

**AGENDA**  
**FLUVANNA COUNTY PLANNING COMMISSION**  
**Regular Meeting**  
**Circuit Court Room**  
**Fluvanna Courts Building**  
**June 26, 2013 at 7:00pm**

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**1-CALL TO ORDER, PLEDGE OF ALLEGIANCE**

**2-DIRECTOR'S REPORT**

**Ms. Allyson Finchum, Planning Director**

**S**

**3-PUBLIC COMMENTS #1 (3 minutes each)**

**4-APPROVAL OF MINUTES:**

**May 22, 2013**

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**5- PUBLIC HEARINGS:**

**SUP 13:03 - Jason Farren Automotive Repair Shop**

**U**

A request for a special use permit to allow for an automobile repair service establishment with respect to 4.567 acres of Tax Map 17, Section 16, Parcel 4. The property is currently zoned A-1 (Agricultural, General) and is located on the northern side of State Route 619 (Ruritan Lake Road), approximately 0.25 miles east of State Route 761 (Branch Road). The property is located within the Fork Union Election District. According to the 2009 Comprehensive Plan, the property is within the Rural Residential Planning Area.

**ZMP 12:02 & SUP 13:02 – Hotel Street Capital, LLC**

**V**

ZMP 12:02 - 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 - 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)**

**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.*

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**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.

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**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.

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***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.*

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## COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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

To: Fluvanna County Planning Commission  
From: Allyson Finchum, Director of Planning  
Date: June 26, 2013  
Re: Planning Director's Report

1. Board of Supervisors Actions:

June 5, 2013:

*None.*

June 19, 2013:

I. **ZMP 13:01 – JCM III, LLC**

**Approved (5-0)** an ordinance to amend the Fluvanna County Zoning Map with respect to 4.81 acres of Tax Map 59, Section A, Parcel 8 to rezone the same from B-1, Business, General to I-1, Industrial, Limited (Conditional). 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.

2. Board of Zoning Appeals Actions:

*No June Meeting.*

3. Technical Review Committee:

June 13, 2013:

- II. **SDP 13:06 – Ballif Investments, LLC** – A site development plan request for a 7,000 square foot shop building with respect to 4.68 acres of Tax Map 5, Section 20, Parcel 1B1. The property is zoned I-1, Industrial, Limited and is located on the southern side of Route 250 (Richmond Road) approximately 300 feet east of Hunter's Branch Road. The property is located in the Palmyra Election District and is within the Zion Crossroads Community Planning Area.



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

USE	May-12		YTD 12		May-13		YTD 13		May/Diff	YTD		
	VALUE	PERMITS	VALUE	PERMITS	VALUE	PERMITS	VALUE	PERMITS		VALUE	PERMITS	
New Homes	7	1,290,000	27	4,577,000	9	2,187,645	32	6,356,288	2	897,645	5	1,779,288
Duplex	0	0	0	0	0	-	0	-	0	-	0	-
Single Family (Attached)	0	0	4	360,000	0	-	8	1,200,000	0	-	4	840,000
Adds&Alteratons	26	388,850	112	1,650,566	19	75,281	107	1,021,725	-7	(311,569)	-5	(628,841)
Garages & Carports	0	0	5	55,000	4	32,240	6	135,240	4	32,240	1	80,240
Accessory Buildings	2	47,000	5	55,500	0	-	5	50,400	-2	(47,000)	0	(5,100)
Single Wide MH	0	0	0	-	0	-	1	3,000	0	-	1	3,000
Swimming Pools	0	0	4	126,000	0	-	2	82,000	0	-	-2	(44,000)
Recreational Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Business Bldgs	0	0	1	744,000	0	-	0	-	0	-	-1	(744,000)
Industrial Bldgs	3	770,000	3	770,000	1	50,000	1	50,000	-2	(720,000)	-2	(720,000)
Other Buildings	2	184,119	5	264,219	2	176,000	2	176,000	0	(8,119)	-3	(88,219)
<b>TOTALS</b>	<b>40</b>	<b>2,677,969</b>	<b>166</b>	<b>8,602,285</b>	<b>35</b>	<b>2,521,166</b>	<b>164</b>	<b>9,074,653</b>	<b>-5</b>	<b>(156,803)</b>	<b>-2</b>	<b>472,368</b>

FEES	May-12	PREV TOT	YTD 12	May-13	PREV TOT	YTD 13	DIFFERENCE	DIFFERENCE YTD
Building Permits	\$ 12,039.25	33,520.03	45,559.28	\$ 11,191.57	34,265.89	45,457.46	(847.68)	(101.82)
Land Disturb Permits	\$ 5,411.25	11,750.00	17,161.25	\$ 2,625.00	9,116.25	11,741.25	(2,786.25)	(5,420.00)
Zoning Permits/Proffers	\$ 2,450.00	23,550.00	26,000.00	\$ 1,500.00	5,550.00	7,050.00	(950.00)	(18,950.00)
<b>TOTALS</b>	<b>\$ 19,900.50</b>	<b>68,820.03</b>	<b>88,720.53</b>	<b>\$ 15,316.57</b>	<b>48,932.14</b>	<b>64,248.71</b>	<b>\$ (4,583.93)</b>	<b>(24,471.82)</b>

INSPECTIONS	May-12	PREVIOUS	YTD 12	May-13	PREVIOUS	YTD 13	DIFFERENCE	DIFFERENCE YTD
	171	549	720	152	559	711	-19	-9

  
 Darius S. Lester  
 Building Official

( ) represents a negative

# *Monthly Approval Report for May 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>
<b>Columbia</b>							
	<i>Adjudicated/Closed</i>						
		CCE 13-008		12	(A)-32	83	
	<i>Approved</i>						
		BSP 13-007	Physical Survey Plat	13	(A)13	0	
		SUB 13-008	Family Subdivision (2 lots) + residue	12	(A)37	62.171	3
		SUB 13-009	Lot Consolidation 2 lots into 1 lot	21	(12)4&5	26.602	1
<b>Palmyra</b>							
	<i>Approved</i>						
		SUB 13-010	Boundary Line Adjustment	3	(33)20, (33)21	6.03	2

*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*

# Code Compliance Enforcement Activity Report

ID#	Tax Map Parcels	Reported Against	Type of Violation	Comments	Status	Status Date
<b>Cunningham</b>						
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 Complainece 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
<b>Fork Union</b>						
CCE 12-001	51A (A)22	JWS Enterprises, LLC (James W. Sherrill,	Misc.	Property address is 4985 James Madison Hwy. Site inspections on 12-20-11and 1-06-12 noted that the property is being used for general storage which is not a use permitted "by right" or "by SUP". 1st letter sent on 1/12/12. 2nd violation 1/31/12. Letter of intent approved by Darren Coffey 2/29/12. 3rd letter sent by hand delivery 4/09/13. Summons issued 4/29/13.	Warrant Obtained	4/29/2013
<b>Palmyra</b>						
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 1/12/12. 2nd letter sent requesting intentions 1/31/12. Letter of intent approved by Darren Coffey 2/29/12. 3rd letter sent by hand delivery 4/09/13. Summons issued 4/29/13.	Warrant Obtained	4/29/2013
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 conitues.	Awaiting Action	5/8/2012

**FLUVANNA COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
Circuit Courtroom  
Fluvanna County Courts  
May 22, 2013  
7:00 p.m.**

MEMBERS PRESENT: Barry Bibb, Chairman  
Patricia Eager, Vice-Chairman  
Samuel Babbitt  
Donald Gaines  
Ed Zimmer  
Joe Chesser, Board of Supervisors Representative

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

**CALL TO ORDER**

Chairman Bibb called the Planning Commission meeting of May 22, 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**

Mr. Steve Tugwell, Senior Planner, gave the monthly report to the Planning Commission.

- **Board of Supervisors**
  - **May 1, 2013**
    - *None*
  - **May 15, 2013**
    - *None*
- **Board of Zoning Appeals Actions – *No May Meeting***
- **Technical Review Committee**
  - **May 9, 2013**
    - **SDP 13:05 – Virginia Electric Power Company**

A site development plan request for a natural gas metering and regulation station, and gas pressure reducing station with respect to 49.4 acres of Tax Map 59, Section 6, Parcels 2, 2A, 1, 1A, and Tax Map 62, Section A, Parcel 1. The property is zoned I-1, Industrial, Limited and is located on the southern side of Route 656 (Bremo Road) approximately .50 miles east of its intersection with Bremo Bluff Road. The property is located in the Fork Union Election District and is within the Rural Residential Community Planning Area
    - **SUP 13:03 – Jason Farren Automotive Repair Shop**

A request for a special use permit to allow for an automotive repair service establishment with respect to 4.567 acres of Tax Map 17, Section 16, Parcel 4. The property is currently zoned A-1 (Agricultural, General) and is located on the northern side of State Route 619 (Ruritan Lake Road), approximately 0.25 miles east of State Route 761 (Branch Road). The property is located within the Fork Union Election District. According to the 2009 Comprehensive Plan, the property is within the Rural Residential Planning Area.

**PUBLIC COMMENTS #1**

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

- Jerome W. Patchen, 13764 James Madison Hwy resident, spoke in opposition of the Walker's Ridge development stating it would generate noise, pollution, and interfere with his property's viewshed.

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

**APPROVAL OF MINUTES**

**MOTION:**

Mr. Zimmer moved to **approve** the April 24, 2013 Planning Commission meeting minutes as amended.

Mr. Gaines seconded. The motion carried with a vote of 3-0-2. AYES: Bibb, Gaines and Zimmer. NAYS: None. ABSTAINED: Babbitt and Eager.

**PUBLIC HEARINGS:**

**ZMP 13:01 – JCM III, LLC** – An ordinance to amend the Fluvanna County Zoning Map with respect to 4.81 acres of Tax Map 59, Section A, Parcel 8 to rezone the same from B-1, Business, General to I-1, Industrial, Limited (Conditional). 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.

Mr. Steve Tugwell, Senior Planner, presented this application for a rezoning to the Planning Commission.

Mr. Gregg Beck, representing the owner of the leasing of the property, answered questions the Planning Commission had in regards to the application.

Chairman Bibb opened the public hearing.

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

The Planning Commission discussed the proposed rezoning and the applicant's proffer to not include shooting indoor range as a permitted use. The Commission also discussed setbacks between buildings, parking, as well as whether or not the land is two separate parcels. Mr. Tugwell stated that while the property is not two separate parcels currently, that if it is successfully rezoned, the applicant, while not required, has volunteered to subdivide and clearly delineate the separation between the two zones. Mr. Tugwell clarified the applicant has not proffered to subdivide the property, but has clearly stated he will. Mr. Payne stated it was not unheard of for there to be two uses on one parcel. The Commission discussed the need for more business opportunity and how this parcel is an ideal location.

**MOTION:**

Dr. Babbitt moved to **recommend approval** of ZMP 13:01, an ordinance to amend the Fluvanna County Zoning Map with respect to 4.81 acres of Tax Map 59, Section A, Parcel 8 to conditionally rezone the same from B-1, Business, General to I-1, Industrial, Limited subject to the proffer as particularly set forth in Attachment E of the staff report.

Ms. Eager seconded. The motion carried with a vote of 5-0. AYES: Babbitt, Bibb, Eager, Gaines and Zimmer. NAYS: None.

**SITE DEVELOPMENT PLANS:**

**SDP 13:05 – Virginia Electric Power Company**

A site development plan request for a natural gas metering and regulation station, and gas pressure reducing station with respect to 49.4 acres of Tax Map 59, Section 6, Parcels 2, 2A, 1, 1A, and Tax Map 62, Section A, Parcel 1. The property is zoned I-1, Industrial, Limited and is located on the southern side of Route 656 (Bremo Road) approximately .50 miles east of its intersection with Bremo Bluff Road. The property is located in the Fork Union Election District and is within the Rural Residential Community Planning Area

Mr. Steve Tugwell, Senior Planner, presented the site development plan request for a natural gas metering and regulation station, and gas pressure reducing station with respect to 49.4 acres of Tax Map 59, Section 6, Parcels 2, 2A, 1, 1A, and Tax Map 62, section A, Parcel 1.

Mr. McCauley, applicant, addressed the Planning Commission in regards to the application stating that the ash ponds will no longer receive coal or ash once conversion to natural gas is complete. He also stated the ponds will be maintained in accordance with existing permits.

**MOTION:**

Dr. Babbitt moved to **recommend approval** of SDP 13:05, a sketch plan request for a natural gas metering and regulation station, and gas pressure reducing station with respect to 49.4 acres of Tax Map 59, Section 6, Parcels 2, 2A, 1, 1A, and Tax Map 62, Section A, Parcel 1, subject to conditions listed in the staff report. Further, Dr. Babbitt moved to recommend approval of the sidewalk variance in accordance with Section 22-23-6BB of the Zoning Ordinance.

Mr. Gaines seconded. The motion carried with a vote of 5-0. AYES: Babbitt, Bibb, Eager, Gaines and Zimmer. NAYS: None.

**PRESENTATIONS:**

**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.

Mr. Justin Shimp, representative, presented information to the Planning Commission with regard to the Walker's Ridge Planned Unit Development application.

Planning Commission discussed development details including water, sewer, and open space.

**SUBDIVISIONS:**

*None*

**UNFINISHED BUSINESS:**

Mr. Payne discussed parking in regards to the rezoning application ZMP 13:01.

**NEW BUSINESS:**

*None*

**PUBLIC COMMENTS #2**

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

- Mr. Moss, Columbia District, spoke in opposition of the Walker's Ridge Planned Unit Development stating the applicant lacked clarity.
- James Gibson, Palmyra resident, was concerned about the impact the Walker's Ridge Planned Unit Development would have on the environment and the increased costs related to schools and police. He also discussed the potential risks of roundabouts.
- Overton Mc Gehee, 924 Courthouse Rd. resident, spoke in opposition of the Walker's Ridge development stating the plan was poorly planned.
- Elizabeth Franklin, Columbia District, spoke in opposition of the Walker's Ridge development. She was concerned about the huge impact it would have on the county, stating it would be fiscal folly to approve such a development.
- Al Talley, 14307 James Madison Hwy resident, spoke in opposition of the Walker's Ridge development stating the application does not meet the ordinance.
- Ms. Suling, 219 Main Street, stated this county has seen residential growth that has far bypassed business or commercial growth, leaving the county to play financial catch-up. Knowing how this pattern works, she states it is inconceivable to approve a development of this scope. She stated there is no proffer that could be offered that would offset the negative, permanent damage by this kind of plan. She also stated the plan puts water resources at risk.
- Dennis Holder, Columbia District, spoke in opposition of the Walker's Ridge development stating the developer had a lack of regard to the Commission and citizens in adhering to the ordinance.
- Kate Skovira, 153 Chapel Ct. resident, stated she agreed with previous citizens' comments in regards to the Walker's Ridge development. She also stated there is evidence the developer does not follow through with previous commitments. In her neighborhood, there is road maintenance that still needs to be completed.

**ADJOURN**

There being no further business, Chairman Bibb adjourned the Planning Commission meeting of May 22, 2013 at 8:34 p.m.

Minutes recorded by Heather Poole.

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Barry A. Bibb, Chairman  
Fluvanna County Planning Commission



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# COUNTY OF FLUVANNA

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## STAFF REPORT

**To:** Fluvanna County Planning Commission  
**Case Number:** SUP 13:03  
**Tax Map:** Tax Map 17, Section 16, Parcel 4

**From:** Steve Tugwell  
**District:** Fork Union  
**Date:** June 26, 2013

**General Information:** This request is to be heard by the Planning Commission on Wednesday, June 26, 2013 at 7:00 pm in the Circuit Court Room in the Courts Building.

**Owner/Applicant:** Jason J. Farren

**Representative:** Jason J. Farren

**Requested Action:** Request for special use permit to allow for an automotive repair service establishment with respect to 4.567 acres of Tax Map 17, Section 16, Parcel 4. (Attachment A)

**Location:** The affected property is located on the northern side of State Route 619 (Ruritan Lake Road), approximately 0.25 miles east of State Route 761 (Branch Road). (Attachment B)

**Existing Zoning:** A-1, Agricultural, General

**Planning Area:** Rural Residential Planning Area

**Existing Land Use:** Single-family dwelling

**Adjacent Land Use:** The surrounding area is zoned A-1, Agricultural, General.

**Zoning History:** None

**Analysis:**

This is a Special Use Permit application request to operate an automotive repair service establishment. The Zoning Ordinance defines automotive repair service establishments as, “*a facility for the general repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, or providing collision services, including body, frame, or fender repair, and overall painting.*”

Mr. Farren has stated in his application that he intends on using the existing 30 x 40 metal detached garage for his automotive repair operation, and no additional buildings would be required. All automotive repair service activities will be conducted within the metal building. According to the sketch plan provided by the applicant, the building is in compliance with the required building setbacks for accessory structures. Additionally, Mr. Farren has inquired with Building Inspections with regard to their requirements for bringing the garage into commercial code compliance, and plans on obtaining a commercial building permit if this Special Use Permit is approved. (Attachment C)

When evaluating proposed uses for a special use permit, in addition to analyzing the potential adverse impacts of the use, staff utilizes two (2) general guidelines for evaluation as set forth in the zoning ordinance.

**First, the proposed use should not tend to change the character and established pattern of the area or community.**

The subject property is located within the Rural Residential Planning Area, in a small subdivision comprised of four (4) single-family dwellings, on lots totaling over 4 ½ acres each in area. Single-family dwellings on large lots are consistent with the established pattern in the A-1 zoning district, and the Rural Residential Planning Area. The automotive repair establishment would make use of an existing detached garage, a by-right accessory use within the A-1 zoning district. All repair work would be done inside the garage, thus not creating a commercial atmosphere for the community. There may be one (1) occasional part-time employee as necessitated by volume of work.

**Second, the proposed use should be compatible with the uses permitted by-right in that zoning district and shall not adversely affect the use/or value of neighboring property.**

Automotive repair service establishments are allowed by SUP in the A-1 zoning district. By-right uses that are similar, in operation or size of structures, to this application may include home occupations, equestrian facilities, farm sales, non-commercial greenhouses, and accessory dwellings. The nearest residence is approximately 200 feet away, and the site has a good amount of existing vegetation that may be retained as a buffer to screen on-site materials from adjacent parcels. There is a row of Leyland Cypress planted along the side line with the nearest neighbor, and when mature may fully screen the garage. The zoning ordinance allows for one accessory dwelling unit per property, similar to location of the existing garage behind the primary dwelling, as is the case with this property.

**Neighborhood Meeting:**

With the exception of the applicant, there were no attendees at the May 8<sup>th</sup>, 2013 neighborhood meeting.

**Technical Review Committee:**

At the May 9<sup>th</sup>, 2013 Technical Review Committee meeting, the Health Department stated a soil evaluation must be conducted to determine the feasibility of a drainfield; the evaluation and design for the system, prepared by an AOSE and/or engineer, must be submitted to the Fluvanna County Health Dept.; an alternative sewage disposal system may qualify as an experimental system, such a system must be approved by the Virginia Dept. of Health's Central Office;

The Virginia Department of Transportation said the site will require a low-volume commercial entrance from State Route 619 (Ruritan Lake Road), the existing entrance pipe will need to be extended to allow for an 18 foot wide entrance with 25 foot radii, that a VDOT land use permit will be required (\$100 non-refundable) and a cash bond of \$500 (refundable) will be required until VDOT inspects and approves the entrance improvements;

The Fire Chief stated that this location has good fire access and protective space to the site;

Ms. Eager, Planning Commission representative, asked where the cars would be stored, and whether or not the repair activity will take place inside the building; Ms. Eager also asked if there is an HOA or RMA associated with this subdivision.

(Attachment D)

**Conclusion:**

The Planning Commission should consider any potential adverse impacts, such as traffic entering and exiting the property, noise, or potential visual impacts to adjacent properties.

**Recommended Conditions**

If approved, Staff recommends the following conditions:

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. Not more than five (5) vehicles waiting for service shall be stored on the property outside of normal business hours.
5. All activity related to this automotive repair service establishment shall be confined to within the 30x40 detached garage.
6. The hours of operation shall be from 7 a.m. to 5 p.m. Monday – Saturday.

7. All noise generated by this activity shall be limited to maximum daytime level of 60 dB at the property line.
8. Used motor oil, coolants, discarded automotive parts and tires shall be recycled or disposed of in accordance with State and local laws.
9. 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.
10. The Board of Supervisors, or representative, reserves the right to inspect the business for compliance with these conditions at any time.
11. 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.

**Suggested Motion:**

I move that the Planning Commission recommend [approval/denial] of SUP 13:03, [if approved], with respect to 4.567 acres of Tax Map 17, Section 16, Parcel 4, with the conditions as described in the staff report.

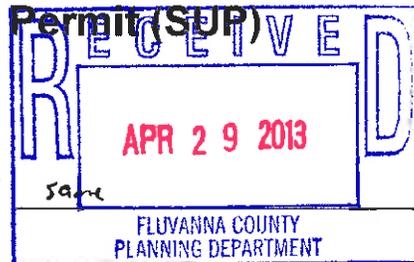
**Attachments:**

- A – Application, sketch plan, & APO Letter
- B – Zoning map
- C – Aerial Vicinity Map
- D – TRC Comment Letter, and emails from VDOT and the Health Dept.

Copy:  
Applicant – Jason J. Farren, 168 North Fork Lane, Palmyra, VA 22963  
File



COMMONWEALTH OF VIRGINIA  
**COUNTY OF FLUVANNA**  
**Application for Special Use Permit (SUP)**



Owner of Record: JASON Farren

Applicant of Record: same

E911 Address: 168 north Fork Lane, Palmyra VA 22963

E911 Address: \_\_\_\_\_

Phone: (434) 962-7606 Fax: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: MONTECH327@HOTMAIL.com

Email: \_\_\_\_\_

Representative: same

**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: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Is property in Agricultural Forestal District?  No  Yes

Email: \_\_\_\_\_

If Yes, what district: \_\_\_\_\_

Tax Map and Parcel(s): 17-16-4

Deed Book Reference: \_\_\_\_\_

Acreage: 4.567 Zoning: A1

Deed Restrictions?  No  Yes (Attach copy)

Request for a SUP in order to: \_\_\_\_\_

operate Auto Repair Business

Proposed use of Property: Auto Repair

\*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: 4-29-13 Signature of Owner/Applicant: \_\_\_\_\_

Subscribed and sworn to before me this 29 day of April, 2013 Register # 7509817

My commission expires: 10/31/2015 Notary Public: \_\_\_\_\_

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: _____	Pre-Application Meeting: _____
PH Sign Deposit Received: _____	Application #: SUP _____
\$800.00 fee plus mailing costs paid: <u>Cash</u> 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: <u>Fork Union</u>	Planning Area: <u>Rural Residential</u>
Public Hearings	
Planning Commission	Board of Supervisors
Advertisement Dates: <u>June 13 &amp; 20, 2013</u>	Advertisement Dates: <u>July 4 &amp; 11, 2013</u>
APO Notification: <u>June 12, 2013</u>	APO Notification: <u>July 3, 2013</u>
Date of Hearing: <u>June 26, 2013</u>	Date of Hearing: <u>July 17, 2013</u>
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.

Proposed plan to use existing structure, no additional improvements needed

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

Automotive Repair facility. Rezoning or special use permit required per county regulation

**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?

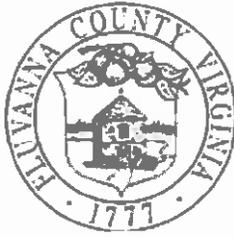
There will be no affects on adjacent property owners, therefore no protection will be needed

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

The proposed zoning change will allow North Fork Auto to fill a need for High line European auto repair and service that is not currently offered inside Fluvanna county. There are no other specialty repair facilities in this area.

**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:

Attached



COMMONWEALTH OF VIRGINIA  
**COUNTY OF FLUVANNA**  
**Public Hearing Sign Deposit**

Name: Jason Farren

Address: 168 North Fork Lane

City: Palmyra

State: VA Zip Code: 22963

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.

