



**FLUVANNA COUNTY BOARD OF SUPERVISORS**  
**REGULAR MEETING AGENDA**

Circuit Courtroom, Fluvanna Courts Building  
October 16, 2013, 7:00 pm

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**TAB AGENDA ITEMS**

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

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**CLOSED SESSION – LEGAL MATTERS**

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**2 - COUNTY ADMINISTRATOR'S REPORT**

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**3 - PUBLIC COMMENTS #1** (5 minutes each)

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**4 - PUBLIC HEARING**

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P ZMP 12:02 & SUP 13:02 – Hotel Street Capital, LLC – Allyson Finchum, Planning Director

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**5 - ACTION MATTERS**

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- Q Resolution to Opt-Out of the VLDP Plan – Gail Parrish, Human Resources Manager
  - R Hybrid Disability Plan Election – Gail Parrish, Human Resources Manager
  - S Appointment to Thomas Jefferson Emergency Medical Services Council (TJEMS) – Mary Weaver, Clerk to the Board
  - T Appointment to Parks and Recreation Advisory Board Student Position – Mary Weaver, Clerk to the Board
  - U Loan of \$30,000 to Fork Union Sanitary District (FUSD) - Wayne Stephens, Director of Public Works/Barbara Horlacher, Director of Finance
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**6 - PRESENTATIONS** (normally not to exceed 10 minutes each)

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None

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**7 - CONSENT AGENDA**

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- V Minutes of October 2, 2013 – Mary Weaver, Clerk to the Board
  - W Open Space Renewal Application/Mr. James R. Gerling and Mr. James R. Gerling, Jr. – Mel Sheridan, Commissioner of the Revenue
  - X Open Space Renewal Application/Mr. Robert A. Gunnell, Jr. – Mel Sheridan, Commissioner of the Revenue
  - XZ Supplemental Appropriation Request - Governor's Strategic Compensation Grant for FCPS – Barbara Horlacher, Finance Director
  - A Capital Reserve Maintenance Fund Request - Bus Cameras – Mr. Chuck Winkler, FCPS Deputy Superintendent
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**8 - UNFINISHED BUSINESS**

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None

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**9 - NEW BUSINESS**

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Economic Development and Water Infrastructure - Steve Nichols, County Administrator

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**10 - PUBLIC COMMENTS #2 (5 minutes each)**

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**11 - CLOSED SESSION**

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TBD

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**12 – ADJOURN**

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County Administrator Review

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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 Board wishes to debate the matter of the disorder or the bringing of order; the regular business may be suspended by vote of the Board 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 Administrator shall be the judge of such breaches, however, the Board 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.

## **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 dialogue 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 Board.
  - Each speaker should clearly state his/her name and address.
  - All comments should be directed to the Board.
  - All questions should be directed to the Chairman. Members of the Board 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 call County staff prior to the public hearing.
  - Speakers should be brief and avoid repetition of previously presented comments.
3. ACTION
  - At the conclusion of the public hearing on each item, the Chairman will close the public hearing.
  - The Board will proceed with its deliberation 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.

## BOARD OF SUPERVISORS AGENDA ITEM

Meeting Date: October 16, 2013

SUBJECT:	<b>ZMP 12:02 &amp; SUP 13:02</b> – Hotel Street Capital, LLC, Rezoning request from R-3 (conditional) to PUD (conditional); and a special use permit request to allow for major utilities in conjunction with a Planned Unit Development
MOTION(s):	<p>I move that the Board of Supervisors <b>approve/deny/defer</b> 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</p> <p>I move that the Board of Supervisors <b>approve/deny/defer</b> 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 conditions listed in the staff report.</p>
STAFF CONTACT:	Allyson Finchum, Planning Director
RECOMMENDATION(s):	<p>At its meeting on June 26, 2013, the Planning Commission <b>recommended denial</b> of ZMP 12:02 with a vote of (5-0); Ms. Eager moved to recommend denial; Mr. Zimmer seconded; Ayes: Babbitt, Bibb, Eager, Gaines, and Zimmer;</p> <p>At its meeting on June 26, 2013, the Planning Commission <b>recommended denial</b> of SUP 13:02 with a vote of (5-0); Ms. Eager moved to recommend denial; Mr. Gaines seconded; Ayes: Babbitt, Bibb, Eager, Gaines and Zimmer.</p>
TIMING:	Action requested at current meeting.
DISCUSSION:	Request for rezoning from R-3, Planned Community (conditional) to PUD, Planned Unit Development (conditional); and request for a special use permit 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.
FISCAL IMPLICATIONS:	-
POLICY IMPLICATIONS:	<p><b>Regarding ZMP 12:02</b>, The Board of Supervisors may:</p> <ul style="list-style-type: none"> <li>• Approve this request, allowing the rezoning from R-3 (conditional) to PUD (conditional); OR</li> <li>• Deny this request, preventing the rezoning from R-3 (conditional) to PUD (conditional); OR</li> <li>• Defer this request and make a final decision at a later date; and</li> </ul>

	<p><b>Regarding SUP 13:02</b>, The Board of Supervisors may:</p> <ul style="list-style-type: none"> <li>• Approve this request, allowing the major utilities in conjunction with a Planned Unit Development (PUD); OR</li> <li>• Deny this request, preventing the major utilities in conjunction with a Planned Unit Development (PUD); OR</li> <li>• Defer this request and make a final decision at a later date</li> </ul>
<p>LEGISLATIVE HISTORY:</p>	<p>Review of a proposed rezoning request in accordance with Chapter 22, Article 17 of the Fluvanna County Code (Zoning Ordinance: Conditional rezoning)</p> <p>Application was received on July 2, 2012</p> <p>Planning Commission reviewed the request on June 26, 2013; <b>and</b></p> <p>Review of proposed major utilities in accordance with Chapter 22, Article 4 of the Fluvanna County Code (Zoning Ordinance: Uses permitted by special use permit only).</p> <p>Application was received on March 7, 2013</p> <p>Planning Commission reviewed the request on June 26, 2013</p>
<p>ENCLOSURES:</p>	<p>Staff Report (with accompanying attachments)</p>



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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)

## STAFF REPORT

**To:** Fluvanna County Board of Supervisors  
**Case Number:** ZMP 12:02 and SUP 13:02  
**Tax Map:** Tax Map 30, Section A, Parcel 110 &  
Tax Map 19, Section A, Parcel 39C

**From:** Planning Staff  
**District:** Palmyra  
**Date:** October 16, 2013

**General Information:** This request is scheduled to be heard by the Board of Supervisors on Wednesday, October 16, 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 was held for this item on June 26, 2013.
- Board of Supervisors public hearing is scheduled for this item on July 17, 2013.
- This item was deferred from the July 17, 2013 Board of Supervisors meeting to the October 16, 2013 Board of Supervisors meeting

**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 86 acres, and not exceed 306 residential units and 37,000 square feet of commercial space. Phase I is proposed to be broken down into eight (8) blocks (A-1, D-1, D-2, D-3, D-4, D-5, E-1, and E-2) containing a mix of residential and commercial, consisting of single-family detached, townhouses, 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, which include 144 acres, 646 residential units, and approximately 100,000 square feet of commercial space. This represents a total of 952 residential units (4.1 dwelling units per acre), and not more than 180,000 square feet of commercial space.

The revised plan, received by planning staff on September 24, 2013, represents a reduction of residential units by 228, or approximately 19.3%. The prior plan reviewed by the Planning Commission on June 26, 2013, was submitted to planning staff on May 21, 2013, and contained a total of 1,180 residential units. The maximum commercial square footage of 180,000 has not changed.

It appears that a reduction of residential units from 1,180 to 952 residential units may reflect staff’s concerns with regard to the phasing aspect of this development. In this plan, sheet 7 of the plan clearly delineates Phase I, its block locations, and number of units proposed to be developed within each phase. The type of housing unit (i.e. townhome, single-family attached, single-family detached) are also identified in a land-use legend chart. The break-down of housing types and their variations from the prior plan are as follows:

Total # of townhomes:

May 21, 2013 plan: 318; September 24, 2013 plan: 273

Total # of Single-family attached:

May 21, 2013 plan: 97; September 24, 2013 plan: 98

Total # of Single-family detached:

May 21, 2013 plan: 205; September 24, 2013 plan: 281

Total # of multi-family:

May 21, 2013 plan: 560; September 24, 2013 plan: 300

According to the submitted PUD application plan, the total development of the site includes 47.3% open space, or 109.65 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 952 residential units would add between 416 and 772 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 \$3.7 million and \$6.9 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". Phase I will provide for "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." The applicants have further stated that "on-site groundwater wells shall not be permitted for water supply for Phases II and III". The applicants have also stated 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 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)

### **Planning Commission Meeting Summary:**

The Planning Commission considered this request at their June 26, 2013 meeting. The Planning Commission questioned staff on the comments VDOT provided in regards to Walker's Ridge. Dr. Babbitt specifically asked about the meaning of Level of Service (LOS) D, the level of service VDOT anticipates if Walker's Ridge were to be built. Ms. Finchum explained LOS D indicates significant impacts to drivers including delays. Mr. Gaines inquired if the applicant were to proffer something to mitigate the level of service, would that mean the applicant would have to restart the application process. Mr. Payne, County Attorney, clarified the applicant has the right to amend proffers without having to restart the application process.

Dr. Babbitt discussed the issue of voting on ZMP 12:02 and SUP 13:02 as separate items. Mr. Payne stated the Planning Commission is entitled to consider the appropriateness of utilities not only for the special use permit, but in conjunction with the Walker's Ridge plan.

Chairman Bibb asked if the applicant had replied back to electric company who, at the previous TRC meeting, had requested a plan in regards to electricity. Mr. Tugwell stated he had spoken with Mr. Olsen who had informed him he had not received anything as of yet.

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

Dr. Babbitt asked if the development were to take place, would the applicant have to mitigate the area from attaining LOS D. Mr. Shimp replied the road would be widened in accordance with VDOT. Ms. Eager asked what roads were public or private. Mr. Shimp stated that aside from the roads in relation to Camp Friendship, which are public, the remainder would be private.

Chairman Bibb discussed the abandonment of the road at Camp Friendship. Mr. Shimp stated that, as part of VDOT's review, the road would remain the same except for the intersection would be perpendicular instead of angled.

Chairman Bibb discussed the issue of the applicant not providing a stormwater plan and stated it was part of the ordinance. Mr. Shimp stated there was a Best Management Practices (BMP) Plan included in the Master Plan. Chairman Bibb asked if there was a comprehensive sign plan provided because that, too, was included in ordinance. Chairman Bibb noted the complexity of the ordinance with multiple requirements and stated it was designed that way so that everything would be solved by the time it was reviewed by the Planning Commission.

Chairman Bibb asked how much water was required for this development. Mr. Shimp stated it would be 184,000 gallons per day. Mr. Bibb stated his concerns of groundwater availability. Dr. Babbitt asked if Mr. Shimp believed 184,000 gallons per day would be reasonable considering that would mean using approximately 67 million gallons a year. Dr. Babbitt asked if Mr. Shimp knew of any other systems that use wells that could generate that amount of water. Mr. Shimp stated there were developments in Louisa, one of which has 850 units on wells that work fine. He also stated as technology improves, water usage would go down by 30 or 40% with things such as grey water systems or other ways where water can be recycled. Chairman Bibb asked if the applicant believed the development would have an effect on adjacent properties' water supply. Mr. Shimp said he believed there would be essentially no effect because water was reused onsite. Mr. Zimmer stated there had to be some sort of loss and asked what kind of storage capacity would be needed. Mr. Shimp stated there would be different storage capacities that would be determined at the site plan phase depending on the building type.

Chairman Bibb stated the development is considered Neighborhood Residential and, according to the Comprehensive Plan, this area should be predominately single-family. Chairman Bibb also made inquiry with regard to page 17 of the Comprehensive Plan where it addresses Groundwater. There was discussion between the Planning Commission, Mr. Shimp, and Mr. Payne on what constitutes single-family. Mr. Payne clarified the ordinance defines only single-family detached as single-family and that townhomes and single-family attached are considered multi-family. Chairman Bibb expressed his concern that this development did not provide enough single-family.

Mr. Zimmer discussed the architectural guidelines and how some elements were required but others were suggested.

Dr. Babbitt stated that, although he originally wanted this development to work because Fluvanna County wants PUDs, two major issues concerned him: 1) water and 2) the Comprehensive Plan stating Palmyra should be developed as part of a village. He stated the scope of the proposed project is so large it would be detrimental to the village.

Mr. Zimmer stated his main concern was the proposed development's fiscal impact. He stated it was not reasonable to approve a project that would make the commercial/residential ratio in Fluvanna County worse.

### **Comments from the Planning Commission public hearing:**

- Concern that applicant had already left two developments incomplete.
- Concern this plan did not meet the standards of the Comprehensive Plan and it would have a negative impact on the Rivanna River.
- Concern on the impact this development would have on Camp Friendship.
- Concern that development brought in too much residential and would not provide economic development.
- Strong concern on insufficient drinking water supply for proposed development
- Ambiguity with sewer system plan; lack of details.
- Citizens commended Planning Commission and staff for their hard work.
- Concern about fiscal impact to County.
- Concern that development would only help the developer, not the taxpayer.
- Concern that the project does not belong in historic Palmyra.

### **Conclusion:**

When reviewing this rezoning application, the Board of Supervisors 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. A 952 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 Board of Supervisors **approve/deny/defer** 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 Board of Supervisors **approve/deny/defer** 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 revised proffers dated September 23, 2013 with staff matrix
- L – Architectural Guidelines
- M – Color renderings

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: 952 KRS 9/23/13 CAS

Acreeage: 232.00 Zoning: R3 - Residential

Deed Restrictions? 1100 KRS 2/7/13 No  Yes  (Attach copy) NO MAX COM. COST 3/7/13

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: 1514 (maximum) dwellings and approx. 10,000 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: Grayson Long, LLC Manager

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

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

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

OFFICE USE ONLY	
Date Received: <u>7/2/12</u>	Pre-Application Meeting: _____ PH Sign Deposit Received: <u>1180 CK#1741</u> Application #: <u>ZIMP 12: 02</u>
\$1,000 plus \$50 for per acre plus mailing costs fee paid: <u>Mailing Costs: \$20.00</u> Adjacent Property Owner(APO) after 1st 15, Certified Proffer or Master Plan Amendment: <u>\$750.00 plus mailing costs</u>	
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)

**Steven Tugwell**

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**Subject:** FW: <no subject>

----- Forwarded message -----

From: **Tom Ross** <[tjross@hmrwlaw.com](mailto:tjross@hmrwlaw.com)>  
Date: Mon, Jul 16, 2012 at 10:28 AM  
Subject: <no subject>  
To: Keith Smith <[keithsmith011163@gmail.com](mailto:keithsmith011163@gmail.com)>

Keith, here is the letter to forward to the County

Dear Ms. Finchum,

Please consider this email to be my official request to authorize two specific representatives on behalf of Hotel Street Capital, LLC, the owner and applicant of the Walker's Ridge PUD application. Please send all correspondence via email to:

Justin Shimp, P.E. [Justin@shimp-engineering.com](mailto:Justin@shimp-engineering.com), The principal engineer for the project.

Keith Smith [keithsmith011163@gmail.com](mailto:keithsmith011163@gmail.com), Our authorized agent and local representative.

In addition, please continue to copy us via U.S. Mail at our address listed on the application.

Sincerely,

Hotel Street Capital

By

*Thomas James Ross II, Manager*  
31 Garrett Street  
Warrenton, VA 20186  
[540-347-1000](tel:540-347-1000)-Office

Received  
JUL 02 2012  
Fluvanna County



COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA  
Public Hearing Sign Deposit

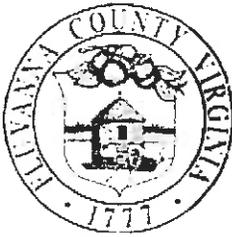
Name: Hotel Street Capital, LLC  
Address: 31 Garrett Street  
City: Warrenton  
State: VA Zip Code: ~~201~~ 20186

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

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

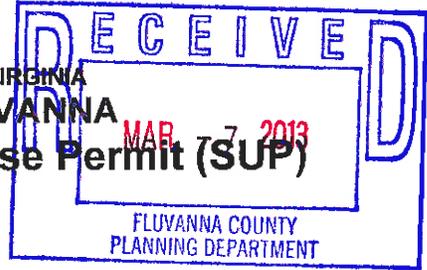
\*Number of signs depends on number of roadways property adjoins.

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



COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA

Application for Special Use Permit (SUP)



Owner of Record: Hotel Street Capital, LLC

E911 Address: 31 Garrett St. Warrenton, VA 20186

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

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

Applicant of Record: Justin Shimp, P.E.

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

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

Email: justin@shimp-engineering.com

Representative: Justin Shimp, P.E.

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

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

Email: justin@shimp-engineering.com

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

Is property in Agricultural Forestal District?  No  Yes

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

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

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

Acreage: 232.03

Zoning: R-3 (proposed PUD)

Deed Restrictions?  No  Yes (Attach copy)

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

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

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

Date: 3/7/2013 Signature of Owner/Applicant: \_\_\_\_\_

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

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

Certification: Date: \_\_\_\_\_ Zoning Administrator: \_\_\_\_\_

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

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

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

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.

# Memorandum

DATE: October 2, 2013  
RE: APO'S for **ZMP 12:02 & SUP 13:02** Public Hearing  
TO: Allyson Finchum  
FROM: Heather Poole

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the **October 16, 2013** Board of Supervisors 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

October 2, 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 Board of Supervisors will hold a public hearing on the above referenced items on **Wednesday, October 16, 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 952 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) with proffers 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 & SUP 13-02 Adjacent Property Owners

TMP#	Owner	Address	City, State	Zip Code
19 A 31, 31B, 31C, 31D, 38	ACKENBOM, C RAYMOND	P.O. BOX 145	PALMYRA, VA	22963
19 17 1, 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, 19 A 39C	HOTEL STREET CAPITAL LLC	31 GARRETT ST	WARRENTON, VA	20186
19 17 3	RIVERA, VICTOR & ALICE	11416 COVENTRY GROVE CIRCLE	LITHIA, FL	33547
30 A 112, 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 6 1	FLUVANNA HABITAT FOR HUMANITY	3661B LAKE MONTICELLO RD	PALMYRA, VA	22963
REPRESENTATIVE	SHIMP, JUSTIN/SHIMP ENGINEERING	201 E. MAIN ST, SUITE M	CHARLOTTESVILLE, VA	22902

## ZMP 12-02 & SUP 13-02 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, 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 A 24, 25; 19 5 1	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.	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 A 113; 30 4 1, 2, 3; 30 3 2, 4A	TALLEY, ELEANOR W.	P.O. BOX 10	PALMYRA, VA	22963
19 14 2, 4, 4A	TILMAN, DAVID W. & MARY W.	P.O. BOX 238	PALMYRA, VA	22963
30 17 7	WOOD PROPERTY INVESTMENTS LLC	216 HIGHVIEW LANE	CHARLOTTESVILLE, VA	22901

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,

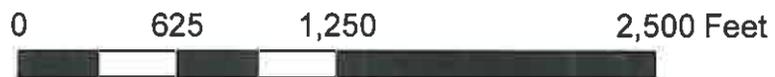


Justin Shimp, P.E.



**Legend**

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






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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)

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



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;

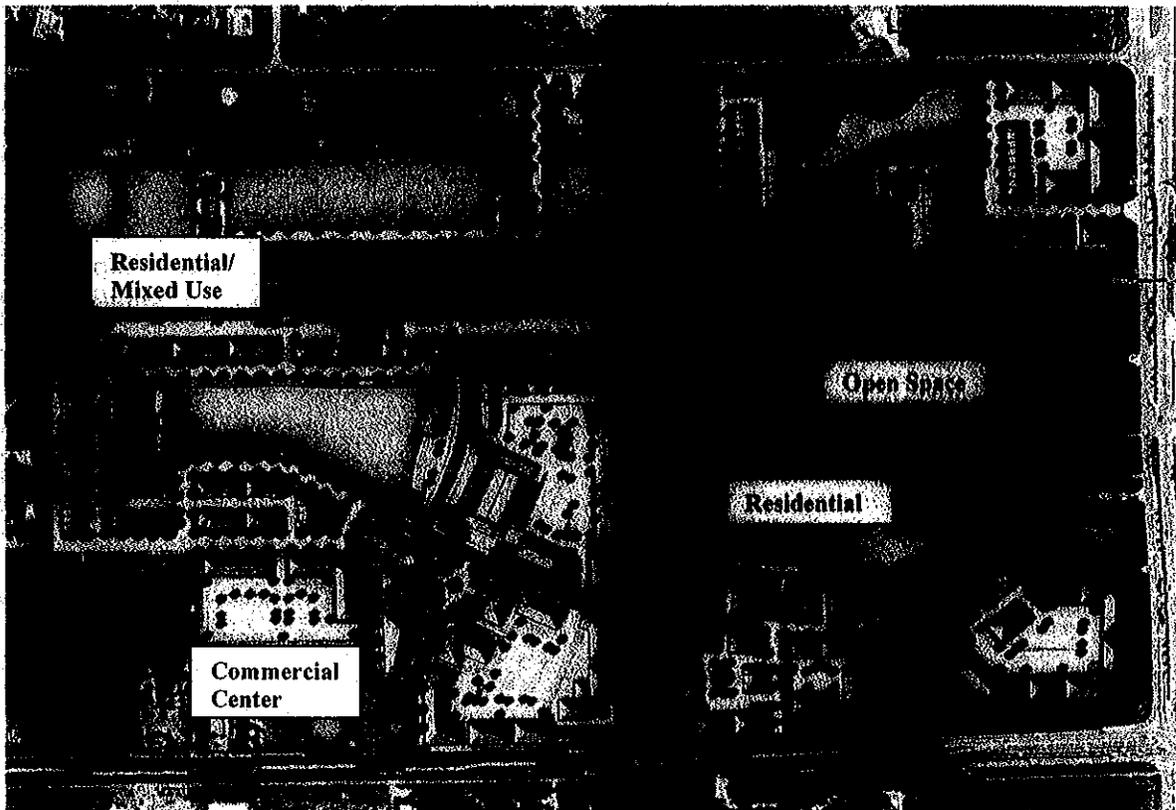
- f. Major utilities;
- g. Significant environmental features, including unsuitable soils for land development purposes, wetlands, and FEMA designated 100-year floodplains;
- h. Existing and proposed ownership of the site along with all adjacent property owners;
- i. Zoning of the site and adjacent properties;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

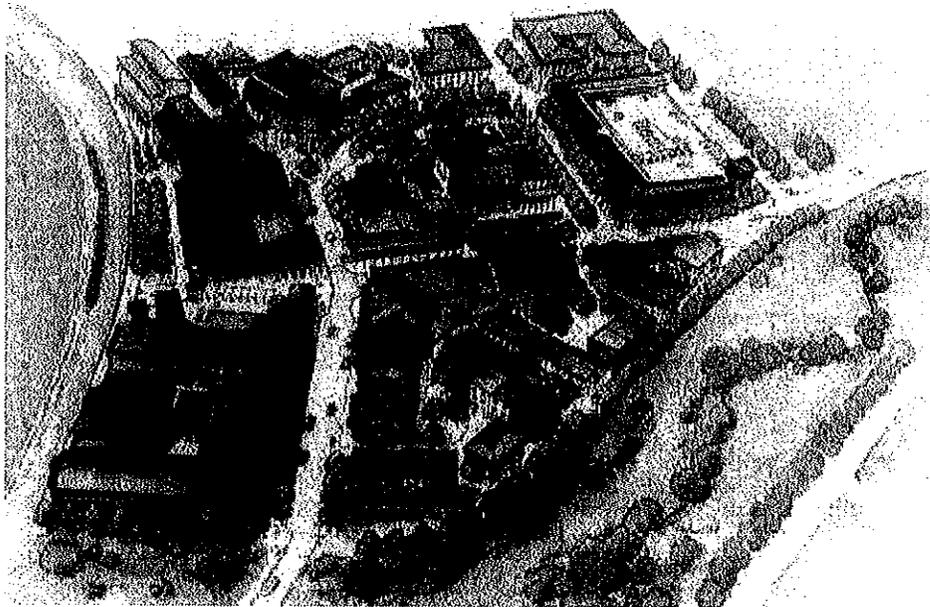
The goal of the PUD district is to allow for and encourage development that incorporates new urbanism principles which includes:

- (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)

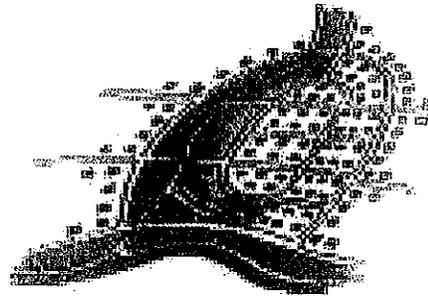
**Sec. 22-14-6. Minimum area required for a planned unit development.**

- (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.

