
- Develop interim connections to Pleasant Grove.

Traditional Neighborhood Development (TND)

The TND model, also frequently interchanged with the terms *new urbanism* or *neotraditional development*, offers a blueprint for the greater community based on traditional community development patterns that were prevalent prior to the enormous expansion of the car-dominated suburbs in the post–World War II era. In other words, what is old is new again—and the traditional model worked well.

Function is the basic building block in traditional neighborhood developments. The emphasis is on human-scale design sized for easy walking distance, town and neighborhood centers, public spaces, civic uses, and other features that foster a sense of community. This type of development is also characterized by an interconnected network of narrow streets. Narrow street widths, on-street parking, street trees, and other features are intended to slow local traffic and create a safe, attractive environment for pedestrians, in addition to cars. Transit and bicycle travel are also accommodated. The grid pattern of streets includes collectors and arterials, but also provides a variety of routes for local traffic.

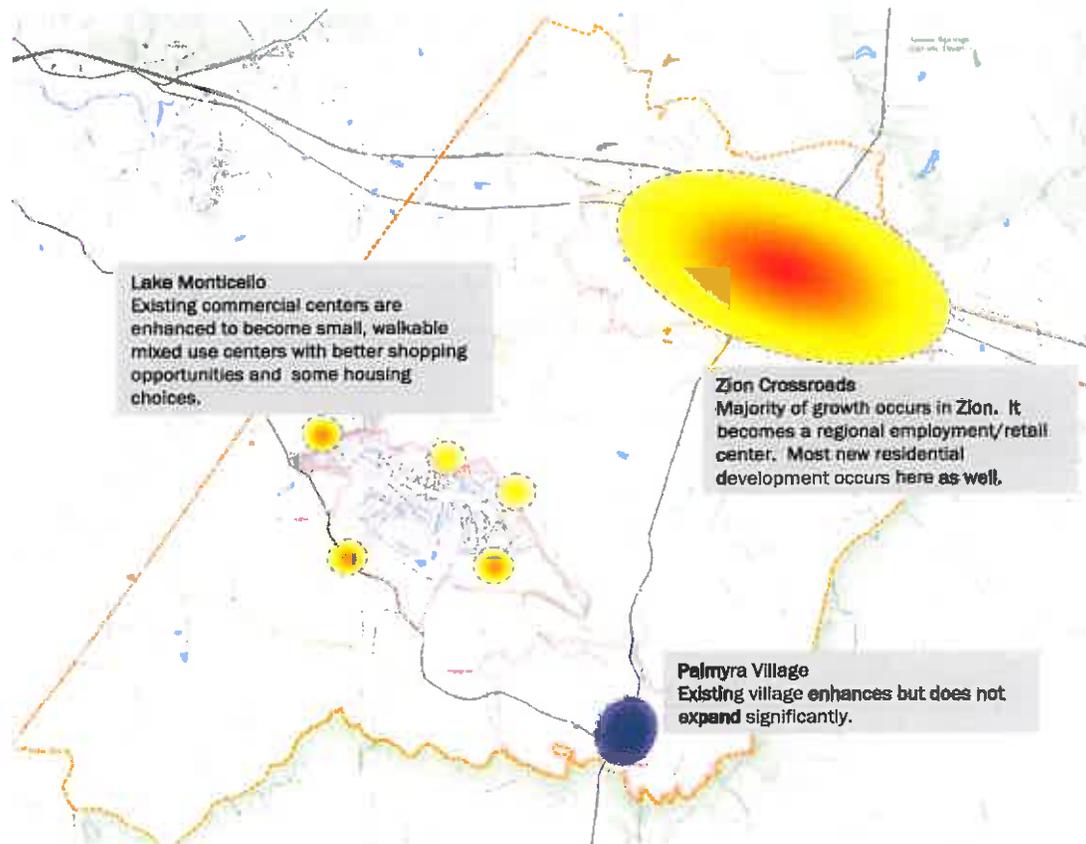


Figure LU-8, Preferred Development Scenario

Community Elements

The Northwest Fluvanna / Southwest Louisa Multimodal Corridor Study identifies a preferred development scenario for Fluvanna County that focuses growth within and around existing centers using a model of walkable mixed-use centers. The study provides specific descriptions for each of the seven community elements.

- Most new growth occurs at Zion Crossroads, which develops into a large regional mixed-use center featuring employment centers as well as a diverse mix of retail opportunities and housing options.
- The current retail centers surrounding Lake Monticello, in the Rivanna community planning area, develop into neighborhood mixed-use centers with smaller-scale retail opportunities and housing options.
- Growth in the courthouse area of Palmyra should be scaled to match that of the surrounding village, with new neighborhood mixed-use developing near Pleasant Grove.
- Fork Union should continue to develop as a village in the core area near Fork Union Military Academy, surrounded by residential neighborhoods.
- Finally, developments occurring in rural areas should be limited to rural housing clusters and limited residential development with a large open-space component.

Regional Centers

Regional Mixed-Use Center

The regional mixed-use center is a focal point for the larger region and reinforces this through its scale of development and rich range of land uses. Regional mixed-use development is characterized by a higher intensity and mixture of land uses than surrounding areas. Larger-scale commercial uses, such as big-box stores, are situated along the main arterial roadway, with slower-speed streets and smaller block sizes pulled off of the busy arterial.



Figure LU-9, Walkable Streetscape

Regional Employment Center

The regional employment center is predominately devoted to employment uses, but still maintains a small mixed-use component to serve employees and surrounding residents. In the Zion Crossroads area, it will play an integral part in the vitality of the mixed-use center. Employment uses may include professional office space, research facilities, storefront offices, and warehouse and light industrial uses. Office uses are recommended at the core, while warehousing and light industry are appropriate at the periphery. It is important to link larger single-use areas with adjacent mixed-use development. Live-work units are recommended to maximize the residential capacity of regional

Walker's Ridge Planning Implications:

1. Comprehensive Plan
 - a. Spot Zoning (Comp Plan, page 36)
 - i. *Reclassifying of one or more tracts of land primarily for the private interests of one or more landowners instead of furthering the welfare of the entire community as part of an overall zoning plan. There must be valid reasons for any zoning amendment that are substantially related to the public welfare and necessity. It is not sufficient that an applicant merely show that there is no neighborhood objection to the requested amendment. Three questions may be asked as a litmus test for spot zoning:*
 1. *Is the proposed change contrary to the established land-use pattern?*
 2. *Is the proposed land-use change in conformance with the Comprehensive Plan?*
 3. *Would the proposal create an isolated zoning district unrelated to similar districts?*
 - ii. Applications that do not address a project's external costs to the community and provide a clear fiscal benefit to the county will not be favorably received.
 - b. Palmyra Community Planning Area – appropriate land use designations (Comp Plan, page 62)
 - i. Neighborhood mixed use
 - ii. Neighborhood residential
 - iii. Village (Comp Plan page 79):
 1. *Growth in the Palmyra area should occur at a village scale, with economic and residential development complementing the existing conditions and fostering street life. Existing and new development must be served by a safe, efficient, multimodal transportation system that respects pedestrians, bicyclists, and motorists. Finally, new development and improvements to the transportation system should not compromise the underlying natural and social fabric unique to Palmyra and Fluvanna County.*
 - c. Fiscal Impact Modeling (Comp Plan page 64)
 - i. *Employ fiscal impact modeling and studies to evaluate future land-use changes prior to rezoning approvals. Appropriate planning/phasing of development to match the se. vice/infrastructure availability and capacity should also be established.*
 - d. *Promote infill development in existing communities* (Comp Plan page 64).
 - e. *Improve the safety and efficiency of the transportation system* (Comp Plan page 80).
 - i. *Implement a coordinated plan to improve safety on Route 15 that includes roundabouts or other safety and capacity improvement, a median island, and curb and gutter enhancements for access management.*
 - ii. *Enhance the pedestrian network by improving access and coordinating pedestrian improvements with streetscape enhancements and traffic-calming measures.*
 - f. Housing
 - i. *The county actively encourages developments to include affordable housing within the context of a healthy, vibrant community that has a wide variety of*

housing available to high, medium, and lower income levels (Comp Plan page 195).

- 1. Encourage proffers that achieve a target of 20 percent affordable units for developments with residential housing (Comp Plan page 204).*
- ii. Any rezoning application should be viewed as an opportunity to create some affordable housing (e.g., 15-20 percent of the units in the project) (Comp Plan page 203).*
- iii. Approve well-planned, holistic developments within growth areas and near supporting infrastructure such as schools, utilities, emergency services, parks, and natural areas in order to create balanced communities, maximize land use, and minimize negative environmental impacts (Comp Plan page 203).*

2. Zoning Ordinance

a. Currently R-3 (Zoning Ordinance pages 293 - 294)

- i. Intended to permit compact village-style residential development and associated institutional uses, community serving mixed uses, open spaces, and creative design in accordance with a master plan. The development should occur in a manner that will protect and preserve the natural resources, trees, watersheds, contours and topographic features of the land; and to protect and enhance the natural scenic beauty of the area and support. The scale of the housing and the commercial use should be appropriate to support the residential needs at a neighborhood scale.*

- 1. The location of the open areas which shall comprise not less than 25 percent of the whole. The open areas shall include parks, recreation facilities, residential clubhouse grounds, lakes trails, and land or water left in undisturbed natural condition and unoccupied by building lots, structures, streets and roads and parking lots. This area may be used for active recreation facilities identified in Section 22-7-12. The open areas of the tract shall be delineated due to their noteworthy features and value to the continued rural character of the county, including, but not limited to, lands with high scenic, open space and water quality protection values including riparian corridors and wildlife habitat; high environmental sensitivity such as steep slopes, wetlands, floodplains; high recreational value and/or having noteworthy historical, archaeological or cultural features.*

b. Seeking PUD (Planned Unit Development) Rezone (Zoning Ordinance page 327)

- i. PUDs are intended to promote the efficient use of land by allowing flexibility in design standards and variety in densities and land uses to preserve the rural areas of the county. Development of such districts shall be in accordance with an approved PUD Application Package which should provide a variety and range of uses and densities in designated areas of the site.*

PUDs should be located within the designated growth areas of the county as set forth in the comprehensive plan, and should implements the goals of each Community Planning Area. PUDs should provide unified development that incorporates new urbanism and traditional neighborhood development principles, which includes a mix of residential and commercial uses, and interconnected

system of internal roads, pedestrian sidewalks and walkways and well planned access points along existing roadways. In addition to a mix of residential and commercial uses, planned developments should also provide a mix and variety of housing types.

The PUD District is intended to be applied to privately initiated zoning map amendments for land located within the County's Community Planning Areas (CPAs).

- c. *Character of Development (Zoning Ordinance pages 333)*
 - i. *The goal of the PUD district is to allow for and encourage development that incorporates new urbanism principles which includes:*
 - 1. *Pedestrian orientation*
 - 2. *Neighborhood friendly streets and paths*
 - 3. *Interconnected streets and transportation networks*
 - 4. *Parks, recreation improvements, and open space as amenities*
 - 5. *Neighborhood centers and civic space*
 - 6. *Buildings and spaces of appropriate scale*
 - 7. *Relegated parking*
 - 8. *Mixture of uses and use types*
 - 9. *Mixing of housing types and affordability*
 - 10. *Clear boundaries with any surrounding rural areas*
 - 11. *Environmentally sensitive design*
 - 12. *Adequate public facilities and infrastructure*
 - ii. *An application is not necessarily required to possess every characteristic of the PUD district as delineated above in order to be approved. The size of the proposed district, its integration with surrounding districts, or other similar factors may prevent the application from possessing every characteristic.*
- d. *Uses Permitted By-Right (Zoning Ordinance Sec. 22-14-4)*
 - i. *In the PUD district, all uses permitted by-right in the residential (R-1, R-2, R-3, and R-4), business (B-1 and B-C), and limited industrial (I-1) zoning districts may be permitted as enumerated in the final PUD application package. Uses not specified within the PUD application package shall not be permitted.*
- e. *Uses Permitted by Special Use Permit (Zoning Ordinance Sec. 22-14-5)*
 - i. *One or more of the uses permitted by special use permit in the residential and business zoning districts may be permitted in the PUD district, as enumerated in the final PUD application package, upon issuance of a special use permit by the BOS. Uses not specified within the PUD application package shall not be permitted.*
- f. *Minimum Area Required for a PUD (Zoning Ordinance Sec. 22-14-6)*
 - i. *PUD districts shall be located on a single parcel of land or separate but contiguous parcels which are, or proposed to be, under common ownership, subject to approval of the rezoning application. The minimum area required for a PUD district shall be:*
 - 1. *Palmyra Community Planning Area: 5 acres*
 - ii. *Additional Land Area may be added to an established PUD district if it is adjacent to and forms a logical addition to the approved development. The procedure for an addition shall be the same as if an original PUD zoning*

amendment application was filed, and the requirements of the article shall apply, except the minimum acreage requirement.

