

**AGENDA**  
**FLUVANNA COUNTY PLANNING COMMISSION**  
**Former Board of Supervisors Room**  
**August 14, 2013**  
7:00 P.M.

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**PLANNING COMMISSION WORK SESSION**

- 1. Open the Work Session** (Mr. Barry Bibb, Chairman)
- 2. Public Comment** (Limited to Three Minutes per Speaker)
- 3. Discussion of A Policy for Accepting Cash Proffers**
- 4. Adjourn**

*For the Hearing-Impaired – there is a listening device available at the Board of Supervisors 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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## COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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### MEMORANDUM

To: Fluvanna County Planning Commission  
From: Jay Lindsey, Planner  
Date: August 7, 2012  
**Re: Policy for Accepting Cash Proffers**

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Attached for discussion is the existing Draft Cash Proffer Policy, which the Commission may consider for revision and future inclusion in Fluvanna County's Zoning and Subdivision Ordinances.

If you have any questions or comments, please contact the Planning Department at (434) 591-1910 or via email ([jlindsey@fluvannacounty.org](mailto:jlindsey@fluvannacounty.org)).

# COUNTY OF FLUVANNA

## CASH PROFFER POLICY

**Adopted by Board of Supervisors on \_\_\_\_\_**

# 1-11 Cash Proffers Policy

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## 1-11 Cash Proffers Policy

### 1-11.1 Introduction

This policy is intended to guide applicants in the submission of proffers under the County of Fluvanna's Conditional Zoning process. Nothing herein is intended or shall be construed to limit the Board of Supervisor's (the "Board") authority to accept proffers under the appropriate law. As used herein, the term "CIP cash proffers" is intended to only refer to cash proffered to address features, facilities, roads, and projects included in the County's Capital Improvement Plan. It is anticipated that cash proffers beyond the CIP cash proffers will be made in most cases to address impacts to features, facilities, roads, and projects not contained within the CIP. The intent is to off set some of the development costs associated with public health, safety, and welfare.

### 1-11.1 Legislative basis

The State enabled legislation where localities including Fluvanna with population growth rate in excess of five percent between the years of 1990 to 2000 can accept voluntary proffers. According to the legislation, basic requirements that must be met to accept the voluntary proffering of reasonable conditions in the zoning ordinance:

- No proffer can be accepted unless the County has adopted a Capital Improvement Program (CIP) pursuant to Section 15.2-2239 of the Code.
- Proffered property shall not transfer and payment of cash shall not be made until the facilities for which such property is dedicated or cash is tendered are included in the CIP.
- Proffered conditions shall provide for the disposition of such property or cash payment in the event the property or cash payment is not used for the purpose for which proffered.

Also noted within Section 15.2-2298 are the following provisions concerning the term *reasonable conditions*.

- The rezoning itself gives rise to the need for the conditions;
- Such conditions have a reasonable relation to the rezoning; and
- All such conditions are in conformity with the comprehensive plan.

### 1-11.2 General guidelines

1-11.3.1 Pursuant to this policy, staff will

- (i) calculate the annual net cost of public facilities
- (ii) calculate the fiscal impact of a rezoning request that permits residential uses; and
- (iii) administer the collection and expenditure of proffered funds.

The Board will accept cash proffers for rezoning requests that permit residential uses in accordance with this policy. However, whether or not the subject of the proffer is included in the CIP, the Board may also accept cash, land, or in-kind improvements in accordance with County and State law.

1-11.3.2 Any cash proffer must meet "reasonableness" or a proportionality test, which requires the Board to determine in each zoning case whether the amount proffered is related both in nature and extent to the projected impact of the proposed development on public facilities. Through this policy, staff will be able to recommend a proffer in each case that meets this test of reasonableness.

1-11.3.3 Staff determines the cost of public facilities generated by new growth by relying on the assumption that any revenue derived from growth (residential real estate taxes, other taxes,

## 1-11 Cash Proffers Policy

fees, etc.) will pay all or a significant portion of the normal operating costs for services to new developments with no funds remaining to pay for the cost of public facilities needed to serve these developments.