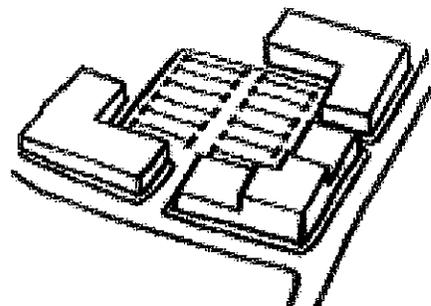
- (3) Refer to the Comprehensive Plan for illustrative examples of residential lot types for traditional neighborhood development projects. (Ord. 8-5-09; Ord. 11-16-11)

**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)

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

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

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. TIMBERLAKE 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 - GENERAL DEVELOPMENT PLAN - PHASE I
- C8 - BLOCK PLAN
- C9 - CODE OF DEVELOPMENT
- C10 - GENERAL DEVELOPMENT PLAN
- C11 - GENERAL DEVELOPMENT PLAN
- C12 - GENERAL DEVELOPMENT PLAN
- C13 - SITE DETAILS
- C14 - PHASING PLAN OVERVIEW
- C15 - 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

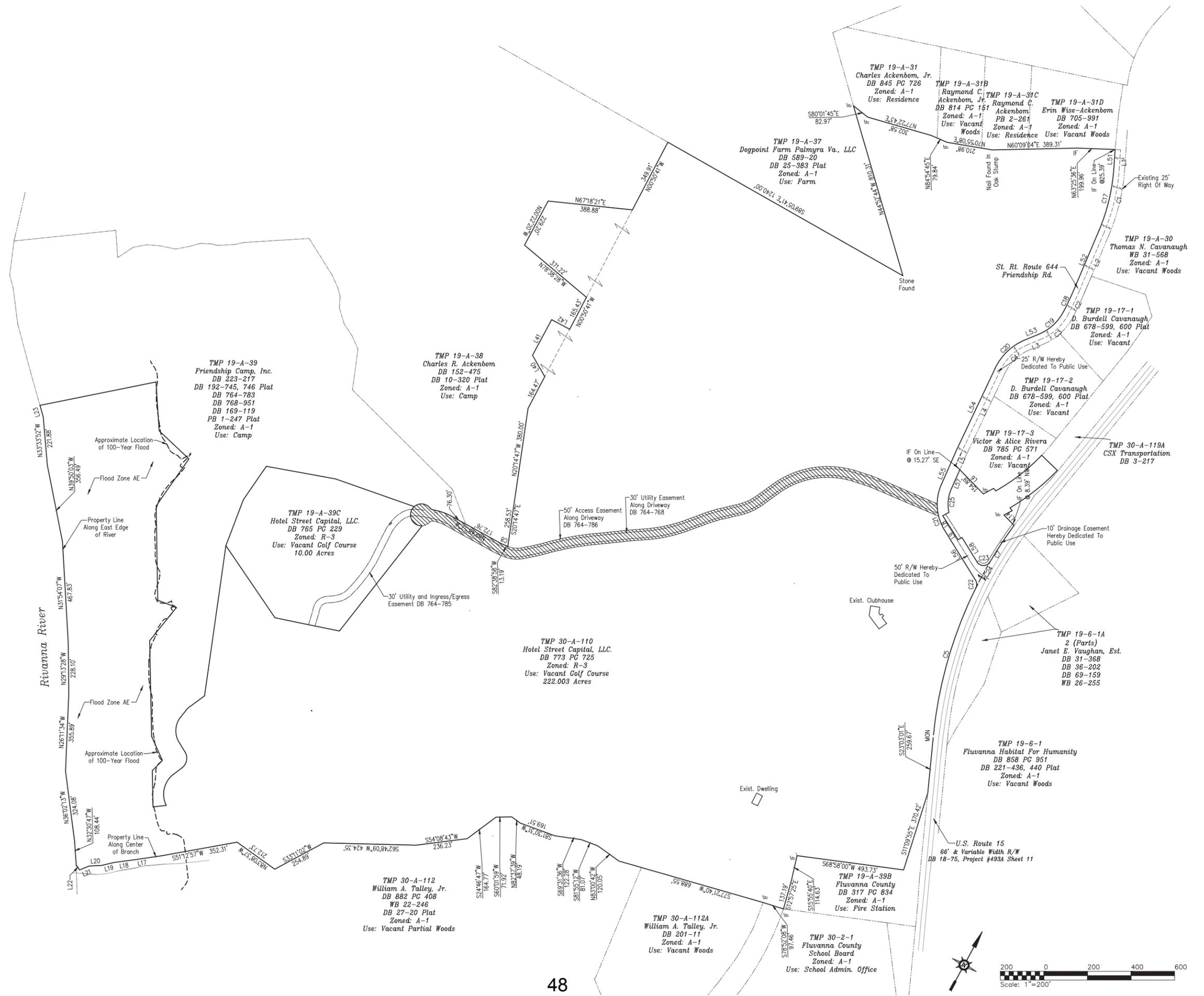
### APPLICATION PLAN NOTES:

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.

Rev #	Date	Description
1.	09/04/2012	Revisions To Site Density
2.	07/30/2012	Revisions Density and Engineering
3.	07/30/2012	Revisions Plan Specifications
4.	05/20/2013	Revisions Drainfields
5.	09/17/2013	Revisions Per Staff Request

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

Date	07/01/2012
Scale	N/A
Sheet No.	1 OF 15
File No.	11.022



**SHIMP ENGINEERING, P.C.**  
 ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT  
 201 E. MAIN ST. SUITE M  
 CHARLOTTESVILLE, VA 22902  
 PHONE: (434) 207-6086  
 JUSTIN@SHIMP-ENGINEERING.COM

PARCEL OVERVIEW

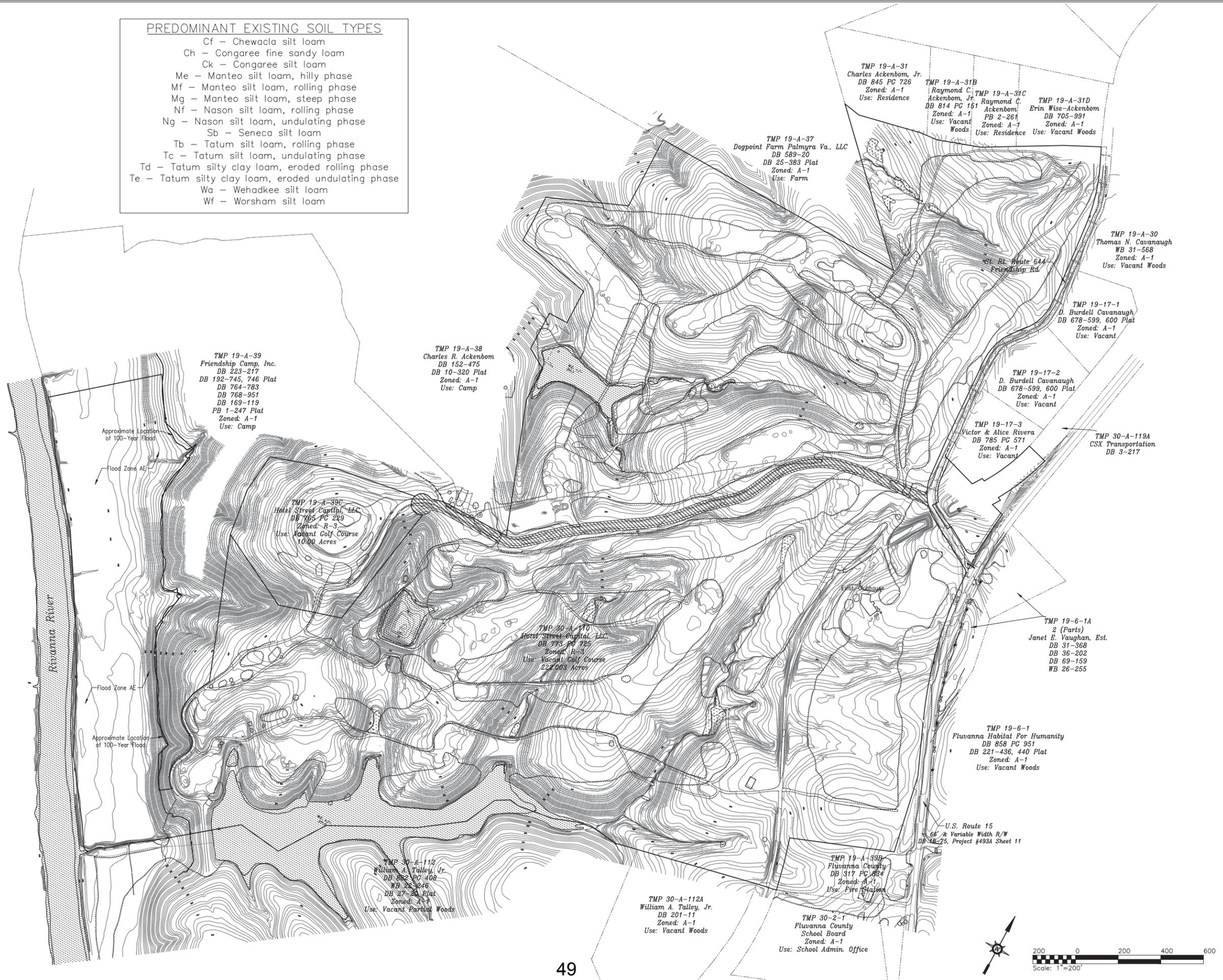
Rev. #	Date	Description
1.	09/04/2012	Revisions To Site Density
2.	07/20/2012	Revisions Density and Engineering
3.	07/20/2012	Revisions Plan Clarifications
4.	05/20/2013	Revisions Per Staff Request
5.	09/17/2013	Revisions Per Staff Request

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

Date	07/01/2012
Scale	1"=200'
Sheet No.	2 OF 15
File No.	11.022

**PREDOMINANT EXISTING SOIL TYPES**

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



TMP 19-A-39  
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-PC 289  
Zoned: R-3  
Use: Vacant Golf Course  
10.00 Acres

TMP 30-A-170  
Hotel Street Capital, LLC  
DB 773-PC 725  
Zoned: R-3  
Use: Vacant Golf Course  
222.003 Acres

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, Jr.  
PB 2-261  
Zoned: A-1  
Use: Residence

TMP 19-A-31D  
Erin Wise-Ackenbom  
DB 705-991  
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 19-6-1A  
2 (Parts)  
Janet E. Vaughan, Est.  
DB 31-368  
DB 36-202  
DB 69-159  
WB 26-255

TMP 19-6-1  
Fluvanna Habitat For Humanity  
DB 858 PC 951  
DB 221-436, 440 Plat  
Zoned: A-1  
Use: Vacant Woods

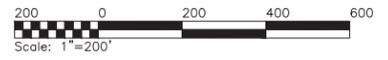
TMP 30-A-112  
William A. Talley, Jr.  
DB 882-PC 408  
WB 22-3246  
DB 27-30 Plat  
Zoned: A-1  
Use: Vacant Partial Woods

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

TMP 19-A-39B  
Fluvanna County  
DB 317 PC 534  
Zoned: A-1  
Use: Fire Station

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

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



**EXISTING CONDITIONS**

Rev. #	Date	Description
1.	09/04/2012	Revisions to Site Density
2.	07/01/2012	Revisions Density and Engineering
3.	07/01/2012	Revisions Plan Clarification & Drainfields
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5.	09/17/2013	Revisions Per Staff Request

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



**WATER & SEWER NOTES:**

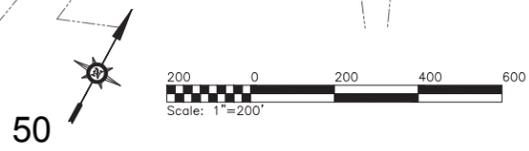
- Sanitary sewer shall be treated via on-site, private central system(s) using mass drainfields, shallow drip systems, or other similar systems approved by the Virginia Department of Health.
- For Phase 1, a private on-site water system, consisting of wells, storage tank(s) and a water treatment facility, or other similar systems approved by the Virginia Department of Health shall be permitted.
- Onsite groundwater wells shall not be permitted for water supply for Phases 2 and 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.

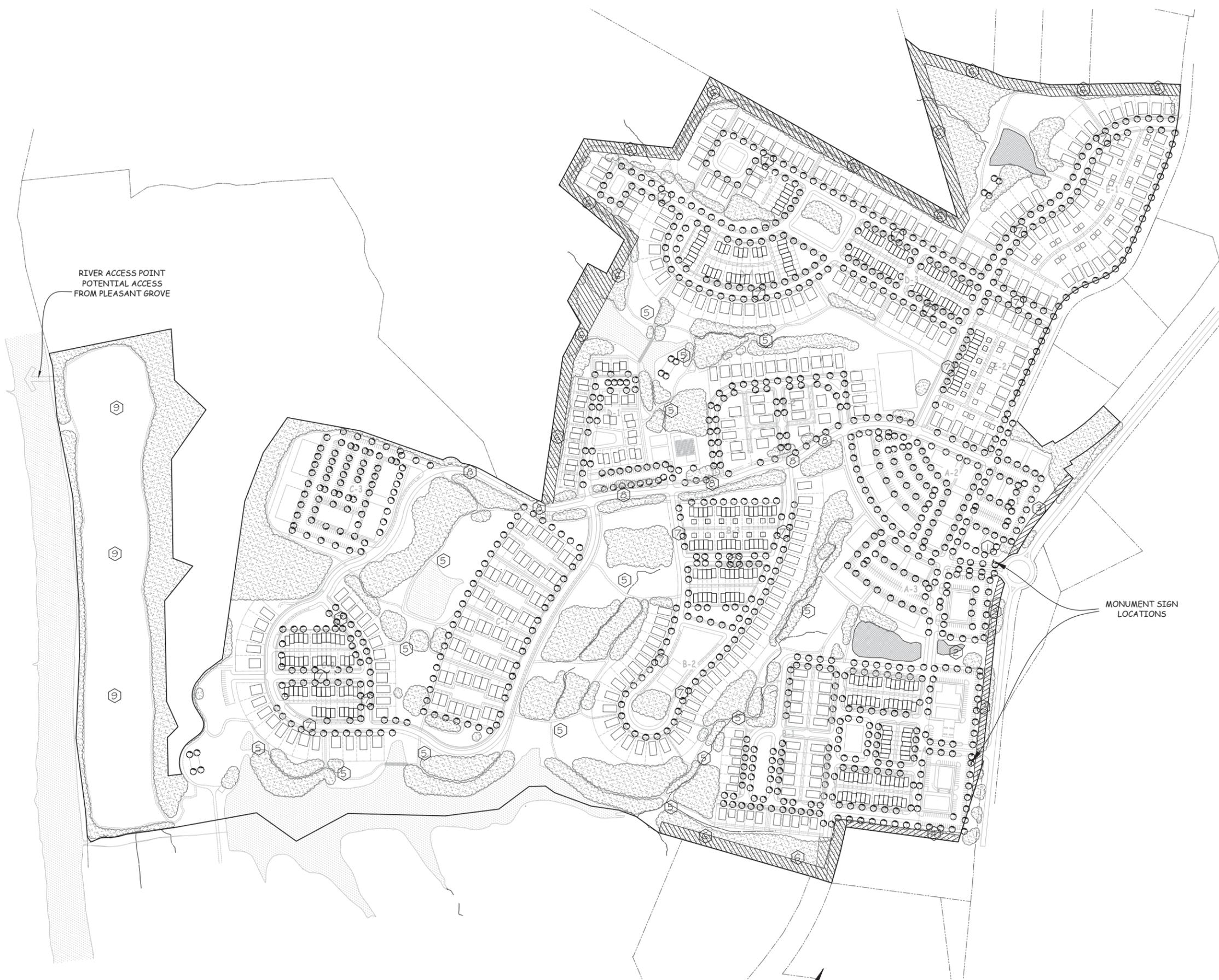
**GRAPHIC LEGEND:**

- Wooded Areas
- Existing Ponds/Lakes
- Proposed Ponds
- Streams
- Commercial Use
- Mixed-Use
- Multi-Family Residential
- Townhome
- Single-Family Detached
- Single-Family Attached
- Community Fitness and Recreation

**LAND USE LEGEND**

BLOCK	USE	KEY
A1	COMMERCIAL RETAIL & OFFICE	1
A2	FIRST AND SECOND FLOOR COMMERCIAL RETAIL & OFFICE	2
	80 MULTI-FAMILY UNITS ABOVE COMMERCIAL SPACE	3
A3	COMMERCIAL RETAIL & OFFICE	1
	70 MULTI-FAMILY UNITS	3
A4	COMMERCIAL RETAIL & OFFICE	1
	70 TOWNHOME LOTS	4
B1	37 SINGLE FAMILY DETACHED LOTS	5
B2	42 SINGLE FAMILY DETACHED LOTS	5
B3	55 TOWNHOME LOTS	4
C1	64 SINGLE FAMILY ATTACHED LOTS	6
C2	49 TOWNHOME LOTS	4
	29 SINGLE FAMILY DETACHED LOTS	5
C3	150 MULTI-FAMILY UNITS	3
	MIXED-USE	2
D1	34 SINGLE FAMILY ATTACHED LOTS	6
	SWIMMING AND FITNESS CLUB	7
D2	32 SINGLE FAMILY DETACHED LOTS	5
D3	40 TOWNHOME LOTS	4
	11 SINGLE FAMILY DETACHED LOTS	5
D4	38 TOWNHOME LOTS	4
	24 SINGLE FAMILY DETACHED LOTS	5
D5	7 TOWNHOME LOTS	4
	36 SINGLE FAMILY DETACHED LOTS	5
E1	51 SINGLE FAMILY DETACHED LOTS	5
E2	14 TOWNHOME LOTS	4
	19 SINGLE FAMILY DETACHED LOTS	5
	TOTAL MULTI-FAMILY UNITS	300
	TOTAL TOWNHOME LOTS	273
	TOTAL SINGLE-FAMILY LOTS	379
	TOTAL RESIDENTIAL UNITS	952





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' BUFFER AT SOUTHERN BOUNDARY OF SITE	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	SHADE TREES AND SIDEWALKS ALONG SINGLE-FAMILY LOTS	7
B3		8
C1		8
C3	MANTAIN EXISTING TREE CANOPY ALONG ROAD AS GRADING PERMITS	8
D1		8
D2		8
C2	OPEN SPACE BUFFERS ALONG EXISTING STREAMS AND LAKES	5
	SHADE TREES AND SIDEWALKS ALONG SINGLE-FAMILY LOTS	7
	MANTAIN 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**

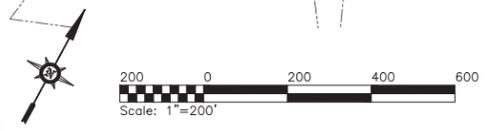
Rev #	Date	Description
1.	09/04/2012	Revisions to Site Density
2.	07/30/2012	Revisions Density and Engineering
3.	07/30/2012	Revisions Plan Configuration & Drainfields
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5.	09/17/2013	Revisions Per Staff Request

**REZONING APPLICATION PLAN FOR:**

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

Date: 07/01/2012  
Scale: 1"=200'  
Sheet No. 5 OF 15  
File No. 11.022

**SHIMP ENGINEERING, P.C.**  
ENGINEERING-LAND PLANNING-PROJECT MANAGEMENT  
201 E. MAIN ST. SUITE M  
CHARLOTTESVILLE, VA 22902  
PHONE: (434) 207-6086  
JUSTIN@SHIMP-ENGINEERING.COM



**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:**

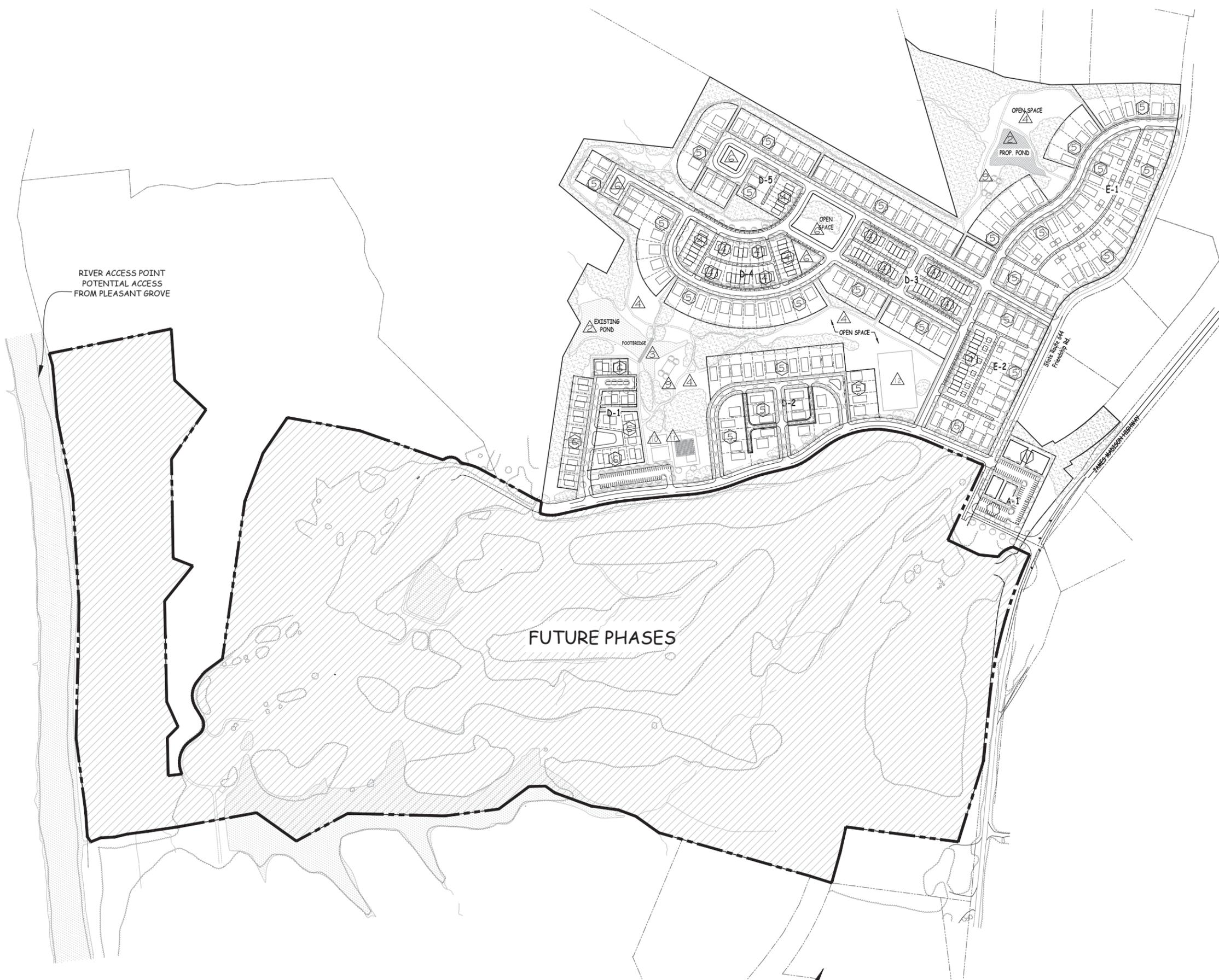
-  Wooded Areas
-  Existing Ponds/Lakes
-  Proposed Ponds
-  Streams