- g. *Open Space, Recreation, Parks, and Civic Area (Zoning Ordinance Sec. 22-14-7)*

 - i. *In the Community Planning Areas, not less than 30% of the gross area of a PUD district shall be preserved as open space. The required 30% open space may include private common and public open areas; perimeter open space; buffers between various uses, densities and adjacent properties' recreational space, neighborhood parks, civic areas' easement; water bodies and any undisturbed land not occupied by building lots, structures, streets, and parking lots. By way of this section, yards of individual residences shall not be considered open space.*
 - ii. *Land designated for future facilities (i.e. schools, fire and rescue stations, places of worship, daycare centers, etc.) shall not be included toward the open space.*
 - iii. *Not less than 15% of the total open space shall be provided for active and/or passive recreational activities.*
 - iv. *Private common open areas shall be owned, maintained, and operated by a property owner's association. A property owner's association document shall be prepared declaring and specifying the care and maintenance of the common areas. This document shall be reviewed and approved by the Fluvanna County Attorney prior to final approval.*
 - v. *Upon request of the Applicant, the Planning Commission, at its sole discretion, may decrease or eliminate certain requirements for open space and recreation land and improvements in a PUD District project, provided that the revised regulations shall be established and conditioned by the PUD Application Package.*
- h. *Density (Zoning Ordinance Sec. 22-14-8)*

 - i. *The maximum residential base density permitted for individual land uses to be located in the PUD district shall be as follows:*

 - 1. *Palmyra Community Planning Area (Dwelling Units per Acre):*

 - a. *Single Family: 4*
 - b. *Townhouses: 6*
 - c. *Multifamily: 12*
 - ii. *The allowable density for individual uses within the PUD District shall be calculated based on the Net Acreage of the land subject to the PUD zoning amendment application. The calculation of minimum and maximum yield for individual uses shall be based on the application of the minimum and maximum density for each use to an adjusted Net Acreage. The Net Acreage reduces the gross area of the PUD land by the total of the non-qualifying land components within the property. The Net Acreage=Gross Acreage – Non-Qualifying Area (acreage of the sum of the Non-Qualifying land components). The components that comprise the Non-Qualifying areas include:*

 - 1. *Area of existing dedicated public rights of way and easements*
 - 2. *Areas depicted on an adopted Official Transportation Map for future public improvements*
 - 3. *Area of existing land uses and structures, including platted lots, that are intended to remain as a part of the PUD project,*

4. *Areas deemed unbuildable due to geological, soils, or other environmental deficiencies*
 5. *Areas of wetlands and floodplains*
 6. *Area of existing ponds, stormwater management facilities, and water features that are not defined as wetlands or floodplain*
 7. *Area of terrain with slopes in excess of 30%*
- iii. *An increase in the maximum residential density for a PUD district may be permitted in the following instances:*
1. *Open Space – If 50% or more of the gross area of a PUD is preserved as open space, then a 20% increase in density may be permitted. If 75% or more of the gross area of a PUD is preserved as open space, then a 30% increase in density may be permitted.*
 2. *Affordable Housing – If between 10% and 15% of the total number of dwelling units within a PUD are reserved for affordable housing, then a 20% increase in density may be permitted. If more than 15% of the total number of dwelling units within a PUD are reserved for affordable housing, then a 30% increase in density may be permitted.*
 3. *Open Space and Affordable Housing – Density bonuses may also be permitted with a combination of both open space and affordable housing. The increase in density that may be permitted shall be based on the following combinations of open space and affordable housing:*

Open Space Provided	Affordable Housing Provided	Density Bonus Permitted
50%	10-15%	35%
50%	+15%	45%
75%	10-15%	40%
75%	+15%	50%

- iv. *Setbacks (Zoning Ordinance Sec. 22-14-9)*
1. *Minimum setbacks and yard regulations for each planned land use within the PUD district shall be specifically enumerated in a table to be included in the PUD Application Package.*
 2. *Lots at the perimeter of the PUD district shall conform to the setback requirements of the adjoin district, or to the setback requirements of the planned district, whichever is greater.*
- v. *Streets (Zoning Ordinance Sec. 22-14-10)*
1. *Streets within the PUD district may be either public or private, but shall conform to VDOT road design standards. Private subdivision streets shall be permitted in accordance with the provisions of Sec. 19-18-1(c) of this Code.*
 2. *Alleys may be allowed within the PUD district provided they conform to either VDOT design standards or as otherwise prescribed in the master plan.*
 3. *Sidewalks shall generally be provided on both sides of any streets, public or private, within the PUD district. Sidewalks shall conform to VDOT standards.*

4. *Traffic access and circulation within the PUD district shall be designed to provide safe accommodation of all users of the transportation network including pedestrians and bicyclists. Sidewalks, bicycle lanes and multi-use trails shall be provided where appropriate. Mixed-use areas of the development shall be designed to give priority to pedestrian and bicycling traffic.*
 5. *Internal streets within the PUD district shall be permitted to intersect with existing public streets to the extent necessary. Such intersections shall provide reasonable access and service to uses contained within the development and shall be developed using VDOT principles of access management.*
- vi. *Parking (Zoning Ordinance Sec. 22-14-11)*
1. *Off-street parking facilities in mixed-use, business, industrial, and multi-family residential areas shall generally be relegated behind the front building line.*
 2. *On-street parking shall be permitted, where appropriate.*
 3. *In addition to the regulations included herein, all off-street parking shall be provided in accordance with the off-street parking and loading requirements of Article 22-26 of the zoning ordinance.*
- vii. *Height of Buildings (Zoning Ordinance Sec. 22-14-12)*
1. *PUD Maximum Heights*

Building Types	Palmyra CPA
Single-Family	45 feet
Multi-Family	45 feet
Business, Industrial, and Non-Residential	45 feet