- 1-11.3.4 In determining the net cost per dwelling unit of a public facility within the CIP, staff relies on countywide averages, where possible. In addition, staff will consider the five components described below (1-11.5 Methodology), as well as any other circumstances of which staff is aware, related to an individual zoning case.
- 1-11.3.5 To determine how and where a proffer will be spent, the County is considered a whole with no geographic or service districts. Facilities are considered Countywide including all projects for roads, parks, libraries, fire and rescue, and schools.
- 1-11.3.6 The following public facilities will be funded by CIP cash proffers:
- Schools;
  - Parks;
  - Libraries;
  - Fire and rescue; and
  - Roads.

The County does not currently accept cash proffers to fund public facilities including jails, landfills/convenience centers, and other government facilities.

- 1-11.3.7 These general guidelines shall not be applicable to cases involving the minimal incremental effects on community facilities of residential developments consisting of one additional lot.
- 1-11.3.8 In general the revenue generated by commercial and industrial development is expected to cover the capital costs of fire protection and emergency medical services. Each proposed development will be reviewed to identify any unusual or excessive services that may be needed. No contribution for schools, parks or libraries is expected for commercial and industrial applications. The County's policy with respect to cash proffers in commercial and industrial rezoning shall be interpreted liberally in order to promote desirable economic development.

Each proposed development will be reviewed to determine the need for road improvements. Ultimate development anticipated in the comprehensive plan and the proportionate cost of improvements needed to implement the Major Thoroughfare Plan to accommodate that development will provide the basis for consideration of proffers related to road dedication and construction. Road right-of-way dedications to provide for construction in accordance with the Major Thoroughfare Plan are generally needed in order to address the impact of proposed development on planned road corridors. Completion of specific road improvement projects or proportionate contributions to those projects beyond the CIP cash proffer may also be needed to provide for the safe and efficient movement of traffic within, through, or to and from proposed developments. Commercial and industrial development will be expected to (1) identify anticipated road impacts from the development during the zoning process and (2) dedicate right-of-way and construct improvements needed to fully address those impacts. Proffers of completion of road projects may be submitted in order to address comprehensive plan standards for road improvements.

## 1-11 Cash Proffers Policy

- 1-11.3.9 A development proposal's impact on capital facilities will be evaluated based on the gross number of proposed dwelling units. When calculating the gross number of dwelling units, staff will:
- use the lesser of average actual recorded lot yields and the number of dwelling units proffered by the applicant and,
  - not give credits for those dwelling units permitted under existing conditions of zoning or agricultural lots, and will not consider the transferring of allowable units from other properties.

The Board may consider development proposals that include substantial upgrades to current design/development standards and ordinance requirements as justification for accepting reduced cash proffer payments for the pre-existing lot yield. Pre-existing lot yields will be calculated using average actual recorded lot yields provided the applicant has not otherwise submitted documentation indicating higher lot yields in conformance with existing ordinances and reflective of site specific physical features.

- 1-11.3.10 A development proposal's fiscal impact on capital facilities shall be established under the Boards' cash proffer policy that is in effect at the time the application is submitted; however, if the Board changes the cash proffer policy while the application is still pending, the revised cash proffer policy shall be applied to the development proposal.

## 1-11.4 Proffer terms

### 1-11.4.1 Clear and concise language

To facilitate the subsequent review of site and subdivision plans, the proffer statement should be written in clear and concise language with consideration toward future interpretation. The performance detail of a proffered condition should be defined. More specifically, the proffer text should include information pertaining to not only what is being proffered, but also when the action will occur and who is involved in performance of the action.

The County Attorney will assist the Planning Department in reviewing proffer language. Applicants seeking assistance with drafting specific proffer language are encouraged to contact the Planning Department.

### 1-11.4.2 Time frame for obligation

Each proffer should state the time frame within which the proffered obligation will be performed. In the absence of explicit language indicating when performance is to occur, the County will generally request demonstration of performance of the proffered obligation with the preliminary or first final site or subdivision plan affecting the rezoned property. Actual performance is expected at the time of development subject to approved plans and issuance of permits.