**AMENITIES LEGEND**

BLOCK	AMENITIES	KEY
A1	CIVIC PLAZA	
A2		
A3	POND AND FOOTBRIDGE/TRAIL	
	PASSIVE RECREATION AREA	
	PLAYGROUND	
A4	POND AND FOOTBRIDGE	
	OPEN SPACE / PASSIVE RECREATION	
	PLAYGROUND	
B1	COMMUNITY GREEN	
B2	GARDENS AND GREENHOUSES	
	COMMUNITY GREEN	
	PASSIVE RECREATION AREA	
B3	COMMUNITY GREEN	
	PASSIVE RECREATION AREA	
C1	PASSIVE RECREATION AREA	
	POND	
C2	RIVER LOOP TRAIL	
	PICNIC PAVILION	
	LAKE & FOOTBRIDGE	
C3	PASSIVE RECREATION AREA	
	POND	
	CIVIC PLAZA	
D1	LAKE & FOOTBRIDGE	
	CLUB HOUSE	
	SWIMMING & FITNESS	
D2	PICNIC PAVILION	
	ATHLETIC FIELD	
D3	PASSIVE RECREATION AREA	
D4	LAKE & FOOTBRIDGE	
	COMMUNITY GREEN	
	PASSIVE RECREATION AREA	
D5	COMMUNITY GREEN	
E1	PICNIC PAVILION	
	POND	
	PASSIVE RECREATION AREA	
E2		

RIVER ACCESS POINT  
POTENTIAL ACCESS  
FROM PLEASANT GROVE





RIVER ACCESS POINT  
POTENTIAL ACCESS  
FROM PLEASANT GROVE

FUTURE PHASES

LAND USE LEGEND

BLOCK	USE	KEY
A1	COMMERCIAL RETAIL	①
D1	34 SINGLE FAMILY ATTACHED LOTS	②
D2	32 SINGLE FAMILY DETACHED	③
D3	40 TOWNHOME LOTS	④
	11 SINGLE FAMILY DETACHED LOTS	⑤
D4	38 TOWNHOME LOTS	④
	24 SINGLE FAMILY DETACHED LOTS	⑤
D5	7 TOWNHOME LOTS	④
	36 SINGLE FAMILY DETACHED LOTS	⑤
E1	51 SINGLE FAMILY DETACHED LOTS	⑤
E2	14 TOWNHOME LOTS	④
	19 SINGLE FAMILY DETACHED LOTS	⑥
	TOTAL RESIDENTIAL UNITS	306

(99 TOWNHOME, 34 S-F ATTACHED, AND 173 S-F DETACHED LOTS)

AMENITIES LEGEND

BLOCK	AMENITIES	KEY
D1	LAKE & FOOTBRIDGE	②③
	CLUB HOUSE	①
	SWIMMING & FITNESS	①
D2	PICNIC PAVILION	③
	ATHLETIC FIELD	②
D3	PASSIVE RECREATION AREA	④
D4	LAKE & FOOTBRIDGE	②③
	COMMUNITY GREEN	⑥
	PASSIVE RECREATION AREA	④
D5	COMMUNITY GREEN	⑥
E1	PICNIC PAVILION	③
	POND	②
	PASSIVE RECREATION AREA	④



GENERAL DEVELOPMENT PLAN  
PHASE I

Rev #	Date	Description
1.	09/04/2012	Revisions to Site Density
2.	07/30/2012	Revisions Density and Engineering
3.	05/20/2013	Revisions Plan Clarification & Drainfields
4.	05/20/2013	Revisions Plan Clarification
5.	09/17/2013	Revisions Per Staff Request

REZONING APPLICATION PLAN FOR:

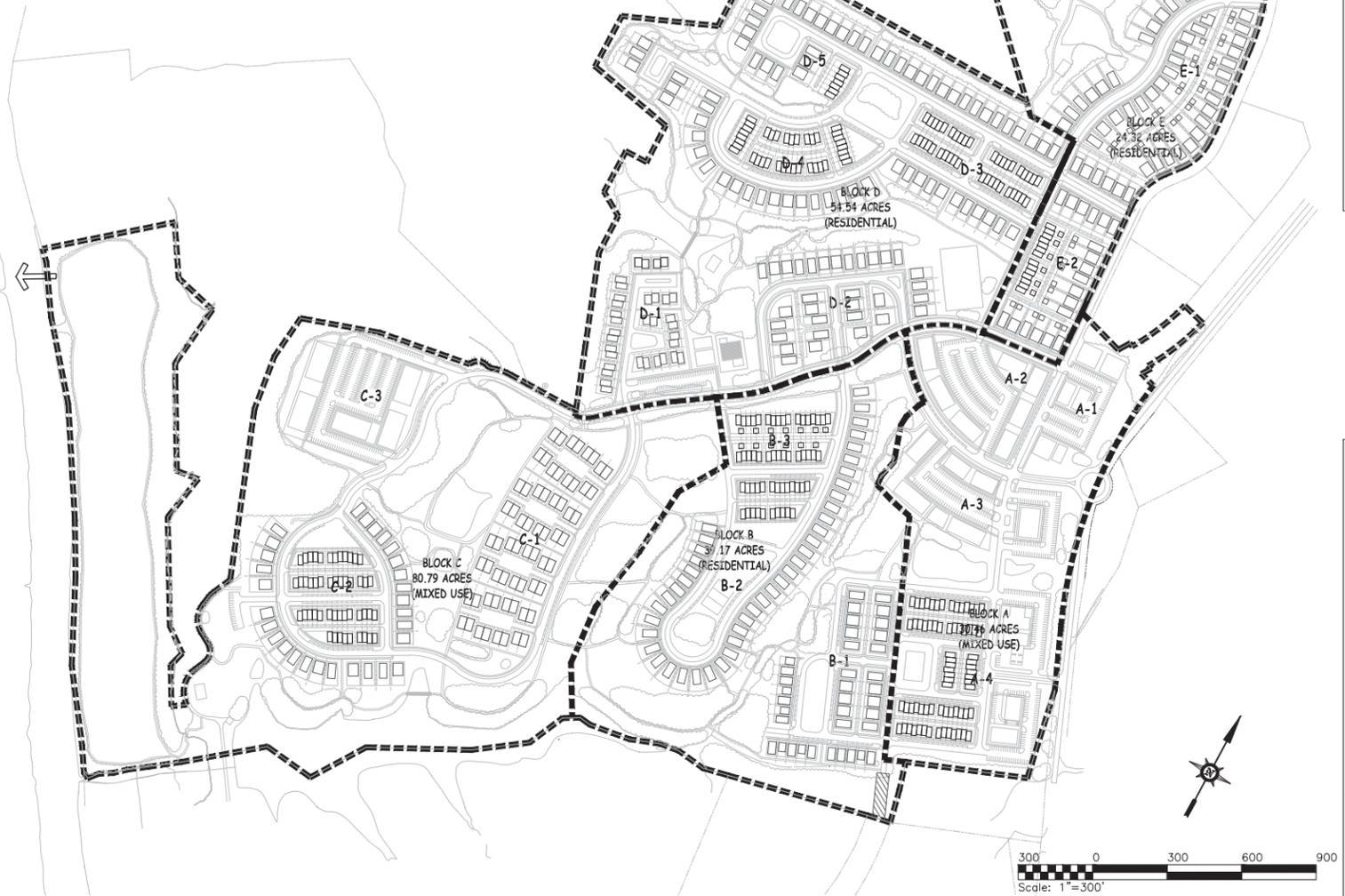
**WALKER'S RIDGE**  
FLUVANNA COUNTY, VIRGINIA

DEVELOPABLE AREA SUMMARY

BLOCK	ACREAGE	EXIST. R.O.W. & EASEMENTS	STREAM & WETLANDS BUFFERS	FLOODPLAIN	CRITICAL SLOPES	NET DEVELOPABLE AREA
BLOCK A	30.83	1.10	0.00	0.00	0.98	28.75
BLOCK B	39.64	0.44	3.75	0.00	3.99	31.46
BLOCK C	81.76	1.35	6.12	21.85	8.61	43.83
BLOCK D	55.19	1.30	2.51	0.00	3.65	47.73
BLOCK E	24.61	0.00	1.05	0.00	0.69	22.87
TOTAL	232.03	4.19	13.43	21.85	17.92	174.64

PROPOSED BLOCK DEVELOPMENT SUMMARY

BLOCK	SUB BLOCK	ACREAGE (NET)	USE	PROPOSED RESIDENTIAL DENSITY				MAXIMUM COMMERCIAL DENSITY (SF)
				MULTI-FAMILY	TOWNHOMES	SINGLE-FAMILY ATTACHED	SINGLE-FAMILY DETACHED	
BLOCK A		28.38	MIXED-USE	150	70			170,000
	A1			0			40,000	
	A2			80			50,000	
	A3			70			50,000	
	A4				70			30,000
BLOCK B		30.99	RESIDENTIAL		55		79	
	B1					37		
	B2					42		
	B3				55			
BLOCK C		42.86	MIXED-USE	150	49	64	29	10000
	C1					64		
	C2				49		29	
	C3			150				10,000
BLOCK D		47.08	RESIDENTIAL		85	34	103	
	D1				34			
	D2					32		
	D3				40	11		
	D4				38	24		
	D5				7	36		
BLOCK E		22.58	RESIDENTIAL		14		70	
	E1					51		
	E2				14	19		
TOTAL		171.89		300	273	98	281	180000



LAND USE SUMMARY

USE	ACREAGE	PERCENTAGE OF TOTAL SITE
COMMERCIAL	12.81	5.5%
RESIDENTIAL	80.90	34.9%
OPEN SPACE	109.65	47.3%
ROAD DEDICATIONS	28.67	12.3%
TOTAL	232.03	100.0%

LOT FRONTAGE:

1. THE MINIMUM LOT FRONTAGE FOR COMMERCIAL USES SHALL BE 25 FT.
2. 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:

1. THE MINIMUM SIDE SETBACK ADJACENT TO ANY RESIDENTIAL OR AGRICULTURAL USE OUTSIDE OF THE PUD SHALL BE 50 FEET.
2. THE MINIMUM REAR SETBACK ADJACENT TO ANY RESIDENTIAL OR AGRICULTURAL USE OUTSIDE OF THE PUD SHALL BE 75 FEET.
3. 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:

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

PARKING:

1. OFF-STREET PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE OFF STREET LOADING AND PARKING REQUIREMENTS OF ARTICLE 26 OF THE ZONING ORDINANCE.
2. 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:

1. SEE CODE OF DEVELOPMENT ON SHEET 6 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).

GENERAL NOTES:

1. REFER TO CODE OF DEVELOPMENT ON SHEET 6 FOR DETAILS OF PERMITTED USES.
2. MAXIMUM PERMITTED RESIDENTIAL DENSITY IS 952 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.
- 3.

BLOCK PLAN

Rev. #	Date	Description
1.	09/04/2012	Revisions to Site Density
2.	07/20/2012	Revisions Density and Engineering
3.	07/20/2012	Revisions Plan Corrections
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REZONING APPLICATION PLAN FOR:

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

Date	07/01/2012
Scale	1" = 300'
Sheet No.	8 OF 15
File No.	11.022

# WALKER'S RIDGE CODE OF DEVELOPMENT

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Architectural and Landscape Standards	Sheet	9
Grading, Utilities, and Landscaping Layout	Sheet	10,11,12
Road Sections and Details	Sheet	13
Development Phasing and Phase 1 Detail	Sheet	14,15

### 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 an abandoned golf course 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 the following: 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 golf course, A resort facility with restaurant / meeting area, residential condominiums, single-family attached residential housing, 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 952 residential units (or 4.15 DUA) along with 180,000 SF of Commercial Space. The Application Plan also provides 47% Open Space. The Commercial and Mixed-Use centers are primarily in Block A, which includes approximately 13% of the site acreage. The Commercial center is buffered by 30 feet of existing vegetation along James Madison Highway, and an Open Space buffer with a pond and access road that 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 businesses 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 holistic community where residents can live, work, shop, eat, exercise, and play without a necessitated vehicle trip.

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 approximately five 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 the Pleasant Grove facilities.

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 associated golf course is not viable 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.

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, fairways, and paths in the open space.

### 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 approximately 350 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 in-filled 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. Block A-1/Phase 1 (see Sheet 7) shall be constructed prior to commencement of any development of phases 2 or 3 (see proffers). Blocks A-2 and A-3 shall have buildings designed to provide a streetscape along the entrance road with street level entrances and patios and office and/or residential space above.

#### Block B

Block B is 39 acres and shall consist of single family and townhome residential units. Block B-1 shall be 3-4 blocks of single family detached and townhome units and shall include a potential future connection to the Rivanna Heritage Trail. Block B-2 shall include a passive recreation area with community gardens and a location for a greenhouse, enclosed by single-family housing, along the ridge on the south side of the entrance road. Block B-3 shall consist of urban style townhomes in the form of two urban blocks with sidewalks and street trees in front of the homes with alleyway access to the rear of the lots.

#### Block C

Block C is 81 acres and shall consist of 3 pods of varying housing types. Block C-1 shall include single-family attached housing units ; block C-2 shall have single-family detached lots surrounding two blocks of towhome lots; 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 55 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 contain single-family detached lots, and a fitness center, community pool, lake and picnic pavilion shall be located centrally to blocks D-1, D-2, and D-4. A large rectangular playing field shall be located between blocks D-2, D-3, and E-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 is 24 acres 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. Only single-family detached housing shall be permitted along the frontage of S.R. 644 (Friendship Road).

### Open Space and Amenities:

The Open Space on the Application Plan represents 47% (108 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. Portions of the golf course fairways and cart paths shall be preserved, to the greatest extent possible and incorporated into the neighborhood park plan. Trees along the 30' buffer on Route 15 shall be preserved and, where needed, additional plantings shall be provided, to create a 30 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. As a design element of the Open Space for Blocks B, C, and D of the PUD, a minimum of four benches and eight large shade trees shall be provided in each of these blocks. Additional ornamental landscaping and shade trees shall be provided for: picnic pavilions, fitness center, community building, playgrounds, and pool.

Table of Uses by Block					
Residential Uses	Block				
	A	B	C	D	E
Dwellings, accessory		P	P		P
Dwellings, multi-family	P		P		
Dwellings, single-family attached			P	P	
Dwellings, single-family detached		P	P	P	P
Dwellings, townhouse	P	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

Civic Uses	Block				
	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

Commercial Uses	Block				
	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		

Miscellaneous Uses	Block				
	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

Industrial Uses	Block				
	A	B	C	D	E
Research laboratories	SP		SP		

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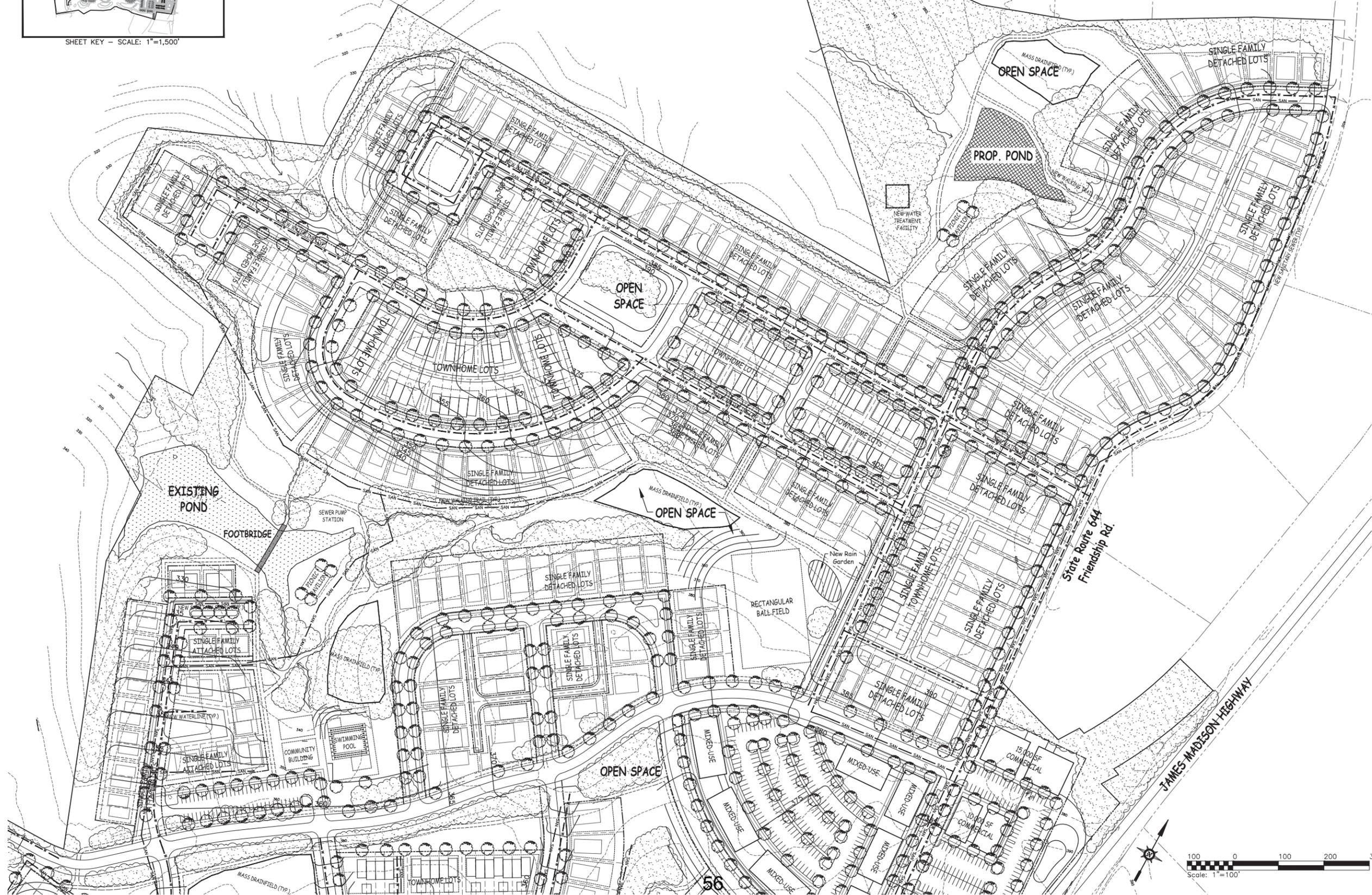
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REZONING APPLICATION PLAN FOR:  
**WALKER'S RIDGE**  
 FLUVANNA COUNTY, VIRGINIA

Date	07/01/2012
Scale	N/A
Sheet No.	9 OF 15
File No.	11.022



SHEET KEY — SCALE: 1"=1,500'



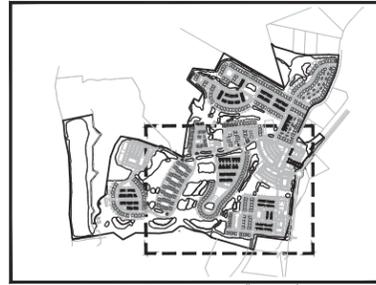
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REZONING APPLICATION PLAN FOR:  
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 Scale: 1"=100'  
 Sheet No. 10 OF 15  
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SHEET KEY - SCALE: 1"=1,500'