[Signature] Applicant Signature 4-17-13 Date

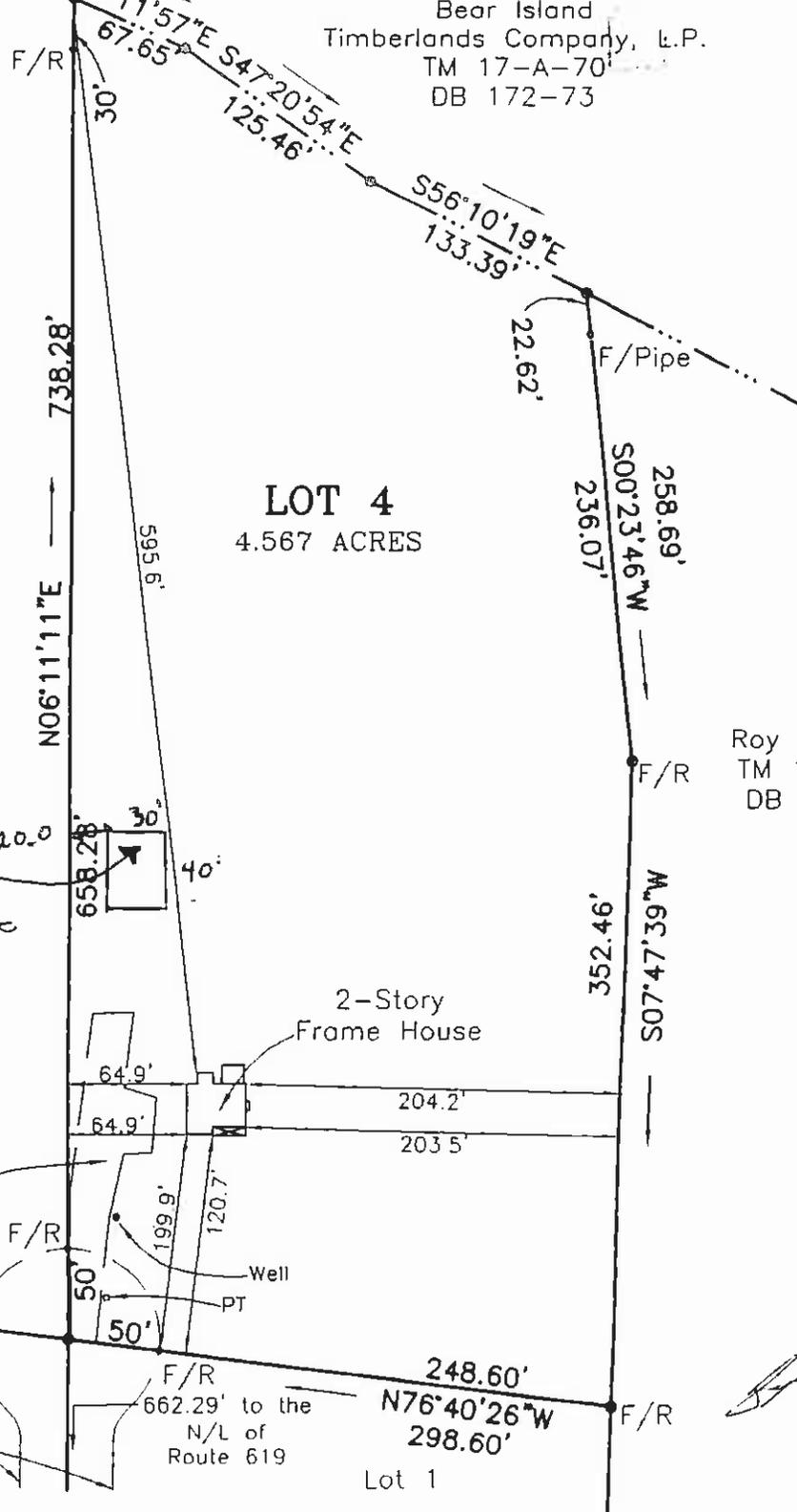
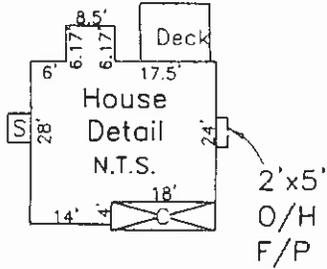
\*Number of signs depends on number of roadways property adjoins.

OFFICE USE ONLY	
Application #: BZA _____ : CPA _____ : SUP _____ : ZMP _____ : ZTA _____ :	
\$90 deposit paid per sign*:	Approximate date to be returned:

North Fork of  
Cunningham Creek

Bear Island  
Timberlands Company, L.P.  
TM 17-A-70  
DB 172-73

Plat by Gregory D. Hosalko  
Recorded in DB 269-71



N/F  
Roy C. Haney  
TM 17-A-76  
DB 84-106

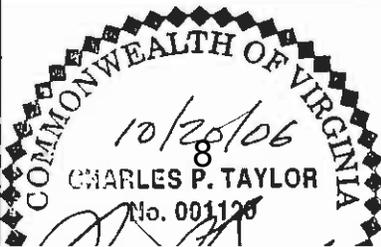
*[Signature]* 11/14/06

### Physical Survey & Map Showing Lot 4, The Frank & Martha Lynch Property, Cunningham District, Fluvanna County, Virginia

**NOTES:**  
This survey was prepared without benefit of a current title report. Easements and other matters of record may exist that are not shown. This property appears to fall within Zone/s C as shown on HUD/FIA Flood Insurance Rate Map. I hereby certify that as of the field survey date shown hereon this current field survey made under my supervision correctly shows the relation of buildings and other structures to the property line as indicated hereon; that the

REFERENCE  
Jason Farren

FIELD SURVEY DATE:  
October 20, 2006



SCALE  
1"=100'  
FILE NUMBER:  
16757

# Memorandum

DATE: June 17, 2013  
RE: APO'S for **SUP 13:03** Public Hearing Letters  
TO: Allyson Finchum  
FROM: Heather Poole

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the **June 26, 2013** Planning Commission meeting.



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## COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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

### NOTICE OF PUBLIC HEARING

June 12, 2013

New Forestry LLC  
15 Piedmont Center  
Atlanta, GA 30305  
TMP# 17-16-4

#### **Re: Public Hearing on SUP 13:03**

Dear New Forestry LLC:

This letter is to notify you that the Fluvanna County Planning Commission will hold a public hearing on the above referenced item on **Wednesday, June 26, 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:

- I. ***SUP 13:03 – Jason Farren Automotive Repair Shop*** - *A request for a special use permit to allow for an automobile repair service establishment with respect to 4.567 acres of Tax Map 17, Section 16, Parcel 4. The property is currently zoned A-1 (Agricultural, General) and is located on the northern side of State Route 619 (Ruritan Lake Road), approximately 0.25 miles east of State Route 761 (Branch Road). The property is located within the Fork Union Election District. According to the 2009 Comprehensive Plan, the property is within the Rural Residential 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

## SUP 13-03 Adjacent Property Owners

TMP#	Owner	Address	City, State	Zip Code
17 A 70	NEW FORESTRY LLC	15 Piedmont Center Suite 1250	ATLANTA, GA	30305
17 16 3	Thomas & Krystal Rensch	165 North Fork Lane	PALMYRA, VA	22963
17 A 76	Haney Living Trust	314 Montebello Circle	CHARLOTTESVILLE, VA	22903
17 16 1	Keith & Donna L. Vermillion	136 North Fork Ln	PALMYRA, VA	22963
17 16 2	Jeffrey O. Lynch	143 North Fork Ln	PALMYRA, VA	22963
APPLICANT/REPRESENTATIVE	Jason J. Farren	168 N Fork Lane	PALMYRA, VA	22963



Scale: 1:9027.977411

Date: 06/16/2013

Printed By:



Scale: 1:4513.988705

Date: 06/18/2013

Printed By:

Under Virginia State Law, these real estate assessment records are public information. Display of this property information on the internet is specifically authorized by the Code of Virginia §58.1-3122.2(as amended).




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## COUNTY OF FLUVANNA

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May 16, 2013

Jason J. Farren  
168 North Fork Lane  
Palmyra, VA 22963

Delivered via email

**Re: SUP 13:03 Automotive Repair Shop**  
**Tax Map: Tax Map 17-16-4**

Dear Applicant:

The following comments are the result of the Technical Review Committee meeting. Comments are outlined below:

1. The Fire Chief stated that this location has good fire access and protective space to the site;
2. Ms. Eager, Planning Commission representative, asked where the cars would be stored, and whether or not the repair activity will take place inside the building; Ms. Eager also asked if there is an HOA or RMA associated with this subdivision;
3. The Virginia Department of Transportation said the site will require a low-volume commercial entrance from State Route 619 (Ruritan Lake Road), and the existing entrance pipe will need to be extended to allow for an 18 foot wide entrance with 25 foot radii, and that a VDOT land use permit will be required (\$100 non-refundable) and a cash bond of \$500 (refundable) will be required until VDOT inspects and approves the entrance improvements.

Please provide a minimum of 3 11"x 17" copies of the revised sketch plans and email a PDF version of the plan to [stugwell@fluvannacounty.org](mailto:stugwell@fluvannacounty.org), along with any other materials or documentation that is to be included in the Planning Commission packet by **Friday, May 31, 2013**. Submitting revisions by this deadline will place your request on the **June 26, 2013** Planning Commission agenda.

If you have any questions or need additional information, please contact me at 434-591-1910.

Sincerely,

Steve Tugwell  
Senior Planner  
Dept. of Planning & Community Development

cc: File

## Steven Tugwell

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**From:** Wood, Mark (VDOT) <James.Wood@VDOT.virginia.gov>  
**Sent:** Tuesday, May 21, 2013 5:53 PM  
**To:** Steven Tugwell  
**Cc:** Goodale, James E. (VDOT); Wolfrey, Sharon A. (VDOT)  
**Subject:** Fluvanna County TRC Meeting Comments

**Importance:** High

Steve,

**SDP 13:05 – Virginia Electric Power Company (Bremo Power Station), Fluvanna County (Rte. 656 or Rte. 15 @ Bremo Bluff)**

VDOT has made a site visit and reviewed the proposal to construct an 8' x 12' SCADA Building, a 36' x 32' natural gas metering & regulating station building and a 32' x 13' gas pressure reducing station building. VDOT does not have any objections to the proposed structures as they will not adversely impact traffic flows or traffic safety on Rte. 656.

**SDP 13:03 – Jason Farren Automotive Repair Shop, Tax Map 17-16-4, Fluvanna County (Rte. 619 near Cunningham)**

VDOT has made a site visit and reviewed the referenced proposal, VDOT offers the following comments:

- Rte. 619 (Ruritan Lake Road) has a posted speed limit of 45 mph which requires 500 ft. of Intersection Sight Distance for a standard commercial entrance or 360 ft. of Stopping Sight Distance for a Low Volume Commercial Entrance. The sight distance at the existing driveway exceeds 500' in both directions and therefore meets VDOT's sight distance requirements.
- Rte. 619 has a functional classification as a Rural Local Road. VDOT's 2011 traffic data shows this segment of Rte. 619 (between Rtes. 761 & 660) as having an estimated Annual Average Daily Traffic Volume of 1100 vehicles.
- Based on serving 4 lots one of which will support a proposed small home business, a Low Volume Commercial Entrance is required. The existing entrance pipe will need to be extended to allow for an 18 ft. wide entrance with 25 ft. radii. The entrance width can tapered back to the existing 14 ft. to 15 ft. wide gravel surface at a distance 30 ft. from the existing Rte. 619 edge of pavement.
- A VDOT Land Use Permit will be required (\$100 non-refundable) and a cash bond of \$500 (refundable) will be required until VDOT inspects and approves the entrance improvements.

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](mailto:Mark.Wood@VDOT.Virginia.gov)

## Steven Tugwell

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**From:** Miller, Charles (VDH) <Charles.Miller@vdh.virginia.gov>  
**Sent:** Wednesday, May 08, 2013 2:56 PM  
**To:** Steven Tugwell  
**Subject:** RE: May 9th TRC agenda

Steve,

I have a staff meeting in Charlottesville on Thurs. so I'm not sure I'll be able to attend the TRC meeting. I could not coordinate the TM #'s and the directions to either of the properties. No comments on the Virginia Power item. It seems from our records that the location of the Farren Repair Shop might be in the Lynch Subdivision off Rt. 619. If so, it appears that the shop, parking etc. may infringe on the shallow placed drainfield and/or designated reserve area. We would request an AOSE report stating that neither was impacted or that another suitable area was found, accompanied by a scaled drawing of the site showing any relevant items within 200 ft. Any questions just let me know.

Thanks,

Charles

---

**From:** Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]  
**Sent:** Monday, May 06, 2013 8:27 AM  
**To:** Allyson Finchum; Alyson Sappington; Andrea Gaines; Andy Wills; Barry Bibb; Miller, Charles (VDH); Wright, Chuck (DOF); Donald Gaines; Shaunesey, Donna; Ed Zimmer; [fuac@embarqmail.com](mailto:fuac@embarqmail.com); Rice, Gary (VDH); Goodale, James E. (VDOT); Heather Poole; Jay Lindsey; Joe Chesser; Mike Brent; Patricia Eager; Robert Popowicz; Roger Black; Sam Babbitt; [solson@forcvec.com](mailto:solson@forcvec.com); Wayne Stephens  
**Cc:** [john.mccauley@dom.com](mailto:john.mccauley@dom.com); Jason Farren ([nontech327@hotmail.com](mailto:nontech327@hotmail.com))  
**Subject:** May 9th TRC agenda

Dear TRC members:

Let's try that with the agenda this time!

Hope to see you Thursday.

Thanks,

-Steve

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

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



# COMMONWEALTH of VIRGINIA

IN COOPERATION WITH  
STATE DEPARTMENT OF HEALTH

FLUVANNA COUNTY HEALTH DEPARTMENT  
PALMYRA, VIRGINIA 22963

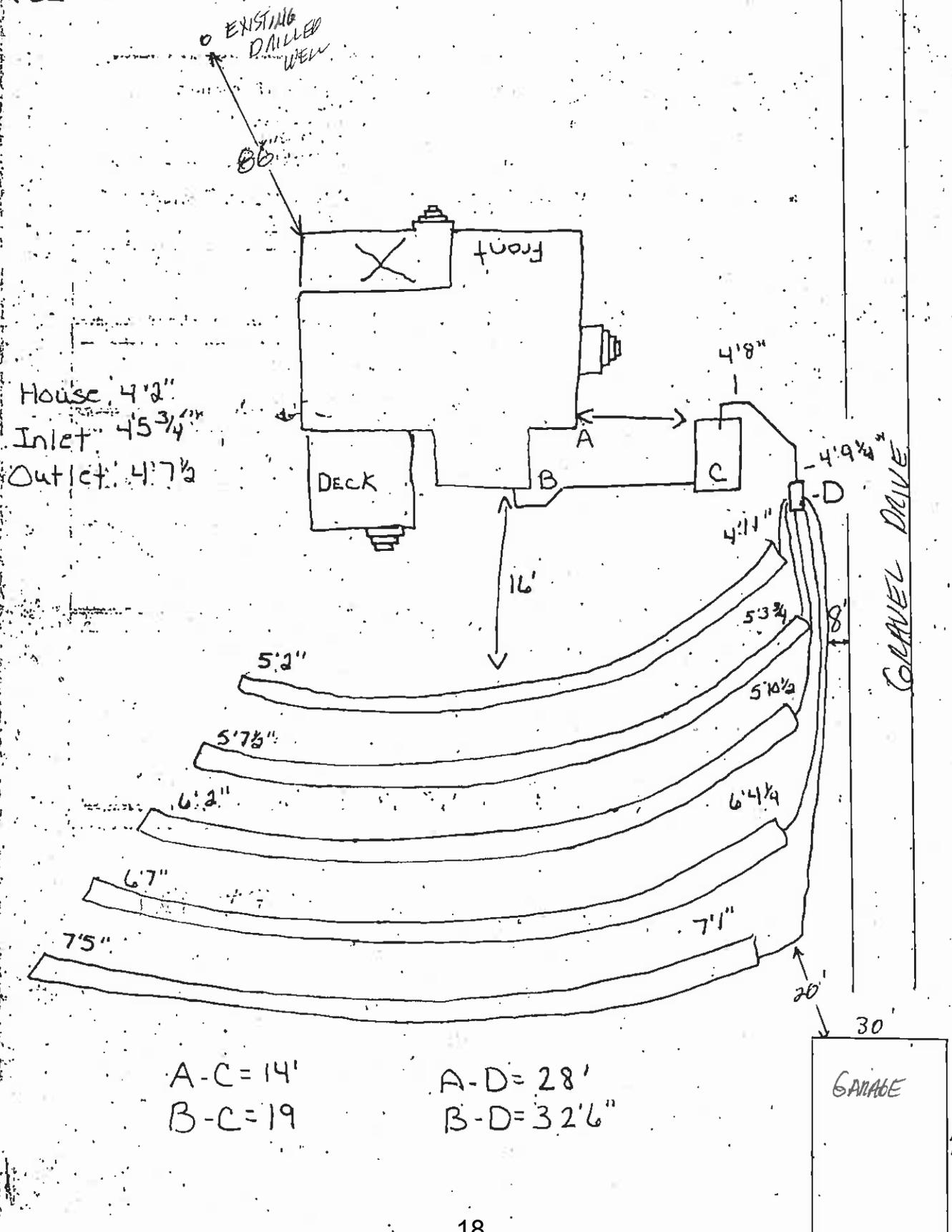
PH #: (434) 591-1960  
FAX #: (434) 591-1961

To: Steve Tugwell, County Planner  
From: Charles Miller, EHS  
Re: Tax Map # 17-16-4  
Date: May 29, 2013

John Hutcherson, AOSE, reviewed the above referenced site and determined that the garage Jason Farren built at 168 N. Fork Lane, Palmyra, VA does not interfere with the existing or reserve drainfield sites. If I can be of further assistance, please let me know.

Submitted by John Hutcherson ASSE  
Rec'd 5-29-13

LIBERTY  
As Built 8/3/16  
Twiton Lake Rd Lot 4  
132-05-0269



A-C = 14'  
B-C = 19'

A-D = 28'  
B-D = 32'6"



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# COUNTY OF FLUVANNA

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## 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:** Planning Staff  
**District:** Palmyra  
**Date:** June 26, 2013

**General Information:** This request is scheduled to be heard by the Planning Commission on Wednesday, June 26, 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. (Attachment C)

**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.
- 1<sup>st</sup> Neighborhood meeting was held on July 11, 2012.
- 1<sup>st</sup> Planning Commission work session was held on July 11, 2012.
- 1<sup>st</sup> TRC meeting was held on July 12, 2012.
- 2<sup>nd</sup> 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 1<sup>st</sup> Neighborhood meeting, so a 2<sup>nd</sup> Neighborhood meeting was held on September 12, 2012.
- 2<sup>nd</sup> 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 3<sup>rd</sup> Neighborhood meeting was held on January 9, 2013.
- 3<sup>rd</sup> TRC meeting was held on January 10, 2013.
- Applicant's made a 3<sup>rd</sup> 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.
- Application amended due to proffers submitted by the applicant on April 19, 2013
- Applicant deferred April 24, 2013 public hearing.
- Applicant submitted signed and notarized proffer statement dated May 20, 2013 which includes revised architectural guidelines
- Applicant's made a presentation to the Planning Commission at their May 22, 2013 meeting based on their amended plan.
- Planning Commission public hearing is scheduled for this item on June 26, 2013.

**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 D)*

## **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.

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, swimming and fitness club, 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. (Attachment E)

Results from two separate methodologies project that the PUD's 1,180 residential units would add between 515 and 812 new students into the local school system. Based on Fluvanna County's typical expenditure per student (\$9,053 – 85% of the state average), this could cost the county between \$4.6 million and \$7.3 million. The possible need for a new school to accommodate this growth could double or even triple these costs. A table elaborating on these projections is included in the packet as an attachment. (Attachment F)

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 proximity of 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.”

**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 main 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.

VDOT Comments are forthcoming based on a revised Traffic Impact Analysis dated April 23, 2013. (Attachment G)

**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 H)

**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 I)

### **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 J)

#### **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 K)

**Attachments:**

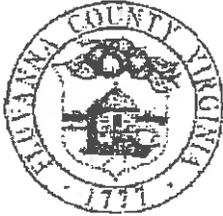
- A – Application, applicant’s narrative, and APO letter
- B – Aerial Vicinity Map
- C – Existing zoning approval letter with proffers
- D – PUD process and ordinance section
- E – Submitted plan and applicant’s narrative
- F – Potential impact to local schools data
- G – VDOT’s traffic impact analysis comment letter and email
- H – Neighborhood meeting notes and letters from Mr. Moss and Mr. Brown
- I - TRC comments and emails
- J – Comprehensive Plan excerpts
- K – Proposed ordinance and submitted proffers
- L – 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 **20** **12** **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>8180</u> Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified	
Proffer or Master Plan Amendment: \$750.00 plus mailing costs	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](http://www.fluvannacounty.org)

Received  
JUL 02 2012  
Fluvanna County



COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA  
Public Hearing Sign Deposit

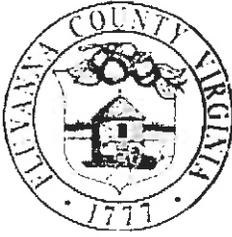
Name: Hotel Street Capital, LLC  
Address: 31 Garrett Street  
City: Warrenton  
State: VA Zip Code: ~~2029~~ 20186

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*

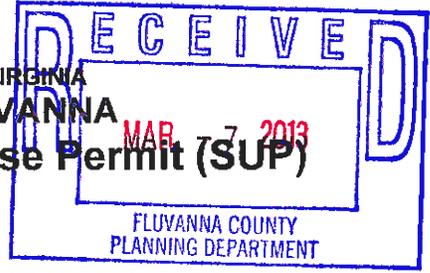
\*Number of signs depends on number of roadways property adjoins.

OFFICE USE ONLY	
Application #: BZA _____ : _____ CPA _____ : _____ SUP _____ : _____ ZMP <u>12:02</u> ZTA _____ : _____	
\$90 deposit paid per sign*: <u>CK# 1741 \$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

Applicant of Record: Justin Shimp, P.E.

E911 Address: 31 Garrett St. Warrenton, VA 20186

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

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

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

Email: \_\_\_\_\_ Email: justin@shimp-engineering.com

Representative: Justin Shimp, P.E.

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: 434-302-7997

Is property in Agricultural Forestal District?  No  Yes

Email: justin@shimp-engineering.com

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.

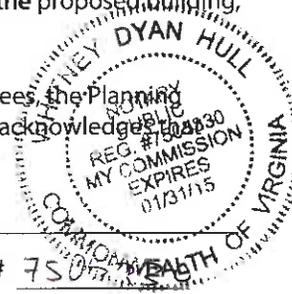
By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the board of Supervisors during the normal discharge of their duties in regard to this request and acknowledges that county employees will make regular inspections 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: <u>3/7/13</u>	Pre-Application Meeting: _____ PH Sign Deposit Received: _____ Application #: <u>SUP 13:02</u>
\$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: <u>Palmyra</u>	Planning Area: <u>Palmyra</u>
Public Hearings	
Planning Commission	Board of Supervisors
Advertisement Dates: <u>12 + 19 April 2013</u>	Advertisement Dates: _____
APO Notification: <u>11 April 2013</u>	APO Notification: _____
Date of Hearing: <u>24 April 2013</u>	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](mailto:justin@shimp-engineering.com) or by telephone at 434-953-6116.

Sincerely,



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Justin Shimp, P.E.



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## COUNTY OF FLUVANNA

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“Responsive & Responsible Government”

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### NOTICE OF PUBLIC HEARING

June 12, 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 items on **Wednesday, June 26, 2013** at **7:00 PM** in the Circuit Court Room at the Fluvanna County Courts Building in Palmyra, VA. The requests are 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

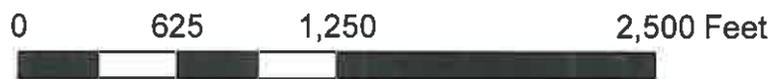
# Walker's Ridge

ATT B



## Legend

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






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## COUNTY OF FLUVANNA

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May 21, 2009

Phil Carrow  
 Rivanna Woods Golf Club, LP  
 3504 Wedgewood Court  
 Keswick, Va 22947

**REF: ZMP 09:02 (Tax Map Parcels 30-A-110 and 19-A-39C)**

Dear Mr. Carrow:

Please accept this letter as notification of the action taken on May 20, 2009 by the Board of Supervisors with regard to the request referenced above. Your request to amend the Fluvanna County Zoning Map with respect to approximately 220.56 acres of Tax Map 30, Section A, Parcels 110 and 10 acres of Tax Map 19, Section A, Parcel 39C, for an aggregate of 230.56 acres, to conditionally rezone the same from A-1, Agricultural, General to R-3, Residential, Planned Community was **approved (5-0)** by the Board of Supervisors with the following eleven (11) proffers:

1. The units in **"The Point at The Rivanna Resort"** will be sold subject to the attached "Residential density yield plan dated 02/27/09."
2. Rivanna Woods Golf Club L.P. proffers the attached Preliminary Master Plan for land use purposes. All vegetative buffers, building and parking locations adjoining existing Public Road Rights-of Ways shall be as per the attached Preliminary Master Plan. Necessary site developments shall be determined during the site plan approval process.
3. The golf course at **"The Point at The Rivanna Resort "** shall not become a private club but shall remain open to the public. The golf course property (composed of the 18 holes, club house and support facilities) shall not be used for any land use other than uses associated with the operation and support of the golf course.