Examples of preferred collection dates for cash proffers generally are listed below:

- Final plan approval
- Lump sum with the issuance of a land disturbance permit
- Lump sum with the first building permit for a particular type of unit
- Per lot or unit amount with every building permit for a particular type of unit

### 1-11.4.3 Adjustments for time value of money

## 1-11 Cash Proffers Policy

- 1-11.4.3.1 Adjustments in the CIP cash proffer amount will be considered annually. Staff will recompute net costs based on the current methodology and recommend adjustments. Any adjustments would be effective upon adoption, and apply to pending and future applications.
- 1-11.4.3.2 The cumulative percentage increase (decrease) in the Marshall & Swift Building Cost Index, for the most recently published twelve months, shall be added to (or subtracted from) the amount proffered, in the year following the rezoning, and added to (or subtracted from) the recalculated amount for each subsequent year. CIP cash proffer amounts, recalculated due to the index provided above, shall be effective the next year on the date of the Board's adoption of annual adjustments, or July 1, whichever comes first, for payments made through such date. Any CIP cash proffer made in accordance with this policy shall be increased (or decreased) automatically in accordance with this method.

## 1-11.5 Methodology

- 1-11.5.1 There are five "components" involved in calculating what a new dwelling unit will cost the County in terms of providing public facilities for schools, parks, libraries, and fire and rescue. The components are as follows:
  - 1-11.5.1a Demand generators – Staff uses the weighted average of single family persons per household (2.57 for 7/1/2009) and an average number of students per household (0.366 for fall school year 2010 - 2011) to calculate demand generators (number of people and number of students) associated with a new dwelling unit.
  - 1-11.5.1b Service levels – Staff calculates existing service levels for each type of facility for which a cash proffer will be accepted. Examples of service levels are: 0.03669 acres of park land per 1,000 people, 1.98 library books per person, and 65.512 square feet of space per elementary school child. (Service levels are calculated annually)
  - 1-11.5.1c Gross cost of public facilities – Staff calculates the gross cost of public facilities. The term gross cost is used because a credit (described in (d) below) for anticipated future revenues from a new dwelling unit will be applied against the gross cost.
  - 1-11.5.1d Credits – Staff calculates a credit to apply against the gross cost for each public facility. Fluvanna has issued and plans to continue to issue general obligation bonds to finance the construction of public facilities. Residents of new developments will pay real estate taxes to the County and a portion of these taxes will go to help retire this debt. So that new dwelling units are not paying twice (once through payment of a cash proffer and again through real estate taxes) a credit is computed.
  - 1-11.5.1e Net cost – Staff calculates the net cost per public facility or maximum cash proffer. This is the gross cost [(1-11.5.1c) per public facility minus the applicable credit [1-11.5.1d] per public facility.
- 1-11.5.2 There must be a relationship between the rezoning itself and the need for a public facility. Since parks, roads, libraries, fire and rescue, and schools serve the entire County; the roads for these facilities are determined to be Countywide. Rezoning requests can be analyzed on a

## 1-11 Cash Proffers Policy

countywide basis to determine their impact on these facilities and proffers may be spent to fund these facilities Countywide.

- 1-11.5.3 In some instances, a rezoning applicant may wish to mitigate the calculated impact on public facilities by dedicating property or doing in-kind improvements in lieu of all or a portion of the cash proffer. The value of donated land generally will be based on the current assessed value of the property, not to exceed the cost per acre used in the calculation of the proffer. The value of improvements shall be the estimated cost if constructed by a government entity. If the dedication or in-kind improvement does not fully mitigate the calculated impact on public facilities, then the dedication and/or improvement value may be applied as a credit against the calculated impact on the applicable public facility. The credit cannot exceed the calculated impact on the applicable public facility.
- 1-11.5.4 The County will continue to consider any circumstances about a proposed development that:
- (i) mitigate the development's projected impact on public facilities; and
  - (ii) create a demonstrable reduction in capital facility needs.
- Either the County, the zoning applicant, or any other person may identify such mitigating circumstances.
- 1-11.5.5 Cash proffer payments shall be used to fund schools, roads, parks, libraries, and fire station capital facilities. Payments shall be expended in accordance with State law.
- 1-11.5.6 The suggested cash proffer that the Board will accept from residential rezoning is \$6,577 per dwelling unit. Cash proffer computation is presented in the Appendix of this policy.