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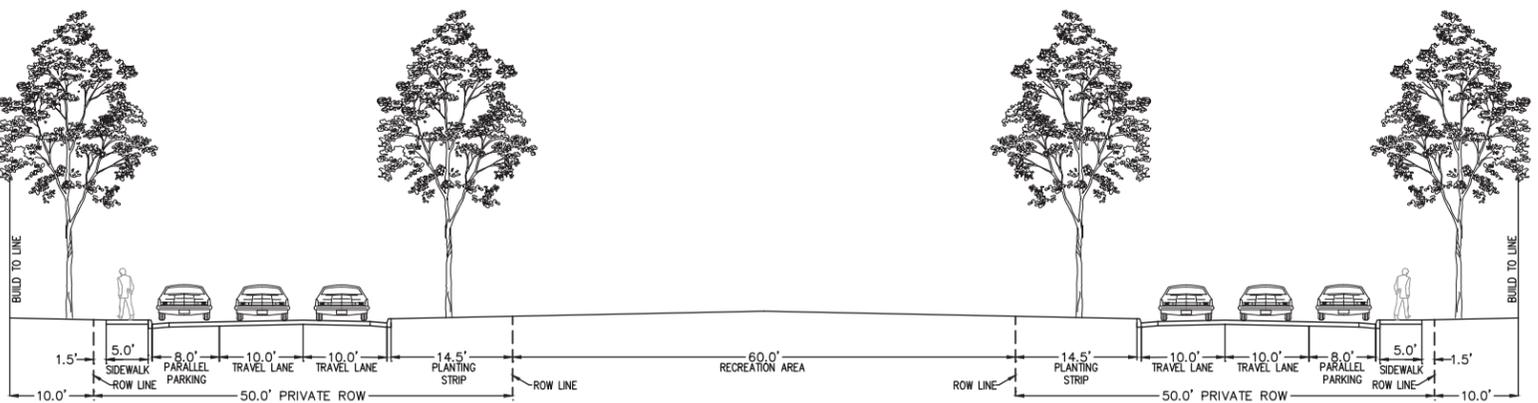
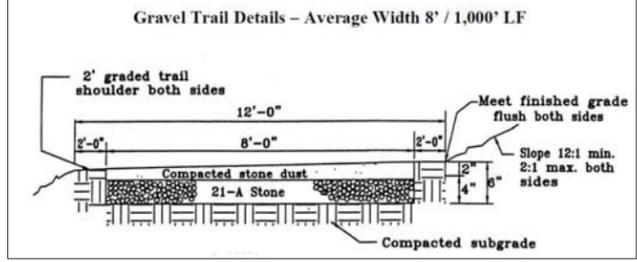
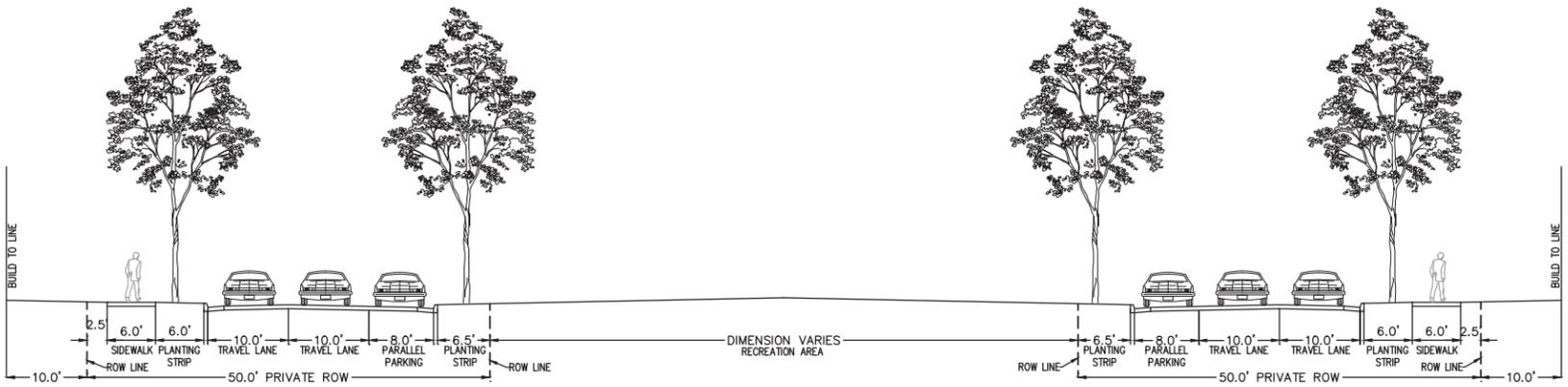
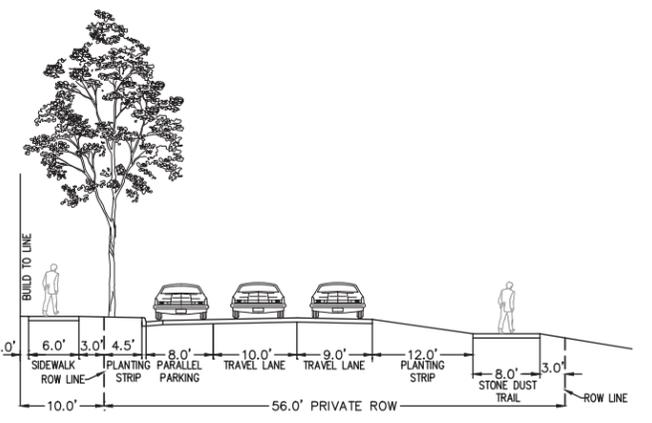
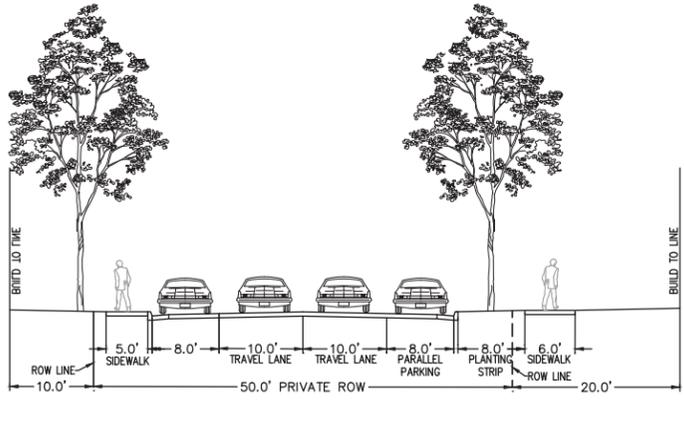
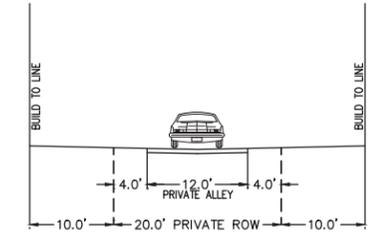
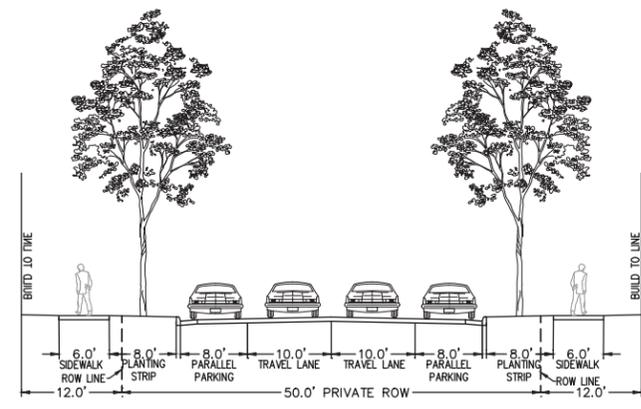
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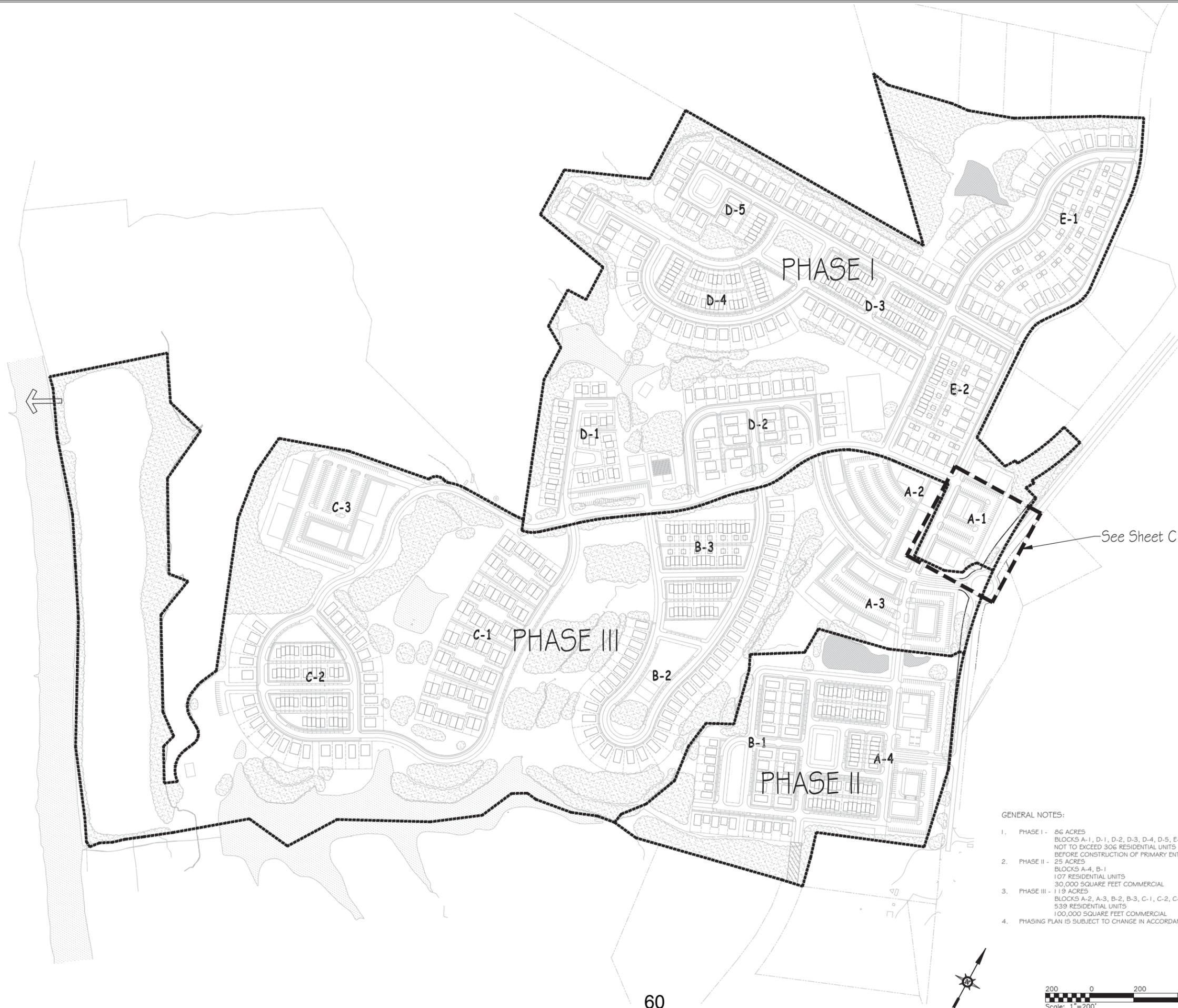


Road Type	Design Speed	Min. Horizontal Radius	Maximum Grade	Notes
Primary Connecting Roadway (No On-Street Parking)	35 MPH	150 FT	14 %	Entry Road, Access to Block C, D and Camp Friendship
Primary Connecting Roadway (With On-Street Parking)	25 MPH	110 FT	10 %	Entry Road, Access to Block C, D and Camp 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

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Date	07/01/2012
Scale	N/A
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- GENERAL NOTES:
1. PHASE I - 86 ACRES  
BLOCKS A-1, D-1, D-2, D-3, D-4, D-5, E-1, E-2  
NOT TO EXCEED 306 RESIDENTIAL UNITS AND 37,000 SF COMMERCIAL BEFORE CONSTRUCTION OF PRIMARY ENTRANCE (ROUND-A-BOUT).
  2. PHASE II - 25 ACRES  
BLOCKS A-4, B-1  
107 RESIDENTIAL UNITS  
30,000 SQUARE FEET COMMERCIAL
  3. PHASE III - 119 ACRES  
BLOCKS A-2, A-3, B-2, B-3, C-1, C-2, C-3  
539 RESIDENTIAL UNITS  
100,000 SQUARE FEET COMMERCIAL
  4. PHASING PLAN IS SUBJECT TO CHANGE IN ACCORDANCE WITH STIPULATIONS IN PROFFERS.



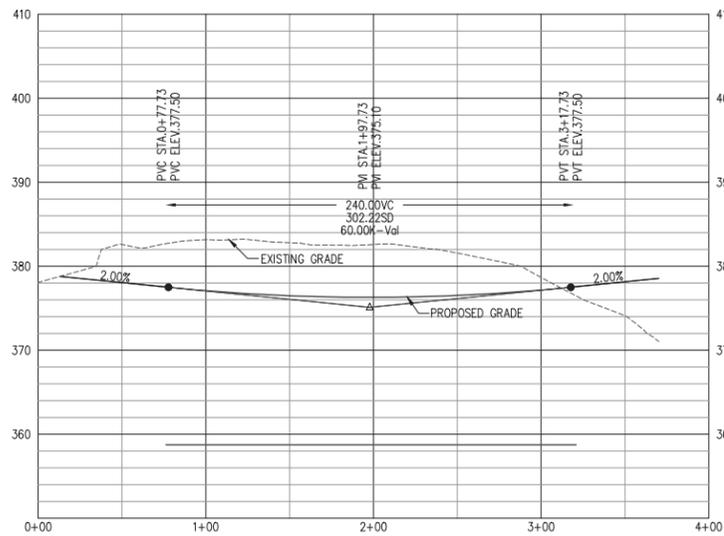
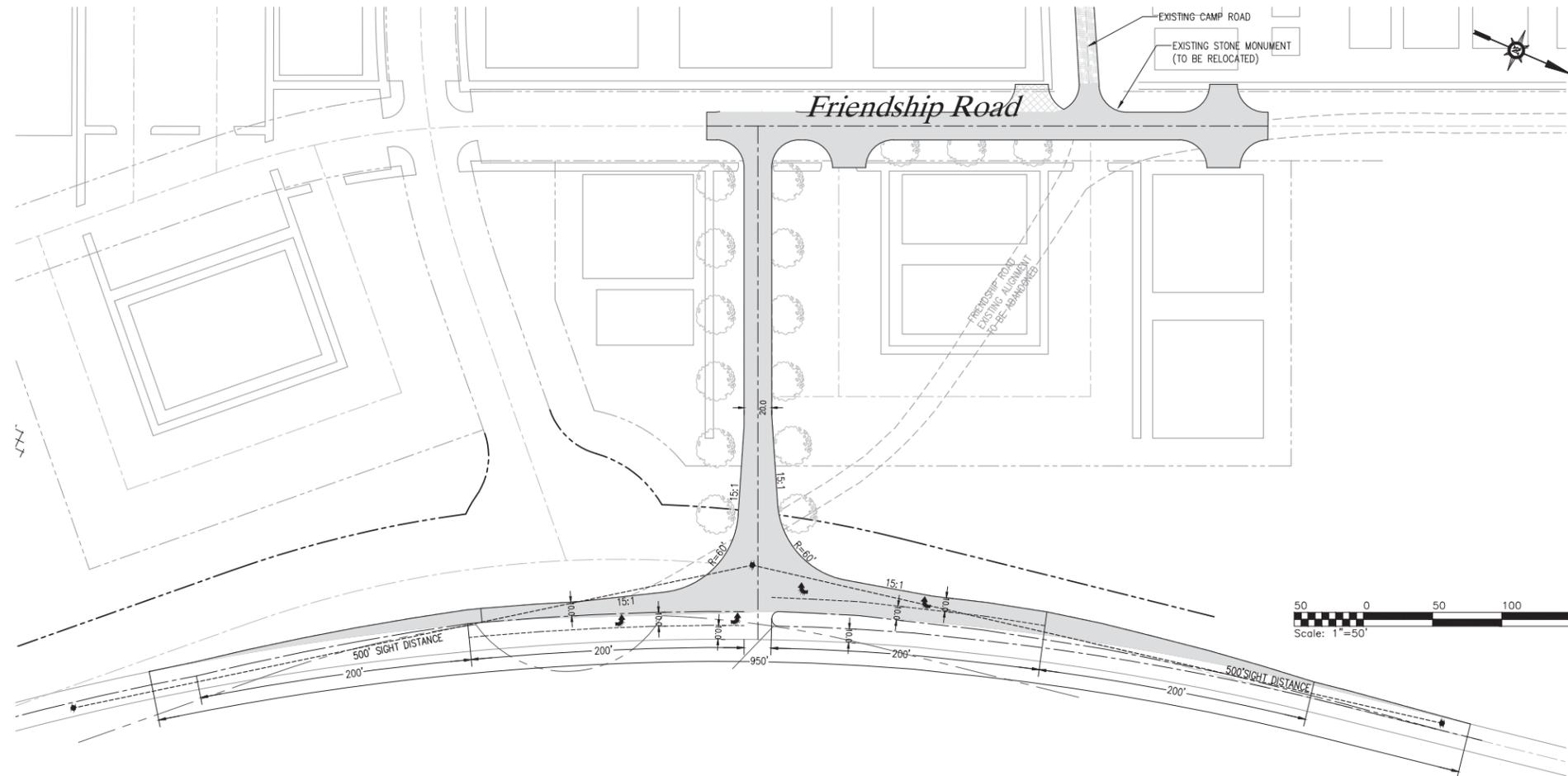
PHASING PLAN OVERVIEW

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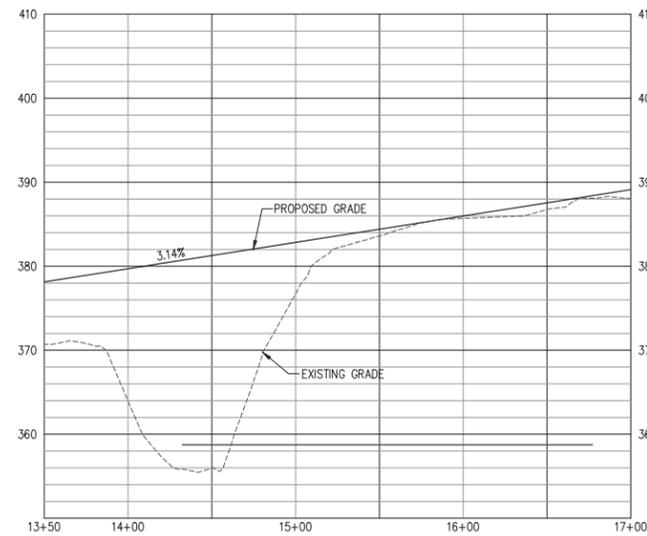
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**WALKER'S RIDGE**  
FLUVANNA COUNTY, VIRGINIA

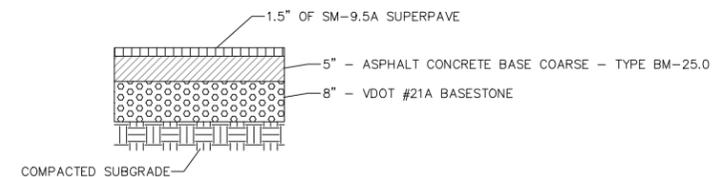
Date	07/01/2012
Scale	1"=200'
Sheet No.	14 OF 15
File No.	11.022



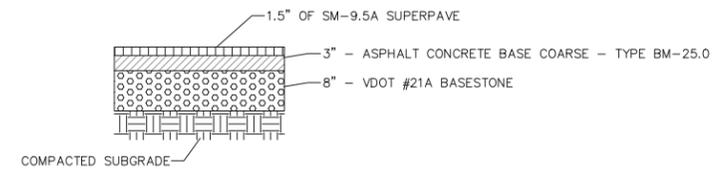
1 ENTRANCE PROFILE  
C15 SCALE: 1"=50' Horiz.; 1"=10' Vert.



2 FRIENDSHIP ROAD PROFILE  
C15 SCALE: 1"=50' Horiz.; 1"=10' Vert.



3 TYPICAL NEW PAVEMENT SECTION FOR ROUTE 15  
C15 Not To Scale



4 TYPICAL NEW PAVEMENT SECTION FOR FRIENDSHIP ROAD  
C15 Not To Scale

PHASE I ENTRANCE DETAIL

Rev #	Date	Description
1.	09/04/2012	Revisions to Site Design
2.	12/31/2012	Revisions Density and Engineering
3.	02/01/2013	Revisions for Access Road & Driveways
4.	05/20/2013	Plan Clarifications
5.	09/17/2013	Revisions Per Staff Request

REZONING APPLICATION PLAN FOR:

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

Date	07/01/2012
Scale	1"=50'
Sheet No.	15 OF 15
File No.	11.022

	Walker Student pop 1*	Walker Student Pop 2**
	772.32	415.62416
VA \$/pupil	\$ 10,584.00	\$ 8,174,234.88
Fluvanna \$/pupil	\$ 9,053.00	\$ 6,991,812.96
\$/ SF (2011)	\$ 17,134.00	6493786
\$/ TH (2011)	\$ 12,135.00	3312855
\$/ MF (2011)	\$ 8,633.00	2589900
	<b>\$ 12,396,541.00</b>	
\$/ SF (2012)	\$ 18,507.00	7014153
\$/ TH (2012)	\$ 12,354.00	2725359
\$/ Mf (2012)	\$ 9,983.00	2994900
	<b>\$ 12,734,412.00</b>	

SF= Single Family  
 TH = Townhome  
 MF = Multifamily

County Pop	K-12 Pop	K-12 Pop %	Pop per HH (own)	Pop per HH (rent)	Walker MF	Walker SF	
25967	4713	16.6	2.63	2.55	300	652	
Total Units	Walker MF	Walker TH	Walker SFA	Walker SFD	pupil/ SF	pupil/ TH	pupil/ MF
952	300	273	98	281	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



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**

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- 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

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**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)

## Steven Tugwell

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**From:** Wood, Mark (VDOT) <James.Wood@VDOT.virginia.gov>  
**Sent:** Wednesday, June 26, 2013 2:38 PM  
**To:** Steven Tugwell  
**Cc:** Justin Shimp; Goodale, James E. (VDOT); Wolfrey, Sharon A. (VDOT)  
**Subject:** VDOT Comments - Revised TIA for Walkers Ridge, Fluvanna County

**Importance:** High

Steve,

VDOT has reviewed the revised traffic study for Walkers Ridge and we have the following comments:

- The Level of Service (LOS) for rural areas is 'C' not 'D' that the study references. LOS of 'D' is generally where drivers start to experience delay and this is usually the minimum acceptable measure in urbanized areas. This project is proposed in what is considered a rural area where delays of this type are not expected by the drivers and an LOS of 'D' is generally not used as the minimum.
- Many of the study intersections still show significant increases in delay between the future background scenario and the future build out with mitigation scenario. In most instances the increase in delay is more than double for the impacted movements;
- The mitigation measure to install receiving lanes for the impacted left turn movements from the side streets may address some of the increase in delay issues, however, there has been no analysis to show the benefit if any to support this improvement. It is also suggested in the study that if this approach does not work to signalize the intersections. The County, to address some of these delay concerns/issues, may want to consider additional roundabouts as the treatment for the other intersection location as the ultimate solution.

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)

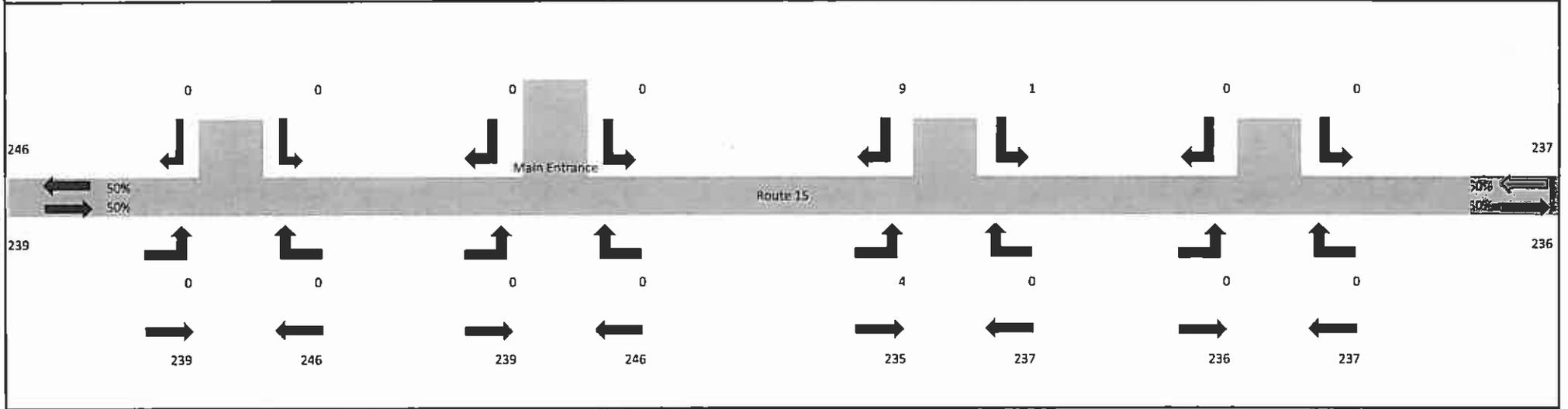
SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
Applicant or Consultant

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

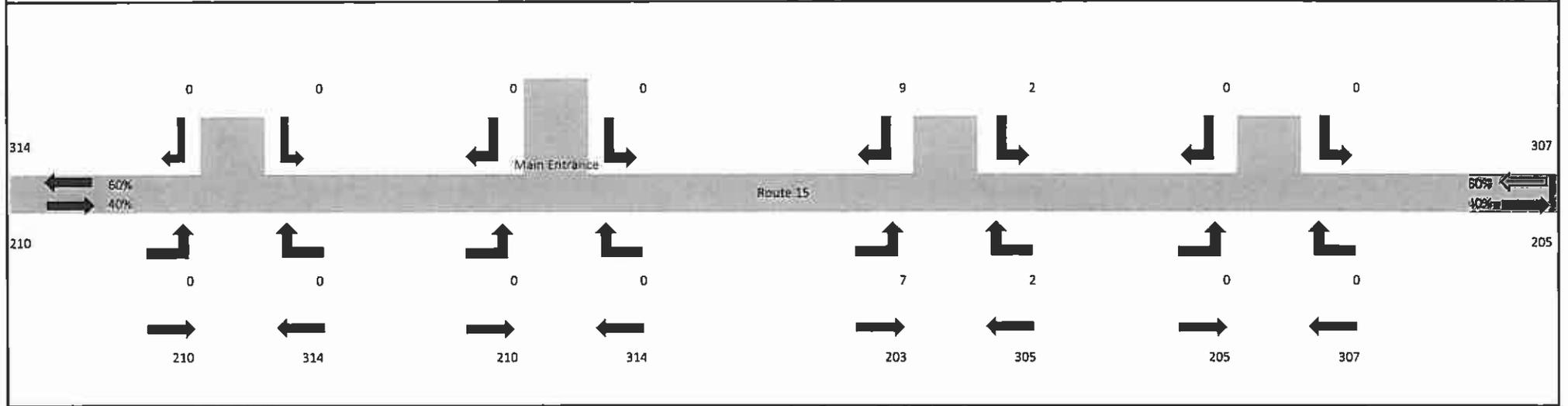
It is important for the applicant to provide sufficient information to county and VDOT staff so that questions regarding geographic scope, alternate methodology, or other issues can be answered at the scoping meeting.