4. Rivanna Woods Golf Club L.P. makes a cash proffer of \$5,000.00 per residential unit constructed at the proposed **“The Point at The Rivanna Resort”** project which funds shall be used for the construction of the new Fluvanna County High School to offset any possible additional expenses that this rezoning might cost the Fluvanna County Public Schools. In the event the proffered funds cannot be used for this purpose, they should be used for the development costs for the Pleasant Grove Community Center. The cash proffer shall be due and payable at closing of the sale of each unit(s) or prior to the issuance of a certificate of occupancy for such unit(s), whichever occurs first.
5. Rivanna Woods Golf Club L.P. shall pay \$1,000.00 to the Fluvanna / Louisa Housing Foundation per residential unit constructed at the proposed **“The Point at The Rivanna Resort”**. This money shall be earmarked for emergency repairs for Fluvanna County residents earning less than 80% of the area medium income. This proffer shall be due and payable at closing of the sale of each unit(s) or prior to the issuance of a certificate of occupancy for such unit(s), whichever occurs first.
6. Rivanna Woods Golf Club L.P. will improve Rt. 644 / Rt. 15 as provided in the traffic impact study and VDOT’s requirements associated with the site plan approval.
7. The applicant shall proffer up to \$50,000 to the construction of a future traffic light, if required by VDOT as result of future additional development in the area, at the intersection of Route 15 and Route 644. If the construction of the improvements is not started within 5 years of the successful final site plan approval of ZMP 09:02, this proffer shall expire.
8. Rivanna Woods Golf Club L.P. will provide a water and sewer tap connection location for the Palmyra Fire Station, located on Route 15, adjacent to the property. This is to facilitate the expansion of sewer services in the greater Palmyra area as the service area has been designed. Palmyra Fire Department and or /others will be responsible for application for service, application fee, required permitting by any prevailing authority, connection and construction expenses and or other fees and any required engineering.
9. Rivanna Woods Golf Club L.P. will provide one water and sewer tap connection location on Rt. 15 to facilitate the expansion of sewer services in the greater Palmyra area as the service area has been designed. The expanding entity and or /others will be responsible for application for service, application fee, required permitting by any prevailing authority, connection and construction expenses and or other fees and any required engineering.
10. Rivanna Woods Golf Club L.P. shall proffer the exterior commercial architectural guidelines in “Block #1 Commercial Center” at “The Point at The Rivanna Resort” to be consistent with the architectural design and materials use for the new Palmyra Fire Station located on Rt. 15, as determined by the convening County authority for site plan approval.

11. Rivanna Woods Golf Club L.P. shall proffer the following residential exterior architectural guidelines at “the Point at The Rivanna Resort”.

1. Siding;  
No vinyl, aluminum and or metal siding shall be allowed. Only architectural grade natural siding products shall be allowed; such as cement fiber board siding, wood or equal.
2. Roofing;  
Only architectural grade roofing and metal roofing or any combination there of shall be allowed. No three tab shingles shall be allowed.
3. Foundation covering;  
All concrete and or masonry foundations above grade shall be embossed with either a brick and or stone pattern.

If I can be of any further assistance, please feel free to contact me.

Sincerely,

Darren K. Coffey  
Planning Director

cc: Keith Smith, 6342 Thomas Jefferson Parkway, Palmyra, VA 22963  
ZMP 09:02 File

**FLUVANNA COUNTY, VIRGINIA**  
**GENERAL PLANNING INFORMATION**

**PROCEDURE FOR REZONING TO PLANNED UNIT DEVELOPMENT (PUD)**

Section 22-14-2 of the Fluvanna County Zoning Ordinance establishes the procedure for rezoning a property to Planned Unit Development (PUD).

**Pre-Application Meeting**

Prior to submitting an official rezoning application, the applicant must hold a pre-application meeting with the Planning Director. At the meeting, the applicant must provide a preliminary sketch plan that shows the general boundary and location of the subject property; the land area to be contained within the PUD; a graphic showing the arrangement of the interior sub-areas; planned mix of uses and densities; and the general approach to addressing transportation facilities and other infrastructure.

**Application Submission**

After the pre-application with staff, the applicant may submit an application for rezoning to the Fluvanna County Planning Department. The PUD Application Package must include the following primary sections, as described in Section 22-14-2 of the Zoning Ordinance: 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.

**Planning Commission Review**

After the Planning Director has deemed the rezoning application complete, the Planning Commission will review the proposal.

1. A public presentation must be made to the Planning Commission at a regularly scheduled meeting, prior to advertising for a public hearing.
2. At its discretion, the Planning Commission may schedule one or more work sessions to discuss the proposal, prior to holding a public hearing.
3. The proposal will be reviewed by the Planning Commission at a public hearing, after which it will make a recommendation to the Board of Supervisors.

**Board of Supervisors Review**

After the Planning Commission has reviewed the rezoning application, it will be reviewed by the Board of Supervisors.

1. At its discretion, the Board of Supervisors may schedule one or more work sessions to discuss the proposal, prior to holding a public hearing.
2. The proposal will be reviewed by the Board of Supervisors at a public hearing, after which it will either approve, deny, or defer the rezoning application.

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;

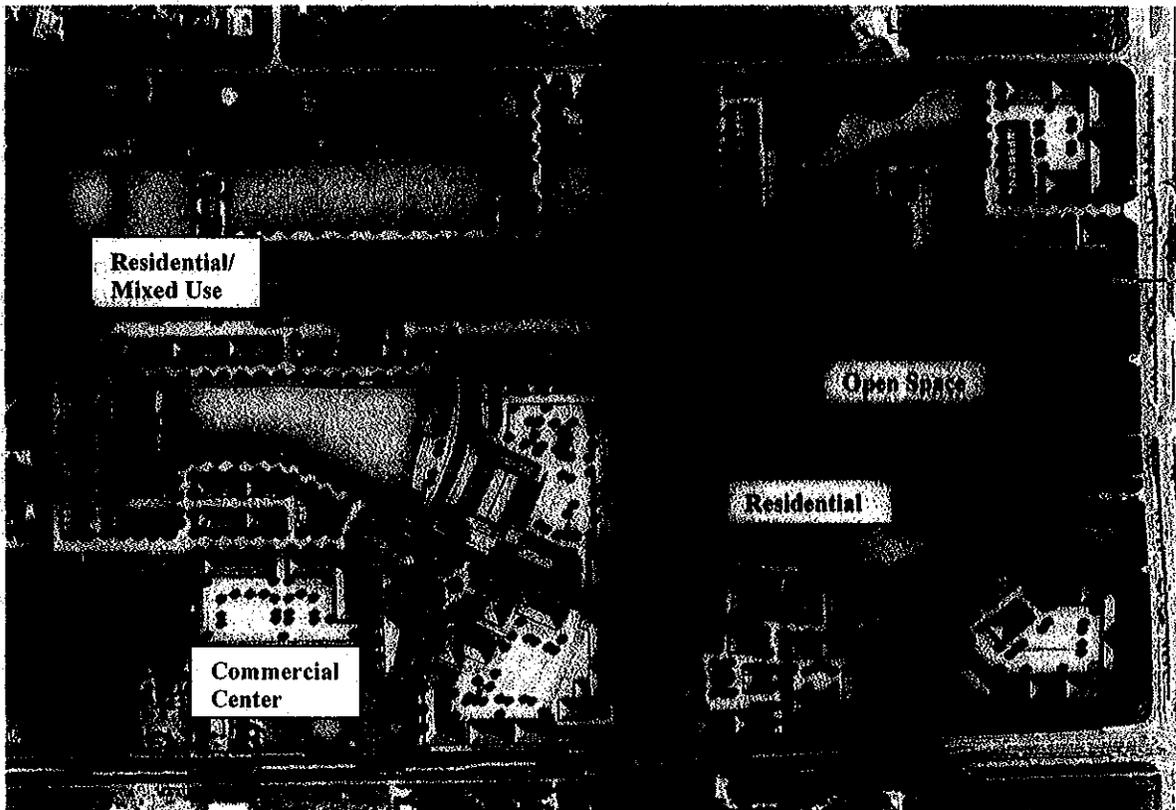
- f. Major utilities;
- g. Significant environmental features, including unsuitable soils for land development purposes, wetlands, and FEMA designated 100-year floodplains;
- h. Existing and proposed ownership of the site along with all adjacent property owners;
- i. Zoning of the site and adjacent properties;
- 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 23<sup>1</sup> 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.**

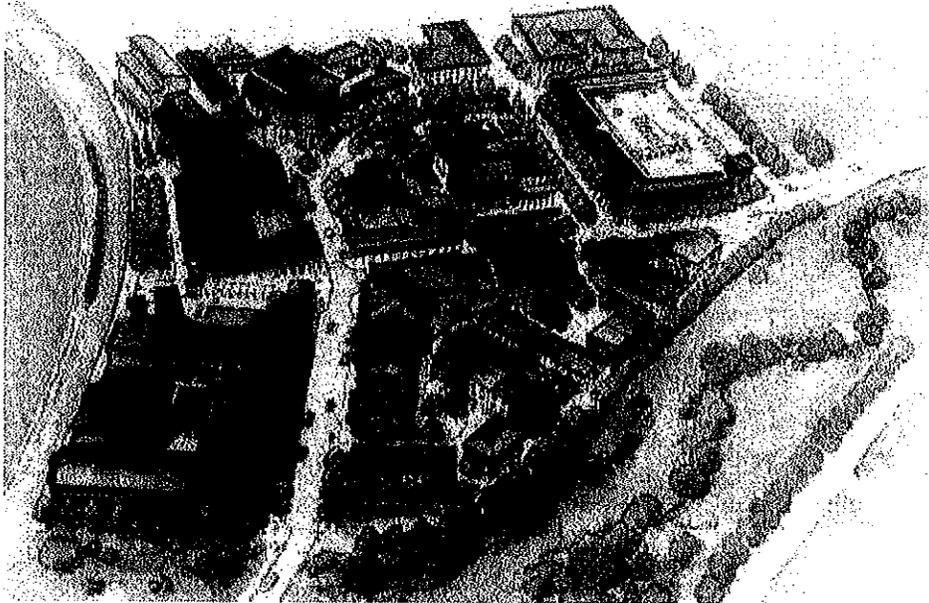
The goal of the PUD district is to allow for and encourage development that incorporates new urbanism principles which includes:

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

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<sup>1</sup> 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)

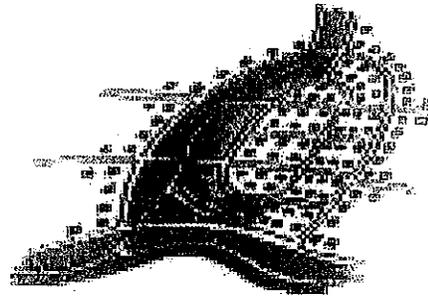
**Sec. 22-14-6. Minimum area required for a planned unit development.**

- (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:

<b>Open Space Provided</b>	<b>Affordable Housing Provided</b>	<b>Density Bonus Permitted</b>
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.

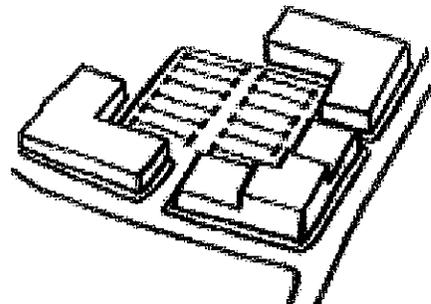
- (3) Refer to the Comprehensive Plan for illustrative examples of residential lot types for traditional neighborhood development projects. (Ord. 8-5-09; Ord. 11-16-11)

**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 26<sup>2</sup> of the zoning ordinance.
- (4) The provisions of Article 26<sup>3</sup> for the application of individual parking standards for projects located within the Zion Crossroads UDA may be modified at the discretion of



**Relegated Parking**

<sup>2</sup> 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)

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<sup>3</sup> 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)



PROJECT MANAGEMENT  
CIVIL ENGINEERING  
LAND PLANNING

Received

JAN 02 2013

Fluvanna County

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'

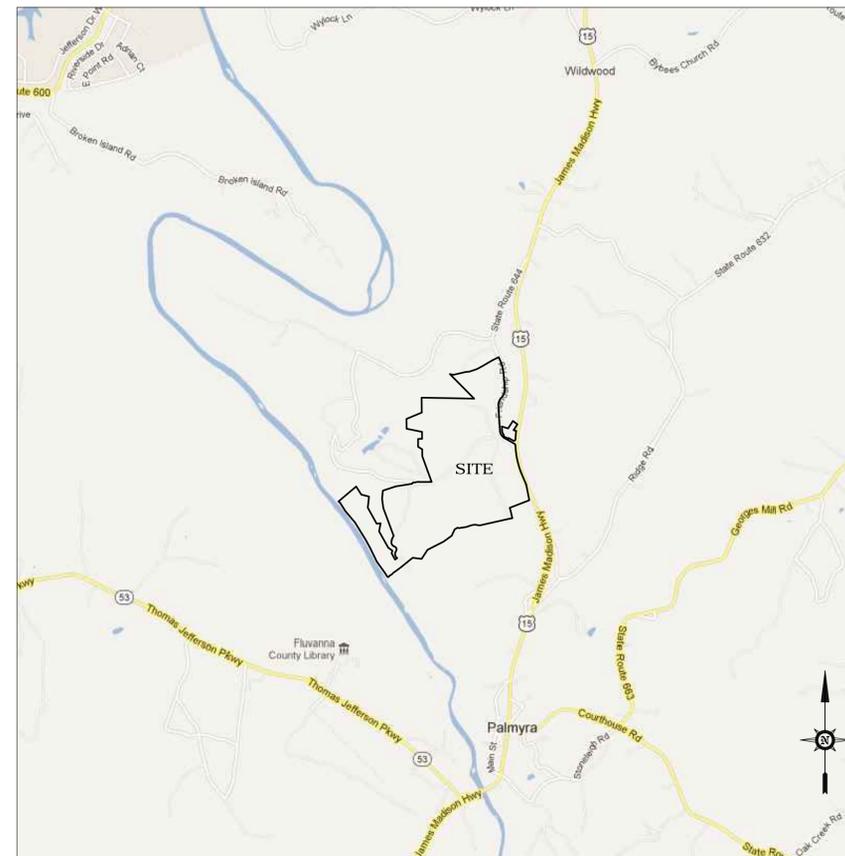


IMAGE PROVIDED BY GOOGLE MAPS

### 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.

### SHEET INDEX

- C1 - COVER SHEET
- C2 - REGIONAL CONTEXT MAP  
    & PARCEL OVERVIEW
- C3 - EXISTING CONDITIONS
- C4 - GENERAL DEVELOPMENT OVERVIEW
- C5 - LANDSCAPING OVERVIEW
- C6 - PARKS/GREENSPACE/AMENITIES PLAN
- C7 - BLOCK PLAN
- C8 - CODE OF DEVELOPMENT
- C9 - GENERAL DEVELOPMENT PLAN
- C10 - GENERAL DEVELOPMENT PLAN
- C11 - GENERAL DEVELOPMENT PLAN
- C12 - SITE DETAILS
- C13 - PHASING PLAN OVERVIEW
- C14 - 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

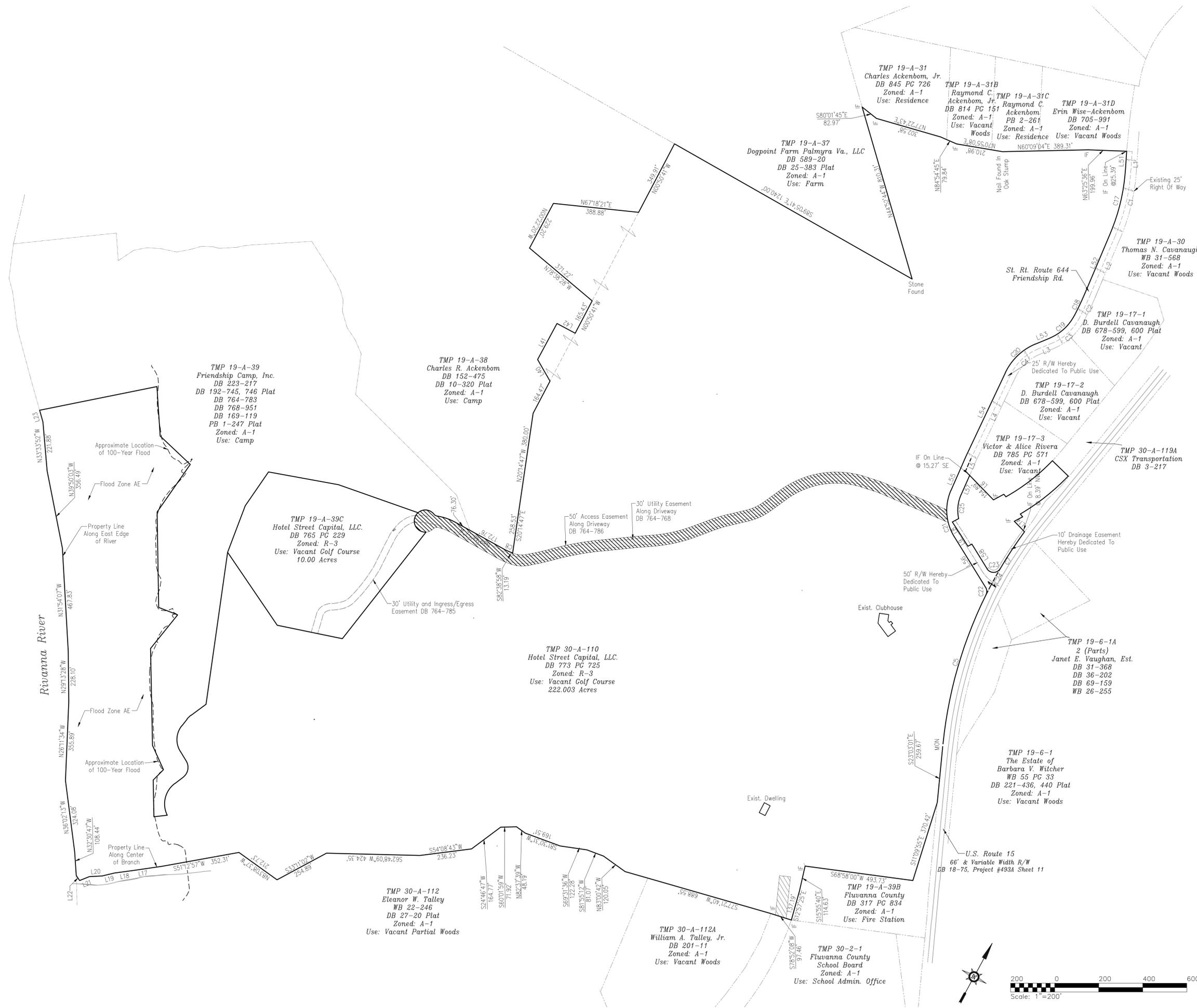
### APPLICATION PLAN NOTES:

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.

COVER SHEET	
Rev #	Description
1	09/03/13 Revisions to Site Plan
2	12/15/2013 Revisions Due to Engineering
3	02/01/2013 Revisions for Access Road & Drainfields
4	05/20/2013 Plan Clarifications

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

Date	07/01/2012
Scale	N/A
Sheet No.	1 OF 14
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

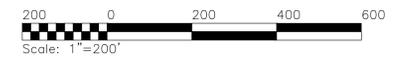
**TMP 30-A-112A**  
 William A. Talley, Jr.  
 DB 201-11  
 Zoned: A-1  
 Use: Vacant Woods

**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

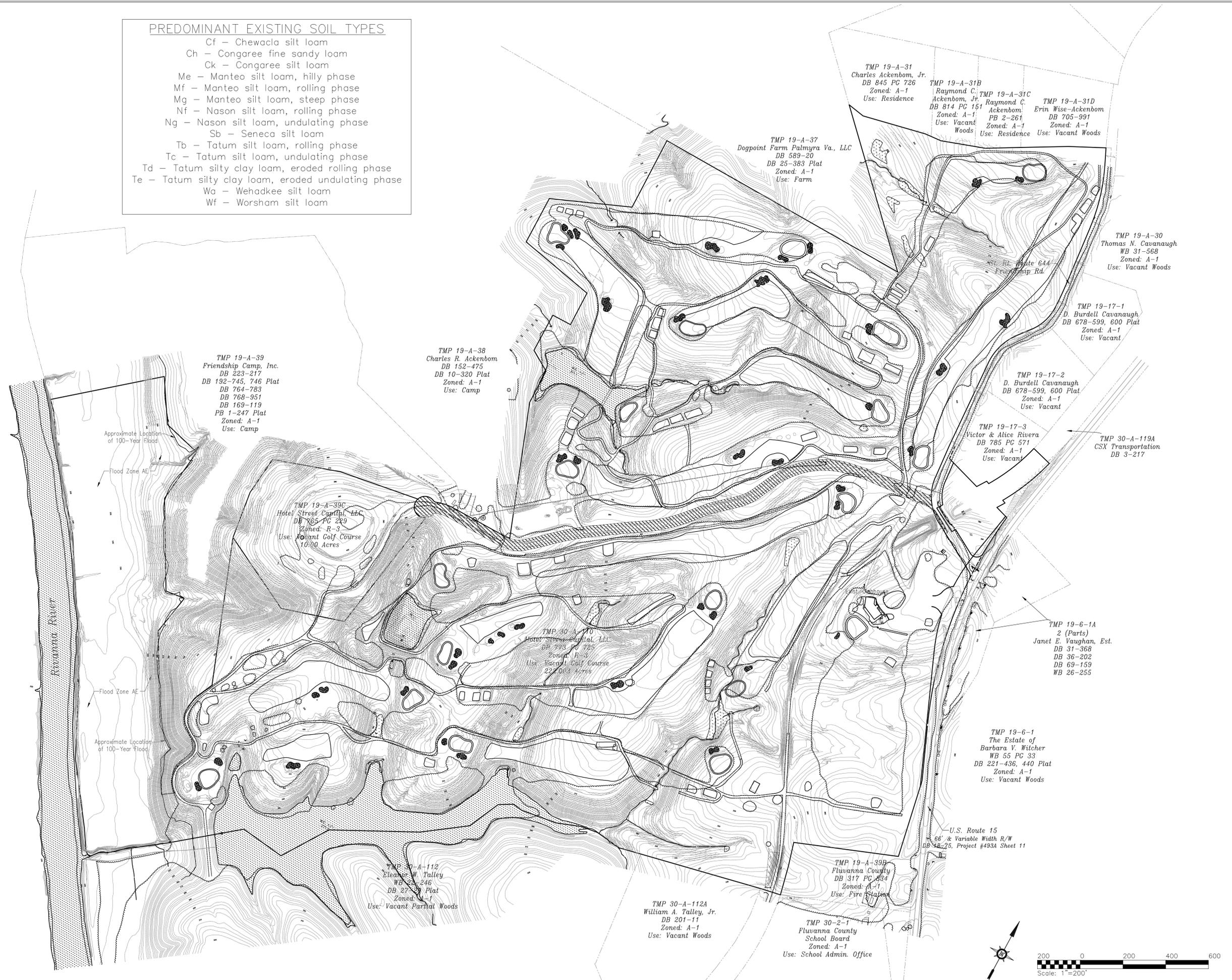


**PARCEL OVERVIEW**

Rev #	Date	Description
1	09/03/2012	Revisions to Survey Engineering
2	12/17/2012	Revisions to Survey Engineering
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-31  
Charles Ackenbom, Jr.  
DB 845 PC 726  
Zoned: A-1  
Use: Residence

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

TMP 19-A-31C  
Raymond C. Ackenbom  
PB 2-261  
Zoned: A-1  
Use: Residence

TMP 19-A-31D  
Erin Wise-Ackenbom  
DB 705-391  
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

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

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

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

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

TMP 30-A-119A  
CSX Transportation  
DB 3-217

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  
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Use: Camp

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DB 152-475  
DB 10-320 Plat  
Zoned: A-1  
Use: Camp

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

TMP 30-A-110  
Hotel Street Capital, LLC  
DB 765 PC 225  
Zoned: R-3  
Use: Vacant Golf Course  
227.003 Acres

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

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

TMP 19-A-112  
Eleonor A. Talley  
WB 20-246  
DB 27-119 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 PC 434  
Zoned: A-1  
Use: Fire Station

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

Approximate Location  
of 100-Year Flood

Flood Zone AE

Flood Zone AE

Approximate Location  
of 100-Year Flood

Fluvanna River

**EXISTING CONDITIONS**

Rev #	Date	Description
1	09/27/2012	Revisions to Site Plan
2	12/31/2012	Revisions Due to Engineering
3	02/01/2013	Revisions For Access Road & Drainfields



**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

**LAND USE LEGEND**

BLOCK	USE	KEY
A1	COMMERCIAL RETAIL	1
A2	FIRST AND SECOND FLOOR COMMERCIAL RETAIL & OFFICE	2
	30 MULTI-FAMILY UNITS ABOVE COMMERCIAL SPACE	3
A3	COMMERCIAL RETAIL & OFFICE	2
	40 MULTI-FAMILY UNITS	4
A4	COMMERCIAL RETAIL	1
	140 MULTI-FAMILY UNITS	4
B1	82 TOWNHOME LOTS	5
B2	42 SINGLE FAMILY DETACHED LOTS	6
B3	58 TOWNHOME LOTS	5
C1	64 SINGLE FAMILY ATTACHED LOTS	7
C2	60 MULTI-FAMILY UNITS	4
	58 TOWNHOME LOTS	5
	21 SINGLE FAMILY DETACHED LOTS	6
C3	150 MULTI-FAMILY UNITS	4
	COMMERCIAL RETAIL	2
D1	33 SINGLE FAMILY ATTACHED LOTS	7
	SWIMMING AND FITNESS CLUB	8
D2	140 MULTI-FAMILY UNITS	4
D3	52 TOWNHOME LOTS	5
D4	11 SINGLE FAMILY DETACHED LOTS	6
	43 TOWNHOME LOTS	5
D5	24 SINGLE FAMILY DETACHED LOTS	6
	8 TOWNHOME LOTS	5
	36 SINGLE FAMILY DETACHED LOTS	6
E1	52 SINGLE FAMILY DETACHED LOTS	6
E2	17 TOWNHOME LOTS	5
	19 SINGLE FAMILY DETACHED LOTS	6
	1180 TOTAL RESIDENTIAL UNITS	

**GENERAL DEVELOPMENT PLAN**

Rev #	Date	Description
1	09/03/2012	Revisions to Preliminary
2	12/17/2012	Revisions to Site Engineering
3	02/01/2013	Revisions for Access Road & Drainfields
4	05/20/2013	Plan Clarifications



RIVER ACCESS POINT  
POTENTIAL ACCESS  
FROM PLEASANT GROVE

MONUMENT SIGN  
LOCATIONS

**LANDSCAPE & BUFFER NOTES:**

1. Every effort should be made to adhere to these guidelines, however, some additional disturbance may be necessary for grading and installation of utilities. This shall be determined at the time of submittal of a site plan or subdivision plat; and where appropriate, mitigation shall be provided to preserve buffers as delineated herein.
2. All trees, landscaping, and signage should maintain a uniform character and appearance throughout the development.
3. All signage shall be in accordance with Article 15 of the Fluvanna county Zoning Ordinance.
4. The Developer shall be responsible for obtaining all permits for construction and the Developer shall be responsible for following specifications adopted by the Virginia Nurserymen's Association.