# APPENDIX

**County of Fluvanna, VA  
Cash Proffer Summary  
FY 2010 - 2011**

<b><u>Facilities</u></b>		<b><u>Net Cost per Household</u></b>
Firestations	\$	339
Libraries	\$	216
Parks	\$	370
Schools	\$	5,652
<b>Maximum acceptable cash proffer:</b>	<b>\$</b>	<b>6,577</b>

**County of Fluvanna, VA  
Demographic Data  
FY 2010 - 2011 Worksheet**

**Population**

County population as of:      **June 2009**                              **26,652**

**Total Housing Units**

	Units	% of total
Single Family	10,370	100%
Multi Family	-	0%
<b>Total</b>	<b>10,370</b>	<b>100%</b>

**Persons Per Household**

Single Family	2.57
Multi Family	-
<b>Weighted Average</b>	<b>2.57</b>

**Assessed Values**

Single Family	\$	337,267
Multi Family	\$	-
<b>Weighted Average</b>	<b>\$</b>	<b>337,267</b>

**Sources:**

- Population - Weldon Cooper Center
- Persons per household - Factfinder, U.S. Census Bureau
- Assessed values for 2009 single family units constructed and sold - Commissioner of Revenue

**County of Fluvanna, VA  
Demographic Data  
FY 2010 - 2011 Worksheet**

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**Sources:**

Population - Weldon Cooper Center  
 Persons per household - Factfinder, U.S. Census Bureau  
 Assessed values for 2009 single family units constructed and sold - Commissioner of Revenue

**County of Fluvanna, VA**  
**Fire Stations: Building Area and Site Size**  
**FY 2010 - 2011 Worksheet**

<u>Company</u>	<u>Location</u>	<u>Area (Sq. Ft.)</u>	<u>Acreage</u>
1	Palmyra	11,488	3.736
2	Fork Union	4,405	0.268
3	Kent Store	2,624	0.858
<b>Total</b>		<b>18,517</b>	<b>4.862</b>
<b>Square Feet Per Capita</b>			<b>0.695</b>
<b>Acres Per Capita</b>			<b>0.000182</b>

**County of Fluvanna, VA  
Fire Stations: Capital Costs  
FY 2010 - 2011 Worksheet**

<u>Station</u>	<u>Year</u>	<u>CPI Index</u>	<u>Capital Cost</u>	<u>Capital Cost 2010 \$</u>	<u>Square Footage</u>	<u>Capital Cost Per Square Footage</u>
Palmyra	2007	208.352	\$ 2,114,117	\$ 2,208,270	11,488	\$ 192
Fork Union	1958	28.900	\$ 10,796	\$ 81,299	4,405	\$ 18
Kent Store	1960	29.600	\$ 9,734	\$ 71,568	2,624	\$ 27
<b>Average cost per sq ft</b>						<b>\$ 79</b>

CPI March 2010: 217.631

**County of Fluvanna, VA  
Fire Stations: Land Cost Per Acre  
FY 2010 - 2011 Worksheet**

<u>Station</u>	<u>Year</u>	<u>CPI Index</u>	<u>Original Land Price</u>	<u>Capital Cost 2010 \$</u>	<u>Acreage</u>	<u>Land Cost Per Acre</u>
Palmyra	1997	160.300	\$ 11,202	\$ 15,208	3.736	\$ 4,071
Fork Union	1968	34.700	\$ 100	\$ 627	0.268	\$ 2,340
Kent Store	1980	82.700	\$ 5,000	\$ 13,158	0.858	\$ 15,336
<b>Average cost per acre</b>						<b>\$ 7,249</b>

CPI March 2010: 217.631

**County of Fluvanna, VA**  
**Future Firestations Capital Improvement Projects**  
**FY 2010 - 2011 Worksheet**

<u>Project</u>	<u>Completion Year</u>	<u>Capital Cost</u>	<u>Cost per Household</u>
Kent Store	2011	\$ 1,128,065	\$ 109
Fork Union	2011	\$ 1,769,425	\$ 171
<b>Average cost per household</b>			<b>\$ 280</b>