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)

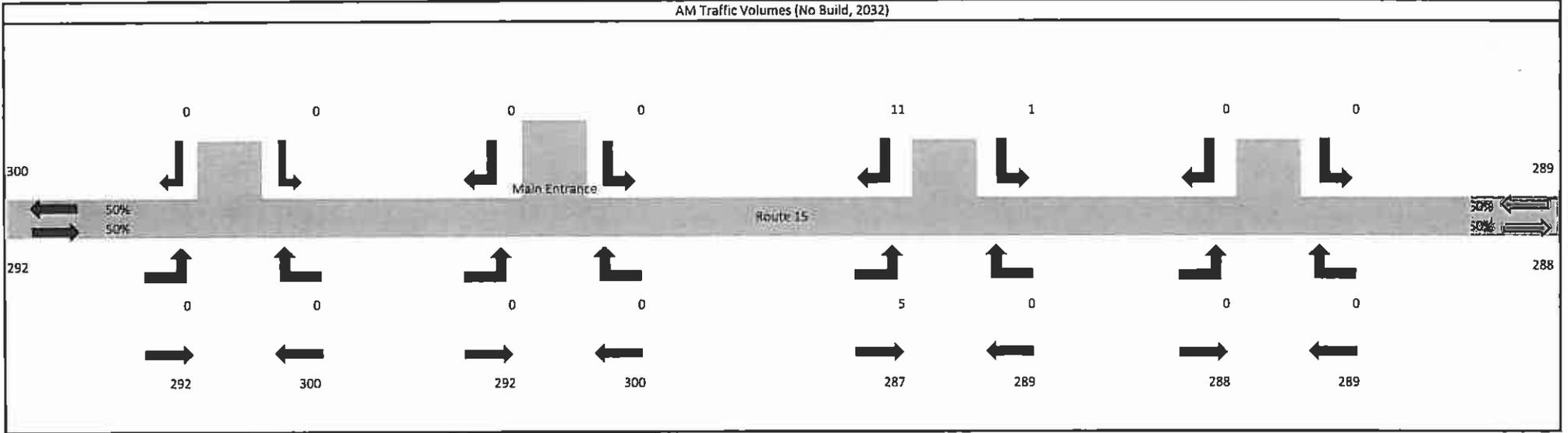


PM Traffic Volumes (Existing)

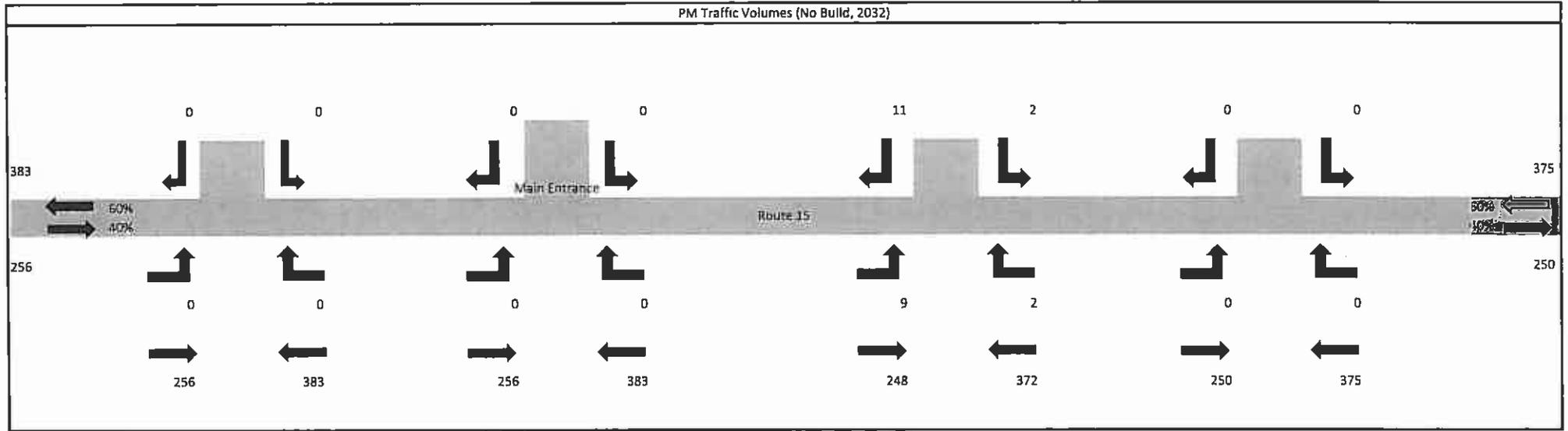




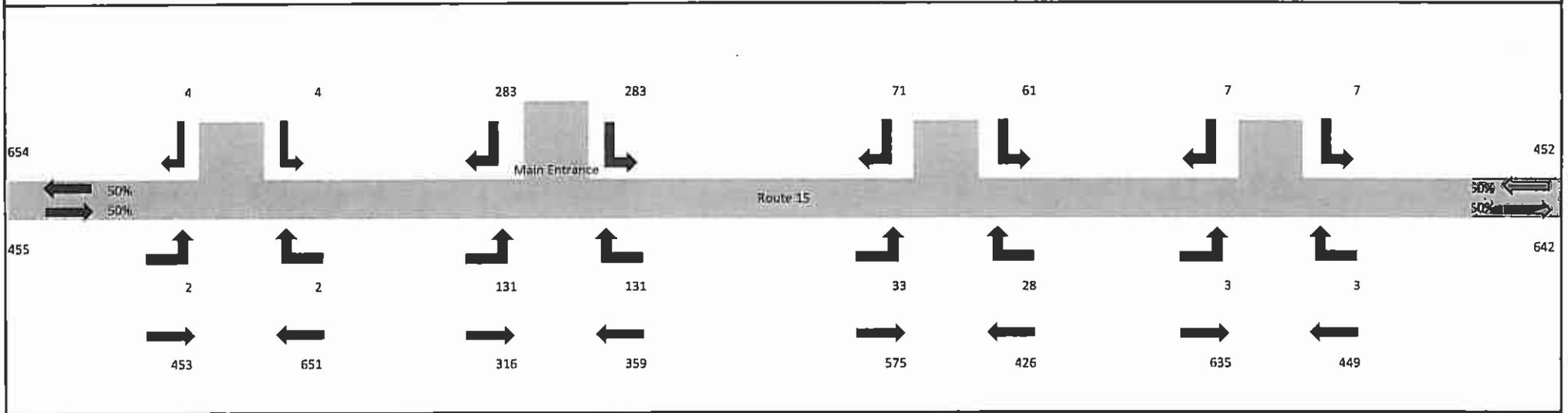
AM Traffic Volumes (No Build, 2032)



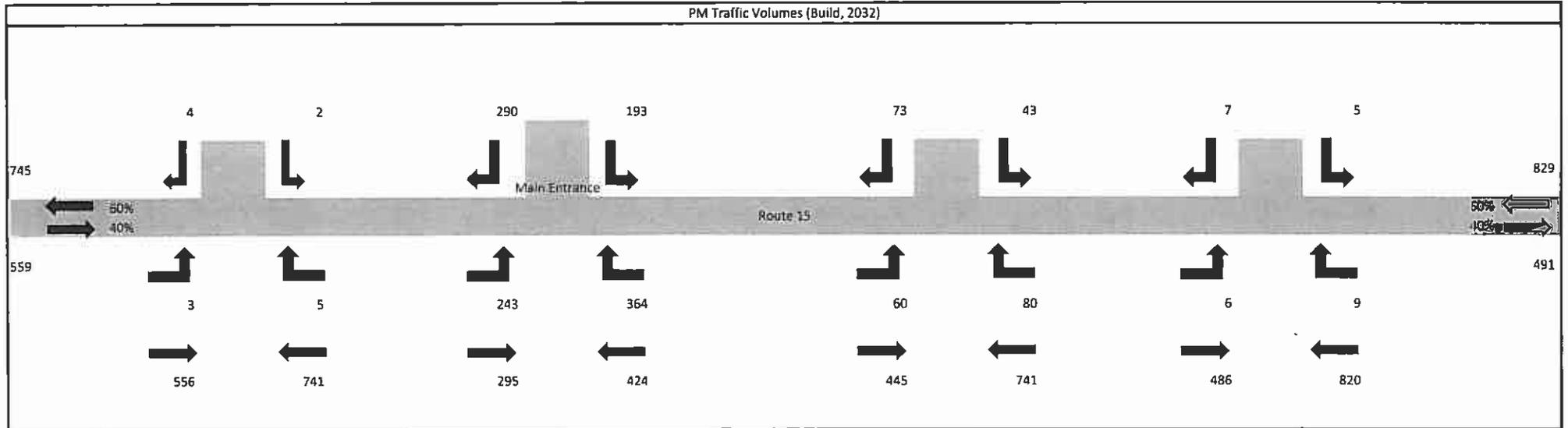
PM Traffic Volumes (No Build, 2032)



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

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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

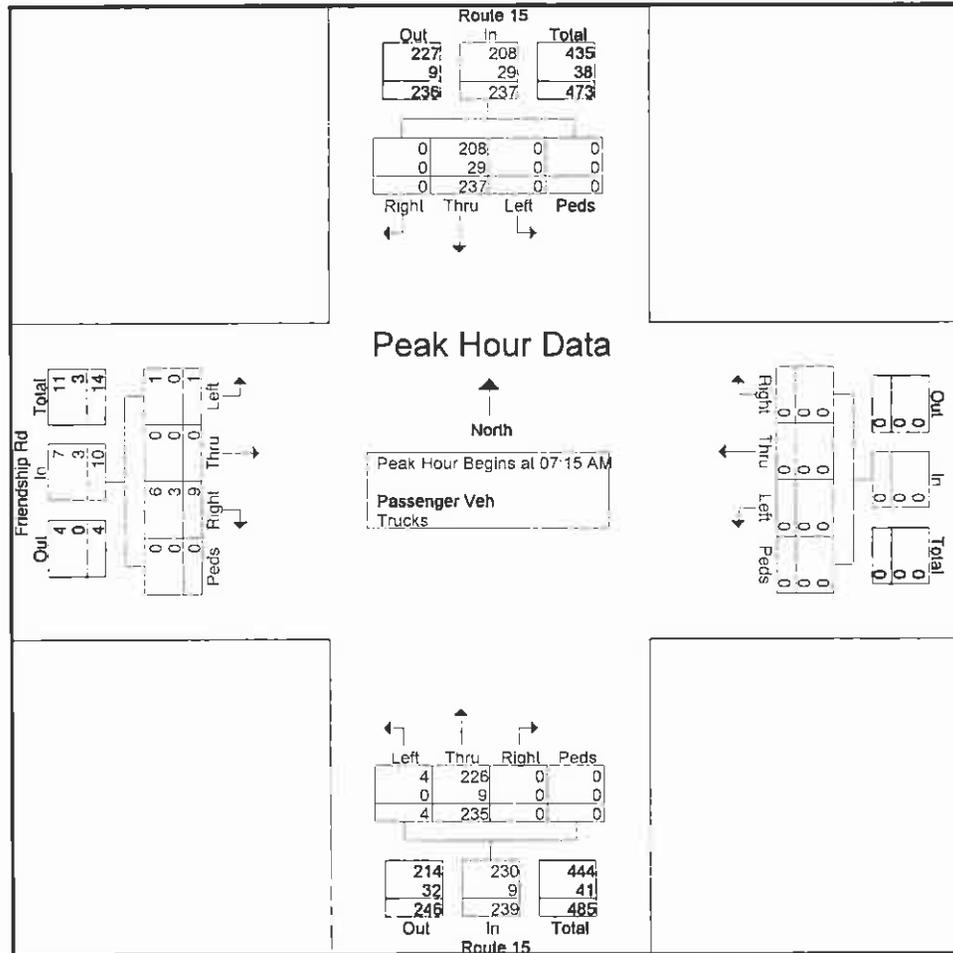
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# Data Collection Group

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File Name : Route 15 and Friendship

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Page No : 4

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

# 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 : 5

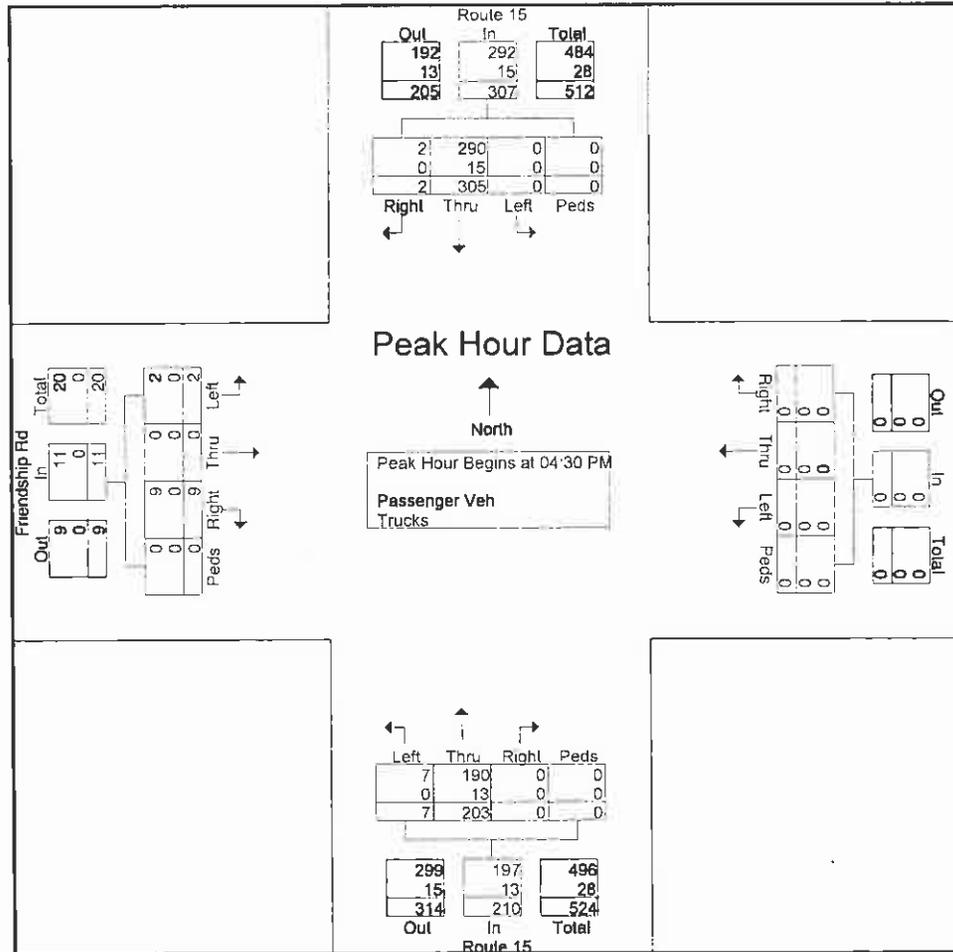
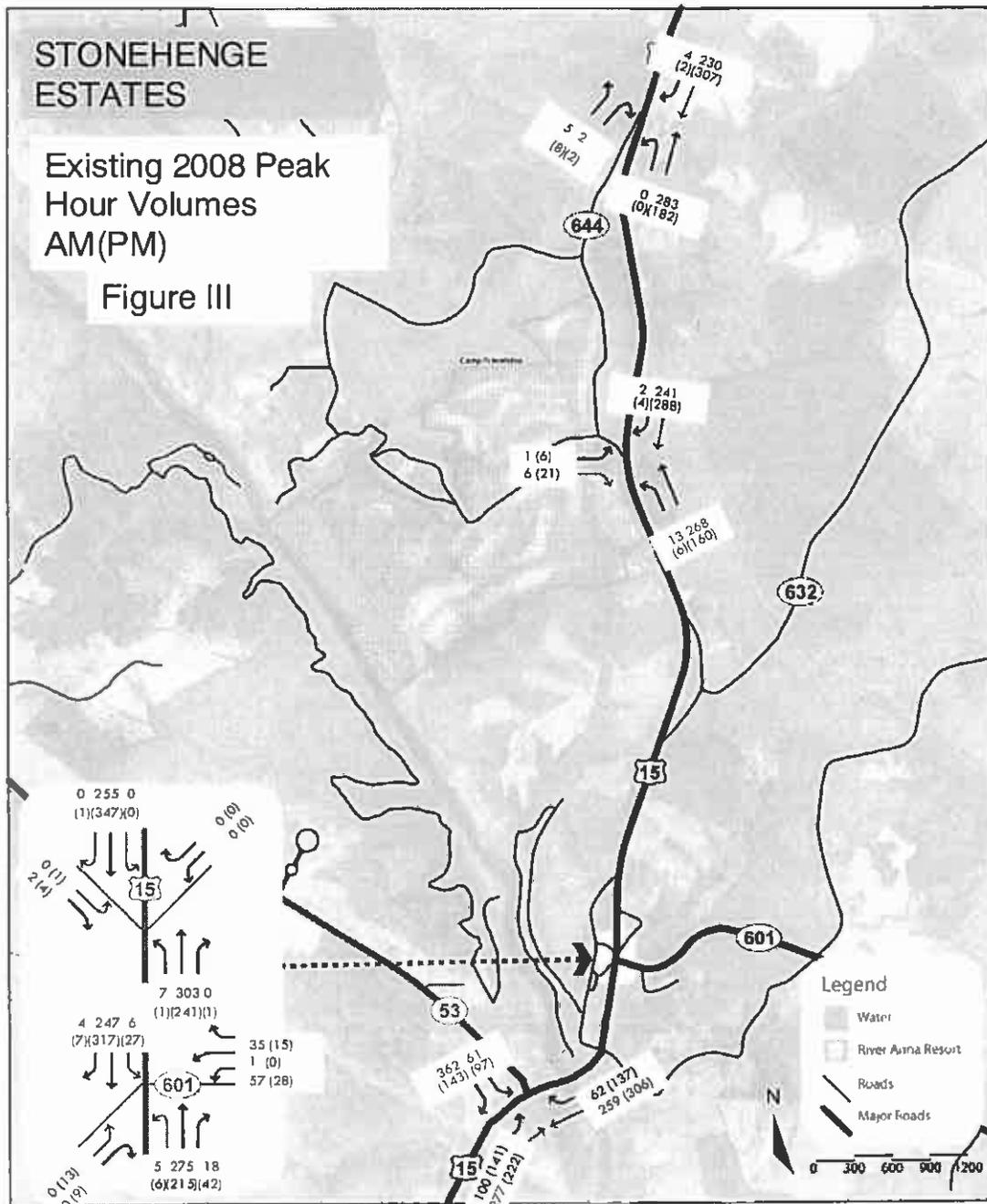


Figure III, Existing 2008 Turning Movement Counts, AM/PM Peak Hours



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

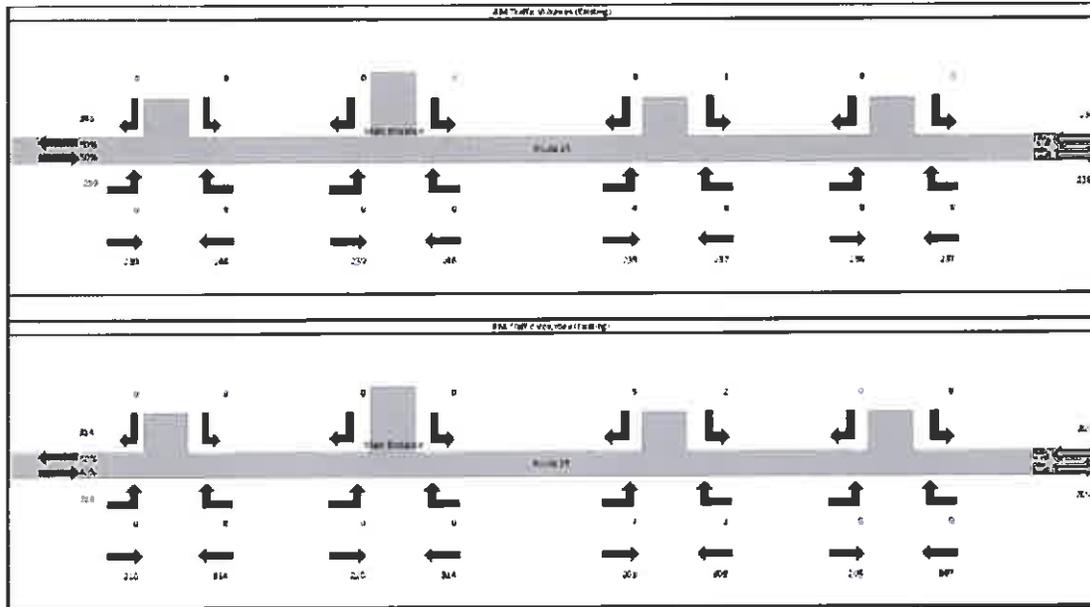
Use Description	ITE	Qty	Daily	AM		PM	
				in	out	in	out
Apartments	230	1,361	6235	71	346	289	142
General Office	710	54,300	834	101	14	24	116
Shopping	820	96,200	6622	59	38	304	316
		total	13691	231	397	617	574
internal capture				11	52	43	21
Peak Hour Trips After Reductions (driveway trips)				220	345	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

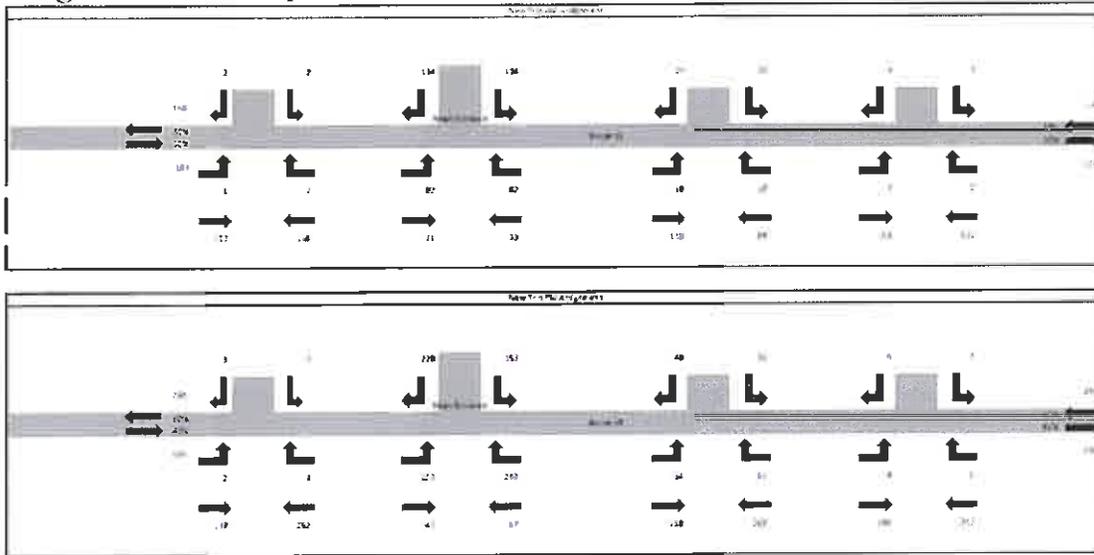
The following diagrams show:

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.



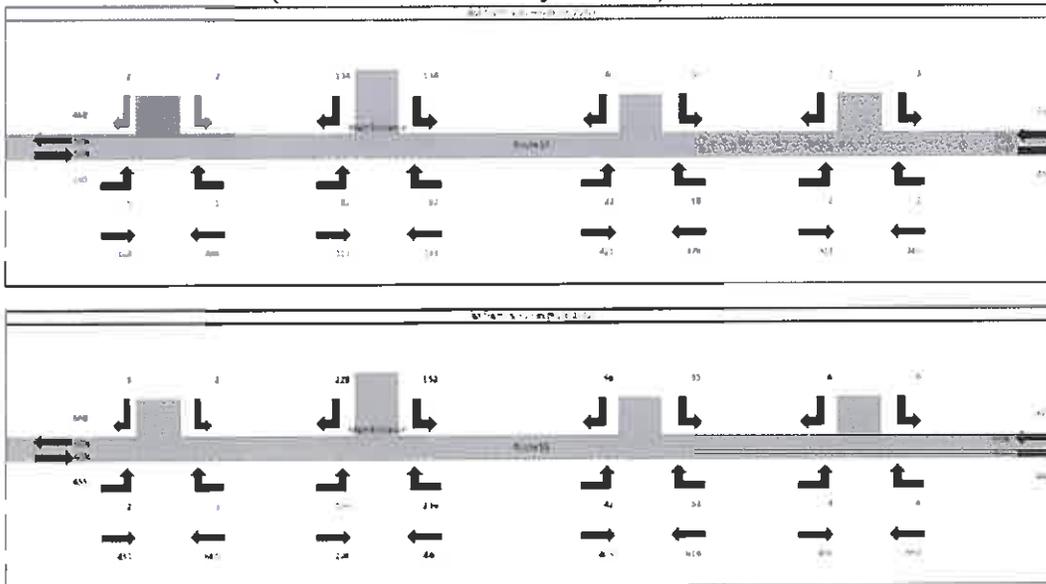
2. The projected site trips per Table 1. The trips were distributed onto Route 15 based on the patterns of the current traffic passing the site. This is to say that if in the afternoon 60% of the traffic on Route 15 is heading southbound, then we'll assume that 60% of the arrivals and departures from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

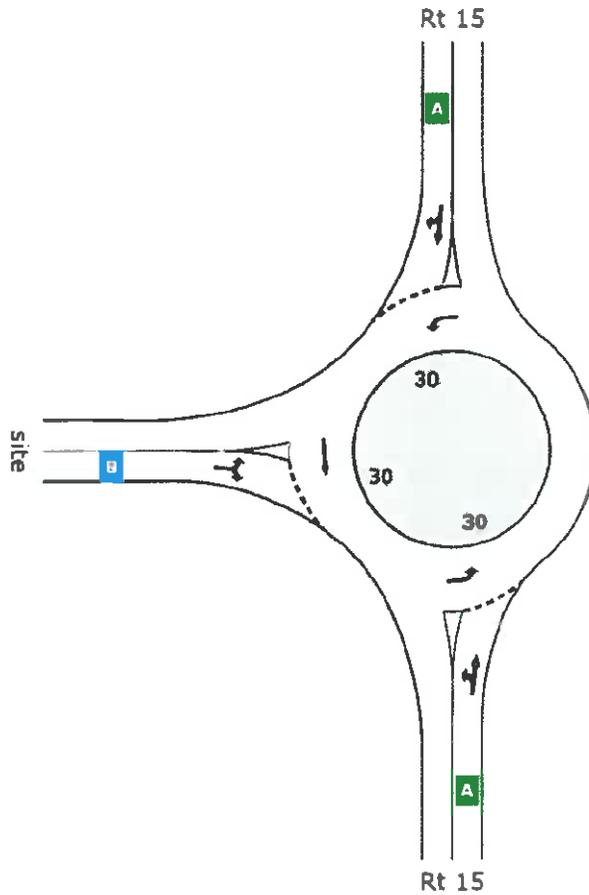
The following graphics illustrate the preliminary recommendations for access to this site.