**GRAPHIC LEGEND:**

- Wooded Areas
- Existing Ponds/Lakes
- Green Buffer
- Proposed Ponds
- Streams
- Street Tree

**LANDSCAPE LEGEND**

BLOCK	FEATURE	KEY
A1	ENTRANCE LANDSCAPING AND MONUMENT SIGN LOCATION	1
A3	VIEW OF LANDSCAPED OPEN SPACE FROM JAMES MADISON HIGHWAY	2
A1	30' GREEN BUFFER BETWEEN JAMES MADISON HIGHWAY AND COMMERCIAL BLOCKS A1, A2, & A3	3
A2		3
A3		3
A4	30' TREE BUFFER BETWEEN COMMERCIAL AND RESIDENTIAL BLOCKS	4
B1	OPEN SPACE BUFFERS ALONG EXISTING STREAMS AND LAKES	5
	50' BUFFER AT SOUTHERN BOUNDARY OF SITE	6
B2	OPEN SPACE BUFFERS ALONG EXISTING STREAMS AND LAKES	5
B3		5
B2	SHADE TREES AND SIDEWALKS ALONG SINGLE-FAMILY LOTS	7
B3		7
B3		8
C1		8
C3		8
D1		8
D2		8
C2	OPEN SPACE BUFFERS ALONG EXISTING STREAMS AND LAKES	5
	SHADE TREES AND SIDEWALKS ALONG SINGLE-FAMILY LOTS	7
	MAINTAIN EXISTING RIPARIAN BUFFER ALONG RIVANNA RIVER	9
D3	OPEN SPACE BUFFERS ALONG EXISTING STREAMS AND LAKES.	5 7
D4	SHADE TREES AND SIDEWALKS ALONG SINGLE-FAMILY LOTS.	5 7
D5		5 7
D4	50' BUFFER ALONG WESTERN BOUNDARY OF SITE	6
D5		6
E1	50' BUFFER ALONG WESTERN BOUNDARY OF SITE	6
E1	SHADE TREES AND SIDEWALKS ALONG SINGLE-FAMILY LOTS	7
E2		7

LANDSCAPE, BUFFER & SIGNAGE GUIDELINES

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

Date: 07/01/2012  
Scale: 1" = 200'  
Sheet No. 5 OF 14  
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

Rev #	Date	Description
1	09/03/09	Revisions to Survey
2	12/31/2012	Revisions to Survey Engineering
3	02/01/2013	Revisions for Access Road & Drainfields
4	05/20/2013	Plan Clarifications



**PARK & AMENITY NOTES:**

1. This sheet provides a general guideline for size, location, and quantity of development amenities. It is understood herein that some substitutions and relocations of facilities are expected. When this occurs, the Developer shall submit a general development plan showing any revisions to the Park and Amenities layout.
2. See development proffers for phasing of amenities.
3. The Developer shall be responsible for obtaining all necessary permits for construction of amenities.

**GRAPHIC LEGEND:**

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

**AMENITIES LEGEND**

BLOCK	AMENITIES	KEY
A1	CIVIC PLAZA	1
A2		
A3	POND AND FOOTBRIDGE	2 3
	PASSIVE RECREATION AREA	4
	PLAYGROUND	5
A4	POND AND FOOTBRIDGE	2 3
	PLAYGROUND	5
B1	COMMUNITY GREEN	6
B2	GARDENS AND GREENHOUSES	7
	COMMUNITY GREEN	6
	PASSIVE RECREATION AREA	4
B3	COMMUNITY GREEN	6
	PASSIVE RECREATION AREA	4
C1	PASSIVE RECREATION AREA	4
	POND	2
C2	RIVER LOOP TRAIL	8
	PICNIC PAVILION	9
	LAKE & FOOTBRIDGE	2 3
C3	PASSIVE RECREATION AREA	4
	POND	2
	CIVIC PLAZA	1
D1	LAKE & FOOTBRIDGE	2 3
	CLUB HOUSE	10
	SWIMMING & FITNESS	11
D2	PICNIC PAVILION	9
	PLAYGROUND	5
	ATHLETIC FIELD	12
D3	PASSIVE RECREATION AREA	4
D4	LAKE & FOOTBRIDGE	2 3
	COMMUNITY GREEN	6
	PASSIVE RECREATION AREA	4
D5	COMMUNITY GREEN	6
E1	PICNIC PAVILION	9
	POND	2
	PASSIVE RECREATION AREA	4
E2		

**PARKS AND AMENITIES GUIDELINES**

Rev #	Date	Description
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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).

**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

BLOCK PLAN

Rev #	Date	Description
1	09/20/2013	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.	7 OF 14
File No.	11.022

# WALKER'S RIDGE CODE OF DEVELOPMENT

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### 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 1180 residential units (or 5.0 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.

### Landscape Standards:

#### 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 each 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	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	P	P	P	P	P
Accessory Apartment		P	P		P
Accessory Buildings and Uses including Storage	P	P	P	P	P
	Block				
Civic Uses	A	B	C	D	E
Amusements, public	P		P		
Cultural services	P		P		
Public recreation assembly	P	P	P	P	P
Public uses	P	P	P	P	P
Religious assembly	P	SP	P	SP	SP
Sheltered care facilities	P		P		
Educational facilities	SP	SP	SP	SP	SP
Public assembly	SP	SP	SP	SP	SP
	Block				
Commercial Uses	A	B	C	D	E
Assisted living facilities	P		P		
Auction houses	P		P		
Automobile repair service establishments	SP				
Automobile sales	P				
Bakeries	P		P		
Bed and breakfasts	P		P		
Boarding houses	P		P		
Butcher shops	P				
Car washes	P				
Communications service	P				
Corporate offices	P		P		
Daycare centers	P	SP	P	SP	SP
Financial institutions	P				
Flea markets	SP		SP		
Funeral homes	SP		SP		
Garden center	P				
Gas stations	P				
Greenhouses, commercial	SP				
Grocery stores	P				
Guidance services	P		P		
Hospitals	P				
Hotels	P		P		
Indoor entertainment	P		P		
Indoor recreation facilities	P	P	P	P	P
Laundries	P				
Medical clinics	P		SP		
Nursing homes	P		SP		
Offices	P		P		
Parking facilities	SP	SP	SP	SP	SP
Personal improvement services	P	SP	P	SP	SP
Personal service establishments	P	SP	P	SP	SP
Pharmacies	P				
Professional schools	P		P		
Recreational vehicle sales	P				
Restaurants, fast food	P				
Restaurants, general	P		P		
Restaurants, small	P		P		
Retail stores, general	P				
Retail stores, large-scale	P				
Retail stores, neighborhood convenience	P		P		
Retail stores, specialty	P		P		
Self-storage facilities	SP	SP	SP	SP	SP
Studios, fine arts	P		P		
Vending carts	P				
Veterinary offices	P				
Amusements, commercial	SP		SP		
Kennels, commercial	SP		SP		
Landscaping materials supply	SP		SP		
Laundromats	P				
Lodges	P		P		
Manufactured home sales	SP		SP		
Outdoor entertainment	P		P		
Outdoor recreation facilities	P	P	P	P	P
Transportation terminals	P		P		
	Block				
Miscellaneous Uses	A	B	C	D	E
Accessory uses	P	P	P	P	P
Utilities, minor	P	P	P	P	P
Utilities, major	P	P	P	P	P
Outdoor gatherings	SP		SP		
Telecommunication facilities	SP		SP		
Greenhouse, noncommercial	P	P	P	P	P
	Block				
Industrial Uses	A	B	C	D	E
Research laboratories	SP		SP		

**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

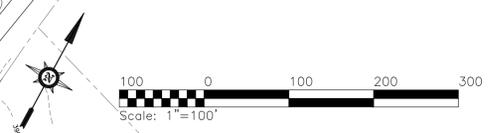
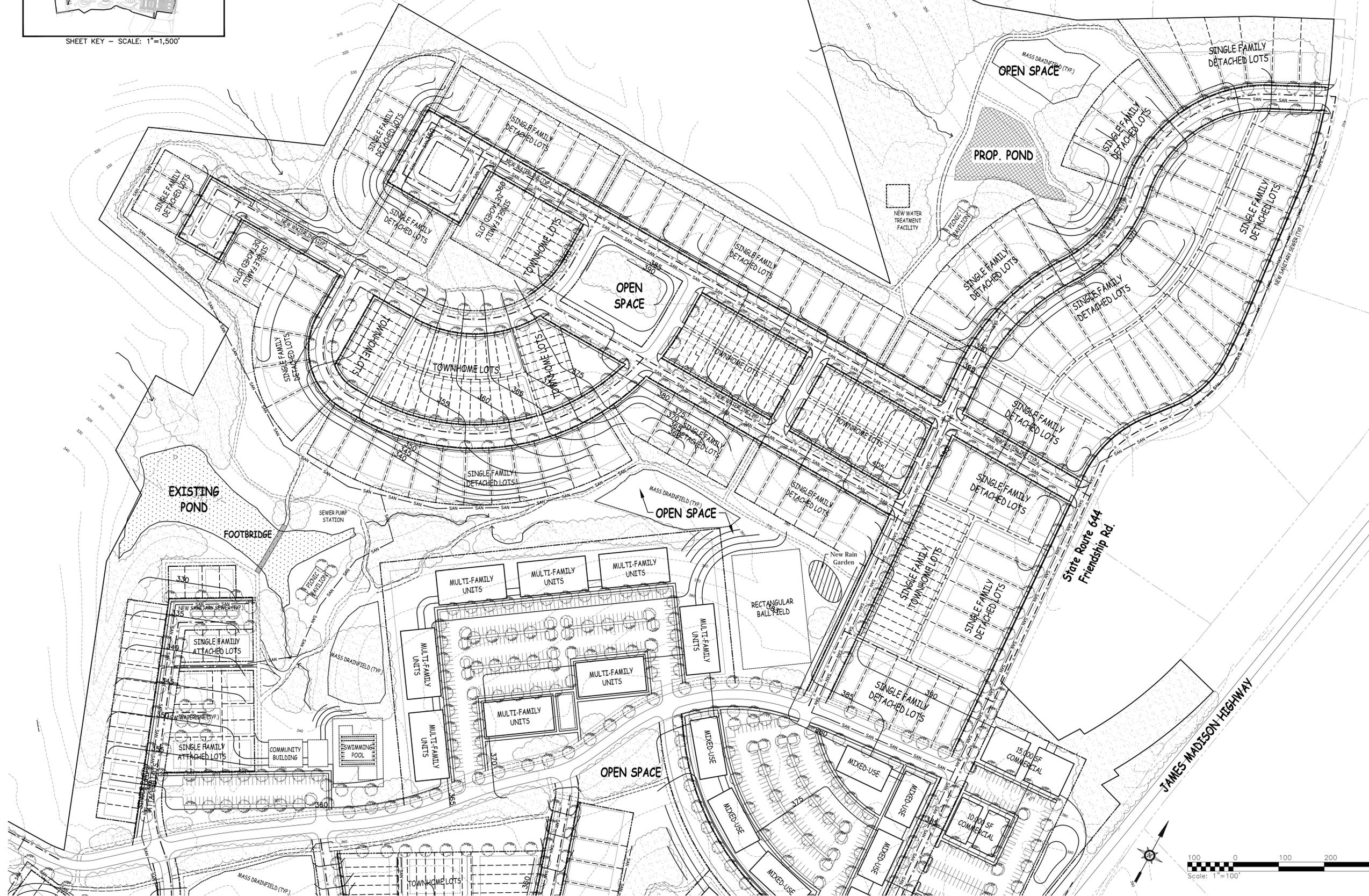
### CODE OF DEVELOPMENT

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

Date: 07/01/2012  
 Scale: N/A  
 Sheet No. 8 OF 14  
 File No. 11.022



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



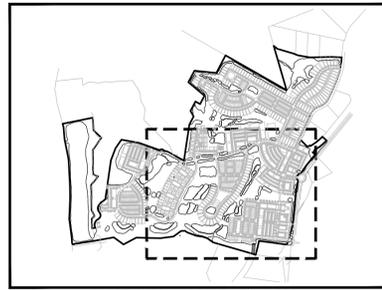
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 201 E. MAIN ST., SUITE M  
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GENERAL DEVELOPMENT PLAN

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REZONING APPLICATION PLAN FOR:  
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 FLUVANNA COUNTY, VIRGINIA

Date	07/01/2012
Scale	1"=100'
Sheet No.	9 OF 14
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

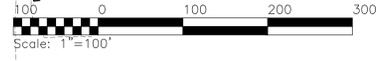
**SHIMP ENGINEERING, P.C.**  
 ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT  
 201 E. MAIN ST., SUITE M CHARLOTTEVILLE, VA 22902  
 PHONE: (434) 267-8086 JUSTIN@SHIMP-ENGINEERING.COM

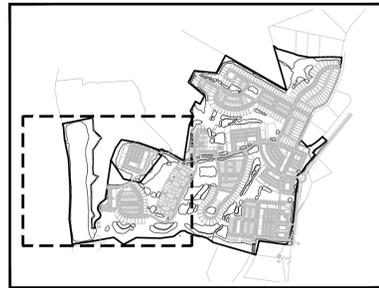
GENERAL DEVELOPMENT PLAN

Rev #	Date	Description
1	09/01/2012	Initial Design
2	12/17/2012	Revisions Per Client Engineering
3	02/07/2013	Revisions For Access Road & Drainfields
4	05/20/2013	Plan Clarifications

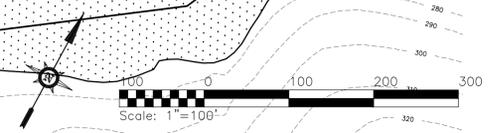
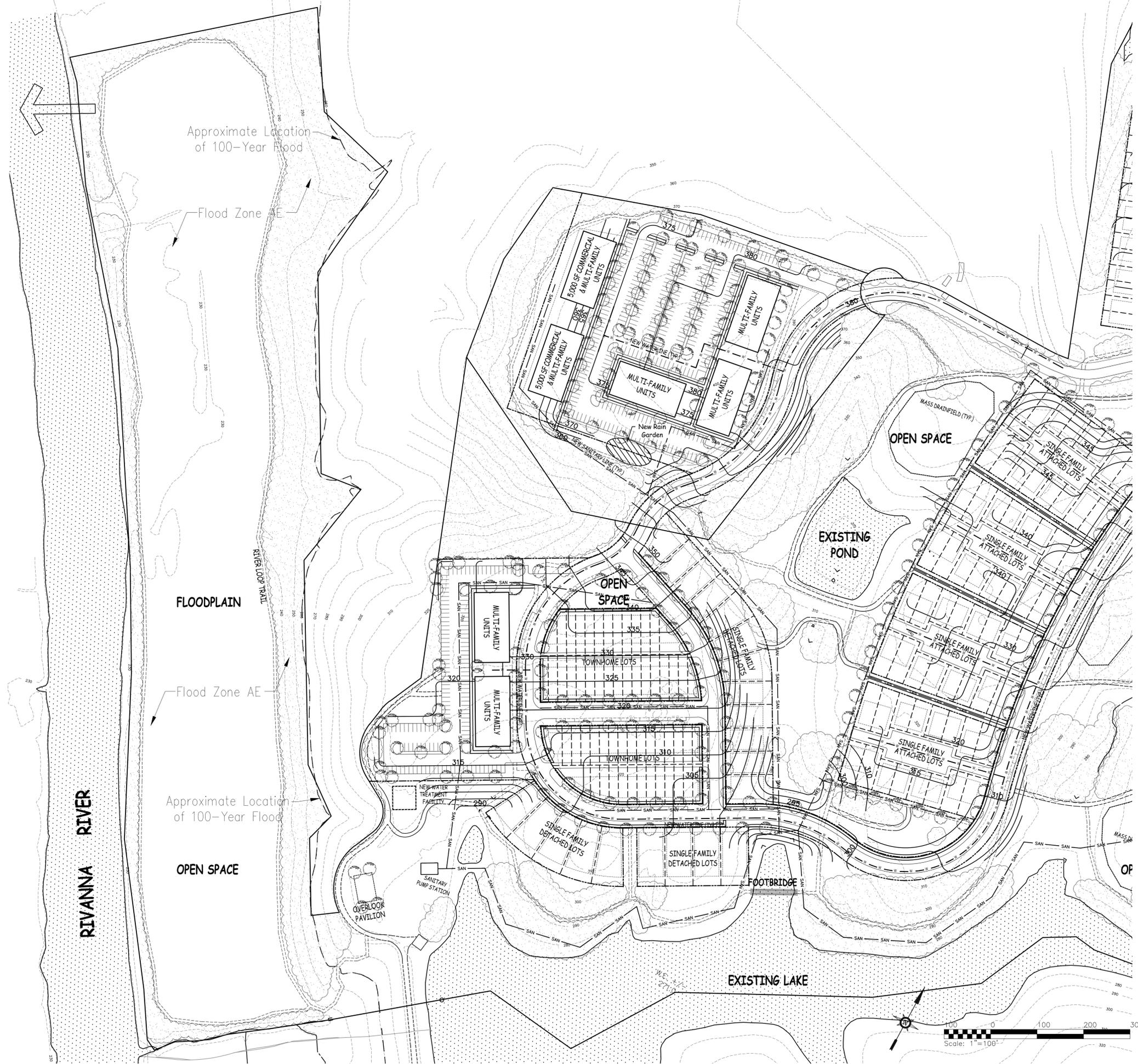
REZONING APPLICATION PLAN FOR:  
**WALKER'S RIDGE**  
 FLUVANNA COUNTY, VIRGINIA

Date: 07/01/2012  
 Scale: 1"=100'  
 Sheet No. 10 OF 14  
 File No. 11.022





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



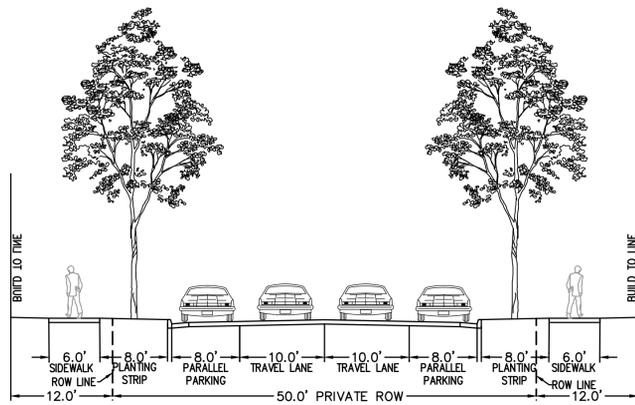
**SHIMP ENGINEERING, P.C.**  
 ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT  
 201 E. MAIN ST., SUITE M  
 CHARLOTTEVILLE, VA 22902  
 PHONE: (434) 207-8086  
 JUSTIN@SHIMP-ENGINEERING.COM

GENERAL DEVELOPMENT PLAN

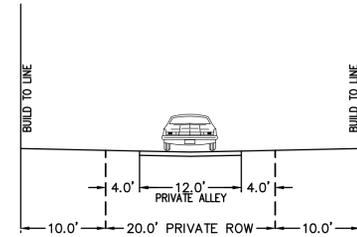
Rev #	Date	Description
1	09/27/2012	Issue for Review
2	12/17/2012	Revisions for Engineering
3	02/07/2013	Revisions for Access Road & Drainfields
4	05/20/2013	Plan Clarifications

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

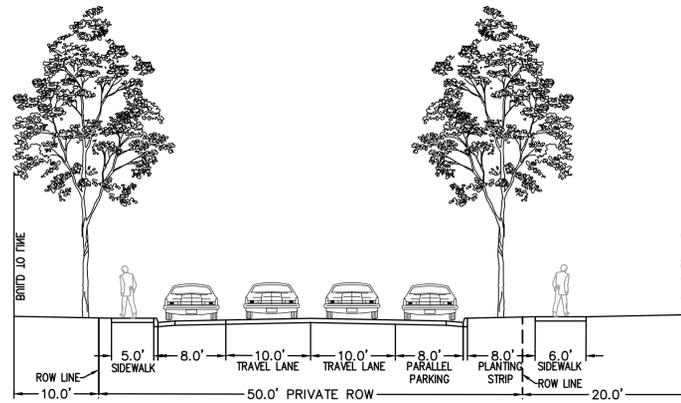
Date: 07/01/2012  
 Scale: 1"=100'  
 Sheet No. 11 OF 14  
 File No. 11.022



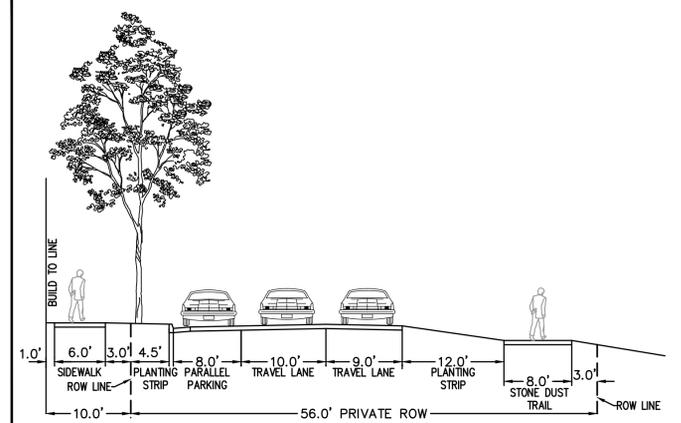
1 ROAD CROSS SECTION DETAIL  
C10 SCALE: 1"=10'



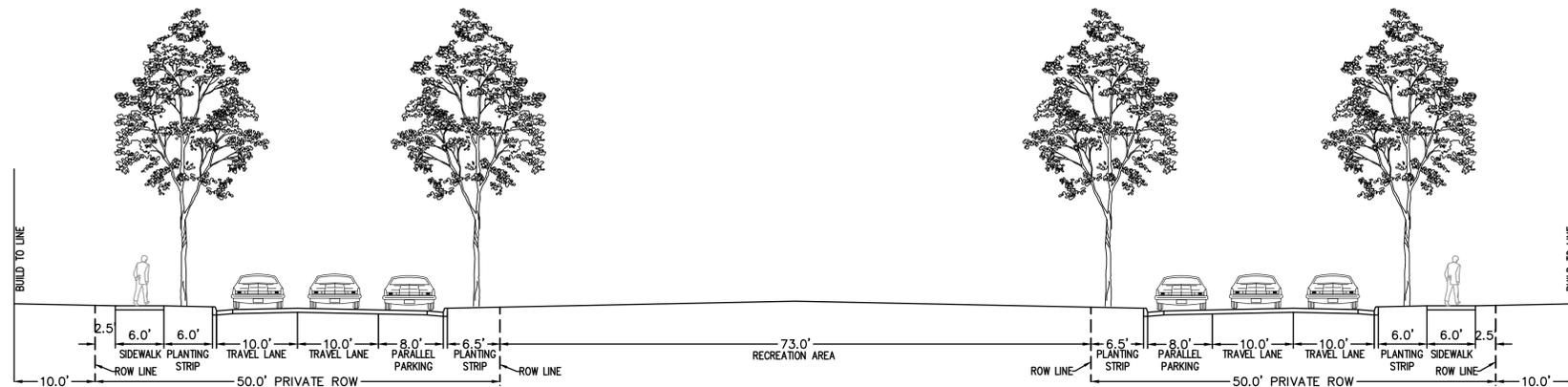
2 ALLEY CROSS SECTION DETAIL  
C10 SCALE: 1"=10'



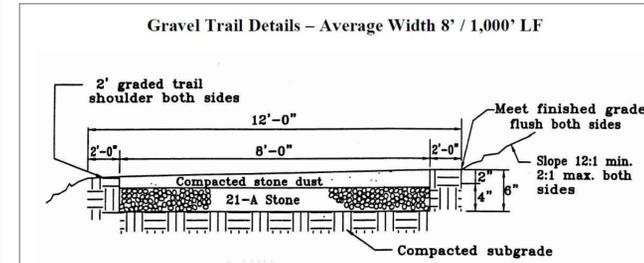
4 ROAD CROSS SECTION DETAIL  
C10 SCALE: 1"=10'



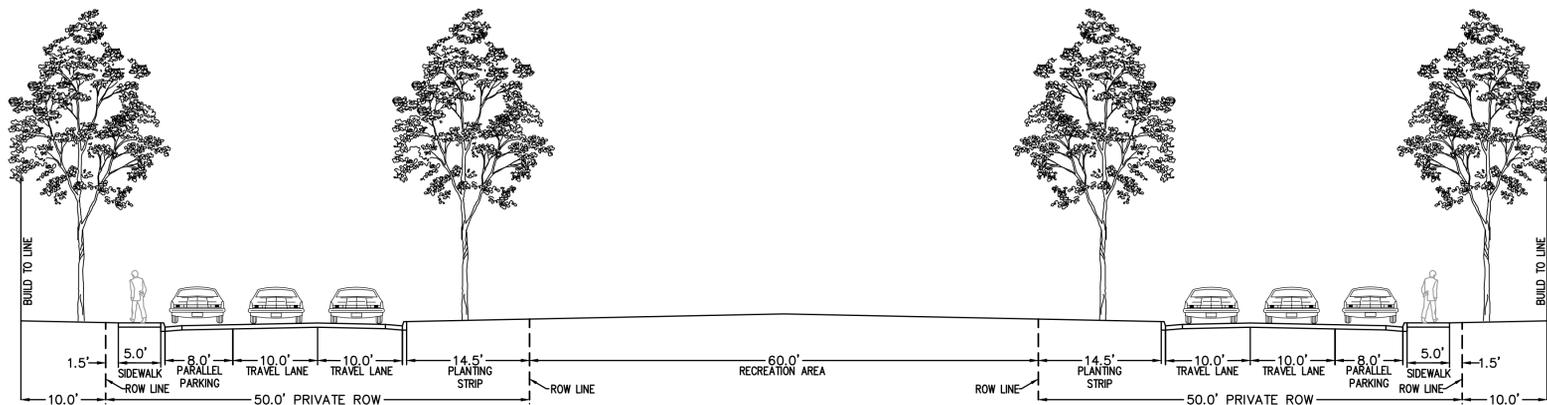
6 ROAD CROSS SECTION DETAIL  
C10 SCALE: 1"=10'



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	12/15/2012	Revisions for Access Road & Drainfields
3	02/01/2013	Revisions for Access Road & Drainfields

REZONING APPLICATION PLAN FOR:

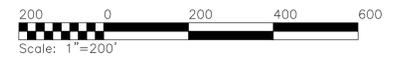
**WALKER'S RIDGE**  
FLUVANNA COUNTY, VIRGINIA

Date	07/01/2012
Scale	N/A
Sheet No.	12 OF 14
File No.	11.022



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 IN ACCORDANCE WITH STIPULATIONS IN PROFFERS.