2. *Utilities (Zoning Ordinance Sec. 22-14-13)*
 - a. *All uses and structures within a PUD district shall be served by both central water and sewerage systems, whether publicly or privately owned*
 - b. *No overhead utility lines shall be permitted within a PUD district. All utility lines, including but not limited to, electric, telephone, cable television lines, etc. shall be placed underground.*
 - c. *Telecommunications facilities are encouraged on the roofs of buildings within a PUD district to provide coverage to the district and surrounding area.*
3. *Building Design and Architecture (Zoning Ordinance Sec. 22-14-14)*
 - a. *Within the multi-family residential, business, industrial, and mixed-use areas of a PUD district, building design styles shall be compatible with each other and shall exhibit consistency in terms of their exterior materials, architectural style, size, shape, scale, and massing.*
 - b. *With the exception of detached single family dwellings, building facades shall maintain a consistent street edge. The street elevation of principal structures shall have at least one street-oriented entrance and contain the principal*

- windows of the structure, with the exception of structures in a courtyard style.*
- c. Site plans shall include drawings, renderings, or perspectives of a professional quality which illustrate the scale, massing, roof shape, window size, shape and spacing, and exterior materials of the structure.*
4. *Amendment (Zoning Ordinance Sec. 22-14-15)*
 - a. The Planning Director may approve a minor change to an approved PUD Application Package and Application Plan at the written request of the owner of the development. For purposes of this section, a "minor change" refers to changes of location and design of buildings, structures, streets, parking, recreational facilities, open space, landscaping, utilities, or similar details which do not significantly change the character of the approved PUD application package and PUD master plan.*
 - b. If the Planning Director determines that the requested change constitutes a significant change, or something more than a minor change to the approved zoning application package, then the owner may seek an amendment to the PUD Application Package and Application Plan from the BOS. The application procedure for such an amendment shall be the same as the application procedure for the original approval.*
 5. *Special Use Permits (Zoning Ordinance Sec. 22-17-4)*
 - a. When permitted by this chapter, special use permits may be authorized by the governing body upon the governing body's finding that the proposed use will not be detrimental to the character and development of the adjacent area.*
 - b. The governing body may place conditions on the issuance of a special use permit.*
 - c. In the governing body's consideration of a special use permit application, the governing body shall consider the following guidelines:*
 - i. The proposed use shall not tend to change the character and established patter of the area or community in which it proposes to locate.*
 - ii. The proposed use shall be compatible with the uses permitted by right in that zoning district and shall not adversely affect the use and/or value of neighboring property.*

An Ordinance To Amend The Fluvanna County Zoning Map, With Respect To 222.03 acres of Tax Map 30, Section A, Parcel 110 and 10 acres of Tax Map 19, Section A, Parcel 39C, for an aggregate of 232.03 acres, to conditionally rezone the same from R-3, Residential, Planned Community to Planned Unit Development (PUD). (ZMP 12:02)

BE IT ORDAINED BY THE FLUVANNA BOARD OF SUPERVISORS, pursuant to Virginia Code Section 15.2-2285, that the Fluvanna County Zoning Map be, and it is hereby, amended, as follows:

That 222.03 acres of Tax Map 30, Section A, Parcel 110 and 10 acres of Tax Map 19, Section A, Parcel 39C, be and is hereby, rezoned from R-3, Residential, Planned Community, to Planned Unit Development (PUD) subject to the submitted proffers as set out in the letter dated April 19, 2013, which is attached hereto.

PROFFER STATEMENT

Walker's Ridge

Date of Proffer: April 19, 2013

Project Name: Walker's Ridge

ZMP Number: 12:02

Owner: Hotel Street Capital, LLC
31 Garrett Street
Warrenton, VA 20186

Existing Zoning: R3-Residential

Zoning Requested: Planned Unit Development (PUD)

Acreage of Parcel: 232.03 acres

Magisterial District: Palmyra

Tax Map #(s): Tax Map 30 Section A Parcel 110 (222.03 acres)
Tax Map 19 Section A Parcel 39C (10.00 acres)

Legal Reference: Fluvanna County Deed Book 773 Page 725 (TMP 30-A-110)
Fluvanna County Deed Book 765 Page 229 (TMP 19-A-39C)

Exhibit(s)/References: 1) Rezoning Application Plan for Walker's Ridge (sheets 1 through 12 dated _____), prepared by Justin Shimp, P.E.

The Term "Owner" as referenced within this document shall include within its meaning the owner, or owners, of record of the Property, or properties, and their successors in interest.

The Owner hereby voluntarily proffers that if the Fluvanna County Board of Supervisors acts to rezone the Property from the R3 District to the Planned Unit Development District as requested, the Owner shall develop the Property in accord with the following proffered development conditions (each, a "Proffer," and collectively, the "Proffers"), which the Owner acknowledges are reasonable, pursuant to Section 15.2-2303 of the Code of Virginia, 1950, as amended, and pursuant to Section 22-14-2 of the Fluvanna County Zoning Ordinance. If rezoning application is approved, these proffers shall replace the eleven (11) proffers approved with ZMP 09:02 on May 20, 2009. If rezoning application ZMP 12:02 is denied, these proffers shall immediately be null and void and of no force and effect.

As used throughout these Proffers, the following capitalized terms shall have the following meanings:

“Design Standards Manual” shall refer to the Design Standards as provided on sheet 10 of the Application Plan.

“Owners’ Association” shall refer collectively to one or more responsible property owners’ associations to be created by the Owner for the purpose of, inter alia, maintaining common areas within Walker’s Ridge.

“First Residential Building Permit” shall mean the building permit issued for the first residential dwelling unit within the Property.

- 1) **Open Space.** The Owner shall provide green space on the Property in the locations shown on Sheet 4 of the Application Plan as “Open Space”. Each portion of the Open Space Areas shall be conveyed to the Owners’ Association in conjunction with the approval of any final subdivision plat or site plan for lots that are adjacent to such Open Space Areas. For the purposes of this Proffer, the term “adjacent” shall refer to land located within the Property abutting or immediately across the street or road from any Open Space Areas, as show on the final subdivision plat of such land. The conveyance of each portion of the Open Space Areas shall be completed prior to the issuance of building permits for eighty percent (80%) of the adjacent residential lots. Open Space Areas shall be dedicated to and maintained by the Owners’ Association.
- 2) **Landscape Plan for Route 15 Buffers.** Prior to approval of the first final site plan within Block A-1, A-3, and A-4 as depicted on Sheet 4 and 5 of the Application Plan, a landscape plan shall be provided, reflecting the general intent of the Buffers as described in the Code of Development on Sheet 6 of the Application Plan, to the Fluvanna County Planning Department for approval. The Owner shall install landscaping in accordance with the approved Landscaping Plans within one (1) year after issuance of the first Certificate of Occupancy for the applicable site plan. The Owner shall be responsible for maintaining the landscaping provided in the approved Landscaping Plans until such time as the Open Space Areas are conveyed to the Owners’ Association, whereupon the Owners’ Association shall be responsible for all maintenance of the landscaping.
- 3) **Amenities** The Owner shall provide amenities on the Property in the locations shown on Sheet 4 (and called out in the Proposed Development Key on the same sheet) of the Application Plan. Each specified amenity shall be conveyed to the Owners’ Association in conjunction with the approval of any final subdivision plat or site plan for lots that are adjacent to the location of said amenities. For the purposes of this Proffer, the term “adjacent” shall refer to land located within the Property abutting or immediately across the street or road from any amenity, as shown on the final subdivision plat of such land. The conveyance of each amenity shall be completed prior to the issuance of building permits for

eighty percent (80%) of the adjacent residential lots. Amenities shall be dedicated to and maintained by the Owners' Association.