**LEVEL OF SERVICE SUMMARY**

Site: Rou 4-way 11

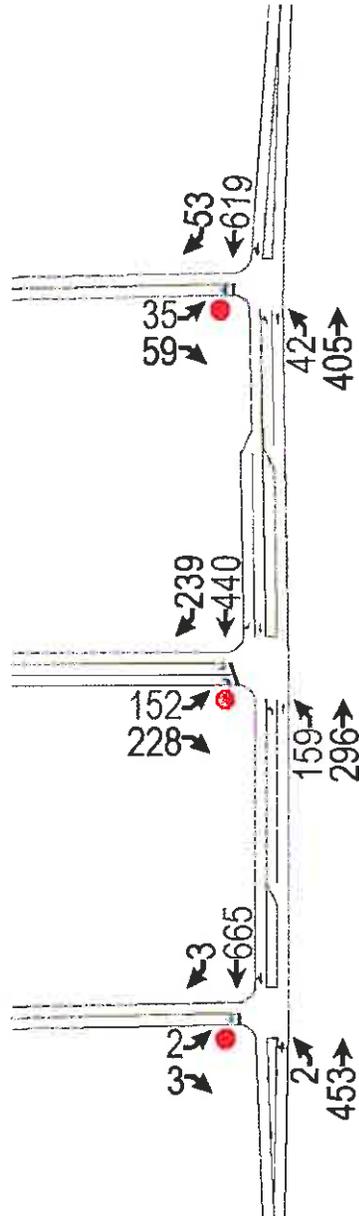
Roundabout with 1 & 2-lane approaches and circulating road  
 MUTCD (FHWA 2009) example number: 3C-4  
 Roundabout Guide (TRB 2010) example number: A-3

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

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

## Memo

TO: Steven Tugwell, Planning Department

FROM: Wayne Stephens, Public Works Department

DATE: September 11, 2012

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

Cc: Allyson Finchum, Robert Popowicz

Steve,

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

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

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

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

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

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

**Total Estimated EMUs Needed = 608**

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

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

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

**NOTES:**

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

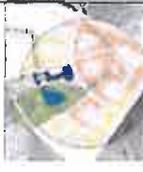
COMMUNITY ELEMENT MATRIX						
						
<b>Regional Mixed Use</b>	<b>Regional Employment</b>	<b>Neighborhood Mixed Use</b>	<b>Neighborhood Residential</b>	<b>Village</b>	<b>Rural Cluster</b>	<b>Rural Preservation</b>
<b>Street Types</b>						
Commercial street Main street Neighborhood street	Commercial 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

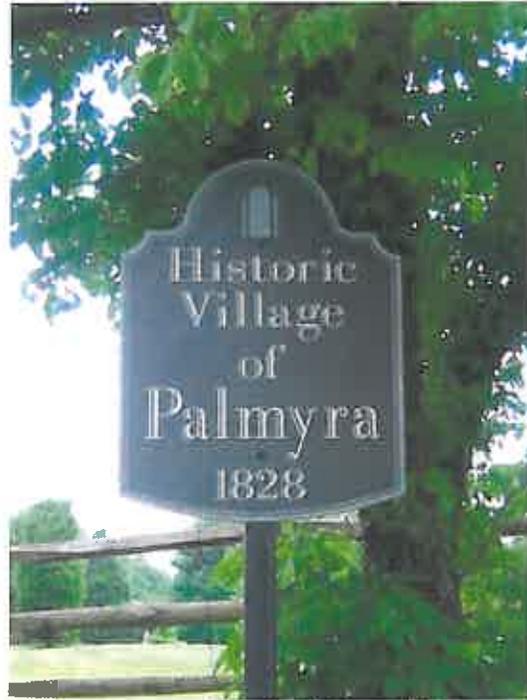
Figure LU-21, Community Element Matrix

## 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 patter of the area or community in which it proposes to locate.*
      - ii. The proposed use shall be compatible with the uses permitted by right in that zoning district and shall not adversely affect the use and/or value of neighboring property.*

	<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%</p> <p>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/forestral 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*

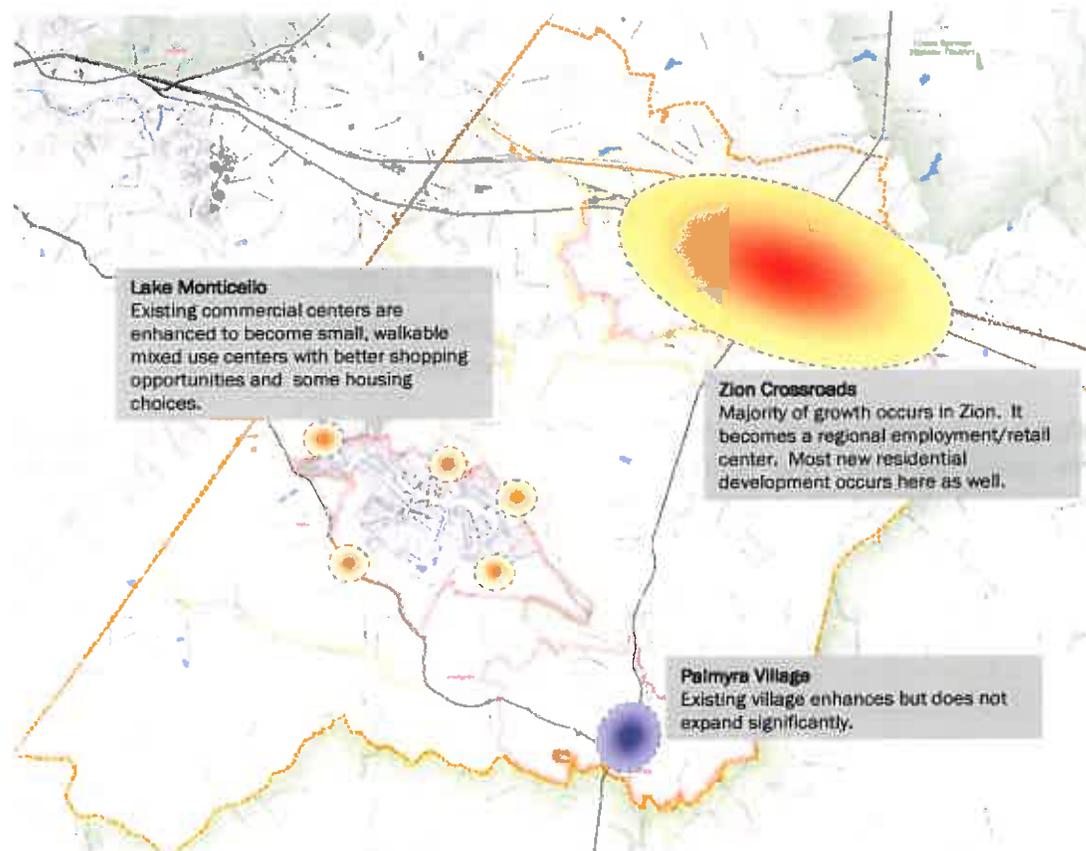
The transect focuses growth in more concentrated urban centers, thereby allowing for the preservation of rural land. The transect is also a device for planning walkable neighborhoods, in which pedestrians can travel comfortably from one destination to another within about a quarter-mile walk.

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.

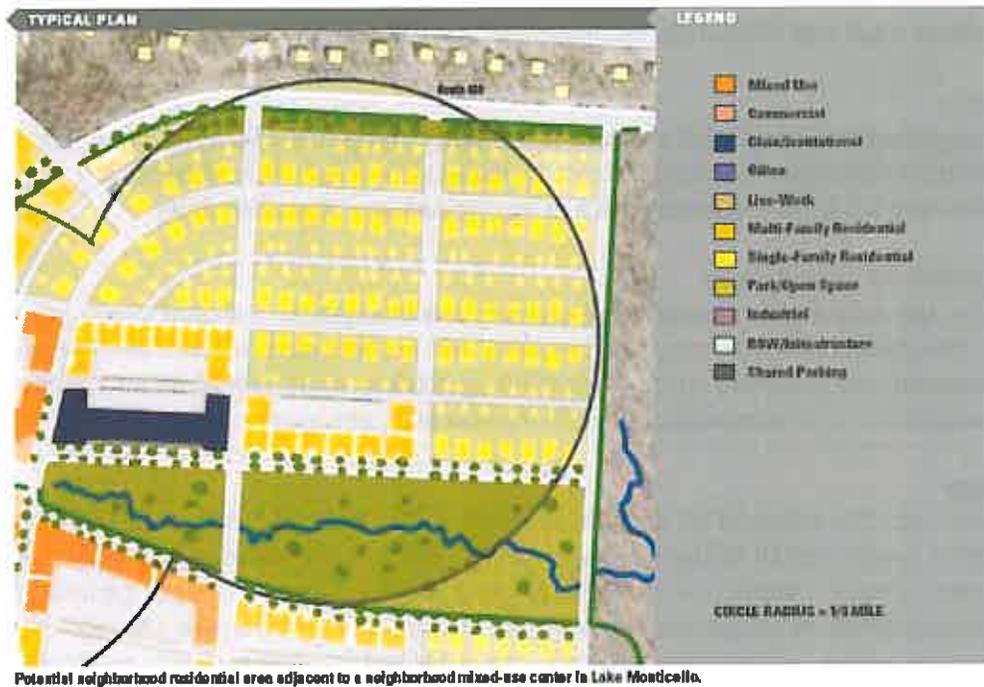
Function is the basic building block in traditional neighborhood developments. The emphasis is on human-scale design sized for easy walking distance, town and neighborhood centers, public spaces, civic uses, and other features that foster a sense of community. This type of development is also characterized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

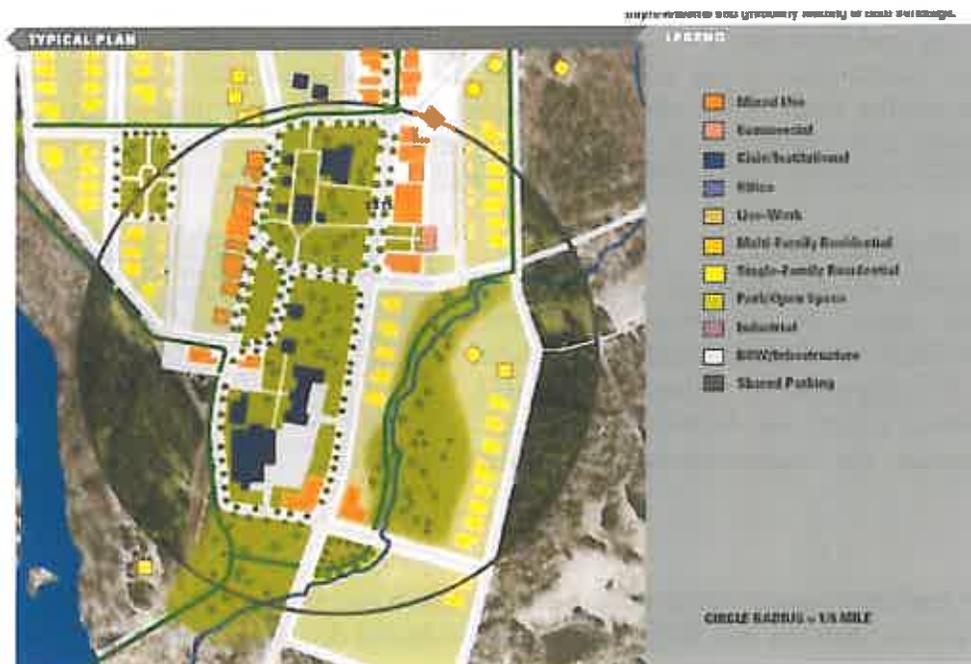
The neighborhood residential element is primarily composed of single-family residences. Residential development should strive to maintain a reasonable density (e.g., less than quarter-acre lots), freeing green space to be retained as a shared amenity.

#### *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.



Potential village enhancements on US 15 in Palmyra.

**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 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 September 23, 2013, which is attached hereto.

**PROFFER STATEMENT**

**Walker's Ridge**

Date of Proffer: 9-18-13  
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 859 Page 634 (TMP 30-A-110)  
Fluvanna County Deed Book 859 Page 631 (TMP 19-A-39C)  
Exhibit(s)/References: 1) Rezoning Application Plan for Walker's Ridge (sheets 1 through 15 dated last revised 09/17/2013), 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 8 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 9 and depicted on sheet 5 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.
- a) **Construction phasing of the amenities.**
- i) **Prior to the submittal of the 2<sup>nd</sup> and/or 3<sup>rd</sup> phase site plan all amenities shown on Sheet 7 shall be completed and/or under construction. Under construction shall be defined as the receipt of the required County permits to construct the amenity.**
- 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 for Transportation.** Construction of the Walker's Ridge PUD development shall be consistent with the Phasing Plan provided on Sheets 14 and 15 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) Phase One 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 & Route 15 (Friendship Road) and provide improvements as shown on sheet 15 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, Phase Two.**

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 for ingress and egress into block A4..

**(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), **and/or the submittal of 2<sup>nd</sup> and/or 3<sup>rd</sup> phase site plan**, 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. In addition, no certificate of occupancy for any residential unit outside of phase I shall be issued prior to construction of the primary entrance (roundabout).

**6) 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.

- 7) **Phase one commercial. Prior to the submittal of the 2nd and/or 3rd phase site plan the commercial area shown on Sheet 7 (Block A-1/Phase 1) shall be built.**
- 8) **Water. For phase 1, a private on-site water system, consisting of wells, storage tanks(s) and a water treatment facility or other similar systems approved by the Virginia Department of Health shall be permitted. Onsite groundwater wells shall not be permitted for water supply for development within phases 2 and 3.**
- 9) **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.

**Cash Proffers Methodology:**

- a. All cash proffers are per. the attached adopted FY 2014-2018 Capital Improvement Plan "C.I.P.", of \$48,500,000.00 rounded up.
  - b. All cash proffers below are based on an estimate of approximately 10,000.00 dwellings currently located within Fluvanna County.
- 10) **Cash Proffer for "Community Services".** 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 2014-2018 'C.I.P' under the heading "**Community Services**", as follows: Eight Hundred Dollars (\$800.00) 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 "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 2014-2018 'C.I.P' under the heading "**Public Safety**", 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.

12) **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 2014-2018 'C.I.P.' under the heading , as follows: Three Thousand Dollars (\$3,000.00) 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.

WITNESS the following signature:

**Hotel Street Capital, LLC**

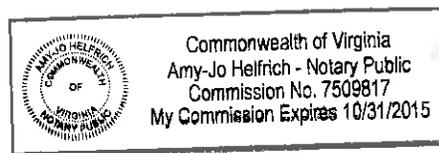
By [Signature]  
Owner and or designated Agent.

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

The foregoing instrument was acknowledged before me this 23 day of September 2013 by Ruth Smith, Owner and or designated Agent of Hotel Street Capital, LLC, a Virginia Corporation.

My Commission expires: 10/31/2015

[Signature]  
Notary Public



Rivanna Woods	Walker's Ridge Pre 9/13	Walker's Ridge Post 9/13
<p>The units in <b>"The Point at The Rivanna Resort"</b> will be sold subject to the attached "Residential density yield plan dated 02/27/09." <b>254 total units.</b></p>	<p><u>Open Space:</u> 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 shown 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 of the adjacent residential lots. Open Space Areas shall be dedicated to and maintained by the Owners' Association.</p>	<p><u>Open Space.</u> 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 shown 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 80% of the adjacent residential lots. Open space areas shall be dedicated to and maintained by the owners association.</p>
<p>Rivanna Woods Golf Club L.P. proffers the attached Preliminary Master Plan for land use purposes. All vegetative buffers, building and parking locations adjoin 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. <b>Block 1: Commercial Center</b> <b>45,000 sq ft retail / 30,000 sq ft</b> office space The buildings are arranged around a central plaza with clock tower and fountain. Architectural styles shall be in general accord with the adjacent Palmyra Fire Station.</p>	<p><u>Landscape Plan for Route 15 Buffers.</u> Prior to approval of the first final site plan within Block A1, 2, and 4 as depicted on Sheet . . . a landscape plan shall be provided, reflecting the general intent of the buffers as described in the Code of Development on Sheet . . . to the Fluvanna County Planning Department for approval. The owner shall install landscaping in accordance with the approved Landscaping Plans within one 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'</p>	<p><u>Landscape Plan for Route 15 Buffers.</u> Prior to approval of the first final site plan with Block . . . as depicted on Sheet 8 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 9 and depicted on Sheet 5 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 year after issuance of the first CO for the applicable site plan. The owner shall be responsible for maintaining the landscaping</p>

<p><i>Buildings shall be red brick and match the historic architectural features of the Fire Station. Parking shall be provided per the Fluvanna County Zoning Ordinance. No parking space, building or other permanent improvement shall be located with <b>75' of the US Route 15 ROW</b></i></p> <p><b>Block 2: Resort and Golf Club House</b>  <i>The resort shall provide several amenities for the development including a restaurant, meeting rooms, and the pro-shop for the golf course. Parking is provided at the resort building for the golf course.</i></p> <p><b>Block 3: Residential</b>  <i>This block consists of three two story stacked flats. A maximum of 72 residential units are proposed within block 3. Surface parking adjacent to each unit shall be provided. Amenities include a community center with pool, tot lot, and picnic area and shall be provided for use by the residents of the Point.</i></p> <p><b>Block 4: Residential</b>  <i>Four two story stacked flats shall be situated along the ridge between the steep slopes adjacent to the river and the proposed driving range. A maximum of ninety-six residential units are proposed within block 4. Buildings are proposed as 2-stories with subterranean parking. Amenities in block 4 include a tot lot and driving range.</i></p> <p><b>Block 5: Residential</b>  <i>A maximum of 17 two story duplex units on small parking courts. A minimum of two surface parking spaces shall be provided per</i></p>	<p><i>Association shall be responsible for all maintenance of the landscaping.</i></p>	<p><i>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.</i></p>
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<p><i>unit in accordance with Fluvanna County Parking Ordinances.</i></p> <p><b>Block 6: Residential</b>  <i>A maximum of 36 villa style units sit between holes five, six, and seven. The villa units shall be one story, above grade, and a combination of driveways, garages, and surface parking spaces shall be provided for this block.</i></p> <p><b>Block 7: Residential</b>  <i>A maximum of 16 villa style units are located between holes 16, 17, and 18. The villa units shall be one story above grade and parking shall be provided in driveways, garages, or surface parking spaces.</i></p> <p><b>Emergency Access Road</b>  <i>The developer shall provide an emergency access road to Rt. 644. The road shall be open to emergency vehicles only.</i></p>		
<p><i>The golf course at “<b>The Point at the Rivanna Resort</b>” shall not become a private club but shall remain open to the public. The golf course property shall not be used for any land use other than uses associated with the operation and support of the golf course.</i></p>	<p><i><u>Amenities.</u> 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 an 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 80% of the adjacent residential</i></p>	<p><i><u>Amenities.</u> 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) 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 of road from any amenity, as shown on the final subdivision plat of such land. The</i></p>

	<p>lots. Amenities shall be dedicated to and maintained by the Owners' Association.</p>	<p>conveyance of each amenity shall be completed prior to the issuance of building permits for 80% of the adjacent residential lots. Amenities shall be dedicated to and maintained by the Owners association.</p> <p>a. Construction phasing of the amenities.</p> <p>a. Prior to the submittal of the second and/or third phase site plan all amenities shown on Sheet 7 shall be completed and/or under construction. <b>Under construction shall be defined as the receipt of the required County permits to construct the amenity.</b></p>
<p>... cash proffer of \$5,000 per residential unit constructed at the proposed "Point . . ." project which funds shall be used for the construction of the new 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 or prior to the issuance of a CO for such units, whichever occurs first.</p>	<p><u>Swim and Fitness facility.</u> The above paragraph 3 notwithstanding, the owner may choose, at his or her discretion, to provide the swimming and fitness facility, as shown on . . . 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.</p>	<p><u>Swim and Fitness Facility.</u> 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 this 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.</p>
<p>... \$1,000 to the Fluvanna / Louisa Housing Foundation per residential unit constructed at the proposed "Point . . ." This money shall be earmarked for emergency repairs for Fluvanna County residents earning less than 80% of the</p>	<p><u>Phasing.</u> Construction of the Walker's Ridge PUD shall be consistent with the Phasing Plan provided on . . . 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</p>	<p><u>Phasing for Transportation.</u> Construction of the Walkers Ridge PUD development shall be consistent with the Phasing Plan provided on Sheets 14 and 15 of the application plan. The phasing of the development may vary</p>

<p>area medium income. This proffer shall be due and payable at closing of the sale of each unit or prior to the issuance of a CO for such units, whichever occurs first.</p>	<p>following conditions:</p> <ol style="list-style-type: none"> <li>a. Re-alignment of SR 644 at south intersection with US 15 (triggered by first residential building permit)</li> <li>b. 100' by 100' turn taper on SR 644 at north intersection with US 15 (triggered by development ADT exceeds 4000)</li> <li>c. Sub-site entrance (triggered by development ADT exceeds 4000)</li> <li>d. Roundabout (triggered by development ADT exceeds 8000).</li> </ol>	<p>dependent on variations in the demand of both the residential and commercial real estate markets subject to the following conditions:</p> <ol style="list-style-type: none"> <li>a. Re-alignment of SR 644 at south intersection with US 15 (triggered by first residential building permit)</li> <li>b. 100' by 100' turn taper on SR 644 at north intersection with US 15 (triggered when development ADT exceeds 4000)</li> <li>c. Sub-site entrance (triggered when development ADT exceeds 4000)</li> <li>d. Roundabout (triggered when development ADT exceeds 8000 <b>AND/ OR the submittal of 2<sup>nd</sup> and / or 3<sup>rd</sup> phase site plan</b>). In addition, no CO for any residential unit outside of Phase I shall be issued prior to construction of the primary entrance (roundabout).</li> </ol>
<p>. . .will improve Rt. 644 / Rt. 15 as provided in the traffic impact study and VDOT's requirements associated with the site plan approval.</p>	<p><u>Affordable Housing</u>. 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: \$500 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.</p>	<p><u>Frontage Improvements</u>. Contemporaneously with, and as part of, frontage improvements along US 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 US 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</p>