**County of Fluvanna, VA**  
**Fire Stations: Equipment Cost**  
**FY 2010 - 2011 Worksheet**

<u>Item</u>	<u>Cost</u>
2001 Ford Attack	\$ 150,000
1999 Freightliner Truck	190,000
1998 Ford Attack	50,000
1998 Ford Expedition	20,000
1997 United Trailer	2,500
1967 Dodge Truck	3,000
1983 Chevy Tanker	45,000
1996 Pierce Pumper	226,000
1995 Ford Brush	62,000
1993 Darley Pumper	214,000
1992 Darley Pumper	174,521
1993 Ford Explorer	10,600
1996 Chevy Caprice	5,000
1998 Ford Crown Victoria	20,000
Monopole @ Kents Store	49,200
Mobile Commend Trailer	62,722
1998 Ford Explorer	5,000
1994 Ford Squad Truck	60,000
2003 Pierce Freightliner Tanker	223,925
2002 Pierce Kenworth Tanker	235,774
2007 Pierce Pumper Truck	412,000
2009 Ford F150 XL 8964	23,582
2009 Pierce Pumper Truck	<u>472,075</u>
<b>Total</b>	<b>\$ 2,716,899</b>
<b>Equipment cost per capita</b>	<b>\$ 102</b>

**County of Fluvanna, VA  
Firestations Net Costs  
FY 2010 - 2011 Worksheet**

**Costs:**

Square feet per capita		0.695
Capital cost per square foot	\$	79
Acres per capita		0.000182
Cost per acre	\$	7,249
Improvements per capita	\$	280
Equipment cost per capita	\$	102

**Gross costs** \$ **410**

**Credits:**

2009 Weighted average assessed value \$ 337,267

<u>Year</u>	<u>Amount</u>
1	\$ 11.63
2	\$ 11.98
3	\$ 12.34
4	\$ 12.71
5	\$ 13.09
6	\$ 13.48
7	\$ 13.88
Total	\$ 89.11
NPV	\$71.00

<b>Net Cost</b>	<b>\$ 339</b>
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**County of Fluvanna, VA  
Parks: Acres of Land  
FY 2010 - 2011 Worksheet**

<u>Site</u>	<u>Type</u>	<u>Acreage</u>
Pleasant Grove	Community	822.13
Carysbrook	Community	9.10
Fork Union	Community	100.00
<b>Total Acreage</b>		<b>931.23</b>
<b>Acres Per Capita</b>		<b>0.036691</b>

**County of Fluvanna, VA  
Parks: Land Cost Per Acre  
FY 2010 - 2011 Worksheet**

<u>Site</u>	<u>Year</u>	<u>CPI</u>	<u>Original Land Price</u>	<u>Cost 2010 \$</u>	<u>Acres</u>	<u>Land Cost Per Acre</u>
Pleasant Grove	1995	152.50	\$ 745,296	\$ 1,063,603	822.13	\$ 1,294
Carysbrook	1985	107.6	\$ 30,000	\$ 60,678	9.10	\$ 6,668
Fork Union	1986	109.5	\$ 135,000	\$ 268,312	100.00	\$ 2,683
<b>Average Cost Per Acre</b>						<b>\$ 3,134</b>

CPI March 2010: 217.631

**County of Fluvanna, VA  
Parks Improvements  
FY 2010 - 2011 Worksheet**

<u>Type</u>	<u>Improvement Cost</u>
Pleasant Grove Heritage Trail	\$ 536,085
<b>Total Acreage</b>	<b>704</b>
<b>Average Cost to Improv Per Acre</b>	<b>\$ 761</b>

}  
}

**County of Fluvanna, VA  
Parks & Recreation Net Costs  
FY 2010 - 2011 Worksheet**

**Costs:**

Acres per capita		0.03669
Cost per acre	\$	3,134
Improvement cost per acre	\$	761

**Gross costs** \$ **370**

**Credits:**

2009 Weighted average assessed value \$ 337,267

<u>Year</u>	<u>Amount</u>
1	-
2	-
3	-
4	-
5	-
6	-
7	-
Total	-
NPV	\$0.00

<b>Net Cost</b>	<b>\$ 370</b>
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**County of Fluvanna, VA**  
**Library: Area and Size**  
**FY 2010 - 2011 Worksheet**

<u>Library</u>	<u>Area (Sq Ft)</u>
Pleasants Grove	17,500
Sq ft per Capita	0.6570
Volumes in the system*	52,817
Volumes per person	1.98
Total cost of volumes	938,829
Weighted average cost per volume	17.78

\*Including non-book items

**County of Fluvanna, VA  
Fire Stations: Capital Costs  
FY 2010 - 2011 Worksheet**

<u>Library</u>	<u>Year</u>	<u>CPI Index</u>	<u>Capital Cost</u>	<u>Capital Cost 2010 \$</u>	<u>Square Footage</u>	<u>Capital Cost Per Square Footage</u>
Pleasant Grove	2008	212.425	\$ 2,988,995	\$ 3,062,248	17,500	\$ 175