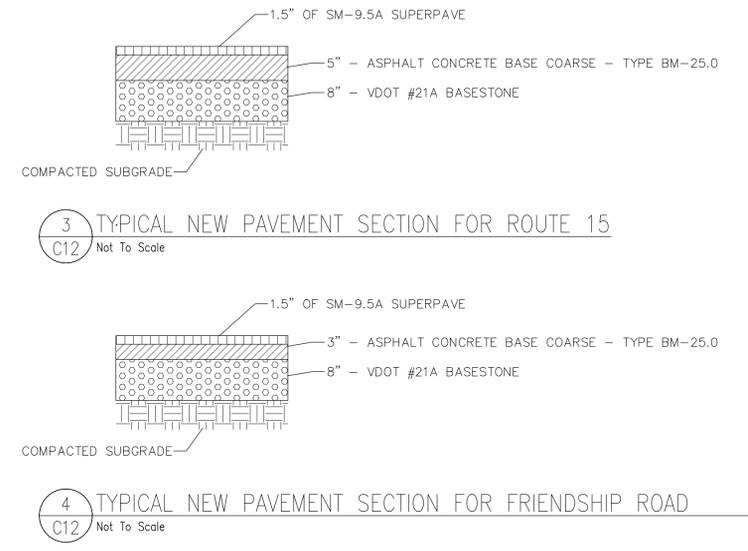
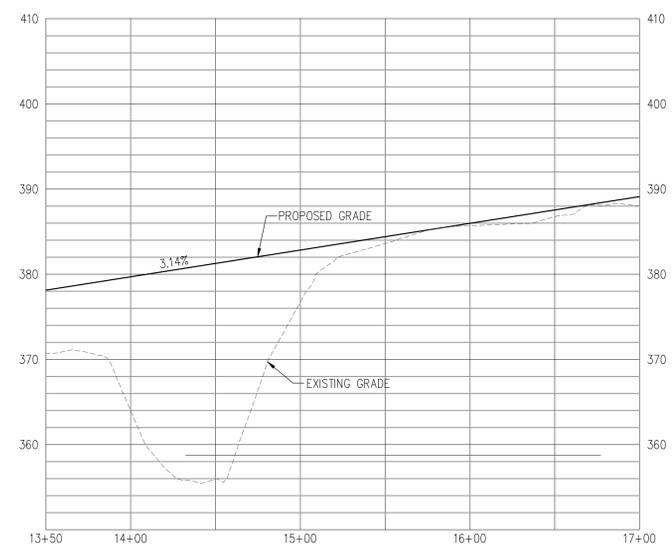
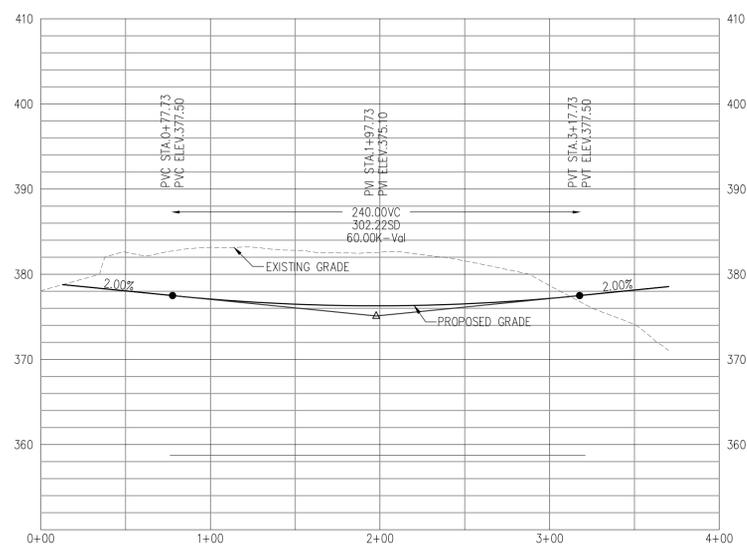
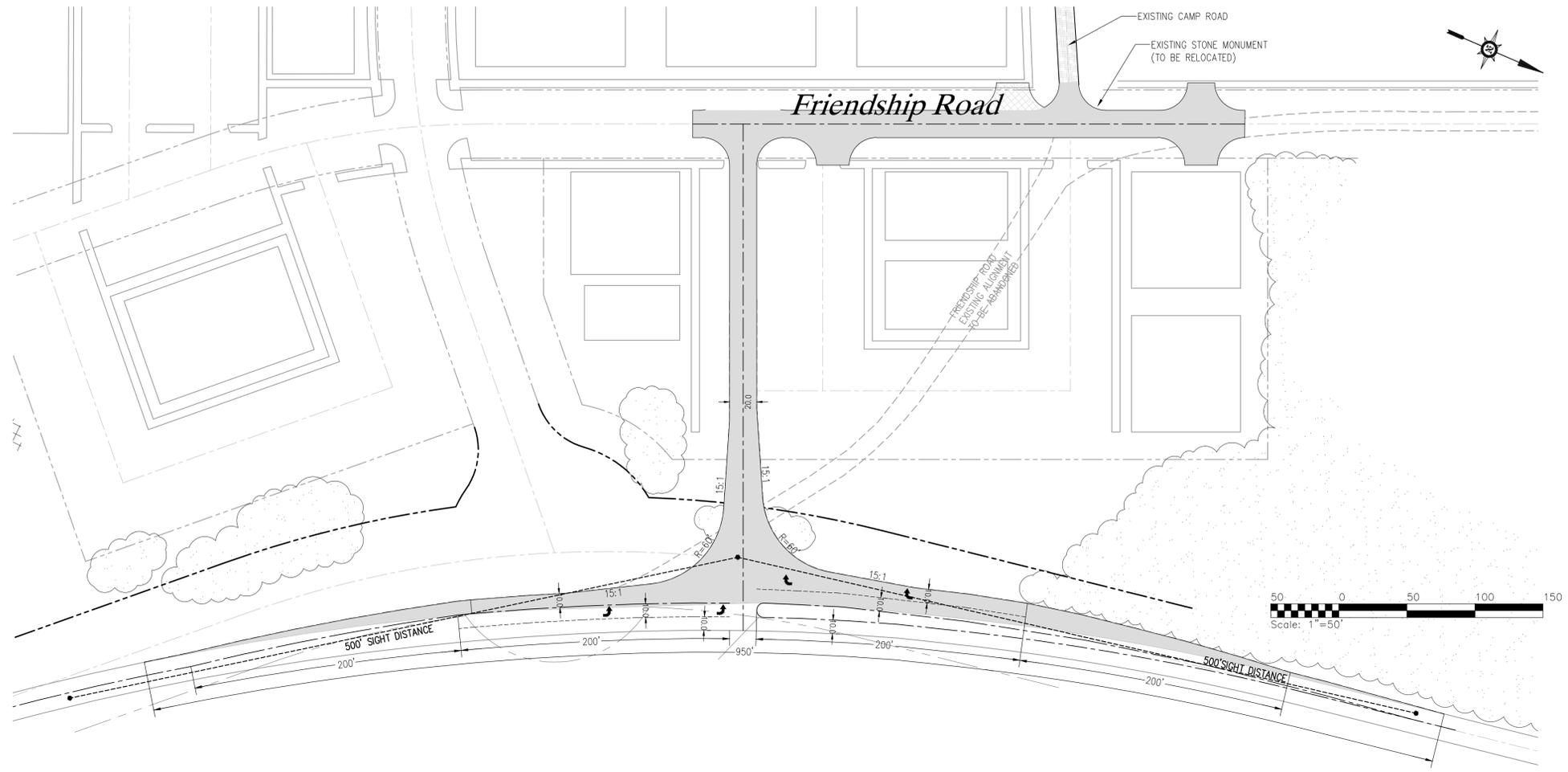
PHASING PLAN OVERVIEW

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 & Drains
4.	05/29/2013	Plan Clarification

REZONING APPLICATION PLAN FOR:

**WALKER'S RIDGE**  
FLUVANNA COUNTY, VIRGINIA

Date	07/01/2012
Scale	1" = 200'
Sheet No.	13 OF 14
File No.	11.022



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 & Driveways

REZONING APPLICATION PLAN FOR:

**WALKER'S RIDGE**  
FLUVANNA COUNTY, VIRGINIA

Date	07/01/2012
Scale	1" = 50'
Sheet No.	14 OF 14
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

	Walker Student pop 1*	Walker Student Pop 2**
	812.16	515.1644
VA \$/pupil	\$ 10,584.00	\$ 8,595,901.44
Fluvanna \$/pupil	\$ 9,053.00	\$ 7,352,484.48
\$/ SF (2011)	\$ 17,134.00	5174468
\$/ TH (2011)	\$ 12,135.00	3858930
\$/ MF (2011)	\$ 8,633.00	4834480
	<b>\$ 13,867,878.00</b>	
\$/ SF (2012)	\$ 18,507.00	5589114
\$/ TH (2012)	\$ 12,354.00	3174594
\$/ Mf (2012)	\$ 9,983.00	5590480
	<b>\$ 14,354,188.00</b>	

County Pop	K-12 Pop	K-12 Pop %	Pop per HH (own)	Pop per HH (rent)	Walker MF (TH & SFA)	Walker SF
25967	4713	16.6	2.63	2.55	975	205
Walker MF	Walker TH	Walker SFA	Walker SFD	pupil/ SF	pupil/ TH	pupil/ MF
560	318	97	205	1.08	1	0.3

\*Population 1 projected using = students generated per housing unit type X respective number of housing units

\*\*Population 2 projected using = (population per household X number of housing units) X percentage of population between K-12

SF= Single Family  
 TH = Townhome  
 MF = Multifamily



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, 2<sup>nd</sup> 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, 1<sup>st</sup> paragraph, 3<sup>rd</sup> 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](mailto: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.

<b>Contact Information</b>				
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			
<b>Project Information</b>				
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"/>
	<b>Residential Uses(s)</b> Number of Units: _____ ITE LU Code(s): 210- 43 SFDU 220 - 1376 MF 230 - 95 Towns  <b>Commercial Use(s)</b> ITE LU Code(s): 814 - 90ksf 710 - 60ksf  _____ Square Ft or Other Variable:		_____ _____ _____ <b>Other Use(s)</b> 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 <sup>2037</sup>
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)

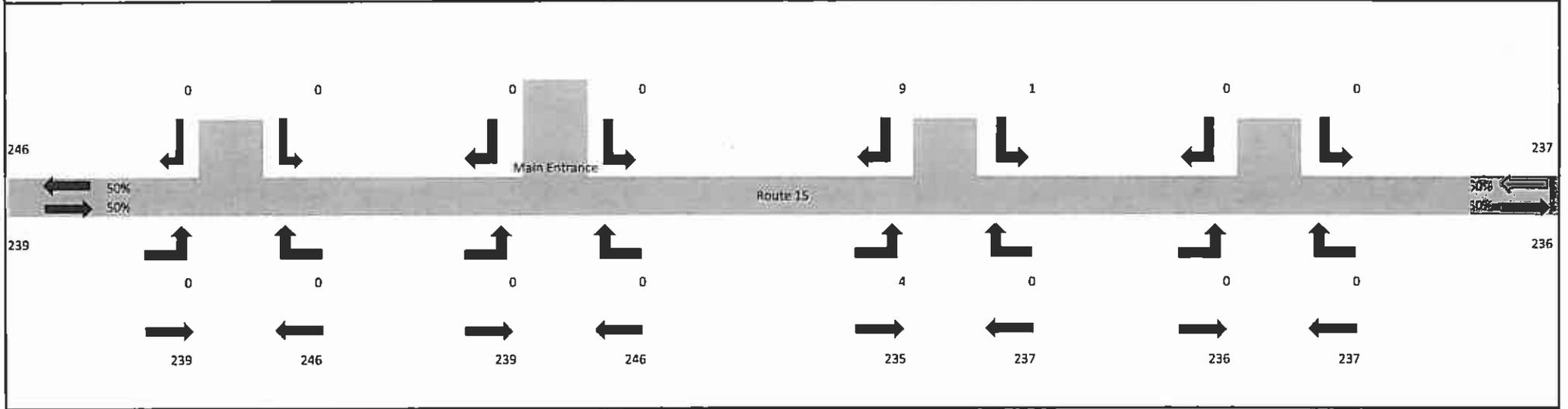
SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
Applicant or Consultant

PRINT NAME: \_\_\_\_\_  
Applicant or Consultant

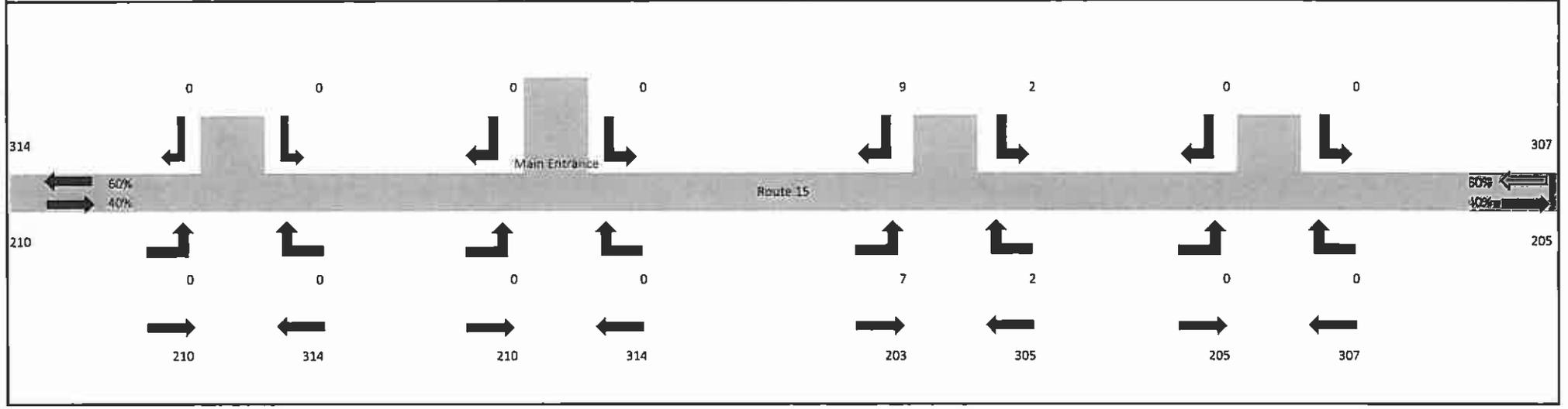
It is important for the applicant to provide sufficient information to county and VDOT staff so that questions regarding geographic scope, alternate methodology, or other issues can be answered at the scoping meeting.

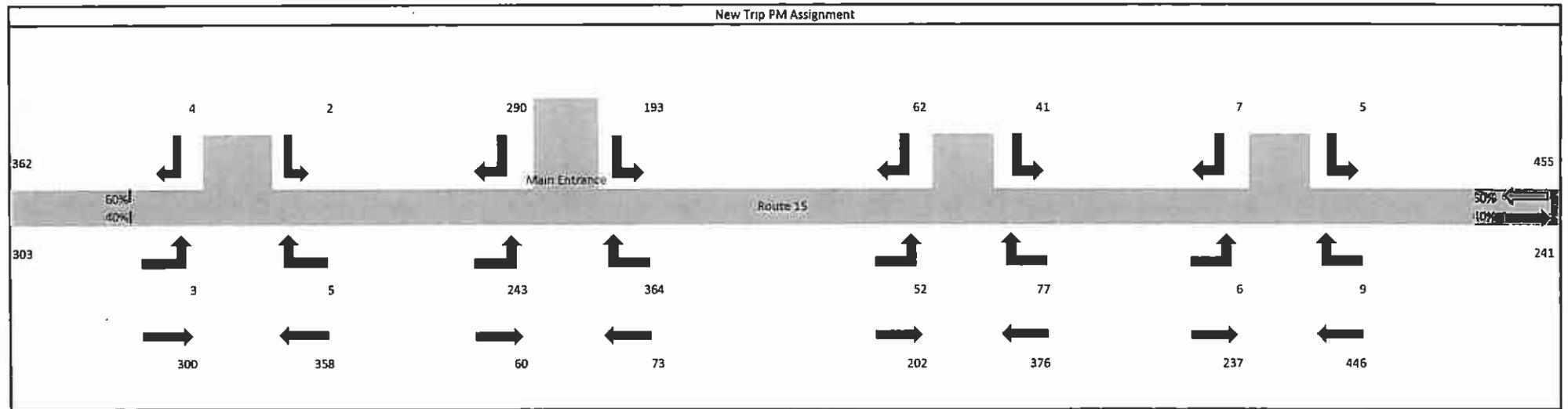
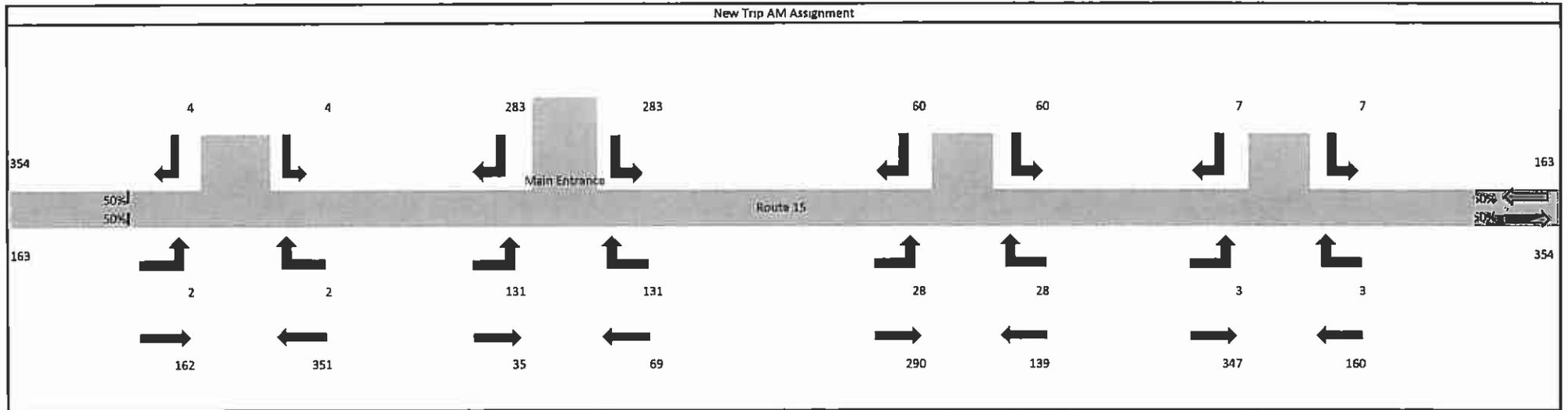
Use Description	ITE	Qty	Daily	AM		PM	
				in	out	in	out
Single Family Detached	210	43	478	10	30	31	18
Multi-Family Residential	220	1,376	8,462	136	542	503	271
Townhouse	230	95	615	8	41	39	19
Retail	814	90,000	3,888	104	133	268	290
Office	710	60,000	900	110	15	25	121
		total	14,344	368	761	865	719
internal 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
<b>Total New Trips</b>			<b>12,789</b>	<b>326</b>	<b>708</b>	<b>758</b>	<b>603</b>
		total peak	12,789	1,034		1,362	

AM Traffic Volumes (Existing)

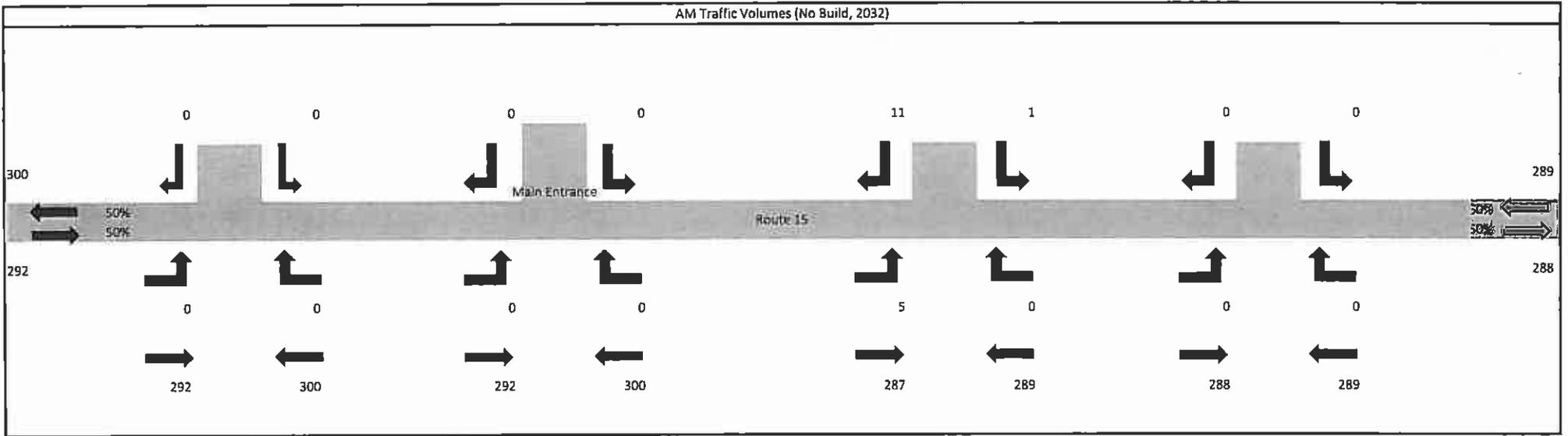


PM Traffic Volumes (Existing)