- 4) **Swim and Fitness facility.** The above paragraph 3 notwithstanding, the owner may choose, at his or her discretion, to provide the swimming and fitness facility, as shown on Sheet 4 of the Application Plan, as a commercial facility with a third party Owner and/or Operator. In conjunction with this arrangement, such a facility may provide memberships outside of the Walker's Ridge development and to the general public.
- 5) **Phasing.** Construction of the Walker's Ridge PUD development shall be consistent with the Phasing Plan provided on Sheets 11 and 12 of the Application Plan. The phasing of the development may vary dependent upon variations in the demand of both the residential and commercial real estate markets subject to the following conditions:

Sub-paragraph	Description of Improvement	Trigger for Improvement
a	Re-alignment of S.R. 644 at south intersection with U.S. 15	First Residential Building Permit
b	100' x 100' turn taper on S.R. 644 at north intersection with U.S. 15	Development ADT exceeds 4,000
c	Sub-site entrance	Development ADT exceeds 4,000
d	Roundabout (primary entrance)	Development ADT exceeds 8,000

(a) **Primary Entrance.**

Upon demand of the County, but no earlier than the issuance of the First Residential Building Permit, the Owner shall dedicate right-of-way for the realignment of State Route 644 (Friendship Road) and provide improvements as shown on sheet 12 of the Application Plan.

(b) **Off-site improvements to S.R. 644.**

Upon demand of the County, but no earlier than the application for a subdivision plat or site development plan which causes the net Average Daily Traffic (as determined by ITE Trip Generation figures, and using VDOT Administrative Guidelines for reductions caused by internal capture rates and pass-by trips) for the Walker's Ridge development to exceed four thousand

(4,000), the Owner shall provide a 100' left-turn storage lane and a 100' left-turn taper lane on S.R. 644 at the northern intersection with U.S. 15.

(c) Second Ingress/Egress on U.S. 15.

Upon demand of the County, but no earlier than application for a subdivision plat or site development plan which causes the net Average Daily Traffic (as determined by ITE Trip Generation figures, and using VDOT Administrative Guidelines for reductions caused by internal capture rates and pass-by trips) for the Walker's Ridge development to exceed four thousand (4,000), the Owner shall provide a second entrance onto U.S. Route 15 (James Madison Highway), consistent with sheet 4 of the Application Plan.

(d) Roundabout on U.S. 15 (primary entrance).

Upon demand of the County, but no earlier than application for a subdivision plat or site development plan which causes the net Average Daily Traffic (as determined by ITE Trip Generation figures, and using VDOT Administrative Guidelines for reductions caused by internal capture rates and pass-by trips) for the Walker's Ridge development to exceed eight thousand (8,000), the Owner shall provide a roundabout on U.S. Route 15 (James Madison Highway) at the primary entrance to the Walker's Ridge development, consistent with sheet 4 of the Application Plan.

6) Access Easement to TMP 30-A-112A. A thirty foot (30') access easement shall be provided to connect Tax Map 30-A Parcel 112A to the internal street network within Walker's Ridge Phase B-1, as shown on Sheet 4 of the Application Plan.

7) Affordable Housing. For each dwelling unit constructed on the Property, the Owner shall contribute to the Fluvanna/Louisa Housing Foundation, for the exclusive use of Fluvanna County Citizens as follows: Five hundred dollars (500.00) for each dwelling unit. The contribution for each dwelling unit shall be paid at the time of the issuance of the building permit for such dwelling unit.

8) Frontage Improvements. Contemporaneously with, and as part of, frontage improvements along James Madison Highway (U.S. 15) required in connection with any subdivision plat or site plan for the Property, the Owner shall construct such turn lanes and improvements to the horizontal alignment, vertical alignment and cross-section of James Madison Highway (U.S. 15) as shown in the Application Plan, and as reasonably necessary to provide safe and convenient access to Walker's Ridge; provided, however, that the Owner's responsibility under this Proffer shall be limited to the extent of the Property's frontage only. Improvements constructed in accordance with this proffer shall be designed and constructed to applicable VDOT standards, including, without limitation, VDOT's Geometric Design Standard for a Rural Collector Road as such standards may be amended from time to time.

Cash Proffers Methodology:

- a. All cash proffers are per. the attached adopted FY 2013-2017 Capital Improvement Plan "C.I.P.", of \$20,000,000.00, rounded up.
- b. All cash proffers below are based on an estimate of approximately 10,000.00 dwellings currently located within Fluvanna County.

- 9) **Cash Proffer for "Schools"**. For each dwelling unit constructed on the Property, the Owner shall contribute cash to Fluvanna County for funding the items as delineated in the current adopted FY 2013-2017 'C.I.P" under the heading "**Schools**", as follows: One thousand dollars (\$1,000.00) for each dwelling unit. The cash contribution for each dwelling unit shall be paid at the time of the issuance of the building permit for such dwelling unit.
- 10) **Cash Proffer for "Public Safety"**. For each dwelling unit constructed on the Property, the Owner shall contribute cash to Fluvanna County for funding the items as delineated in the current adopted FY 2013-2017 'C.I.P" under the heading "**Public Safety**", as follows: Five Hundred dollars (\$500.00) for each dwelling unit. The cash contribution for each dwelling unit shall be paid at the time of the issuance of the building permit for such dwelling unit.
- 11) **Cash Proffer for "Governmental"**. For each dwelling unit constructed on the Property, the Owner shall contribute cash to Fluvanna County for funding the items as delineated in the current adopted FY 2013-2017 'C.I.P" under the heading "**Governmental**", as follows: Five Hundred dollars (\$500.00) for each dwelling unit. The cash contribution for each dwelling unit shall be paid at the time of the issuance of the building permit for such dwelling unit.