		<i>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.</i>
<i>. . . shall proffer up to \$50,000 to the construction of a future traffic light, if required by VDOT as a result of future additional development in the area, at the intersection of Route 15 and Route 644 (expires if construction hasn't started after 5 years).</i>	<i><u>Frontage Improvements.</u> Contemporaneously with, and as part of, frontage improvements along US 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 US 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.</i>	<i><u>Phase One commercial.</u> Prior to the submittal of the second and/or third phase site plan the commercial area shown on Sheet 7 shall be built.</i>
<i>. . . 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</i>	<i><u>Cash Proffer for Schools.</u> For each dwelling unit constructed on the property, the owner shall contribute cash to Fluvanna County for funding the items and delineated in the current adopted 2013-2017 CIP under the heading "Schools" as follows: \$1000 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.</i>	<i><u>Water.</u> For Phase 1, a private on-site water system, consisting of wells, storages tanks, and a water treatment facility or other similar systems approved by the VA Department of health shall be permitted. Onsite groundwater well shall not be permitted for water supply for development within Phases 2 and 3.</i>

<p><i>any required engineering.</i></p>		
<p><i>. . . 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.</i></p>	<p><u>Cash Proffer for Public Safety.</u> 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 CIP under the heading "Public Safety" as follows: \$500 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.</p>	<p><u>Affordable Housing.</u> 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: \$500 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.</p>
<p><i>. . . shall proffer the exterior commercial architectural guidelines in "Block #1 Commercial Center" as "The Point . . ." to be consistent with the architectural design and materials used for the new Palmyra Fire Station located on Rt 15, as determined by the convening County authority for site plan approval.</i></p>	<p><u>Cash Proffer for Governmental.</u> 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 CIP under the heading "Governmental" as follows: \$500 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.</p>	<p><u>Cash Proffer for "Community Services."</u> 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 2014-2018 CIP under the heading "Community Services," as follows: \$800 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.</p>
<p><i>. . . shall proffer the following residential exterior architectural guidelines at "The Point . . ."</i></p> <ol style="list-style-type: none"> <li><i>1. Siding:</i> <ol style="list-style-type: none"> <li><i>a. 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.</i></li> </ol> </li> <li><i>2. Roofing:</i> <ol style="list-style-type: none"> <li><i>a. Only architectural grade</i></li> </ol> </li> </ol>		<p><u>Cash Proffer for "Public Safety."</u> For each dwelling unit constructed on the property, the owner shall contribute cash to Fluvanna County for the funding the items as delineated in the current adopted FY 2014-2018 CIP under the heading "Public Safety," as follows: \$1000 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.</p>

<p><i>roofing and metal roofing or any combination thereof shall be allowed. No three tab shingles shall be allowed.</i></p> <p>3. <i>Foundation covering:</i></p> <p>a. <i>All concrete and or masonry foundations above grade shall be embossed with either a brick and or stone pattern.</i></p>		
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# **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



..... Overall Master Plan, Page 2

..... Overall Amenity Plan, Page 3

..... Perspective of Apartments and Streetscape, Page 7

..... North Perspective from Route 15, Page 5

..... Perspective of Main Entrance and Commercial Area, Page 4

..... South Perspective from Route 15, Page 6



..... Master Plan of Development Phase I, Page 8

..... Perspective of Single-Family House and Open Space, Page 9

..... Perspective of Main Entrance in Phase I, Page 10





- Multi-Purpose Trail - Passive Recreation Area
- Pond and Footbridge
- Community Green
- Picnic Pavilion / Multi-Purpose Trail  
Passive Recreation Area
- Passive Recreation Area
- Community Green
- Multi-Purpose Trail - Passive Recreation Area
- Pond / Footbridge / Trail
- Picnic Pavilion / Multi-Purpose Trail  
Passive Recreation Area
- Athletic Field
- Playground
- Club House and  
Swimming Pool Facilities
- Multi-Purpose Trail - Passive Recreation Area
- Civic Plaza
- Playground
- Multi-Purpose Trail - Passive Recreation Area
- Pond
- Playground
- Community Green

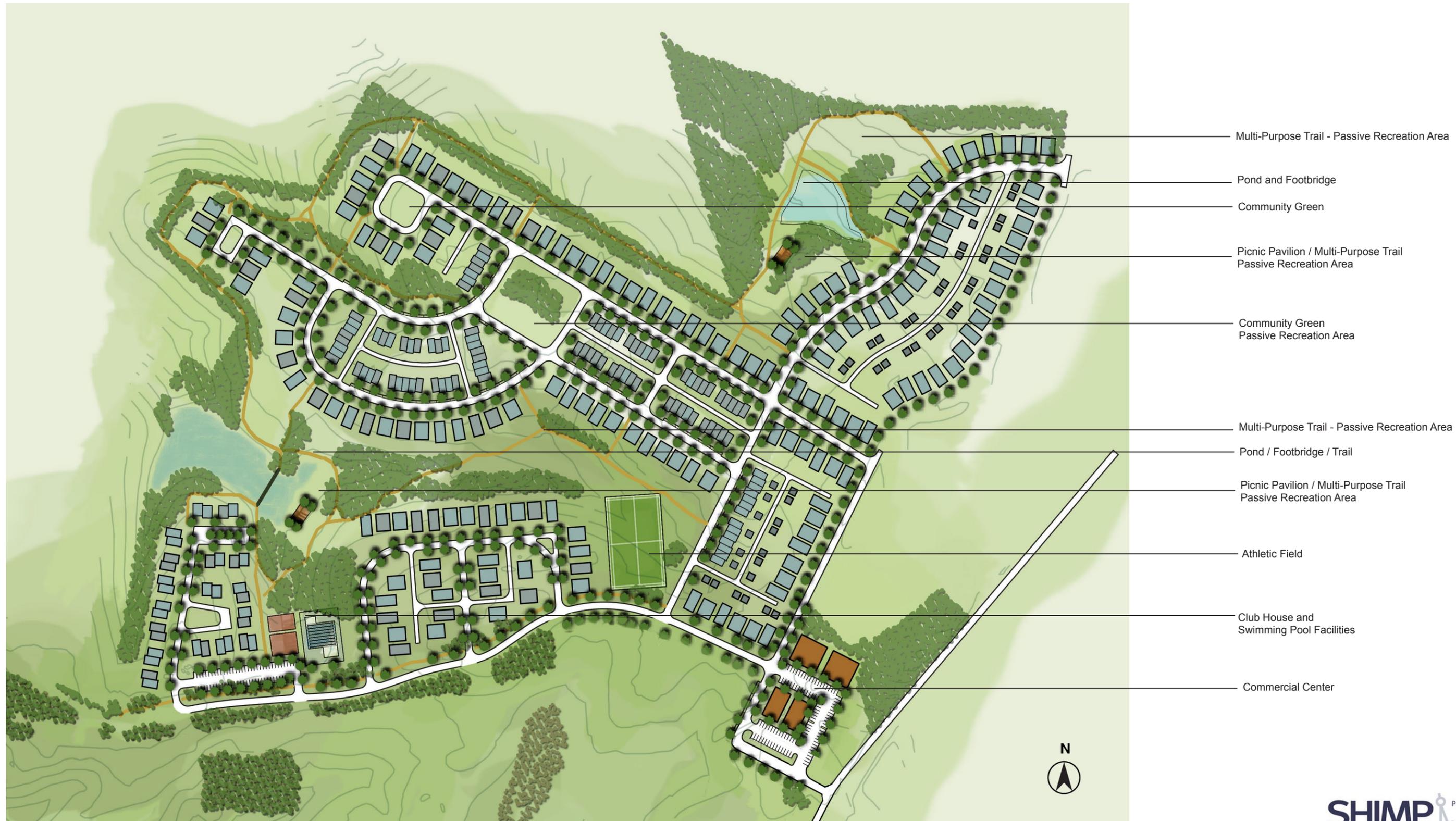
- 1 mile River Loop Trail
- Passive Recreation Area
- Picnic Pavilion and Overlook
- Pond / Footbridge / Trail
- Pond
- Multi-Purpose Trail  
Passive Recreation Area
- Multi-Purpose Trail  
Passive Recreation Area
- Multi-Purpose Trail  
Passive Recreation Area
- Community Gardens  
and Greenhouse
- Community Green















## BOARD OF SUPERVISORS AGENDA ITEM

Meeting Date: October 16, 2013

<b>SUBJECT:</b>	Elect to Opt-Out of the VLDP plan and establish a County disability plan in accordance to Chapter 11.1 of Title 51.1 of the <i>Code of Virginia</i> .
<b>MOTION(s):</b>	<b>I move to make the irrevocable election to request that Fluvanna County's eligible employees not participate in the VLDP and that the County establish, and continue to maintain, comparable employer-paid disability coverage for such employees as per required in The Code of Virginia, Chapter 11.1, Title 51.1.</b>
<b>STAFF CONTACT:</b>	Gail Parrish; Human Resources Manager
<b>RECOMMENDATION:</b>	Approve
<b>TIMING:</b>	Sign Resolution and Submit on or prior to November 1, 2013 to VRS.
<b>DISCUSSION:</b>	The Code of Virginia, §51.1-1150-1183, requires each local jurisdiction participating in the Virginia Retirement Service (VRS) plan to provide employer paid income protection for all employees enrolled in the new VRS Hybrid retirement plan that goes into effect on January 1, 2014. Each locality must elect to participate in the VLDP plan or establish another plan that meets or exceeds the code's requirements.
<b>FISCAL IMPLICATIONS:</b>	Approximately \$15 - \$25 per month for any VRS Hybrid plan eligible employee hired on or after January 1, 2014. Estimated \$800 FY14.
<b>POLICY IMPLICATIONS:</b>	Required by state code
<b>LEGISLATIVE HISTORY:</b>	New code
<b>ENCLOSURES:</b>	Proposed resolution



**BOARD OF SUPERVISORS  
County of Fluvanna  
Palmyra, Virginia**

**RESOLUTION**

At a regular monthly meeting of the Fluvanna County Board of Supervisors held on Wednesday, October 16, 2013 in Palmyra, Virginia, the following action was taken:

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Present

Shaun V. Kenney  
Bob Ullenbruch  
Mozell Booker  
Joe Chesser  
Donald W. Weaver

Vote

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**WHEREAS**, for purposes of VLDP administration, an employer with VLDP-eligible employees may make an irrevocable election on or before November 1, 2013, requesting that its eligible employees not participate in VLDP as of the VLDP effective date of January 1, 2014, because it has or will establish, and continue to maintain, comparable employer-paid disability coverage for such employees that meets or exceeds the coverage set out in Chapter 11.1 of Title 51.1 of the *Code of Virginia*, with the exception of long term care coverage, by January 1, 2014; and

**WHEREAS**, it is the intent of the County of Fluvanna, VRS member #55132, to make this irrevocable election to request that its eligible employees not participate in VLDP; and

**NOW, THEREFORE, BE IT RESOLVED** that the County of Fluvanna irrevocably elects not to participate in VLDP because it has or will establish, and continue to maintain, comparable employer-paid disability coverage for such employees; and

**BE IT FURTHER RESOLVED** that, as an integral part of making this irrevocable election, the County of Fluvanna certifies that it has or will establish, and continue to maintain, comparable employer-paid disability coverage for such employees.

Adopted this 16<sup>th</sup> day of October 2013  
by the Fluvanna County Board of Supervisors

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Shaun V. Kenney, Chairman  
Fluvanna County Board of Supervisors

## BOARD OF SUPERVISORS AGENDA ITEM

Meeting Date: October 16, 2013

<b>SUBJECT:</b>	Establish an Employer Paid Disability Plan per Chapter 11.1 of Title 51.1 of the <i>Code of Virginia</i> .
<b>MOTION(s):</b>	<b>I move that Fluvanna County establish a disability plan for VRS Hybrid Plan-eligible employees per Chapter 11.1 of Title 51.1 of the Code of Virginia, with such plan to include VaCorp and The Standard Insurance companies proposed Short Term and Long Term Plans, effective January 1, 2014.</b>
<b>STAFF CONTACT:</b>	Gail Parrish, Human Resources Manager
<b>RECOMMENDATION:</b>	Approve
<b>TIMING:</b>	Prior to December 1, 2013
<b>DISCUSSION:</b>	The Code of Virginia, §51.1-1150-1183, requires each local jurisdiction participating in the Virginia Retirement Service (VRS) plan to provide employer paid income protection for all employees enrolled in the new VRS Hybrid retirement plan that goes into effect on January 1, 2014. Each locality must elect to participate in the VLDP plan or establish another plan that meets or exceeds the code's requirements.
<b>FISCAL IMPLICATIONS:</b>	Approximately \$15 - \$25 per month for any VRS Hybrid plan eligible employee hired on or after January 1, 2014. Estimated \$1,150.00 FY14.
<b>POLICY IMPLICATIONS:</b>	Required by state code
<b>LEGISLATIVE HISTORY:</b>	New code
<b>ENCLOSURES:</b>	New Hybrid Disability Plan Review and Recommendation Briefing



# **New Hybrid Disability Plan Review and Recommendation**

**Proposal to Opt-out of the  
Virginia Local Disability Plan (VLDP)**

October 16, 2013



# Virginia State Code

- **General Assembly created the Virginia Local Disability Program (VLDP) for political subdivisions & school division employees who will be covered under the VRS Hybrid Retirement Plan effective January 1, 2014.**
- **All eligible employees become participants in the VLDP program unless the BOS adopts and submits a resolution on or before November 1, 2013, requesting not to participate in the program because the employer has or will establish, and continue to maintain, comparable disability coverage for eligible employees.**
- ***The election by the BOS to participate or not to participate in the VLDP program shall be irrevocable.***



# Options and Costs

- **Two Options**
  - **OPT-IN:** Virginia Local Disability Plan (VLDP/Unum)
  - **OPT-OUT:** VaCoRP/The Standard
  
- **County Costs**
  - Based on average annual salary of \$41,600 (\$20/hour)

Vendor	FY14 (Jan - Jun) (~21 new hires)	FY15 (~33 new hires)
VLDP/Unum	\$1,310.40	\$6,052.80
VaCoRP/Standard	\$1,150.38	\$5,306.22



# Hybrid Disability Plan Pros & Cons

	VLDP/Unum (Opt-In)	VaCorp/Standard (Opt-Out)
<b>PROS</b>	<ul style="list-style-type: none"> <li>• <u>0.91% of covered payroll</u> for the employees covered under the VRS Hybrid Retirement Plan</li> <li>• Plan exceeds minimum requirements</li> <li>• LTD Insurance paid income replacement until retirement.</li> <li>• 6 Month price guarantee.</li> <li>• Plan Management by Unum.</li> <li>• Billing through VRS</li> <li>• Includes a Long Term Care Plan.</li> </ul>	<ul style="list-style-type: none"> <li>• <u>0.79% of covered payroll</u> for the employees covered under the VRS Hybrid Retirement Plan</li> <li>• Plan exceeds minimum requirements</li> <li>• LTD insurance paid income replacement until retirement.</li> <li>• 3 year price guarantee.</li> <li>• Plan Management by Standard.</li> <li>• Billing through VaCoRP</li> <li>• Premium less than VLDP</li> <li>• Not locked into this plan in future.</li> </ul>
<b>CONS</b>	<ul style="list-style-type: none"> <li>• Premium Cost.</li> <li>• Employer pays STD income replacement.</li> <li>• 12 month eligibility wait time.</li> <li>• Only 6 month price guarantee.</li> <li>• Can not change in future.</li> </ul>	<ul style="list-style-type: none"> <li>• Premium Cost.</li> <li>• Employer pays STD income replacement.</li> <li>• 12 month eligibility wait time.</li> </ul>



# New Sick Leave Plan for Hybrid Employees

- **Disability Plan requires changing Sick Leave Plan**

Employee Category	Years of Service Completed by Jan 1	Lump Sum Sick Leave Each Year <i>(Not carried forward year to year)</i>
<b>Regular Full-Time (1)</b>	Less than 5 years	96 hours (12 days)
	5 through 9 years	104 hours (13 days)
	10 or more years	120 hours (15 days)

<b>Regular Part-Time (2)</b>	Less than 5 years	48 hours (12 Half days)
	5 through 9 years	52 hours (13 Half days)
	10 or more years	60 hours (15 Half days)

(1) 80 hours or more per pay period (60 hours = 75%)

(2) Greater than 40 hours per pay period

**1 day = 8 hours**



# Questions?

## BOARD OF SUPERVISORS AGENDA ITEM

**Meeting Date:** October 16, 2013

<b>SUBJECT:</b>	Appointment to Thomas Jefferson Emergency Medical Services Council (TJEMS)
<b>MOTION(s):</b>	I move to appoint Ms. Cheryl Wilkins to the Thomas Jefferson Emergency Medical Services Council (TJEMS), replacing Ms. Andrea Gaines as the Fluvanna representative, with a term to begin immediately and to terminate June 30, 2014.
<b>STAFF CONTACT:</b>	Mary L. Weaver, Clerk to the Board of Supervisors
<b>RECOMMENDATION:</b>	Approval
<b>TIMING:</b>	Routine
<b>DISCUSSION:</b>	This appointment would replace Andrea Gaines with the Emergency Services Coordinator.
<b>FISCAL IMPLICATIONS:</b>	None
<b>POLICY IMPLICATIONS:</b>	None
<b>LEGISLATIVE HISTORY:</b>	None
<b>ENCLOSURES:</b>	None

## BOARD OF SUPERVISORS AGENDA ITEM

Meeting Date: October 8, 2013

<b>SUBJECT:</b>	Appointment to the Parks and Recreation Advisory Board Student Position
<b>MOTION(s):</b>	<b>I move to appoint _____ to the Parks and Recreation Advisory Board Student Position, with a term to begin immediately and to terminate June 30, 2017. This position replaces Kelsey Schlein, who graduated.</b>
<b>STAFF CONTACT:</b>	Mary Weaver
<b>RECOMMENDATION:</b>	Approval
<b>TIMING:</b>	Normal
<b>DISCUSSION:</b>	Applicants who have shown an interest in this position are: Eva McGehee
<b>FISCAL IMPLICATIONS:</b>	None
<b>POLICY IMPLICATIONS:</b>	None
<b>LEGISLATIVE HISTORY:</b>	None
<b>ENCLOSURES:</b>	Boards and Commissions Applications

Interest in Parks and Recreation Advisory Board

Fork Union

**Last Name**  **First Name**  **Date Recieved**

**Mailing Address**  **City**  **State**  **Postal Code**

**Home Phone**  **Work Phone**  **Cell Phone/Other**

**Fax**  **Email Address**

**Physical Address**  **City**  **State**  **Postal Code**

**Education and Experience:**

I am a 9th grade student at Fluvanna County High School.

**Civic Activities and Committee Memberships:**

I am running my second season of cross-country and have run three seasons of outdoor track. I am a committee chair for the Interact Club and participate in Academic Team. I am also active in my church youth group.

**Interest in Committee:**

I am interestin in serving on the Parks and Rec Board to be a part of this program tha I and many others have benefitted from. I know the trails at Pleasant Grove and I've been exposed to Fluvanna history through my grandmother and understand its connection to the parks. The Rivanna River has always been a large part of my life. Every summer includes a canoeing trip and numerous swims in the river. As a current high school student, I would be an advocate for my peers. My goals for Parks and Rec are to improve the trail markings at Pleasant Grove to make the paths easier to follow and to increase civilian use of the river. Thank you for the opportunity to

**Comments:**

## BOARD OF SUPERVISORS AGENDA ITEM

Meeting Date: October 16, 2013

<b>SUBJECT:</b>	Loan of \$30,000 to Fork Union Sanitary District (FUSD)
<b>MOTION(s):</b>	<b>I move that the Board of Supervisors approve a loan from the Fluvanna County General Fund to Fork Union Sanitary District for \$30,000.00, effective 6/30/2013.</b>
<b>STAFF CONTACT:</b>	Wayne Stephens, Director of Public Works/Barbara Horlacher, Director of Finance
<b>RECOMMENDATION:</b>	Approval
<b>TIMING:</b>	Effective June 30, 2013
<b>DISCUSSION:</b>	As of June 30, 2013, FUSD had a negative cash balance of \$29,411, because the cash generated from water charges and cell tower rentals are not adequate enough to cover both FUSDs operating expenses and debt service.
<b>FISCAL IMPLICATIONS:</b>	The total owed by FUSD to the County would increase to \$70,000, including the current outstanding loan of \$40,000 and the new proposed loan of \$30,000.
<b>POLICY IMPLICATIONS:</b>	N/A
<b>LEGISLATIVE HISTORY:</b>	N/A
<b>ENCLOSURES:</b>	None

## BOARD OF SUPERVISORS AGENDA ITEM

Meeting Date: October 16, 2013

<b>SUBJECT:</b>	Adoption of the Fluvanna County Board of Supervisors regular meeting minutes.
<b>MOTION(s):</b>	<b>I move the regular meeting minutes of the Fluvanna County Board of Supervisors for Wednesday, October 02, 2013 be adopted.</b>
<b>STAFF CONTACT:</b>	Mary L. Weaver, Clerk to the Board of Supervisors
<b>RECOMMENDATION:</b>	Approval
<b>TIMING:</b>	Routine
<b>DISCUSSION:</b>	None
<b>FISCAL IMPLICATIONS:</b>	N/A
<b>POLICY IMPLICATIONS:</b>	N/A
<b>LEGISLATIVE HISTORY:</b>	None
<b>ENCLOSURES:</b>	Draft minutes for October 02, 2013

**FLUVANNA COUNTY BOARD OF SUPERVISORS  
REGULAR MEETING MINUTES  
Circuit Court Room  
October 2, 2013, 2:00 pm, Regular Meeting & Work Session**

**MEMBERS PRESENT:** Shaun V. Kenney, Chairman  
Joe Chesser  
Donald W. Weaver  
Mozell H. Booker

**MEMBERS ABSENT:** Bob Ullenbruch, Vice-Chairman

**ALSO PRESENT:** Steven M. Nichols, County Administrator  
Fred Payne, County Attorney  
Mary Weaver, Clerk to the Board of Supervisors

**CALL TO ORDER/PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE**

Chairman Kenney called the meeting of Wednesday, October 2, 2013, to order at 2:00 p.m., in the Circuit Courtroom in Palmyra, Virginia; and the Pledge of Allegiance was recited, after which, Chairman Kenney called for a moment of silence.

**CLOSED SESSION**

**MOTION TO ENTER INTO A CLOSED MEETING:**

At 2:01 p.m., Mr. Weaver moved the Fluvanna County Board of Supervisors enter into a closed session, pursuant to the Virginia Code Section 2.2-3711 A.6 and 2.2-3711A.7 for discussion of Investment of Funds and Legal Matters. Mr. Chesser seconded. The motion carried, with a vote of 4-0. AYES: Kenney, Chesser, Weaver and Booker. NAYS: None. ABSENT: Ullenbruch.

**MOTION TO EXIT A CLOSED MEETING & RECONVENE IN OPEN SESSION:**

At 2:24 p.m., Mr. Weaver moved the closed meeting be adjourned and the Fluvanna County Board of Supervisors reconvene again in open session. Mrs. Booker seconded. The motion carried, with a vote of 4-0. AYES: Kenney, Chesser, Weaver and Booker. NAYS: None. ABSENT: Ullenbruch.

**MOTION:**

At 2:25 p.m., the following resolution was adopted by the Fluvanna County Board of Supervisors, following a closed meeting held Wednesday, October 2, 2013, on motion of Mr. Weaver, seconded by Mrs. Booker, and carried by the following vote of 4-0. AYES: Kenney, Chesser, Weaver and Booker. NAYS: None. ABSENT: Ullenbruch.

**“BE IT RESOLVED** to the best of my knowledge (i) only public business matters lawfully exempted from open meeting requirements under Section 2.2-3711-A of the Code of Virginia, 1950, as amended, and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting.”