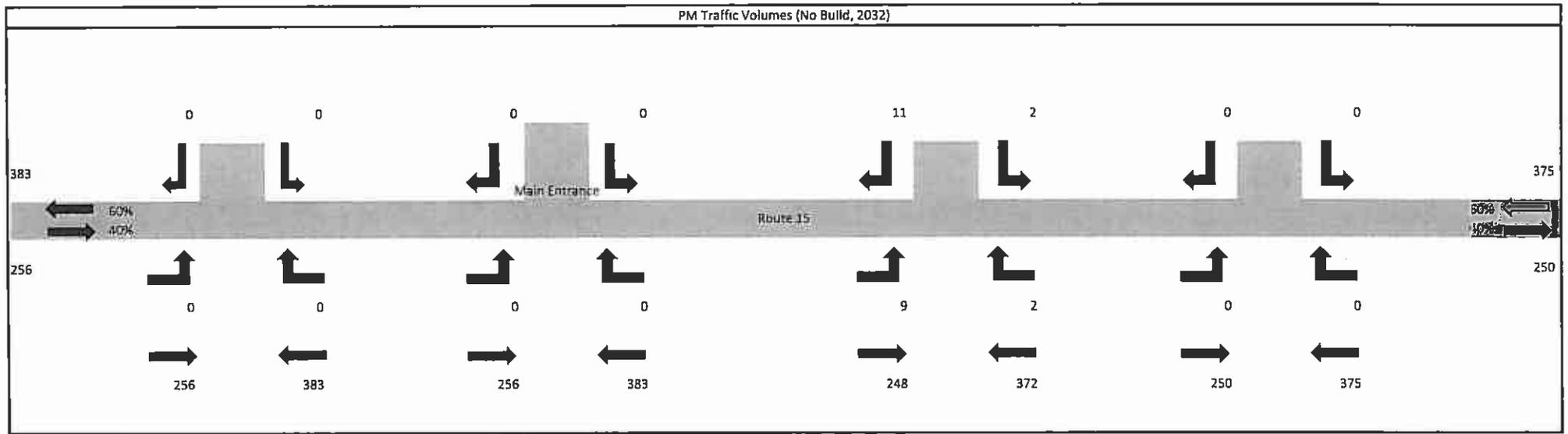




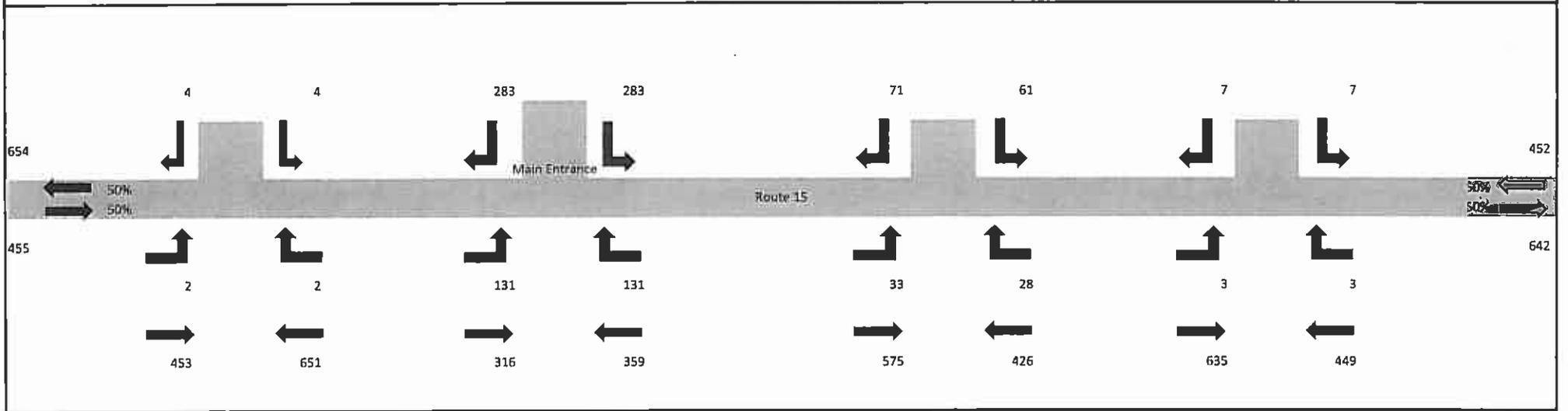
AM Traffic Volumes (No Build, 2032)



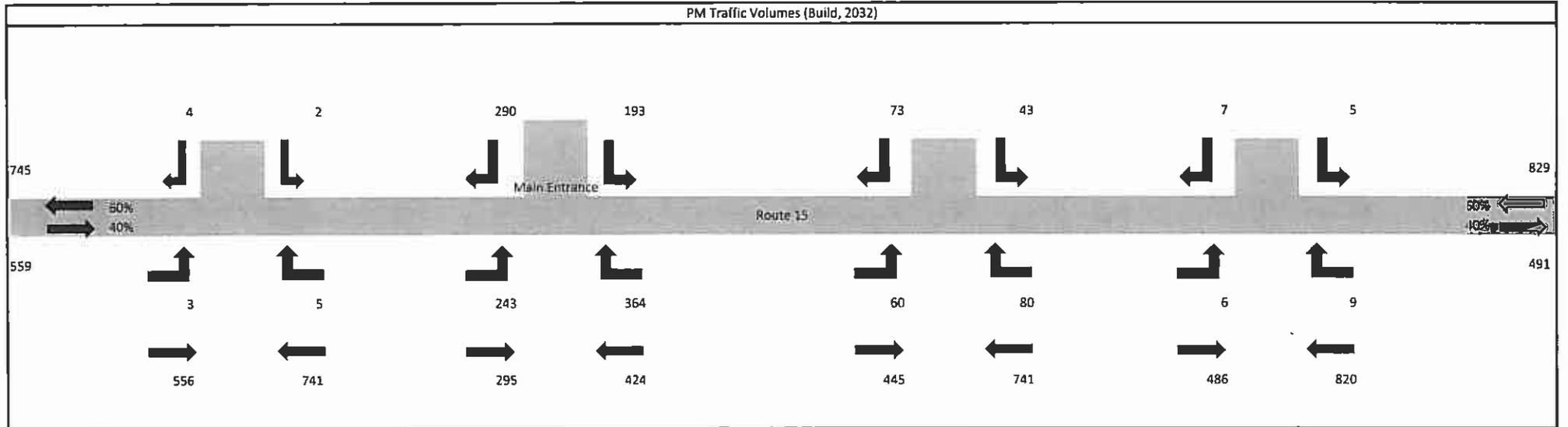
PM Traffic Volumes (No Build, 2032)



AM Traffic Volumes (Build, 2032)



PM Traffic Volumes (Build, 2032)



# Data Collection Group

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

# Data Collection Group

757.478.6761

LSmith@DataCollectionGroup.net

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

# Data Collection Group

757.478.6761

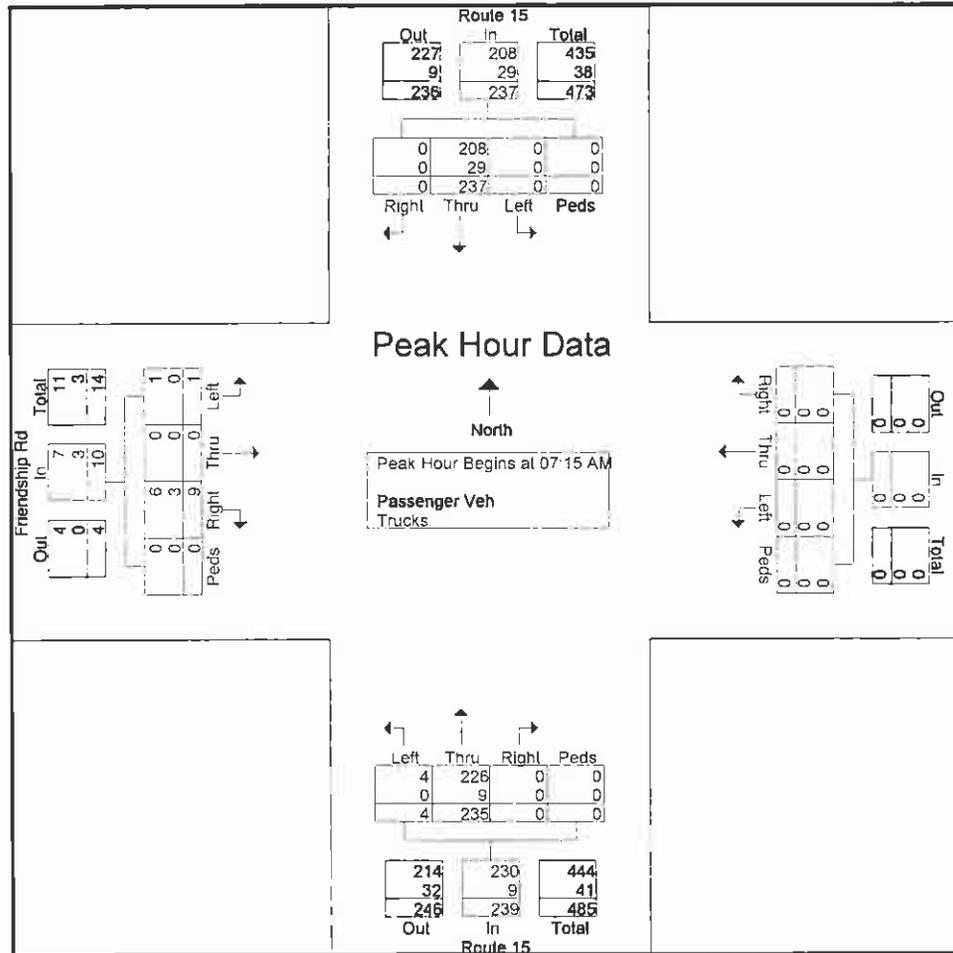
LSmith@DataCollectionGroup.net

File Name : Route 15 and Friendship

Site Code : 22222222

Start Date : 2/2/2012

Page No : 3



# Data Collection Group

757.478.6761

LSmith@DataCollectionGroup.net

File Name : Route 15 and Friendship

Site Code : 22222222

Start Date : 2/2/2012

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

# Data Collection Group

757.478.6761

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File Name : Route 15 and Friendship

Site Code : 22222222

Start Date : 2/2/2012

Page No : 5

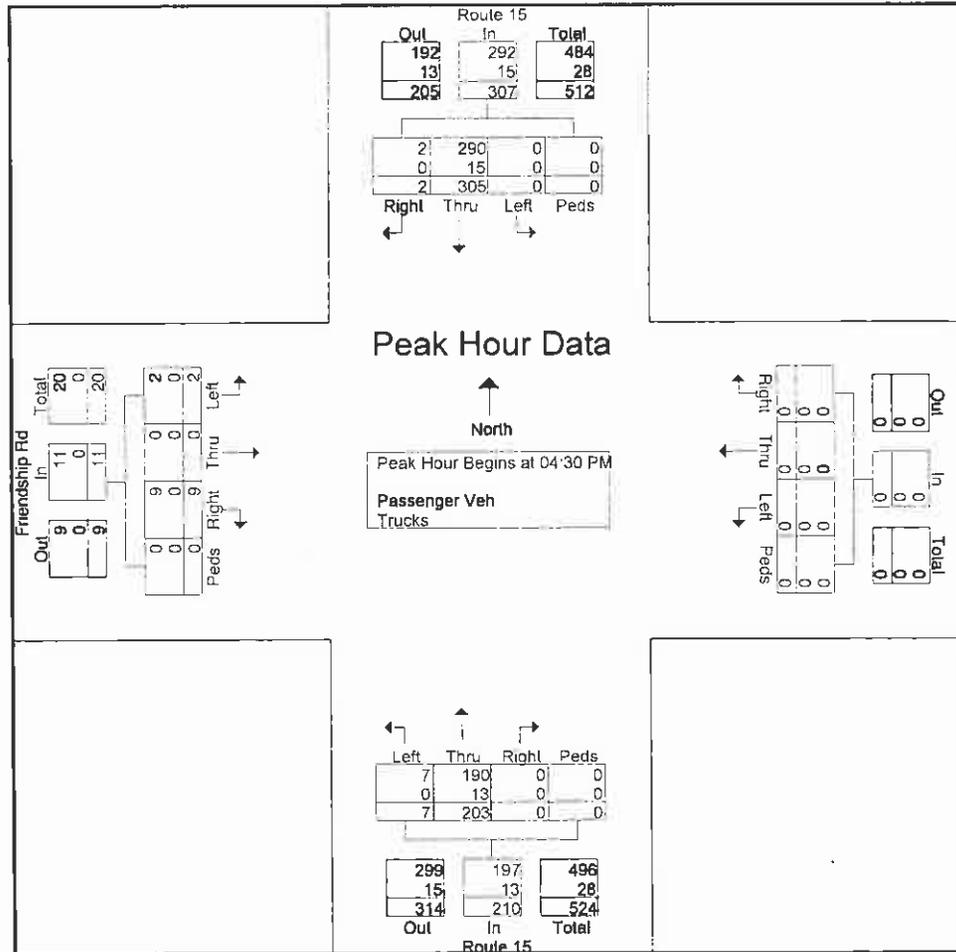
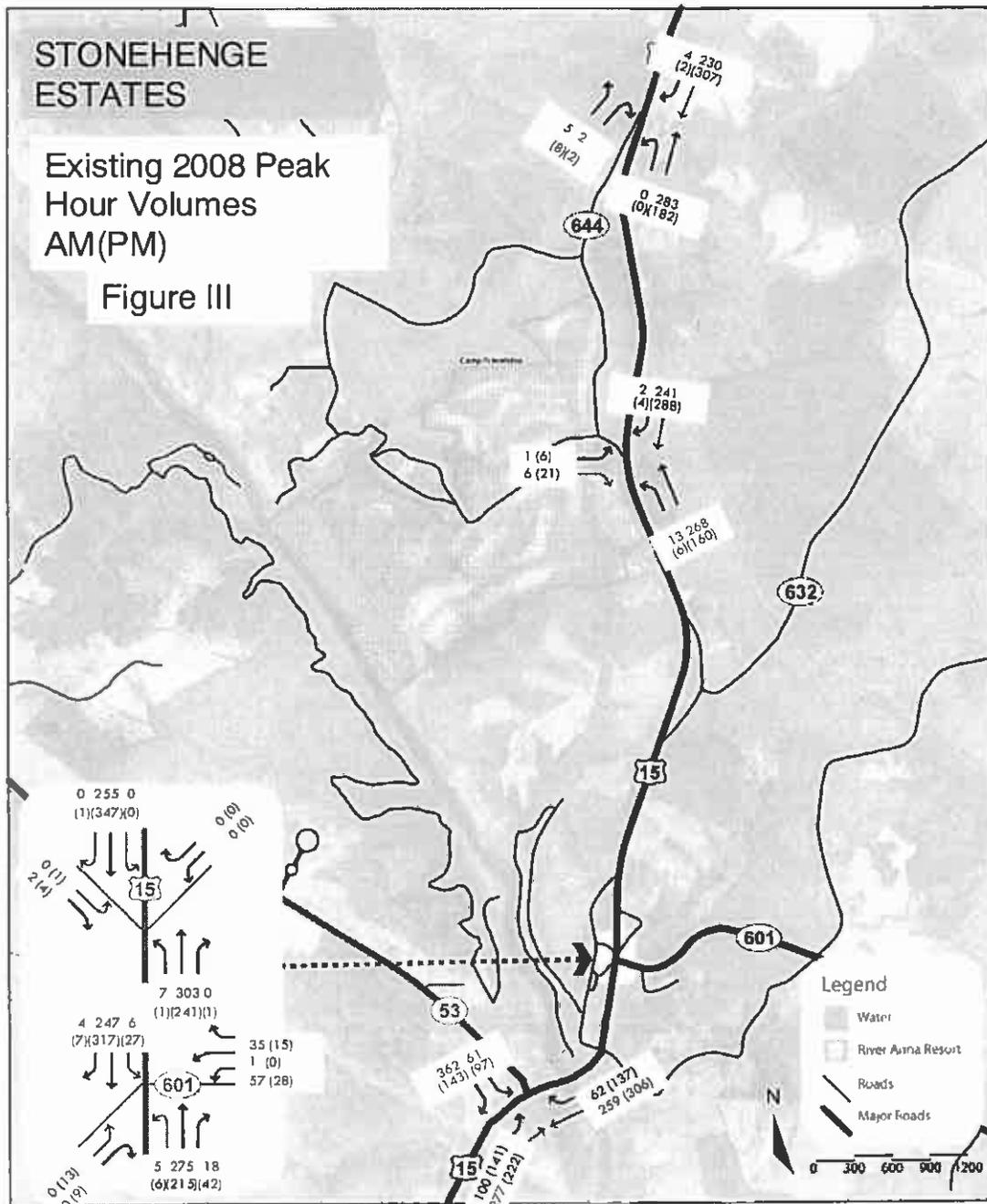


Figure III, Existing 2008 Turning Movement Counts, AM/PM Peak Hours



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

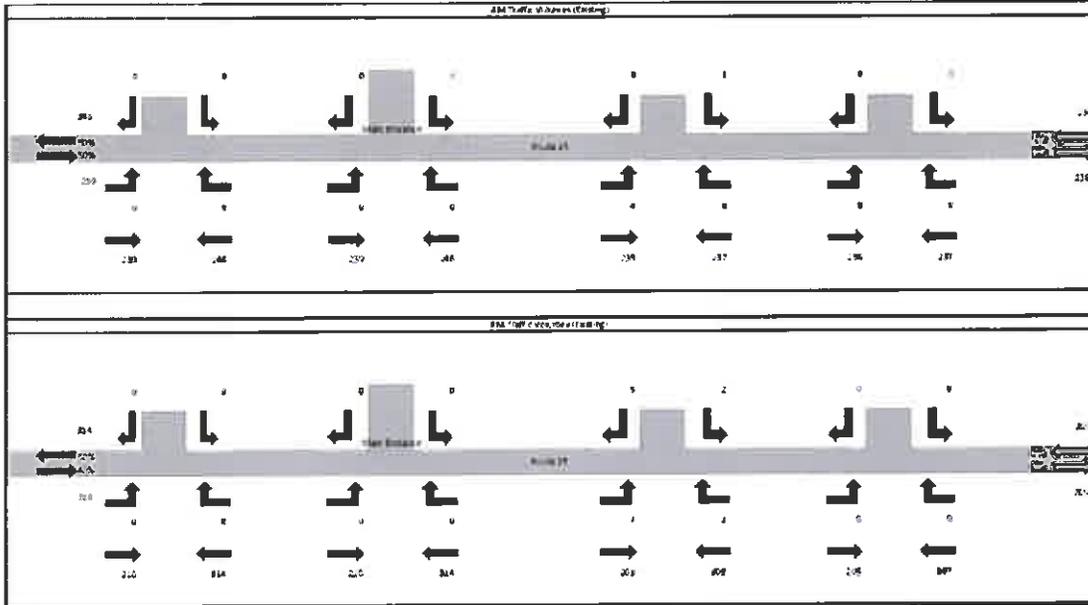
Use Description	ITE	Qty	Daily	AM		PM	
				in	out	in	out
Apartments	230	1,361	6235	71	346	289	142
General Office	710	54,300	834	101	14	24	116
Shopping	820	96,200	6622	59	38	304	316
		total	13691	231	397	617	574
internal capture				11	52	43	21
Peak Hour Trips After Reductions (driveway trips)				220	345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

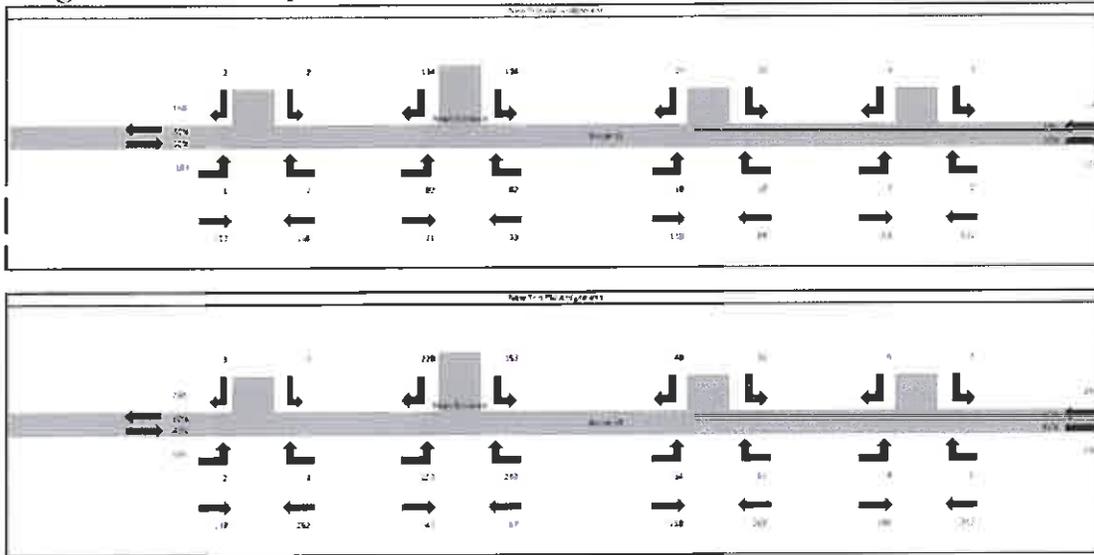
The following diagrams show:

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.



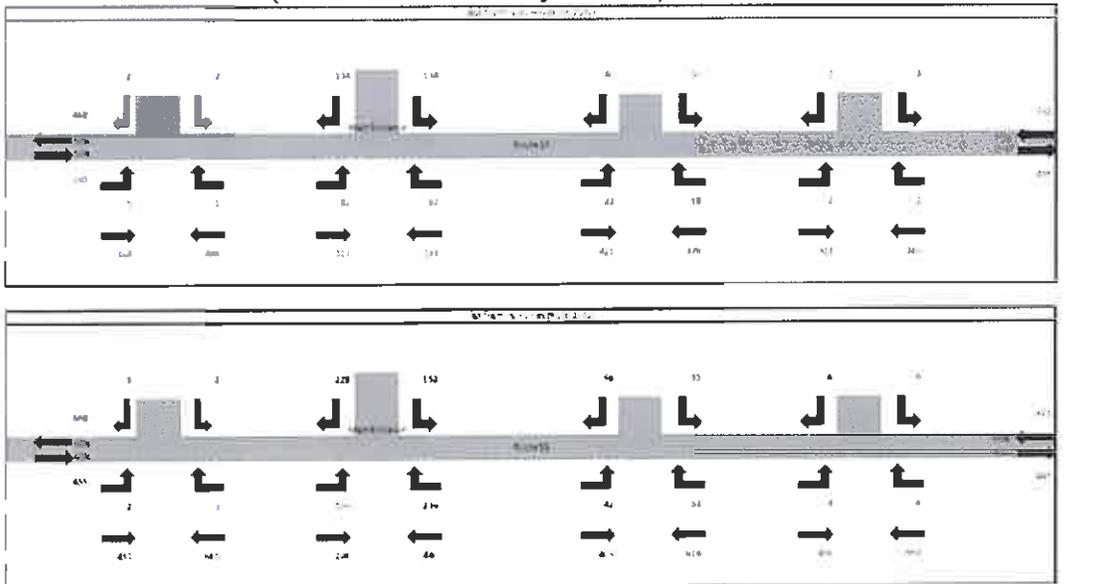
2. The projected site trips per Table 1. The trips were distributed onto Route 15 based on the patterns of the current traffic passing the site. This is to say that if in the afternoon 60% of the traffic on Route 15 is heading southbound, then we'll assume that 60% of the arrivals and departures from 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.

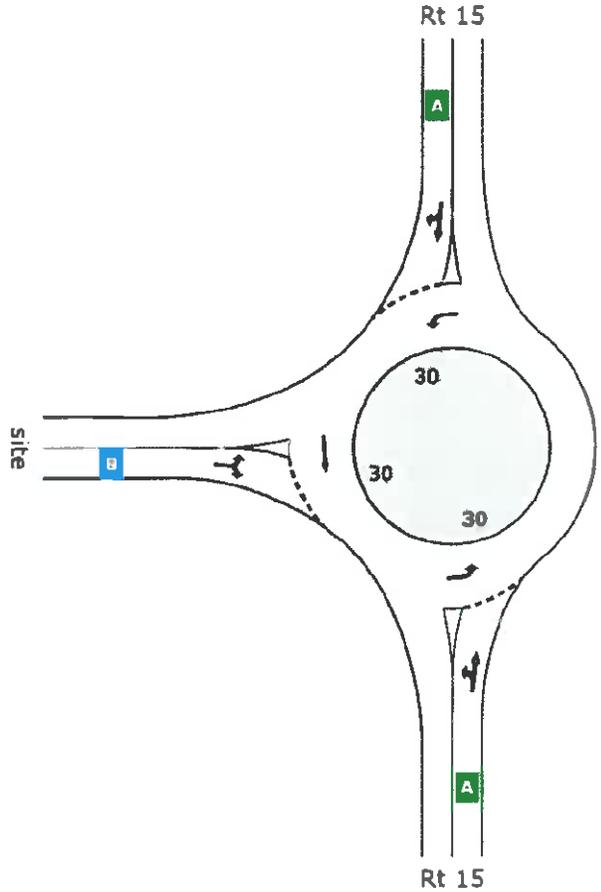
The following graphics illustrate the preliminary recommendations for access to this site.

**LEVEL OF SERVICE SUMMARY**

Site: Rou 4-way 11

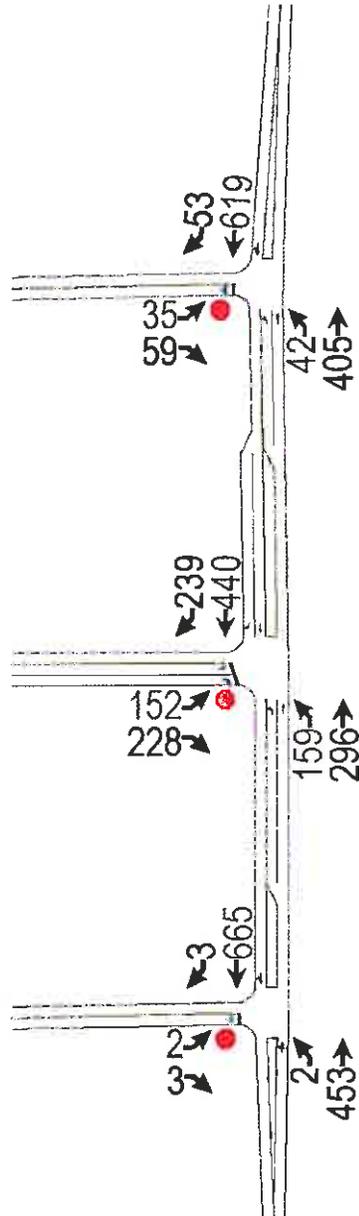
Roundabout with 1 & 2-lane approaches and circulating road  
 MUTCD (FHWA 2009) example number: 3C-4  
 Roundabout Guide (TRB 2010) example number: A-3

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.