WITNESS the following signature:

Hotel Street Capital, LLC

By: _____

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this ____ day of _____ 2013
by _____, Owner of Hotel Street Capital, LLC, a Virginia
Corporation.

My Commission expires: _____

Notary Public

**WALKER'S RIDGE PUD
ARCHITECTURAL
GUIDELINES**

**FLUVANNA COUNTY,
VIRGINIA**

DRAFT

JUNE 29, 2012

WALKER'S RIDGE PUD
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SECTION 1 OVERVIEW & ADMINISTRATION

1.1 Purpose:

- 1.1.1 Walker's Ridge is planned as a distinctive and unique community. Because of its proximity to the historic village of Palmyra and with the objective of establishing and maintaining a consistent and compatible architectural character and to ensure that structures are well designed, constructed, and landscaped, Architectural Guidelines (hereinafter referred to as the "Guidelines") have been developed.

1.2 Administration

- 1.2.1 Policy: The policy of the developer is that construction and landscaping plans be submitted for design review and approval prior to commencement of construction.
- 1.2.2 Residential and commercial structures, site improvements, and landscaping within the PUD are subject to the Guidelines.
- 1.2.3 Architectural Review Committee: To administer the Guidelines, the developer has established the Architectural Review Committee (ARC) to review and comment on submitted plans. Plans that comply with the Guidelines will be approved by the ARC.
- 1.2.4 The ARC shall hold regularly scheduled meetings at least monthly. More frequent meetings may be scheduled at the discretion of the ARC.

1.3 Items Requiring Approval

- 1.3.1 New Construction: ARC Approval is required prior to commencing new construction including, but not necessarily limited to the following:
 - A. Commercial structures
 - B. Single family residences
 - C. Townhouses
 - D. Multi-family structures
 - E. Other Structures

- F. Decks, porches and terraces
- G. Secondary structures such as detached garages, gazebos, and sheds
- H. Driveways, parking, and similar site improvements
- I. Pools
- J. Landscaping
- K. Fences and garden walls
- L. Retaining walls
- M. Exterior lighting
- N. Exterior materials and color palette

1.3.2 Alterations: ARC Approval is required prior to commencing exterior alterations to structures including, but not necessarily limited to the following:

- A. Alterations to the exterior appearance of structures and improvements requiring approval for new construction.
- B. Changes in exterior colors or finishes.
- C. Changes in landscaping

SECTION 2 SUBMITTAL & REVIEW REQUIREMENTS

2.1 Preliminary Approval:

- 2.2.1 Policy: Preliminary Approval of plans is not a required step in the Final Approval process, but is strongly recommended prior to submittal for Final Approval.
- 2.2.2 The ARC will review and comment on sketches and preliminary drawings of conceptual designs and other pertinent documents to provide property owners Preliminary Approval or suggested changes prior to the preparation of final construction documents.
- 2.2.3 Granting of Preliminary Approval does not constitute approval to start clearing of lots and other sitework.
- 2.2.4 Submittal: [place requirements for preliminary submittal here]
- 2.2.5 Fees: There is no fee associated with Preliminary Approval.

2.2 Final Approval:

- 2.2.1 Policy: Approval of Final Construction Plans and Related Data is required prior to commencement of construction.
- 2.2.2 At least two copies of Final Plans & Related Data shall be submitted to the ARC at least seven days prior to the ARC meeting. The ARC will retain one copy and one copy shall be returned to the property owner.
- 2.2.3 Submittal Form: Each Plan Submittal shall be accompanied by a completed ARC Submittal Form and Checklist (see Attachment XX).
- 2.2.4 Plan Review Fee: Review of Final Plans and Related Data requires payment of the fee stated in the schedule of fees (see Attachment YY). Final Review will not take place until said fee is paid.
- 2.2.5 Content of Final Plans: Final Plans shall include the following plus other information requested by the ARC:
 - A. Site Plan at 1" = 20' or larger scale
 - B. Landscaping Plan at 1" = 20' or larger scale

- C. Floor Plans at $\frac{1}{8}'' = 1'-0''$ or larger scale showing exterior walls, location and type of openings, porches and decks, and other information necessary to indicate the exterior appearance of the finished structure and compliance with the Guidelines
- D. Elevations at $\frac{1}{4}'' = 1'-0''$ or larger scale indicating massing, location and character of openings, chimneys and similar appurtenances, exterior materials and finishes, sizes of architectural elements such as columns and trim, and other information, necessary to indicate the exterior appearance of the finished structure and compliance with the Guidelines
- E. Wall Section(s) and Architectural Details of sufficient scale and level of detail necessary to indicate the exterior appearance of the finished structure and compliance with the Guidelines

2.2.6 Meeting Attendance: Property owners or their representative shall attend the scheduled ARC meeting to discuss submitted Plans.

2.2.7 Design Professionals: Owners are encouraged, to utilize the services of licensed design professionals. Hiring of a design professional is not required except where state law requires a professional seal on drawings and/or other related documents.

2.2.8 The ARC will review Final Plans and Related Data in accordance with the Guidelines at its regularly scheduled meeting(s). Approval will be granted when all issues related to the Guidelines are resolved to the satisfaction of the ARC.

2.2.9 Review and Approval by the ARC does not constitute approval of requirements of the County of Fluvanna or the Commonwealth of Virginia, nor does it reflect an opinion on the structural and engineering adequacy of the Plans. The ARC, its members, or [developer] assume no liability therefore.

2.3 Plan Modifications:

2.3.1 Modifications, amendments, or additions to approved plans which indicate exterior material or color changes shall be submitted to the ARC for approval prior to implementation.

2.3.2 Plan Modification Fee: Review of modified or amended Plans and Related Data requires payment of the fee stated in the schedule of fees (see Attachment YY). Final Review will not take place until said fee is paid.

2.4 Pre-Construction Requirements:

- 2.4.1 Stakeout: Prior to the start of construction, buildings, driveways, parking areas, retaining walls, and similar improvements shall be staked out on the site/lot.
- 2.4.2 Approval: Following stakeout and prior to commencement of lot clearing and construction, the owner or owner's representative shall meet with a member of the ARC to review stakeout in relation to the approved site plan.