**Average cost per sq ft      \$              175**

CPI March 2010:                      217.631

**County of Fluvanna, VA  
Library Net Costs  
FY 2010 - 2011 Worksheet**

Persons per household	2.57
Square foot per person	0.66

**Costs:**

Square feet per capita	0.657
Building cost per sq ft	175.000
Volumes per capita	1.980
Weighted cost per volume	17.780

<b>Gross costs</b>	<b>\$ 389</b>
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**Credits:**

2009 Weighted average assessed value	\$ 337,267
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<u>Year</u>	<u>Amount</u>
1	\$ 29.76
2	\$ 30.21
3	\$ 30.66
4	\$ 31.12
5	\$ 31.59
6	\$ 32.06
7	\$ 32.54

Total	\$ 217.94
NPV	\$173.00

<b>Net Cost</b>	<b>\$ 216</b>
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**County of Fluvanna, VA**  
**School Facilities: Building Area and Site Size**  
**FY 2010 - 2011 Worksheet**

	<u>Year</u> <u>Constructed</u>	<u>Area (Sq Ft)</u>	<u>Acreage</u>
<b><u>Elementary</u></b>			
Palmyra	1936	20,264	7.619
Cunningham	1949	15,520	10.000
Central	1957	64,260	31.100
Columbia	1966	14,668	7.600
<b>Total</b>		<b>114,712</b>	<b>56.319</b>

<b><u>Middle School</u></b>			
Fluvanna Middle School	1990	79,760	40.727
<b>Total</b>		<b>79,760</b>	<b>40.727</b>

<b><u>High School</u></b>			
Fluvanna High School	1975	165,045	46.000
Abrams	1936	17,404	0.560
<b>Total</b>		<b>182,449</b>	<b>46.560</b>

**County of Fluvanna, VA  
School: Land Cost Per Acre  
FY 2010 - 2011 Worksheet**

<u>Site</u>	<u>Year</u>	<u>CPI</u>	<u>Original Land Cost</u>	<u>Cost 2010 \$</u>	<u>Acres</u>	<u>Land Cost Per Acre</u>
<b>Elementary</b>						
Palmyra	1950	23.800	5,000	\$ 45,721	7.619	\$ 6,001
Cunningham	1950	23.800	5,000	\$ 45,721	10.000	\$ 4,572
Central	1957	28.100	40,000	\$ 309,795	31.100	\$ 9,961
Columbia	1966	32.400	5,000	\$ 33,585	7.600	\$ 4,419
<b>Average Cost Per Acre</b>						<b>\$ 6,238</b>
<b>Middle</b>						
Fluvanna Middle School	1991	136.000	5,000	\$ 8,001	40.727	\$ 196
<b>Average Cost Per Acre</b>						<b>\$ 196</b>
<b>High School</b>						
Fluvanna High School	1975	53.600	32,859	\$ 133,417	46.000	\$ 2,900
Abrams	1940	14.100	1,500	\$ 23,152	0.560	\$ 41,343
New H S at Pleasant Grove	2005	194.500	183,705	\$ 205,552	165.000	\$ 1,246
<b>Average Cost Per Acre</b>						<b>\$ 15,163</b>

CPI March 2010: 217.631

**County of Fluvanna, VA**  
**Future School Capital Improvement Projects**  
**FY 2010 - 2011 Worksheet**

<u>Project</u>	<u>Completion Year</u>	<u>Capital Cost</u>	<u>Cost per Student</u>	<u>Cost per Household</u>
High School Construction	2011	\$ 71,158,952	\$ 59,848	\$ 6,883

**County of Fluvanna, VA**  
**School: Capital Costs**  
**FY 2010 - 2011 Worksheet**

	<u>Year</u>	<u>CPI</u>	<u>Original Capital Cost</u>	<u>Cost 2010 \$</u>	<u>Square Footage</u>	<u>Capital Cost per Sq Ft</u>
<b>Elementary</b>						
Palmyra	1936	13.80	\$ 17,339	\$ 273,442	20,264	13.4940
Cunningham	1949	23.90	\$ 66,479	\$ 605,351	15,520	39.0050
Cunningham	1978	65.20	\$ 436,272	\$ 1,456,232	15,520	93.8290
Central	1957	28.10	\$ 221,429	\$ 1,714,940	64,260	26.6880
Central	1988	118.00	\$ 2,000,000	\$ 3,688,661	64,260	57.4020
Central	2001	178.00	\$ 7,911,518	\$ 9,672,986	64,260	150.5290
Columbia	1966	32.40	\$ 259,057	\$ 1,740,087	14,668	118.6320