**RIVANNA  
CONSERVATION  
SOCIETY**



**Mailing Address**

P.O. Box 1501  
Charlottesville, VA 22902  
434 97-RIVER  
rcs@rivannariver.org

**Physical Address**

108 5th Street SE  
Suite 206  
Charlottesville, VA 22902

**Board Members**

**John K Brown**  
Chair, Charlottesville

**Christopher Mantle**  
Vice Chair, Stanardsville

**Christina Monfalcone**  
Treasurer, Charlottesville

**Roger Black**  
Scottsville

**Gardner Bloemers**  
Crozet

**Thomas Brame**  
Stanardsville

**Justin Dillane**  
Palmyra

**Pearce Johnson**  
Albemarle

**Daniel Krasnegor**  
Albemarle

**Janet Miller**  
Albemarle

**Angus Murdoch**  
Kent Store

**Steve Pence**  
Palmyra

**Executive Director**  
**Roberta (Robbi) Savage**  
exec@rivannariver.org

website: [www.rivannariver.org](http://www.rivannariver.org)

blog: <http://rivannariver.wordpress.com/>

Steven M. Nichols  
Fluvanna County Administrator  
County of Fluvanna  
132 Main Street  
PO Box 540  
Palmyra, VA 22963

March 25, 2013

Dear Administrator Nichols,

On behalf of the Rivanna Conservation Society (RCS) I write to express out deep concern about the development being proposed near Camp Friendship and the Rivanna Golf Club.

RCS is opposed to this development, as currently proposed, because;

- 1) The Fluvanna County's sewage treatment facility's permit does not currently allow for the volume of waste water envisioned. A single well-maintained sewage treatment system for Palmyra is far preferable to multiple uncoordinated sewage networks operating in the same general area near the Rivanna.
- 2) Large drain fields or a private sewage treatment plant this close (and upstream) to public river access and swimming beaches is a potentially serious public health concern.
- 3) If Palmyra's is to grow as a "Community Development Area," as conceived in the Fluvanna Comprehensive Plan, then the necessary supporting infrastructure should be developed in a coherent and orderly manner. This especially applies to water supply, sewage treatment, and stormwater management infrastructures, any of which could cause severe damage to the Rivanna and other public environmental assets if not properly designed, built, and maintained.
- 4) There is currently no water utility to provide for the potable water needs of the proposed development. Deep wells may not provide a sustainable water supply and could alter the current hydrology of the area to the detriment of Camp Friendship and other existing residential wells, farms, and wildlife.

RCS has been a long-time advocate for the general growth management principles espoused by the Comprehensive Plan. We believe, however, that the scale of this development is much too large for Palmyra at this time.

Development at this scale should be directed elsewhere in Fluvanna's designated growth area (the Urban Development Area (UDA) sections), where the necessary infrastructures are in place or in the works and then only after County officials have demonstrated the commitment and capacity to manage major new development for minimal environmental damage.

This development is a bad idea and should not be approved.

Sincerely,

**Jack Brown, Board Chair**



# 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

ATT 1

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](mailto: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

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**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

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**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 14<sup>th</sup>.

As you know, they submitted a revised plan on January 2<sup>nd</sup> – hence the following January 10<sup>th</sup> 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](mailto:stugwell@co.fluvanna.va.us)**

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

## Steven Tugwell

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**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](mailto:stugwell@fluvannacounty.org)> wrote:

Hi Mike,

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

January 10<sup>th</sup> 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

*"Responsive & Responsible Government"*

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

## 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

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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.

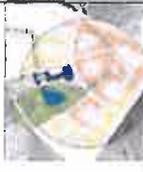
COMMUNITY ELEMENT MATRIX						
						
<b>Regional Mixed Use</b>	<b>Regional Employment</b>	<b>Neighborhood Mixed Use</b>	<b>Neighborhood Residential</b>	<b>Village</b>	<b>Rural Cluster</b>	<b>Rural Preservation</b>
<b>Street Types</b>						
Commercial street Main street Neighborhood street	Commercial 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
<b>Block Size</b>						
400-800 ft.	400-800 ft.	300-600 ft	200-600 ft.	200-600 ft.	200 ft.-varies	Varies
<b>Building Height</b>						
2-6 stories	2-6 stories	2-4 stories	1-3 stories	1-3 stories	1-2 stories	1-2 stories
<b>Frontage</b>						
Commercial storefront	Commercial storefront	Storefront Porch	Storefront Porch Residential yard	Storefront Porch Residential yard	Porch Residential yard	Porch Residential yard Open space
<b>Parking</b>						
Structured On-street Surface	On-street Surface	On-street Surface Residential	On-street Surface Residential	On-street Surface Residential	Residential	Residential Unstructured
<b>Mix of Uses</b>						
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%)
<b>Density</b>						
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
<b>Open Space</b>						
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

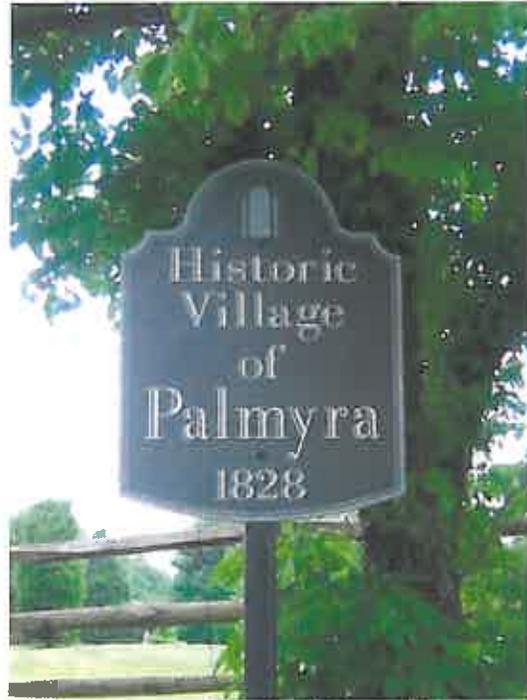
Figure LU-21, Community Element Matrix

## 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.

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.

**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:*

<b>Open Space Provided</b>	<b>Affordable Housing Provided</b>	<b>Density Bonus Permitted</b>
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*

<b>Building Types</b>	<b>Palmyra CPA</b>
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 patten 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.*

	<i>Comprehensive Plan</i>	<i>Zoning Ordinance</i>	<i>Walker's Ridge</i>
<b><i>Adverse Impacts</i></b> <i>p. 36</i>	<i>Zoning applications . . . should be well planned and integrated with the future vision of that area. Critical items include . . . factors that will mitigate any adverse impacts, and result in a fiscally responsible and value-added development for the community. 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.</i>		
<b><i>Architecture/ Design</i></b> <i>p. 36, 37, 38 (TND Design Elements)</i> <i>Sec. 22-14-14</i>	Low-maintenance, sturdy, but attractive products should be used as a standard in lieu of more traditional materials such as vinyl or metal siding, low-grade asphalt shingles, or flat tarpaper roofing. State-of-the-art materials are more energy-efficient and require less upkeep. Brick, block, standing seam metal roofing, green roofs, higher-grade asphalt shingles, and other traditional materials are also encouraged. Architectural styles can and should vary widely among developments, <i>but should remain consistent within a project.</i> While it is not desirable to regulate specific materials, it is very feasible for a developer to commit to specific material types and styles as part of a project's approval, preferably <i>in the form of legally binding proffers.</i>	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. 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.	Proffered design guidelines encourage specific materials, styles, etc. but do not <i>require</i> them.
<b><i>Block Size</i></b> <i>p. 45</i> <i>Sec. 22-14-3</i>	200-600 ft Block size should relate to the lot size and density of residences. Higher-density blocks allow for smaller block sizes, where lower-density areas may have larger-scale blocks. Connectivity with adjacent land uses, primarily nearby neighborhoods, is encouraged.	The goal of the PUD district is to allow for and encourage development that incorporates new urbanism principles which include buildings and spaces of appropriate scale . . .	Block sizes vary. Many multifamily blocks exceed 200 feet, and many single family blocks exceed 600 feet.

<p><b>Building Height/ Setbacks</b> p. 45 Sec. 22-14-12</p>	<p>1-3 Stories The majority of buildings in neighborhood residential areas are residences. As such, buildings have a reduced scale and greater setbacks in comparison to regional centers and neighborhood mixed use. Shorter setbacks are recommended for higher-density residential blocks.</p>	<p>45 ft No minimum setback</p>	<p>All uses 45' max</p>
<p><b>Connectivity</b> p. 36, 44 Sec. 22-14-1</p>	<p>The careful planning and placement of development has also led to a diverse mixed-use and mixed-income community that emphasizes the affordability of its housing stock <i>as well as the importance of creating neighborhoods that are connected and interactive with one another, as opposed to separate subdivisions that have no connection with their surroundings.</i> Connectivity with adjacent land uses, primarily nearby neighborhoods, is encouraged.</p>	<p>PUDs should provide unified development that incorporates new urbanism and TND principles which include . . . an interconnected system of internal roads, pedestrian sidewalks and walkways and well planned access points along existing roadways.</p>	<p>Physically isolated from and non-contiguous to other developments, neighborhoods, and uses – both internal and external</p>
<p><b>Density</b> p. 46 Sec. 22-14-8</p>	<p>4-8 DUA The neighborhood residential element is primarily composed of single-family residences. Residential development should strive to maintain a reasonable density (e.g. less than quarter-acre lots), freeing green space to be retained as a shared amenity.</p>	<p>The maximum residential base density permitted for individual land uses to be located in the PUD districts shall be (SF – 4 DUA, Townhome – 6 DUA, MF – 12 DUA). 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. 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. Density bonuses may also be permitted with a combination of both open space and affordable housing.</p>	<p>6.86 DUA  Single family lots are less than quarter-acre lots.</p>
<p><b>Fiscal</b> p. 36</p>	<p>Critical items include . . . factors that will mitigate any adverse impacts, and result in a fiscally responsible and value-added development for the community. <i>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.</i></p>		<p>Amount of cash proffer may not offset cost of impacts.</p>

<p><b>Frontage/ Facade</b> p. 45 Sec. 22-14-9</p>	<p>Storefront Porch Residential Yard</p>	<p>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 on street-oriented entrance and contain the principal windows of the structure, with the exception of structures in a courtyard style.</p>	<p>Renderings are offered as examples and are not required.</p>
<p><b>Infrastructure</b> p. 36 Sec. 22-14-3 Sec. 22-14-13</p>	<p>Other land use planning decisions include the direction of residential and commercial/ industrial growth to areas that have facilities and adequate infrastructure, both public and private.</p>	<p>The goal of the PUD district is to allow for and encourage development that incorporates new urbanism principles which include <i>adequate public facilities and infrastructure to serve the community</i>. All uses within a PUD district shall be served by both central water and sewerage systems, whether publicly or privately provided. No overhead utility lines permitted. Telecommunications facilities are encouraged on the roofs of buildings.</p>	<p>Public water and sewer not available at this time in Palmyra CPA. Two-lane roads serve Palmyra area.</p>
<p><b>Mix of Uses</b> p. 44, 46 Sec. 22-14-3 Sec. 22-14-4</p>	<p>Single-Family (25-75%) Multifamily (25-50%) Limited Retail (10-25%) While predominately single-family residential, neighborhood residential areas should incorporate some degree of mixed use, primarily in the way of multifamily residential. Storefront retail and office may be integrated at a residential scale. No maximum commercial square footage.</p>	<p>The goal of the PUD district is to allow for and encourage development that incorporates new urbanism principles which include mixture of uses and use types, mixture of housing types and affordability . . . All uses permitted by-right in the residential, business, and limited industrial zoning districts may be permitted <i>as enumerated in the final PUD application package. Uses not specified within the PUD application package shall not be permitted.</i></p>	<p>Residential Component (79.95 acres): Single Family = 17% Multifamily = 83%  Commercial Component (12.66 acres): 5.5% of total site; 180,000 square feet.</p>

<p><b>Natural Environment</b>  p. 8, 19  Sec. 22-14-2  Sec. 22-14-3</p>	<p>Water and sewer systems will have a minimal, if not negligible, impact on local streams, rivers, and groundwater.  The Rivanna, river is a critical part of . . . the county. Diverse and robust vegetative buffers along each river’s floodplain, <i>sensitive development within the watersheds</i>, and other innovative development and preservation techniques have served to protect and enhance these important natural resources. Groundwater has been similarly protected and serves as the primary water source for the rural areas of the county. Fluvanna’s strict groundwater regulations have allowed underground aquifers to recharge or remain stable over the years.  Similarly, responsible, well-planned, compact development that efficiently utilizes green infrastructure, creating interconnected, walkable, and fiscally sustainable communities that employ the latest in environmental controls, is the rule, not the exception.  Development should be required to show its projected impact on surrounding groundwater supplies, particularly within the context of the diminishing and limited supply of water available in any given area.  Mitigating this impact on surrounding property owners is of utmost importance, especially in any discretionary zoning action.  <i>Air pollutants that do exist come primarily from the combustion of fossil fuels from stationary and mobile sources. Motor vehicles are the major local source. The best way to maintain and enhance air quality and to conserve resources is to reduce energy use, thus decreasing fossil fuel combustion and air pollutant emissions. Transportation accounts for most of the total end use energy consumed in the county. The county can improve its transportation energy efficiency and reduce pollutant emissions with a reasonably compact development pattern . . . finally, land use patterns that are properly oriented, maximize infill, cluster, and employ mixed use development can enhance the usage of natural heating and cooling and reduce residents’ transportation energy needs.</i></p>	<p>At a minimum, the PUD Application Plan shall include a general stormwater management and best management practices master plan that includes how <i>negative impacts to nearby streams, wetlands, surface water, and groundwater resources as a result of development would be avoided and mitigated.</i>  The goal of the PUD district is to allow for and encourage development that incorporates new urbanism principles which include clear boundaries with any surrounding rural areas; <i>environmentally sensitive design(i.e., sustainability and energy efficiency).</i></p>	<p>More detail may be needed to make a determination.</p>
<p><b>Parks/ Open Space</b>  p.7a, 46  Sec. 22-14-7</p>	<p>Zoning and subdivision regulations provide for the preservation of a significant amount of open space.  Ideally, the neighborhood residential element can incorporate a shared green space at its core. Neighborhood parks may vary in scale, but are intended to serve local residents as recreational and gathering space. If possible, greenway trails should be integrated to link the neighborhood to surrounding neighborhoods and open spaces.</p>	<p>Not less than 30% of the gross area of a PUD shall be preserved as open space, (which) 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. Yards of individual residences shall not be considered open space.  Land designated for future facilities <i>shall not be included toward the open space.</i>  Not less than 15% of the total open space shall be provided for active and/ or passive recreational activities.  Private common open areas shall be owned, maintained, and operated by a property owner’s association.</p>	<p>47.3% open space (108.35 acres)</p>

<p><b>Parking</b>  <i>Sec. 22-14-3</i>  <i>Sec. 22-14-11</i></p>	<p>On-street  Surface  Residential  On-street parking is suggested in higher-density residential areas. Where block sizes are bigger, on-street parking may fully give way to residential driveways and garages. Where garages are present it is important to set them to the side and rear of the residence, so that they do not dominate the residential frontage.</p>	<p>The goal of the PUD district is to allow for and encourage development that incorporates new urbanism principles which include relegated parking. Off-street parking facilities in mixed-use, business, industrial, and multifamily residential areas shall generally be relegated behind the front building line. On-street parking shall be permitted where appropriate. 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 22-26 of the zoning ordinance.</p>	<p>It appears that on-street parking is permitted throughout the development. More information is necessary to make a full determination.</p>
<p><b>Phasing/  Timing</b>  <i>p. 71</i>  <i>Sec. 22-14-2</i></p>	<p>Another important element in designing a sustainable project, both for the developer and the host community, is the phasing of a project. Larger projects, in particular, will need to be phased, and this strategy should be discussed during the rezoning/ master plan phase of the project.  Plans can be proffered in a certain order, during certain time frames, or contingent on the provision of certain infrastructure. For instance, a developer could proffer that a project’s residential component would not commence until the county determined that an adequate public water supply was in place. Such a proffer assures the community that this infrastructure will be in place prior to additional demand being placed on the existing community’s resources. The timing of a project is at least as critical to a developer as it is to their community, so <i>the wording of any proffers that may be made during a rezoning process should be clear, concise, and well thought out by the developer so that those commitments can be met if the project is approved.</i></p>	<p>At a minimum, the PUD Application Plan shall include . . . <i>phased development areas. Subsequent subdivision plats and site plans should be closely correlated with master plan phases.</i></p>	<ol style="list-style-type: none"> <li>1. Phase I – 76 Acres <ol style="list-style-type: none"> <li>a. Blocks A-1, C-3, D-3, D-4, D-5, E-1, E-2</li> <li>b. Not to exceed 260 residential units and 37,000 SF commercial before construction of primary entrance (roundabout)</li> <li>c. Block C-3 includes 30,000 gpd water supply from TMP 19-A-39 (Camp Friendship)</li> </ol> </li> <li>2. Phase II – 25 Acres <ol style="list-style-type: none"> <li>a. Blocks A-4, B-1</li> <li>b. 202 residential units</li> <li>c. 30,000 SF commercial</li> </ol> </li> <li>3. Phase III – 129 Acres <ol style="list-style-type: none"> <li>a. Blocks A-2, A-3, B-2, B-3, C-1, C-2, D-1, D-2</li> <li>b. 648 residential units</li> <li>c. 100,000 SF commercial</li> </ol> </li> <li>4. Phasing plan is subject to change in accordance with stipulations in proffers.</li> </ol>

<i>Proffers</i>			<ul style="list-style-type: none"> <li>• Open Space</li> <li>• Landscape Plan for Route 15 Buffers</li> <li>• Amenities</li> <li>• Swim and fitness facility</li> <li>• Phasing <ul style="list-style-type: none"> <li>○ Primary Entrance</li> <li>○ Offsite improvements to Route 644</li> <li>○ Second Ingress/ Egress on Route 15</li> <li>○ Roundabout on 15</li> </ul> </li> <li>• Access easement to TMP 30-A-112A</li> <li>• Affordable housing</li> <li>• Frontage improvements</li> <li>• Cash proffer for schools <ul style="list-style-type: none"> <li>○ \$1000 per dwelling unit</li> </ul> </li> <li>• Cash proffer for public safety <ul style="list-style-type: none"> <li>○ \$500 per dwelling unit</li> </ul> </li> <li>• Cash proffer for governmental <ul style="list-style-type: none"> <li>○ \$500 per dwelling unit</li> </ul> </li> </ul>
<i>Public Facilities (Schools)</i>	See attached projections and Frederick County (VA) example		

<p><b>Rationality of Rezoning</b> p. 36 Sec. 22-20-1</p>	<p>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:</p> <ol style="list-style-type: none"> <li>1. Is the proposed change contrary to the established land use pattern?</li> <li>2. Is the proposed land use change in conformance with the Comprehensive Plan?</li> <li>3. Would the proposal create an isolated zoning district unrelated to similar districts?</li> </ol>	<p>.</p>	<p>The adjacent properties are A-1 and rural in nature. The proposed land use change is not entirely in conformance with the Comprehensive Plan.</p>
<p><b>Screening</b> p. 36 Sec. 22-14-2 (iii)</p>	<p>Critical items include buffers and screening between incompatible uses . . .</p>	<p>At a minimum, the PUD Application Plan shall include . . . a general overall landscaping layout that includes methods or screening and buffering from adjacent properties and existing rights-of-way . . .</p>	
<p><b>Location of Palmyra's Growth</b> p. 39 (third bullet point)</p>	<p><i>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.</i></p>	<p>"Buildings and spaces of appropriate scale"</p>	
<p><b>Street Types</b> p. 45 22-14-10</p>	<p>Neighborhood Street as primary type</p>	<p>May be public or private but must conform to VDOT standards. Alleys may be allowed provided they conform to either VDOT standards or as otherwise prescribed in master plan. Sidewalks shall generally be provided on both sides of any streets, public or private, within the PUD district, and must conform to VDOT standards. Traffic access and circulation within the PUD 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.</p>	<p>Primary connecting roadway (no on-street parking) Primary connecting roadway (with on-street parking) Subdivision access road (no on-street parking) Subdivision access road (with on-street parking) Internal access road within multifamily or commercial development Alleys</p>

<p><b>Transportation</b> p. 116 Sec. 22-14-10</p>	<p>Fluvanna’s economic success is due, in part, to its easy access to Interstate 64, Routes 250 and 15, and other primary routes . . . <i>In turn, these roads must be kept in good condition, with minimal increase in traffic congestion and level of service, with substantial upgrades paid for by the causal development.</i> Locally, alternative transportation systems include greenway trails, bicycle lanes, sidewalks, and regional transit, including ride sharing. The expansion of these networks is accomplished primarily through the development process and is recognized as a benefit to the community as a result of well-planned and coordinated projects. <i>Without the adequate maintenance and expansion of the local transportation system, new growth is not possible or sustainable without significant degradation to the high quality of life in Fluvanna County.</i></p>	<p>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.</p>	<p>More detail may be necessary to determine if project is complementary.</p>
<p><b>Walkability</b> p. 36, 121 Sec. 22-14-3</p>	<p><i>Zoning applications for residential, commercial, or industrial development should be well planned and integrated with the future vision of that area. Critical items include . . . connectivity and walkability.</i> There are very few sidewalks in the populous areas of the county, and many are in disrepair. The state is now required to provide pedestrian accommodations for all VDOT construction projects. <i>New subdivisions should provide for pedestrian access within the development and in conjunction with adjoining housing developments and businesses in order to reduce vehicle trips.</i></p>	<p>The goal of the PUD district is to allow for and encourage development that incorporates new urbanism principles which include pedestrian orientation, neighborhood friendly streets and paths, interconnected streets and transportation networks</p>	<p>The size of the PUD makes traversing it on foot difficult, and pedestrian access to services, amenities, and other development is limited by the PUD’s physical isolation.</p>

A primary agent of sprawl development is often the sporadic rezoning of properties throughout a locality. Spot zoning is the 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?

Zoning applications for residential, commercial, or industrial development should be well planned and integrated with the future vision of that area. Critical items include buffers and screening between incompatible uses, connectivity and walkability, adequate infrastructure, sustainable and attractive design, and other factors that will mitigate any adverse impacts, and result in a fiscally responsible and value-added development for the community. 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. This decision is subjective, and completely within the purview of the Board of Supervisors; however, this plan will be used as a reference in evaluating all such discretionary projects.

#### *Future Land-Use Tools*

In addition to the county's land-use assessment policy, ag/forestry districts, conservation easements, and cluster development regulations, as well as the land-use concepts that will be discussed below, additional policies and programs should be considered both to help implement the Zion Crossroads urban development area and the community planning areas, but also to achieve the county's rural preservation vision.

Innovative transfer of development rights (TDR) and purchase of development rights (PDR) programs should be seriously examined to encourage a transfer of density from the designated rural preservation or rural residential areas to the Zion Crossroads urban development area. These programs are allowed under state law, but have yet to be fully, or widely, implemented in a Virginia community. County funding of a TDR program may not be needed, but should be examined for its potential impact on such a program. A PDR program, at least initially, would need to be funded by the county.

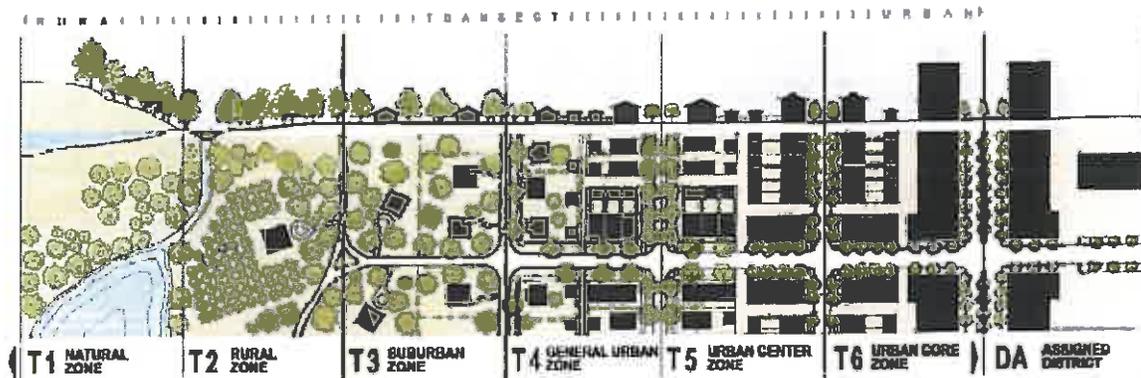
Utilities, specifically sewerage systems, need to be carefully controlled and regulated. Both centralized and decentralized systems have serious long-term maintenance challenges that need to be proactively addressed by the county in close coordination with the Virginia Department of Health. These regulations and controls are designed not to control land use but rather to assist in the implementation of the prescribed land-use plan in a sustainable and environmentally responsible manner.

## Design Elements and Standards

The design elements and standards described in this section set the stage for how development should occur and what type of development should be permitted. The *transect concept* sets a framework for how development density and level of activity should be configured along an urban-to-rural continuum. *Traditional neighborhood development* describes what type of development should be permitted. *Community elements* set forth the standards for development along the transect continuum.