2.5 Certificate of Compliance:

- 2.5.1 Final Inspection: Following completion of construction activities, the ARC reserves the right to visit the site to confirm that constructed improvements are in accordance with Approved Plans and Related Data. Items to be reviewed include but are not necessarily limited to:
 - A. Siting of buildings and sitework
 - B. Exterior massing and materials
 - C. Exterior detailing
 - D. Landscaping
 - E. Fencing and site walls
- 2.5.2 Notice: A minimum of [48 Hours] advance notice is required to schedule a Final Inspection.
- 2.5.3 Certificate of Compliance: Upon satisfactory completion of the Final Inspection, the ARC will issue a Certificate of Compliance.

SECTION 3 DESIGN STANDARDS

3.1 Architectural Standards:

3.1.1 General Requirements:

3.1.1.1 Structures within Walker's Ridge PUD shall be designed to be generally compatible with the architectural vocabulary of the historic village of Palmyra and the surrounding area of Fluvanna County. This can be accomplished through use of compatible materials, appropriate massing and scale, and detailing of structures.

3.1.1.2 There is no requirement for a particular style of architecture, but forms, roofs, scale, materials, fenestration, and similar features shall be compatible with the existing village. This can be accomplished with architecture that is traditional as well as contemporary.

3.1.1.3 Architectural Zone I: Properties within 750 feet of the western margin of the right-of-way of US Route 15 shall comply with the requirements of Architectural Zone I.

3.1.1.4 Architectural Zone II: Properties within 750 feet of the western margin of the right-of-way of US Route 15 shall comply with the requirements of Architectural Zone II.

3.1.2 Height Limit shall be as permitted by right in the Fluvanna County Zoning Ordinance.

3.1.3 Exterior materials used within the PUD shall be chosen from the materials listed hereinafter for the specific Architectural Zone and be of a low maintenance character in the interest of maintaining a quality appearance.

3.1.3.1 Because multiple siding types and textures are present in the historic village of Palmyra, use of multiple textures is encouraged.

3.1.3.2 Use of shutters on front elevations of residential structures is encouraged, but not required to reflect the historic character of the village and environs.

3.1.4 Where classical columns are used, they shall be architecturally correct for the style and order chosen.

3.1.5 Metal outbuildings are prohibited within the PUD.

3.2 Architectural Standards for Architectural Zone I:

3.2.1 Commercial Structures:

3.2.1.1 Massing of commercial structures shall be broken up in such a manner as to avoid boxy appearing buildings. Use of gables, offsets, and similar details to break down the mass of the building is strongly encouraged.

3.2.1.2 Buildings shall maintain a consistent street edge with at least one street oriented entrance.

3.2.1.3 Use of multiple, yet compatible wall materials is encouraged.

3.2.1.4 Use of arches, columns, quoins, and similar details is encouraged.

3.2.1.5 Storefront metal shall be factory finished. Mill finish aluminum is prohibited.

3.2.2 Single Family Residences:

3.2.2.1 Single family residences in Architectural Zone I shall have at least 2,400 square feet of gross finished floor area.

3.2.2.2 Houses on adjacent lots shall not be constructed from the same plan.

3.2.2.3 Garages shall be rear entry from the alley.

3.2.2.4 Covered front porches are strongly encouraged. Wood visible from the street shall be painted or stained in a manner consistent with the style of the house.

3.2.2.5 Use of multiple, yet compatible wall materials is encouraged.

3.2.2.6 Secondary guest suites or home offices above detached garages are permitted.

3.2.2.7 Minimum roof slope is 5/12. Some styles require a steeper roof slope, and use of steeper roofs is encouraged when appropriate.

3.2.2.8 Minimum exterior trim width is 3¼".

3.2.3 Multi- Family Structures:

3.2.3.1 Massing of multi-family structures shall be broken up in such a manner as to avoid boxy appearing buildings. Use of gables, offsets, balconies, and similar details to break down the mass of the building is strongly encouraged.

3.2.3.2 Use of multiple, yet compatible wall materials is encouraged.

3.2.3.3 Use of arches, columns, quoins, and similar details is encouraged.

3.2.3.4 Minimum roof slope is 5/12. Some styles require a steeper roof slope, and use of steeper roofs is encouraged when appropriate.

3.2.4 Other Structures:

3.2.4.1 Accessory structures shall be constructed of materials similar to the main structure on the lot.

3.2.4.2 Accessory structures shall be constructed at least three (3) feet from side lot lines.

3.2.5 Permitted Wall Materials

- A. Brick
- B. Stone, natural or portland cement simulated (Cultured Stone or similar)
- C. Fiber reinforced cementitious siding (Hardiplank or similar)
- D. Wood siding, painted or stained
- E. Wood or fiber reinforced cement shingles
- F. Architectural precast concrete (cast stone)
- G. Stucco

3.2.6 Permitted Visible Roofing Materials

- A. Standing seam metal
- B. Slate
- C. Simulated slate
- D. Architectural shingles designed to simulate slate.

3.2.7 Permitted Trim Materials

- A. Fiber reinforced cementitious trim (Hardietrim, Hardiesoffit, or similar)
- B. Cellular PVC

- C. Wood, painted or stained
- D. Factory finished aluminum clad wood (fascia & rake boards)
- E. Vented or unvented aluminum or vinyl soffit panels

3.2.8 Permitted Window Materials

- A. Painted Wood
- B. Clad (aluminum or fiberglass) wood
- C. Extruded fiberglass or aluminum
- D. Aluminum Storefront (commercial buildings only)
- E. Divided light windows shall have SDL or true divided light muntins.

3.2.9 Permitted Door Materials

- A. Wood
- B. Insulated metal
- C. Fiberglass
- D. Aluminum storefront (commercial buildings only)

3.2.10 Other Permitted Materials

- A. Fabric awnings
- B. Cellular PVC railings
- C. Metal railings
- D. Factory finished aluminum or natural copper gutters & downspouts
- E. Wood or vinyl shutters

3.3 Architectural Standards for Architectural Zone II:

3.3.1 Commercial Structures:

3.3.1.1 Massing of commercial structures shall be broken up in such a manner as to avoid boxy appearing buildings. Use of gables, offsets, and similar details to break down the mass of the building is strongly encouraged.

3.3.1.2 Buildings shall maintain a consistent street edge with at least one street oriented entrance.

3.3.1.3 Use of multiple, yet compatible wall materials is encouraged.

3.3.1.4 Use of arches, columns, quoins, and similar details is encouraged.

3.3.1.5 Storefront metal shall be factory finished. Mill finish aluminum is prohibited.

3.3.2 Single Family Residences:

3.3.2.1 Single family residences in Architectural Zone II shall have at least 1,500 square feet of gross finished floor area.