<b>Average Cost per Sq Ft</b>	<b>71.3680</b>
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<b>Middle School</b>						
Fluvanna Middle School	1990	129.90	\$ 4,500,000	\$ 7,539,180	79,760	94.5230
Fluvanna Middle School	1996	156.70	\$ 1,000,000	\$ 1,388,839	79,760	17.4130

<b>Average Cost per Sq Ft</b>	<b>55.9680</b>
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<b>High School</b>						
Abrams	1936	13.80	\$ 77,444	\$ 1,221,320	17,404	70.1750
Fluvanna High School	1975	53.60	\$ 3,070,716	\$ 12,467,966	165,045	75.5430
Fluvanna High School	2006	202.90	\$ 7,482,555	\$ 8,025,805	165,045	48.6280

<b>Average Cost per Sq Ft</b>	<b>64.7820</b>
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CPI March 2010: 217.631

**County of Fluvanna, VA  
Schools Net Costs  
FY 2010 - 2011 Worksheet**

	<u>Elementary</u>	<u>Middle</u>	<u>High</u>	<u>All Grades</u>
Students	1,751	846	1,189	3,786
Students per household	0.169	0.082	0.115	0.366

**Costs:**

Standards:

Acres per student	0.0321640	0.0481410	0.0391590	
Cost per acre	6,238	196	15,163	
Sq ft per student	65.5120	94.2790	153.4470	
Capital cost per sq ft	71.3680	55.9680	64.7820	
Future capital improvements per household	-	-	6,883	

<b>Gross Cost</b>	<b>824</b>	<b>433</b>	<b>8,094</b>	<b>9,351</b>
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**Credits:**

		<u>Year</u>	<u>Amount</u>
2009 Weighted average assessed value	\$ 337,267	1	635.57
		2	645.10
		3	654.78
		4	664.60
		5	674.57
		6	684.69
		7	694.96
		Total	\$ 4,654.27
		NPV	\$3,699.00

<b>Net Cost</b>	<b>\$ 5,652</b>
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APPENDIX

**Cash Proffer**

← **NEXUS** →

**impact of development**

**(MUST be facility expansion; NOT operation or maintenance cost)**

*Note:* VA State Code **HB 2239** states cash proffers shall not be used for any capital improvement to an existing facility that does not expand facility capacity or for any operating expense of an existing facility such as ordinary maintenance or repair.

**County of Fluvanna, VA  
Cash Proffer Summary  
FY 2013-2014**

<b><u>Facilities</u></b>		<b><u>Net Cost per Household</u></b>
Firestations	\$	554
Libraries	\$	257
Parks	\$	470
Schools	\$	4,166

<b>Maximum acceptable cash proffer:</b>	<b>\$</b>	<b>5,447</b>
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## Fire Stations

**County of Fluvanna, VA  
Cash Proffer Summary  
FY 2013-2014**

<b>Facilities</b>		<b>Net Cost per Household</b>
Firestations	\$	554
Libraries	\$	257
Parks	\$	470
Schools	\$	4,166
<b>Maximum acceptable cash proffer:</b>	<b>\$</b>	<b>5,447</b>

**Firestations Net Costs  
FY 2013 - 2014 Worksheet**

**Costs:**

Square feet per capita	0.713
Capital cost per square foot	\$ 192
Acres per capita	0.000187
Cost per acre	\$ 7,778
Improvements per capita	\$ -
Equipment cost per capita	\$ 105

**Gross costs** **\$ 625**

**Credits:**

Median Home Value \$ 235,900

<u>Year</u>	<u>Amount</u>
1	\$ 11.63
2	\$ 11.98
3	\$ 12.34
4	\$ 12.71
5	\$ 13.09
6	\$ 13.48
7	\$ 13.88
Total	\$ 89.11
NPV	\$71.00