### The Transect Concept

A transect is the continuum of zones from the town or city business district core outward through a high-density, mixed-use city center; a general-use area, including multifamily housing; an edge area of single-family housing and schools; and finally reserves of green space. Figure LU-7 shows how the areas can work together.



Source: Duany Plater-Zyberk & Company

*Figure LU-7, Transect Concept*

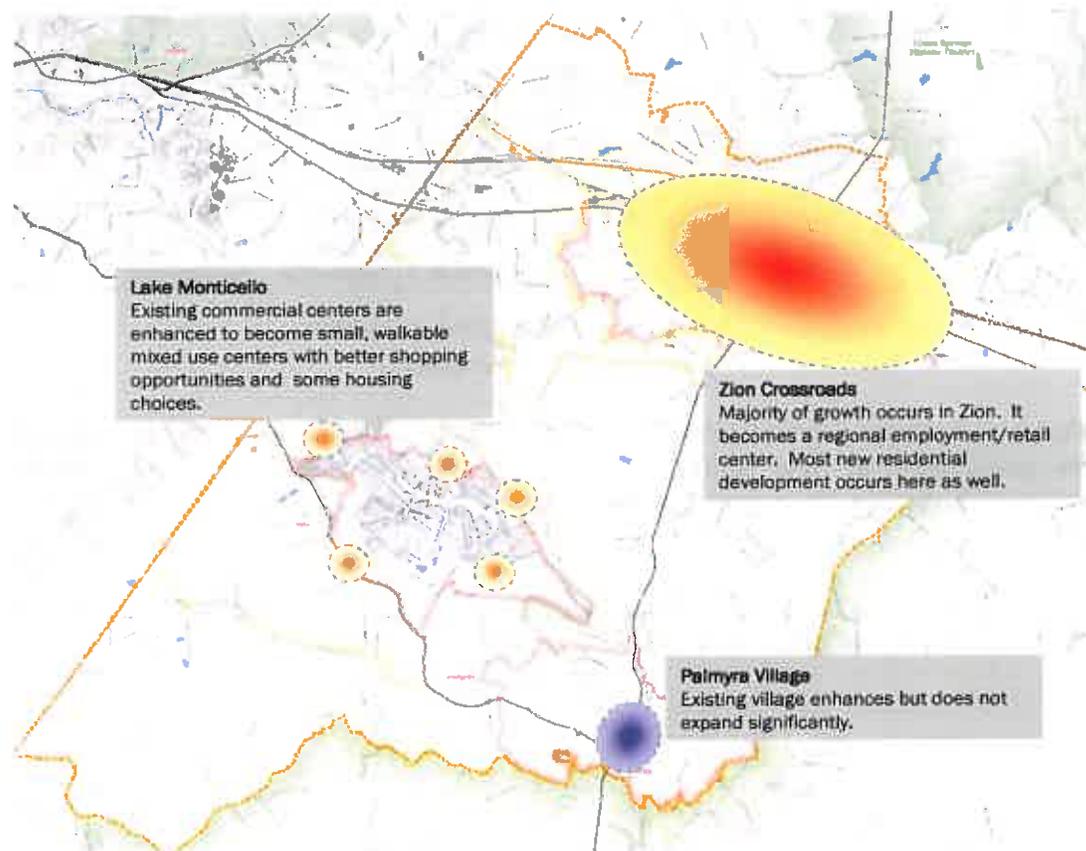
The transect focuses growth in more concentrated urban centers, thereby allowing for the preservation of rural land. The transect is also a device for planning walkable neighborhoods, in which pedestrians can travel comfortably from one destination to another within about a quarter-mile walk.

Within the transect concept, traditional neighborhood development (TND) captures the function and form of development.

### **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.

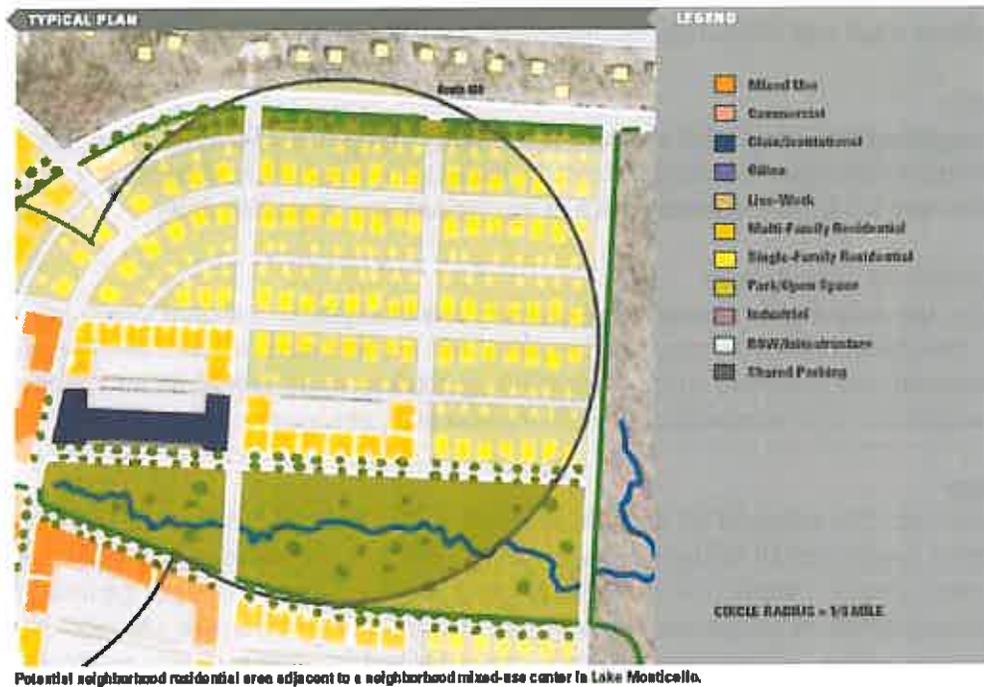
Function is the basic building block in traditional neighborhood developments. The emphasis is on human-scale design sized for easy walking distance, town and neighborhood centers, public spaces, civic uses, and other features that foster a sense of community. This type of development is also characterized 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**

### *Street Types*

Neighborhood streets are the primary street type within the neighborhood residential element. Because of the residential character of these centers, commercial streets are limited.



*Figure LU-15, Neighborhood Residential*

### *Connectivity and Block Size*

Block size should relate to the lot size and density of residences. Higher-density blocks allow for smaller block sizes, where lower-density areas may have larger-scale blocks. Connectivity with adjacent land uses, primarily nearby neighborhoods, is encouraged. Where street connections are not feasible, greenways are recommended.

### *Building Height and Frontage*

The majority of buildings in neighborhood residential areas are residences. As such, buildings have a reduced scale and greater setbacks in comparison to regional centers and neighborhood mixed use. Shorter setbacks are recommended for higher-density residential blocks.



*Figure LU-16, Residential Streetscape*

### *Parking*

On-street parking is suggested in higher-density residential areas. Where block sizes are bigger, on-street parking may fully give way to residential driveways and garages. Where

### *Parking*

On-street parking is encouraged along both commercial and residential streets. Surface parking should be placed to the rear of buildings, shielded from the sidewalk and Main Street setting. Large surface parking lots should be placed within the interior of blocks and arranged to maximize sharing between multiple uses.

### *Mix of Uses*

Although the neighborhood mixed-use element has a retail bias, a diverse integration of uses, including storefront retail, office, civic, and residential, is recommended. This mixed-use quality is important to the vibrancy of the center, creating an energized streetscape for residents, patrons, and workers.

### *Density*

The neighborhood mixed-use element combines higher-density retail and residential uses. Large parking areas should be minimized in order to optimize the potential density of the center. Most residential uses should be multi-family, with single-family residences only appropriate at the edges as a transition into neighborhood residential areas.

### *Integration of Open Spaces*

Due to its development intensity, the neighborhood mixed-use element allows limited opportunities for open space. A town square or pocket park is the most appropriate type of open space and is encouraged to establish a public civic space at the core. Greenways may connect between the center and peripheral areas. Recreational parks may be integrated at the edge of the commercial area to serve the community at large.

### **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.

garages are present, it is important to set them to the side and rear of the residence, so that they do not dominate the residential frontage.

#### *Mix of Uses*

While predominately single-family residential, neighborhood residential areas should incorporate some degree of mixed use, primarily in the way of multifamily residential. Storefront retail and office may be integrated at a residential scale.

#### *Density*

The neighborhood residential element is primarily composed of single-family residences. Residential development should strive to maintain a reasonable density (e.g., less than quarter-acre lots), freeing green space to be retained as a shared amenity.

#### *Integration of Open Spaces*

Ideally, the neighborhood residential element can incorporate a shared green space at its core. Neighborhood parks may vary in scale, but are intended to serve local residents as recreational and gathering space. If possible, greenway trails should be integrated to link the neighborhood to surrounding neighborhoods and open spaces.

#### **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.



**Figure LU-17, Village Element**

# NATURAL ENVIRONMENT

## *Understanding Fluvanna's Natural Resources*

### VISION

Fluvanna has conserved its natural resources and managed its growth challenges by directing development into specified growth areas called community planning areas, as well as by specifying what kind of and how development will be sustainable and have a positive impact on the county. Well-managed forests and farms continue to be a primary land use, and a key component of the county's historic and rural character as well as its economic viability. Heritage tourism and ecotourism are also large contributors to this financial and environmental success.

The James, Rivanna, and Hardware rivers are a critical part of the history and ecology of the county and are healthy, viable rivers with a diversity of aquatic life. Diverse and robust vegetative buffers along each river's floodplain, sensitive development within the watersheds, and other innovative development and preservation techniques have served to protect and enhance these important natural resources. Groundwater has been similarly protected and serves as the primary water source for the rural areas of the county. Fluvanna's strict groundwater regulations have allowed underground aquifers to recharge or remain stable over the years.

Similarly, responsible, well-planned, compact development that efficiently utilizes green infrastructure, creating interconnected, walkable, and fiscally sustainable communities that employ the latest in environmental controls, is the rule, not the exception. Sustainable technologies have enabled continued residential and commercial development that employs alternative and renewable energy with minimal to no emissions, and has a positive impact on the county tax base. Fluvanna County's government leads by example with energy efficiency and the use of renewable technologies.

Low land-use assessment taxes and conservation easements continue to be valuable tools for land preservation and conservation. Ag/forestry districts are also abundant in rural areas, and permanent open spaces including greenway corridors, parks, and buffer areas are preserved as part of the development process. The growth area nodes and surrounding rural areas are integrally connected through this open-space network.

### EXISTING CONDITIONS

#### *Historic Conditions*

Fluvanna County is, significantly, the product of centuries of intensive agricultural production and environmental exploitation. This fact in itself does not make the county unique, but the specific history of the intensity and duration of agricultural production within this geographic and geologic part of Virginia does tell a distinctive tale.

Fluvanna County has adopted an erosion and sediment control ordinance in compliance with state regulations. The purpose of this ordinance is to conserve the land, water, air, and other natural resources of the county, and to promote the public health and welfare of the people of Fluvanna County by establishing requirements for the control of erosion and sedimentation, and by establishing enforcement procedures.

### **Air Quality and Energy**

Fluvanna's air quality is a major asset to the environment and scenic beauty of the county. The Environmental Protection Agency (EPA) establishes standards monitored by the Department of Environmental Quality, which determine whether a region is an "air quality attainment area" or not. Fluvanna County lies within a region that achieves this designation. Those areas that do not achieve designation as an air quality attainment area are required to design a plan and to take steps to improve air quality.

Air pollutants that do exist come primarily from the combustion of fossil fuels from stationary and mobile sources, originating not only locally but also from other areas. Motor vehicle emissions are the major local source. Preserving or planting appropriate trees species throughout heavily traveled vehicular corridors is a good way to mitigate the effects of automobile emissions.

The best way to maintain and enhance air quality and to conserve resources is to reduce energy use, thus decreasing fossil fuel combustion and air pollutant emissions. Advancement of the community as an energy-efficient model will not only lessen energy consumption locally but also encourage surrounding communities to conserve, which will lead to a reduction of migratory pollutants. Chapter 4, "Infrastructure," has more discussion on energy efficiency and the benefits of "green communities."

Transportation accounts for most of the total end use energy consumed in the county. The county can improve its transportation energy efficiency and reduce pollutant emissions with a reasonably compact development pattern, and by developing a greenway, bikeway, and walkway system.



*Figure NE-11, Tenaska*

Energy consumed by buildings, both residential and commercial, accounts for another main segment of the county's end use energy. Improving the efficiency of both new and existing buildings provides an opportunity for increased energy efficiency.

Finally, land-use patterns that are properly oriented, maximize infill, cluster, and employ mixed-use development can enhance the usage of natural heating and cooling and reduce residents' transportation energy needs

## Tourism & Agriculture

Tourism remains a part of the economic renaissance over the last two decades, as the link between Fluvanna's heritage and history meets the opportunities Fluvanna enjoys along the I-64 corridor. Tourists come from as far away as Washington, Staunton, Hampton Roads and Danville to enjoy a weekend along the trails at Pleasant Grove's Heritage Museum, or to drive the circuit from Palmyra to Monticello and back. Working with the Fluvanna Historical Society, the rich heritage of Fluvanna's history from the Revolutionary War to the modern day offers a visitor a glimpse at what early America was like, what early America became, and perhaps an opportunity to both do business in — and possibly move to — Fluvanna County.

## Land Use

Fluvanna's land use practices ensure the rural appearance of the county is not substantially different than it was 20 years ago, even though Fluvanna now has a larger population and a healthier economic base.

Land use is directly related to quality of life. Natural resources are protected, ensuring that our rivers and streams are clean and full of life. The land's relationship to the availability of clean and adequate water, clean air, and successful forestry and agriculture production -- both large scale and small scale -- are just a few of the factors considered in planning decisions.

Other land use planning decisions include the direction of residential and commercial/industrial growth to areas that have facilities and adequate infrastructure, both public and private. Areas of service include Columbia, Fork Union, Palmyra, Lake Monticello, and Zion Crossroads. Water and sewer systems will have a minimal, if not negligible, impact on local streams, rivers, and groundwater.

The continued protection of the Rivanna River remains a priority as a scenic river. Zoning and subdivision regulations provide for the preservation of a significant amount of open space, particularly within designated rural residential and rural preservation areas.

Agriculture, open space, and forestry continue to be important land uses over the next two decades. Networks and infrastructure for local farm and forest products and the expansion of diversified local and speciality markets continue to strengthen. Farmers and other large landowners will have local and state guidance in successfully navigating the challenges of increasing costs for energy, fertilizer, and other inputs.



*Figure V-2: Agricultural Land*

## Lake Monticello

Lake Monticello continues to be the center of gravity for the county population, now being serviced with a collection of small shops as well as a completed set of biking trails and walking paths leading south to Pleasant Grove and Palmyra. Fire and rescue services continue to be well

Well-designed streetscapes focus on creating pedestrian-friendly environments and are essential to community preservation. Pedestrian promenades are effective in creating pedestrian-friendly areas for people to gather and walk. A streetscape's layout, quality, and appearance can largely determine whether an area appears safe and welcoming. For instance, wide streets that carry high volumes of traffic are hostile to pedestrians.

### **Phasing**

Another important element in designing a sustainable project, both for the developer and the host community, is the phasing of a project. Rarely will a project be developed all at once, and paying for the critical infrastructure must be done carefully and according to the developer's ability to pay and financing arrangements. Larger projects, in particular, will need to be phased, and this strategy should be discussed during the rezoning/master plan phase of the project.

Plans can be proffered in a certain order, during certain time frames, or contingent on the provision of certain infrastructure. For instance, a developer could proffer that a project's residential component would not commence until the county determined that an adequate public water supply was in place. Such a proffer assures the community that this infrastructure will be in place prior to additional demand being placed on the existing community's resources. The timing of a project is at least as critical to a developer as it is to the community, so the wording of any proffers that may be made during a rezoning process should be clear, concise, and well thought out by the developer so that those commitments can be met if the project is approved.

### **Architecture**

The design and style of buildings, both commercial and residential, significantly impacts the streetscape of a community. The quality of materials also affects the sustainability of the community. Low-maintenance, sturdy, but attractive products should be used as a standard in lieu of more traditional materials such as vinyl or metal siding, low-grade asphalt shingles, or flat tarpaper roofing.

State-of-the-art materials are more energy-efficient and require less upkeep. Current products vary widely but include HardiePlank siding, composite decking, nontoxic cellulose wall insulation, low-VOC caulks, adhesives, and paints, low-E argon-filled windows, and Energy Star light fixtures. Recycled or renewable products such as bamboo floors reduce the environmental footprint of development. Brick, block, standing seam metal roofing, green roofs, higher-grade asphalt shingles, and other traditional materials are also encouraged.

Architectural styles can and should vary widely among developments, but should remain consistent within a project. While the attractiveness of a style is subjective, its quality of material and sustainability should not vary widely, and should not be compromised by low-quality, high-maintenance materials. While it is not desirable to regulate specific materials, it is very feasible for a developer to commit to specific material types and styles as part of a project's approval, preferably in the form of legally binding proffers.

## **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.

### **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



*Figure LU-9, Walkable Streetscape*

# TRANSPORTATION

## *How to Get There from Here*

### VISION

Transportation systems are closely correlated with land-use policies for a comprehensive and diverse network of roads and alternative transportation networks. Primary roads serve all community planning areas with a well-maintained network of secondary and local roads that are connected to disperse traffic throughout each community.

Roadways are well maintained through a combination of state and local funding sources. Local funds are primarily derived from the county's commercial and industrial tax base, which is a primary beneficiary of the extensive road network. Fluvanna's economic success is due, in part, to its easy access to Interstate 64, U.S. Routes 250 and 15, and other primary routes, along with its location between Interstates 81 and 95. In turn, these roads must be kept in good condition, with minimal increase in traffic congestion and level of service, with substantial upgrades paid for by the causal development.

Alternative transportation sources include rail, transit, and regional airports. All of these transportation systems have grown over time to compete with automobile travel, particularly for the transport of goods. As the economy continues to diversify, so too must the delivery of the goods demanded by end users.

Locally, alternative transportation systems include greenway trails, bicycle lanes, sidewalks, and regional transit, including ride sharing. The expansion of these networks is accomplished primarily through the development process and is recognized as a benefit to the community as a result of well-planned and -coordinated projects. Without the adequate maintenance and expansion of the local transportation system, new growth is not possible or sustainable without significant degradation to the high quality of life in Fluvanna County.

### EXISTING CONDITIONS

The Fluvanna transportation system is comprised of a local and regional system of roads, JAUNT paratransit service, and limited accommodations for pedestrians and bicyclists. As with most rural localities, Fluvanna's transportation system is oriented to automobiles. However, recent approaches to land-use planning—most notably community plans for Palmyra, Fork Union, and Lake Monticello, along with the Northwest Fluvanna/Southwest Louisa Multimodal Corridor Study—offer other considerations. They emphasize alternative transportation options, especially walking, biking, and transit, as methods of reducing reliance on the automobile.

### **Secondary Roads**

Secondary roads are those numbered 600 and above. There are 285 miles of roads in the secondary system, with 261 paved miles and 24 stabilized dirt (gravel) miles. Aside from funding, the most significant hindrance to improvement on many roads is inadequate right-of-way. Relatively few of the miles have the required fifty-foot right-of-way needed for adequate bank cut, shoulders, and drainage. Utilities, both above- and belowground, challenge the limits of the narrow rights-of-way. The secondary road system has thirty-six bridges and twenty-six major culverts of various designs and construction methods, with fifty-two being two-lane and ten being one-lane.

Former gravel roads, currently being paved, have eighteen feet of pavement, mitigated curves, and wide shoulders. New bridges and culverts installed as individual projects are wide enough to accommodate later road upgrades. Many secondary roads serve as heavily traveled commuter routes, commercial routes, and emergency detours during natural disasters.

An annual allocation of funds to the county from VDOT provides for improvements to the secondary road system. These funds are used as decided by the Board of Supervisors with advice of the Louisa VDOT resident administrator and through input at annual public hearings.

### **Private Roads**

There are numerous private roads in the county, ranging from primitive logging roads to the fifty-eight-mile paved system of Lake Monticello. The Department of Game and Inland Fisheries and the Department of Conservation and Recreation have a limited road presence in the county. The county has some direct responsibility for roads such as those in the Carysbrook complex and the landfill access road.

## **Alternative Transportation**

### **Rail Access**

AMTRAK passenger rail service is available in Charlottesville, with at least two trains daily. The Crescent travels between New Orleans and New York City, stopping in Charlottesville in the morning on the way north, and in the evening on the way south. A second train, the Cardinal, travels between New York (by way of Washington, D.C.) and Chicago three times a week.

Freight rail serving Fluvanna County is the CSX line, whose single track follows the James River along the county's southern border from Columbia in the southeast to Scottsville in the southwest.

### **Pedestrians**

There are very few sidewalks in the populous areas of the county, and many are in disrepair. The state is now required to provide pedestrian accommodations for all VDOT construction projects. New subdivisions should provide for pedestrian access within the development and in conjunction with adjoining housing developments and businesses in order to reduce vehicle trips.

**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 May 22, 2013, which is attached hereto.

# PROFFER STATEMENT

## Walker's Ridge

Date of Proffer:

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 14 dated last revised 05/20/2013), prepared by Justin Shimp, P.E.  
2) Section 3 of the Architectural Design Standards, dated 05/20/2013 which are attached.

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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:

“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.

**The Master Plan.** The approved final Master Plan is proffered for land use, residential density and site improvements. And

- The approved final master plan shall serve as the sketch plans for the subdivision and the site plan process.
- Prior to development of the site to include any of its phases, a final site development plan for that phase and or phases shall be submitted as required by the applicable zoning and subdivision ordinances of the Fluvanna County Code for review and approval.

**Architectural Guidelines.** Section 3, the “Design Standards” from the architectural guidelines are proffered as the required design standard for all construction within the development. (A copy of which is attached)

- 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 6 and 7 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 8 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 6 (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 6 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 13 and 14 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 14 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: [Signature] Agent  
Owner and or designated Agent.

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

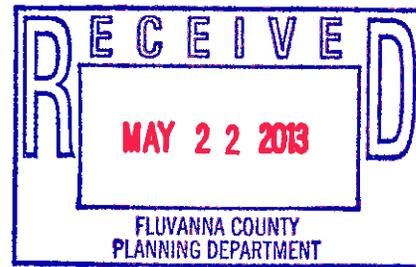
The foregoing instrument was acknowledged before me this 22 day of May 2013  
by Keith Smith, Owner and or designated Agent of Hotel Street Capital,  
LLC, a Virginia Corporation.

My Commission expires: 10/31/2015

[Signature]  
Notary Public







# **WALKER'S RIDGE PUD ARCHITECTURAL GUIDELINES**

**FLUVANNA COUNTY,  
VIRGINIA**

May 20, 2013

## **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 Blocks A and E shall comply with the requirements of Architectural Zone I.

3.1.1.4 Architectural Zone II: Properties within Blocks B, C, and D 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 and Civic Structures:

3.2.1.1 Massing of commercial and civic 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 1,800 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 when alleys are provided for a particular lot.

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 Townhouses:

3.2.3.1 Townhouses in Architectural Zone II shall have at least 1,400 square feet of gross finished floor area.

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

3.2.3.3 Covered front porches are strongly encouraged.

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

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

3.2.3.6 Minimum exterior trim width is 2".

3.2.4 Multi- Family Structures:

3.2.4.1 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.

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

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

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

3.2.5 Other Structures:

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

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

3.2.6 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
- H. Vinyl (on SFD/ TH/ SFA only)

3.2.7 Permitted Visible Roofing Materials

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

3.2.8 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
- F. Vinyl (on SFD/ TH/ SFA only)

3.2.9 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.
- F. Vinyl

3.2.10 Permitted Door Materials

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

# Walkers Ridge

at Palmyra



THE GAINES GROUP, PLC



House Type 1

Based on:  
+ Various Palmyra house types

# Walkers Ridge

at Palmyra



THE GAINES GROUP, PLC



House Type 2

Based on:  
+ Various Palmyra house types

# Walkers Ridge

at Palmyra



THE GAINES GROUP, PLC



House Type 3

Based on:  
+ Various Palmyra house types

# Walkers Ridge

at Palmyra



THE GAINES GROUP, PLC



House Type 4

Based on:  
+ Various Palmyra house types

# Walkers Ridge

at Palmyra



THE GAINES GROUP, PLC



Condos

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

# Walkers Ridge

at Palmyra



THE GAINES GROUP, PLC



Townhomes

Based on:  
+Various Palmyra house types

# Walkers Ridge

at Palmyra



THE GAINES GROUP, PLC



Office A

Based on:  
+ Palmyra Courthouse

# Walkers Ridge

at Palmyra



THE GAINES GROUP, PLC



Office B

Based on:  
+ Palmyra Courthouse

# Walkers Ridge

at Palmyra



THE GAINES GROUP, PLC



Retail

Based on:  
+ Palmyra Courthouse

# Walkers Ridge

at Palmyra



THE GAINES GROUP, PLC



Bank

Based on:  
+ Palmyra Courthouse

# Walkers Ridge

at Palmyra



THE GAINES GROUP, PLC



Gas Station/Cafe

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