3.3.2.2 Houses on adjacent lots shall not be constructed from the same plan.

3.3.2.3 Covered front porches are strongly encouraged. Wood visible from the street shall be painted or stained in a manner consistent with the style of the house, except for rear decks.

3.3.2.4 Use of multiple, yet compatible wall materials is encouraged.

3.3.2.5 Minimum roof slope is 5/12. Some styles require a steeper roof slope, and use of steeper roofs is encouraged when appropriate.

3.3.2.6 Minimum exterior trim width is 2".

3.3.3 Multi- Family Structures:

3.3.3.1 Massing of multi-family structures shall be broken up in such a manner as to avoid boxy appearing buildings. Use of gables, offsets, balconies, and similar details to break down the mass of the building is strongly encouraged.

3.3.3.2 Use of multiple, yet compatible wall materials is encouraged.

3.3.3.3 Use of arches, columns, quoins, and similar details is encouraged.

3.3.3.4 Minimum roof slope is 5/12. Some styles require a steeper roof slope, and use of steeper roofs is encouraged when appropriate.

3.3.4 Townhouses:

3.3.4.1 Townhouses in Architectural Zone II shall have at least 1,250 square feet of gross finished floor area.

3.3.4.2 Townhouse fronts shall stagger at least two feet between units.

3.3.4.3 Covered front porches are strongly encouraged.

3.3.4.4 Use of multiple, yet compatible wall materials is encouraged.

3.3.4.5 Minimum roof slope is 5/12. Some styles require a steeper roof slope, and use of steeper roofs is encouraged when appropriate.

3.3.4.6 Minimum exterior trim width is 2".

3.3.5 Other Structures:

3.3.5.1 Accessory structures shall be constructed of materials similar to the main structure on the lot.

3.3.5.2 Accessory structures shall be constructed at least three (3) feet from side lot lines.

3.3.6 Permitted Wall Materials

- A. Any material permitted in Architectural Zone I plus the following:
- B. Vinyl siding
- C. Aluminum siding
- D. Painted concrete foundations with simulated brick face

3.3.7 Permitted Visible Roofing Materials

- A. Any material permitted in Architectural Zone I plus the following:
- B. Architectural shingles designed to simulate wood shakes (Timberline or similar)

3.3.8 Permitted Trim Materials

- A. Any material permitted in Architectural Zone I plus the following:
- B. Vinyl

3.3.9 Permitted Window Materials

- A. Any material permitted in Architectural Zone I plus the following:
- B. Vinyl

3.3.10 Permitted Door Materials

- A. Any material permitted in Architectural Zone I plus the following:

3.3.11 Other Permitted Materials

- A. Any material permitted in Architectural Zone I plus the following:
- B. Pressure treated wood railings.

3.4 Site Improvement Standards:

3.4.1 Commercial and Multi-Family Sites:

3.4.1.1 Travelways and parking areas shall be paved with at least 2" of VDOT #SM-2A asphalt. Asphalt subbase shall be used where sound engineering practice dictates.

3.4.1.2 Parking areas shall be surrounded with concrete curbing unless otherwise approved by the ARC, and shall be designed to accommodate storm drainage without flooding.

3.4.1.3 In order to create a more pedestrian friendly commercial area, consideration should be given to adding benches, planters, bicycle racks, and similar amenities to commercial sites.

3.4.1.4 Site lighting shall comply with requirements of Article 25 of the Fluvanna County Zoning Ordinance, as amended.

3.4.2 Residential Lots:

3.4.2.1 Driveways shall be paved with at least 2" of VDOT #SM-2A asphalt.

3.4.2.2 Walks shall be constructed at least eight feet (8') away from the house to accommodate landscaping and paved with concrete, brick, precast pavers, or similar slip resistant stable material.

3.5 Landscaping Requirements:

3.5.1 Commercial and Multi-Family Sites: Commercial and multi-family sites shall comply with Article 24 of the Fluvanna County Zoning Ordinance as amended 12-31-08. In the event that the county amends this article, the more stringent of the referenced edition or revised ordinance shall prevail.

3.5.2 Residential Lots:

3.5.2.1 Landscaping shall be installed in accordance with the approved Final Landscaping Plan.

3.5.2.2 A fifteen (15) foot minimum foot strip of lawn is required adjacent to the road. Existing trees of 6" or larger caliper along the road frontage shall be preserved and set off with mulch beds. Additionally, a grass strip shall be maintained through the ditch line .

3.5.2.3 Additional landscaping may be required to address erosion control and other site sensitive areas.

3.5.2.4 Foundation plantings shall be placed in accordance with good landscaping practice along the front of each house.

3.5.2.5 There shall be at least one large shade tree and one ornamental tree in each front yard. This requirement may be waived if, in the opinion of the ARC, there are sufficient existing trees to warrant waiver of this requirement.

3.6 Fourth Category:

3.7 Fifth Category:

Walkers Ridge

at Palmyra



THE GAINES GROUP, PLC

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House Type 1

Based on:
+ Various Palmyra house types

Walkers Ridge

at Palmyra



THE GAINES GROUP, PLC

130



House Type 2

Based on:
+ Various Palmyra house types

Walkers Ridge

at Palmyra



THE GAINES GROUP, PLC

131



House Type 3

Based on:
+ Various Palmyra house types

Walkers Ridge

at Palmyra



THE GAINES GROUP, PLC

132



House Type 4

Based on:
+ Various Palmyra house types

Walkers Ridge

at Palmyra



THE GAINES GROUP, PLC

133



Condos

Based on:
+ Mills found in Palmyra
+ Various Palmyra house types

Walkers Ridge

at Palmyra



THE GAINES GROUP, PLC

134



Townhomes

Based on:
+Various Palmyra house types

Walkers Ridge

at Palmyra



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Office A



Based on:
+ Palmyra Courthouse

Walkers Ridge

at Palmyra



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Office B

Based on:
+ Palmyra Courthouse

Walkers Ridge

at Palmyra



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137



Retail

Based on:
+ Palmyra Courthouse

Walkers Ridge

at Palmyra



THE GAINES GROUP, PLC

138



Bank

Based on:
+ Palmyra Courthouse

Walkers Ridge

at Palmyra



THE GAINES GROUP, PLC

139



Gas Station/Cafe

Based on:
+ Mills found in Palmyra
+ Various Palmyra store types