<b>Net Cost</b>	<b>\$ 554</b>
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**County of Fluvanna, VA  
Library Net Costs  
FY 2013 - 2014 Worksheet**

Persons per household	2.62
Square foot per person	0.67

**Costs:**

Square feet per capita	0.674	0.67
Building cost per sq ft	175.000	175
Volumes per capita	2.6	2.6
Weighted cost per volume	16.620	16.62

<b>Gross costs</b>	<b>\$ 413</b>	<b>420</b>
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**Credits:**

Median Home Value	\$ 235,900
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<u>Year</u>	<u>Amount</u>
1	\$ 28.09
2	\$ 28.51
3	\$ 28.94
4	\$ 29.37
5	\$ 29.81
6	\$ 30.26
7	\$ 30.71
Total	\$ 205.69
NPV	\$163.00

<b>Net Cost</b>	<b>\$257.00</b>
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## Parks

**County of Fluvanna, VA  
Cash Proffer Summary  
FY 2013-2014**

<u>Facilities</u>		<u>Net Cost per Household</u>
Firestations	\$	554
Libraries	\$	257
Parks	\$	470
Schools	\$	4,166

**Maximum acceptable  
cash proffer:                    \$                    5,447**

**Parks & Recreation Net Costs  
FY 2013-2014 Worksheet**

**Costs:**

Acres per capita	0.03536
Cost per acre	\$ 2,531
Improvement cost per acre	\$ 2,640
<b>Gross costs</b>	<b>\$ 470</b>

**Credits:**

		<u>Year</u>	<u>Amount</u>
Median Home Value	\$ 235,900	1	-
		2	-
		3	-
		4	-
		5	-
		6	-
		7	-
		NPV	\$0.00

<b>Net Cost</b>	<b>\$ 470</b>
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## Schools

**County of Fluvanna, VA  
Cash Proffer Summary  
FY 2013-2014**

<u>Facilities</u>		<u>Net Cost per Household</u>
Firestations	\$	554
Libraries	\$	257
Parks	\$	470
Schools	\$	4,166

**Maximum acceptable  
cash proffer:                    \$                    5,447**

**County of Fluvanna, VA  
Schools Net Costs  
FY 2010 - 2011 Worksheet**

	<u>Elementary</u>	<u>Middle</u>	<u>High</u>	<u>All Grades</u>
Students	1,401	848	1,455	3,704 <sup>1</sup>
Students per household	0.134	0.081	0.139	0.354
<b>Costs:</b>				
Standards:				
Acres per student	0.0567070	0.0542450	0.1190100	
Cost per acre	5,779	3,112	22,848	
Sq ft per student	117.2620	194.6290	192.2020	
Capital cost per sq ft	64.3850			

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<sup>1</sup> Source: Fluvanna County Public Schools (Demographics as of September 2012)

Cash Proffer Policy

		81.0530	131.3460	
Future capital improvements per household	1,984	-	-	
<b>Gross Cost</b>	<b>3,040</b>	<b>1,291</b>	<b>3,887</b>	<b>8,218</b>
<b>Credits:</b>				<b><u>Year</u></b> <b><u>Amount</u></b>
Median Home Value		\$		
		235,900		1 696.18
				2 706.62
				3 717.22
				4 727.98
				5 738.90
				6 749.98
				7 761.23
				\$
				Total 5,098.11
				NPV \$4,052.00

<b>Net Cost</b>	<b>\$ 4,166</b>
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## Demographic Data

**County of Fluvanna, VA  
Demographic Data  
FY 2013-2014 Worksheet**

**Population**

County population as of: **June 2013** **25,967**

**Total Housing Units**

	<u>Units</u>	<u>% of total</u>
Single Family	10,464	100%
Multi Family	-	0%
<b>Total</b>	<b>10,464</b>	<b>100%</b>

**Persons Per Household**

Single Family		2.62
Multi Family		-
<b>Weighted Average</b>		<b>2.62</b>

**Median Home Value**

Single Family	\$	235,900
	\$	
Multi Family		-
<b>Median Value</b>	<b>\$</b>	<b>235,900</b>

**Sources:**

Population - Weldon Cooper Center  
 Persons per household - Factfinder, U.S. Census Bureau  
 Median Home Value - Factfinder, U.S. Census Bureau 2007-2011 Estimates