**COUNTY ADMINISTRATOR’S REPORT**

Mr. Nichols reported on the following topics:

- Aqua Virginia and Fluvanna County have mutually agreed to suspend negotiations on the PPEA Proposal pending further resolution.
- Anthony Tanner in Public Works completed Small Engine and Equipment Repair at PVCC.
- Clerk of the Circuit Court Staff received another Letter of Appreciation saying that, “you have the best clerks in the world.”
- 3<sup>rd</sup> Annual Wine Festival at Pleasant Grove Park was a great success.
- Old Farm Day at Pleasant Grove Park is Saturday, October 5, 2013, 9:00 am to 4:00 pm. A Bike Rodeo will be included this year from 10:00 am to 2:00 pm.
- Annual Mother & Son Fall Dance will be held October 19, 2013 at the Fluvanna County Community Center. RSVP by Friday October 11, 2013.
- Carysbrook Winter Gym Hours Sep 3 – Dec 5, 2013, Monday through Thursday 5:00 pm to 9:00 pm.
- Apple Harvest Trail Run 5K, October 12, 2013 at Pleasant Grove Park. Check-in 7:00 am, with the race at 8:00 am.
- Fork Union Fire Station Grand Opening and Open House on Saturday, October 12, 2013, 10:00 am to 2:00 pm.
- Awaiting final report on Carysbrook Wells.
- Ongoing concerns with Pleasant Grove Park House Project, potential update will be given at next Board meeting.
- Looking at a potential ordinance regarding Coyotes.
- Munis Self Service is working well.

Mrs. Booker showed new t-shirts for sell in Fluvanna County – A Great Place to Live, Learn, Work and Play.

#### **PUBLIC COMMENTS #1**

Chairman Kenney opened the floor for the first round of public comments.

- Wayne Smith – addressed the Board in regards to Aqua Virginia rates.
- Adrian Miller, Rivanna District – addressed the Board in regards to representing the people that elected them, that they be accountable for their actions. Why rush to get James River Water Pipeline done when permit doesn’t expire until 2021?
- Rick Kelly, Rivanna District – addressed the Board in regards to the great clerks in the Circuit Courts and opposed to Aqua PPEA Proposal.
- Stephanie Davis, Rivanna District – addressed the Board in regards to opposition of Aqua PPEA Proposal.
- 

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

#### **PUBLIC HEARING**

None

#### **ACTION MATTERS**

Appointment to the Economic Development Authority – Mr. Steven Nichols addressed the Board in regards to this request. This vacancy is due to the resignation of Mr. Stephen Scott.

MOTION:

Mr. Weaver moved to appoint Mr. Daniel Nunziato to the Economic Development Authority, with a term to begin immediately and to terminate August 31, 2015, replacing Stephen Scott, who resigned. Mr. Chesser seconded. The motion carried,

with a vote of 4-0. AYES: Kenney, Booker, Chesser and Weaver. NAYS: None. ABSENT: Ullenbruch.

### **PRESENTATIONS**

*JAUNT Annual Report* – Mr. Brad Sheffield, Assistant Executive Director JAUNT, overviewed the FY13 JAUNT Annual Report. Mr. Sheffield discussed the funding, ridership, specific routes available in Fluvanna, Safety Driving Awards, annual survey, JAUNT Friends, and future plans for FY14. The State has given JAUNT additional funding, providing for additional routes and service within Fluvanna County. Chairman Kenney asked about adding a commuter route to Columbia. Mr. Sheffield stated he will take this request back for recommendation, and thought the request fell in line with the intended use of additional state funds.

*FCPR Tackle Football Update* – Mr. Aaron Spitzer, Recreation Program Coordinator, gave an overview of the progress of the U12 Tackle Football team: Coaches, equipment purchased, game schedule, and Fluvanna will be host the initial playoff games.

### **CONSENT AGENDA**

The following items were approved under the consent agenda:

#### **MOTION:**

Mr. Weaver moved to approve the consent agenda, which consisted of:

- Minutes from September 18, 2013 as presented.
- Accounts Payable Report.
- Proclamation, October as Disability Employment Awareness Month.
- Proclamation, October as Domestic Violence Awareness Month.
- CPA 13-01 – Resolution of Intent.

Mrs. Booker seconded. The motion carried, with a vote of 4-0. AYES: Kenney, Booker, Chesser and Weaver. NAYS: None. ABSENT: Ullenbruch.

### **UNFINISHED BUSINESS**

*Interjurisdictional Agreement Regarding the James River Water Pipeline* – Mr. Steven Nichols, County Administrator, reviewed with the Board the amendment to the James River Water Pipeline that was requested at the September 18, 2013 meeting.

#### **MOTION:**

Mr. Chesser moved to approve “An Agreement between Louisa County, Virginia, Fluvanna County, Virginia, the Louisa County Water Authority, and the James River Water Authority regarding the James River Water Pipeline.” Mrs. Booker seconded. The motion carried, with a vote of 3-1. AYES: Kenney, Booker, and Chesser. NAYS: Weaver. ABSENT: Ullenbruch.

Mrs. Booker asked for a map showing the route that the James River Water Pipeline will be.

### **NEW BUSINESS**

Mrs. Booker mentioned that a monopole was constructed on Mountain View Road. Map will be added to website showing all communication towers current and pending.

### **PUBLIC COMMENTS #2**

Chairman Kenney opened the floor for the second round of public comments.

- Rick Kelly, Rivanna District – addressed the Board in regards to the Aqua PPEA Proposal. Would like Board to consider a resolution saying no to Aqua and put it to rest.

- Adrian Miller, Rivanna District – addressed the Board in regards to Coyotes.
- Clifton Parker, Director of Corporate Development for Engineering Aqua Virginia, - wanted to let the Board know they lost their Field Supervisor, Kenny Woodson, in a tragic car accident two weeks ago. He was heading up efforts to work on playground equipment for Carysbrook Elementary. That effort will continue and a memorial for Mr. Woodson will be planned for the playground.

With no one else wishing to speak, Chairman Kenney closed the second round of public comments.

**Board Recessed** at 3:48pm.

**Board Reconvened** at 4:04pm.

**WORK SESSION**

*FUSD, Department of Public Utilities, and Service Districts* – Mr. Fred Payne briefed the Board on Sanitary Districts; what they are, why we have them and how they operate and relate to the County. Mrs. Barbara Horlacher reviewed the financial status of the Fork Union Sanitary District (FUSD). Mr. Wayne Stephens, Public Works Director, discussed the current and future needs of the FUSD. Mr. Stephens suggested some options; District Tax rate or turning it over to a water authority, to help FUSD become self-sustaining. Mr. Stephens asked for direction from the Board on which way to proceed. The Board discussed the different options.

The Board **directed staff** to organize a Town Hall meeting for the Fork Union Sanitary District.

**ADJOURN**

**MOTION:**

At 5:15 p.m., Mr. Weaver moved to adjourn the meeting of Wednesday, October 2, 2013. Mrs. Booker seconded. The motion carried, with a vote of 4-0. AYES: Kenney, Booker, Chesser and Weaver. NAYS: None. ABSENT: Ullenbruch.

ATTEST:

FLUVANNA COUNTY BOARD OF SUPERVISORS

\_\_\_\_\_  
Mary L. Weaver, Clerk

\_\_\_\_\_  
Shaun V. Kenney, Chairman

## BOARD OF SUPERVISORS AGENDA ITEM

Meeting Date: October 16, 2013

<b>SUBJECT:</b>	Approval of Open Space Renewal Contract for Mr. James R. Gerling and James R. Gerling Jr.
<b>MOTION(s):</b>	<b>I move to approve the open space renewal contract application for Mr. Gerling and Mr. Gerling, Jr. for Tax Map Parcel 18-A-42; agreement shall remain in effect for a term of three (3) consecutive years.</b>
<b>STAFF CONTACT:</b>	Andrew M. Sheridan, Commissioner of the Revenue
<b>RECOMMENDATION:</b>	Approval
<b>TIMING:</b>	Immediate
<b>DISCUSSION:</b>	These properties qualify for an Open Space contract with Fluvanna County in accordance with Code Section 58.1-3229 et. seq. of the Virginia State Code.
<b>FISCAL IMPLICATIONS:</b>	None
<b>POLICY IMPLICATIONS:</b>	In accordance with Section 58.1-3229 et. seq. of Virginia State Code.
<b>LEGISLATIVE HISTORY:</b>	
<b>ENCLOSURES:</b>	Mr. James R. Gerling and Mr. James R. Gerling, Jr. executed Open Space Contract



## CONTRACT FOR OPEN SPACE LAND USE ASSESSMENT

THIS AGREEMENT, made this 30<sup>th</sup> day of August, 2013, by and between JAMES R. GERLING & JAMES R. GERLING, JR., party(ies) of the first part, hereinafter called the Grantor, and the COUNTY OF FLUVANNA, a political subdivision of the Commonwealth of Virginia, party of the second part, hereinafter called the County:

WITNESSETH

**WHEREAS**, the Grantor owns certain real estate, described below, hereinafter called the Property; and

**WHEREAS**, the County is the local governing body having real estate tax jurisdiction over the Property; and

**WHEREAS**, the County has determined:

- A. That it is in the public interest that the Property should be provided or preserved for conservation of agricultural and forestal land and of wildlife and
- B. That the property meets the applicable criteria for real estate devoted to open-space use as prescribed in Article 4 (Section 58.1-3229 et. seq.) of Chapter 32 of Title 58.1 of the Code of Virginia, and the standards for classifying such real estate prescribed by the Director of the Virginia Department of Conservation and Recreation; and
- C. That the provisions of this agreement meet the requirements and standards prescribed under section 58.1-3233 of the Code of Virginia for recorded commitments by landowners not to change an open-space use to a non-qualifying use; and

**WHEREAS**, the Grantor is willing to make a written recorded commitment to preserve and protect the open-space uses of the Property during the term of this agreement in order for the Property to be taxed on the basis of a use assessment, and the Grantor has submitted an application for such taxation to the Commissioner of the Revenue of the County pursuant to Section 58.1-3234 of the Code of Virginia and Section 20-4-2(d) of the Fluvanna County Code; and

**WHEREAS**, the County is willing to extend the tax for the Property on the basis of a use assessment commencing with the next succeeding tax year and continuing for the term of this agreement, in consideration of the Grantor's commitment to preserve and protect the open-space uses of the property, and on the condition that the Grantor's application is satisfactory and that all other requirements of Article 4, Chapter 32, Title 58.1 of the Code of Virginia and Section 20-4-2(d) of the Fluvanna County Code are complied with.

**NOW, THEREFORE**, in consideration of the recital and the mutual benefits, covenants and terms herein contained, the parties hereby **COVENANT** and **AGREE** as follows:

1. This agreement shall apply to all the following described real estate:

Tax Map Parcel: 18-A-42 (9.461 acres in Open Space of 11.461 total acres)

2. The Grantor agrees that during the term of this agreement:

- A. There shall be no change in the use or uses of the Property that exist as of the date of this agreement to any use that would not qualify as open-space use. The qualifying use for the Property is conservation of agricultural and forestal land and of wildlife.
- B. There shall be no display of billboards, signs or other advertisements on the property except to (i) state solely the name of the Grantor and the address of the Property, (ii) advertise the sale or lease of the Property, (iii) advertise the sale of goods or services produced pursuant to the permitted use of the Property, or (iv) provide warnings. No sign shall exceed four feet by four feet.
- C. There shall be no construction, placement or maintenance of any structure on the Property unless such structure is either:
  - 1) on the Property as of the date of this agreement; or
  - 2) related to and compatible with the open-space uses of the Property which this agreement is intended to protect or provide for.
- D. There shall be no dumping or storage of trash, garbage, ashes, waste, junk, abandoned property or other unsightly or offensive material on the Property.
- E. There shall be no filling, excavating, mining, drilling, removal of topsoil, sand, gravel, rock, minerals, or other materials which alters the topography of the Property, except as required in the construction of permissible building structures and features under this agreement.
- F. There shall be no construction or placement of fences, screens, hedges, walls or other similar barriers which materially obstruct the public view of scenic areas of the Property.

- G. There shall be no removal or destruction of trees, shrubs, plants and other vegetation, except that the Grantor may:
- 1) engage in agricultural, horticultural or silvicultural activities, provided that there shall be no cutting of trees, other than selective cutting and salvage of dead or dying trees, within 100 feet of a scenic river, a scenic highway, a Virginia Byway or public property listed in the approved State Comprehensive Outdoor Recreation Plan (Virginia Outdoors Plan), and
  - 2) remove vegetation which constitutes a safety, a health or an ecological hazard, e.g., vegetation classified as noxious weed pursuant the Code of Virginia (1950), as amended.
- H. There shall be no alteration or manipulation of natural water courses, shores, marshes, swamps, wetlands or other water bodies, nor any activities or uses which adversely affect water quality, level or flow.
- I. On areas of the Property that are being provided or preserved for conservation of land, floodways or other natural resources, or that are to be left in a relatively natural or undeveloped state, there shall be no operation of dune buggies, all-terrain vehicles, motorcycles, motorbikes, snowmobiles or other motor vehicles, except to the extent necessary to inspect, protect or preserve the area.
- J. There shall be no industrial or commercial activities, conducted on the property, except for the continuation of agricultural, horticultural or silvicultural activities; or activities that are conducted in a residence or an associated outbuilding such as garage, smokehouse, small shop or similar structure which is permitted on the property.
- K. There shall be no separation or split-off of lots, pieces or parcels from the property. The Property may be sold or transferred during the term of this agreement only as the same entire parcel that is the subject to this agreement, provided, however, that the Grantor may grant to a public body or bodies open-space, conservation or historic preservation easements which apply to all or part of the Property.
3. This agreement shall be effective upon acceptance by the County, provided, however, that the real estate tax for the Property shall not be extended on the basis of its use value until the next succeeding tax year following timely application by the Grantor for the use assessment and taxation in accordance with Section 20-4-2(d) of the Fluvanna County Code. Thereafter, this agreement shall remain in effect for a terms of three (3) consecutive years.

4. Nothing contained herein shall be construed as giving to the public a right to enter upon or to use the Property or any portion thereof, except as the Grantor may otherwise allow, consistent with the provisions of this agreement.
5. The County shall have the right at all reasonable times to enter the Property to determine whether the Grantor is complying with the provisions of this agreement.
6. Nothing in this agreement shall be construed to create in the public or member thereof a right to maintain a suit for any damages against the Grantor for any violation of this agreement.
7. Nothing in this agreement shall be construed to permit Grantor to conduct any activity or to build or maintain any improvement which is otherwise prohibited by law.
8. If any provision of this agreement is determined to be invalid by a court of competent jurisdiction, the remainder of the agreement shall not be affected thereby.
9. The provisions of this agreement shall run with the land and be binding upon the parties, their successors, assigns, personal representatives, and heirs.
10. Words of one gender used herein shall include the other gender, and words in the singular shall include words in the plural, whenever the sense requires.
11. This agreement may be terminated in the manner provided in Section 15.1-1513 of the Code of Virginia for withdrawal of land from an agricultural, forestal or an agricultural and forestal district.
12. Upon termination of this agreement, the Property shall thereafter be assessed and taxed at its fair market value, regardless of its actual use, unless the County determines otherwise in accordance with applicable law.
13. NOTICE: WHEN THE OPEN SPACE USE OR USES BY WHICH THE PROPERTY QUALIFIED FOR ASSESSMENT AND TAXATION ON THE BASIS OF USE CHANGES TO A NONQUALIFYING USE OR USES, OR WHEN THE ZONING FOR THE PROPERTY CHANGES TO A MORE INTENSIVE USE AT THE REQUEST OF THE GRANTOR, THE PROPERTY, OR SUCH PORTION OF THE PROPERTY WHICH NO LONGER QUALIFIES SHALL BE SUBJECT TO ROLLBACK TAXES IN ACCORDANCE WITH SECTION 58.1-3237 OF THE CODE OF VIRGINIA. THE GRANTOR SHALL BE SUBJECT TO ALL OF THE OBLIGATIONS AND LIABILITIES OF SAID CODES SECTION.



Terry Lee Brown  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #362153  
My Commission Expires  
April 30, 2017

James R. Herling  
Landowner (SEAL)

James R. Herling  
9-12-2013

James R. Herling, Jr.  
Co-owner (s) (SEAL)

Terry Lee Brown  
9/12/13  
FLUVANNA,  
VIRGINIA.

STATE OF VIRGINIA  
COUNTY OF FLUVANNA, to-wit:

City of Virginia Beach

The foregoing instrument was acknowledged before me by

James R. Herling JR, Landowner (s)

on this 14th day of Sept, 2013.

My commission expires: November 30, 2016

Catherine Collins  
Notary Public

CATHERINE COLLINS  
Notary Public  
ID # 345954  
EXP. 11/30/2016  
Commonwealth of Virginia

COUNTY OF FLUVANNA, VIRGINIA

By: \_\_\_\_\_  
County Administrator

STATE OF VIRGINIA  
COUNTY OF FLUVANNA, to-wit:

The foregoing instrument was acknowledged before me by

\_\_\_\_\_, Fluvanna County Administrator

on this \_\_\_\_\_ day of \_\_\_\_\_,

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

## BOARD OF SUPERVISORS AGENDA ITEM

Meeting Date: October 16, 2013

<b>SUBJECT:</b>	Approval of Open Space Renewal Contract for Mr. Robert A. Gunnell, Jr.
<b>MOTION(s):</b>	<b>I move to approve the open space renewal contract application for Mr. Gunnell for Tax Map Parcels 13-A-27, 13-A-28E, 13-7-6 and 13-7-6A; agreement shall remain in effect for a term of ten (10) consecutive years.</b>
<b>STAFF CONTACT:</b>	Andrew M. Sheridan, Commissioner of the Revenue
<b>RECOMMENDATION:</b>	Approval
<b>TIMING:</b>	Immediate
<b>DISCUSSION:</b>	These properties qualify for an Open Space contract with Fluvanna County in accordance with Code Section 58.1-3229 et. seq. of the Virginia State Code.
<b>FISCAL IMPLICATIONS:</b>	None
<b>POLICY IMPLICATIONS:</b>	In accordance with Section 58.1-3229 et. seq. of Virginia State Code.
<b>LEGISLATIVE HISTORY:</b>	
<b>ENCLOSURES:</b>	Mr. Robert A. Gunnell, Jr. executed Open Space Contract



## CONTRACT FOR OPEN SPACE LAND USE ASSESSMENT

THIS AGREEMENT, made this 30 day of July, 2013, by and between Robert A Gunaell, Jr, party(ies) of the first part, hereinafter called the Grantor, and the COUNTY OF FLUVANNA, a political subdivision of the Commonwealth of Virginia, party of the second part, hereinafter called the County:

WITNESSETH

**WHEREAS**, the Grantor owns certain real estate, described below, hereinafter called the Property; and

**WHEREAS**, the County is the local governing body having real estate tax jurisdiction over the Property; and

**WHEREAS**, the County has determined:

- A. That it is in the public interest that the Property should be provided or preserved for conservation of agricultural and forestal land and of wildlife and
- B. That the property meets the applicable criteria for real estate devoted to open-space use as prescribed in Article 4 (Section 58.1-3229 et. seq.) of Chapter 32 of Title 58.1 of the Code of Virginia, and the standards for classifying such real estate prescribed by the Director of the Virginia Department of Conservation and Recreation; and
- C. That the provisions of this agreement meet the requirements and standards prescribed under section 58.1-3233 of the Code of Virginia for recorded commitments by landowners not to change an open-space use to a non-qualifying use; and

**WHEREAS**, the Grantor is willing to make a written recorded commitment to preserve and protect the open-space uses of the Property during the term of this agreement in order for the Property to be taxed on the basis of a use assessment, and the Grantor has submitted an application for such taxation to the Commissioner of the Revenue of the County pursuant to Section 58.1-3234 of the Code of Virginia and Section 20-4-2(d) of the Fluvanna County Code; and

**WHEREAS**, the County is willing to extend the tax for the Property on the basis of a use assessment commencing with the next succeeding tax year and continuing for the term of this agreement, in consideration of the Grantor's commitment to preserve and protect the open-space uses of the property, and on the condition that the Grantor's application is satisfactory and that all other requirements of Article 4, Chapter 32, Title 58.1 of the Code of Virginia and Section 20-4-2(d) of the Fluvanna County Code are complied with.

**NOW, THEREFORE**, in consideration of the recital and the mutual benefits, covenants and terms herein contained, the parties hereby **COVENANT** and **AGREE** as follows:

1. This agreement shall apply to all the following described real estate:  
Tax Map Parcels: 13-A-27 of 6.000 acres  
                          13-A-28E of 0.770 acres  
                          13-7-6 of 4.778 acres  
                          13-7-6A of 15.620 acres  
                          Totaling: 27.168 acres
2. The Grantor agrees that during the term of this agreement:
  - A. There shall be no change in the use or uses of the Property that exist as of the date of this agreement to any use that would not qualify as open-space use. The qualifying use for the Property is conservation of agricultural and forestal land and of wildlife.
  - B. There shall be no display of billboards, signs or other advertisements on the property except to (i) state solely the name of the Grantor and the address of the Property, (ii) advertise the sale or lease of the Property, (iii) advertise the sale of goods or services produced pursuant to the permitted use of the Property, or (iv) provide warnings. No sign shall exceed four feet by four feet.
  - C. There shall be no construction, placement or maintenance of any structure on the Property unless such structure is either:
    - 1) on the Property as of the date of this agreement; or
    - 2) related to and compatible with the open-space uses of the Property which this agreement is intended to protect or provide for.
  - D. There shall be no dumping or storage of trash, garbage, ashes, waste, junk, abandoned property or other unsightly or offensive material on the Property.
  - E. There shall be no filling, excavating, mining, drilling, removal of topsoil, sand, gravel, rock, minerals, or other materials which alters the topography of the Property, except as required in the construction of permissible building structures and features under this agreement.
  - F. There shall be no construction or placement of fences, screens, hedges, walls or other similar barriers which materially obstruct the public view of scenic areas of the Property.

- G. There shall be no removal or destruction of trees, shrubs, plants and other vegetation, except that the Grantor may:
- 1) engage in agricultural, horticultural or silvicultural activities, provided that there shall be no cutting of trees, other than selective cutting and salvage of dead or dying trees, within 100 feet of a scenic river, a scenic highway, a Virginia Byway or public property listed in the approved State Comprehensive Outdoor Recreation Plan (Virginia Outdoors Plan), and
  - 2) remove vegetation which constitutes a safety, a health or an ecological hazard, e.g., vegetation classified as noxious weed pursuant the Code of Virginia (1950), as amended.
- H. There shall be no alteration or manipulation of natural water courses, shores, marshes, swamps, wetlands or other water bodies, nor any activities or uses which adversely affect water quality, level or flow.
- I. On areas of the Property that are being provided or preserved for conservation of land, floodways or other natural resources, or that are to be left in a relatively natural or undeveloped state, there shall be no operation of dune buggies, all-terrain vehicles, motorcycles, motorbikes, snowmobiles or other motor vehicles, except to the extent necessary to inspect, protect or preserve the area.
- J. There shall be no industrial or commercial activities, conducted on the property, except for the continuation of agricultural, horticultural or silvicultural activities; or activities that are conducted in a residence or an associated outbuilding such as garage, smokehouse, small shop or similar structure which is permitted on the property.
- K. There shall be no separation or split-off of lots, pieces or parcels from the property. The Property may be sold or transferred during the term of this agreement only as the same entire parcel that is the subject to this agreement, provided, however, that the Grantor may grant to a public body or bodies open-space, conservation or historic preservation easements which apply to all or part of the Property.
3. This agreement shall be effective upon acceptance by the County, provided, however, that the real estate tax for the Property shall not be extended on the basis of its use value until the next succeeding tax year following timely application by the Grantor for the use assessment and taxation in accordance with Section 20-4-2(d) of the Fluvanna County Code. Thereafter, this agreement shall remain in effect for a terms of ten (10) consecutive years.

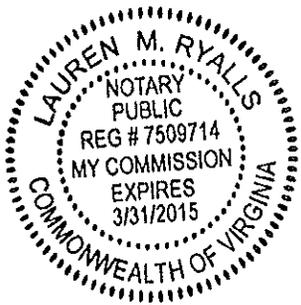
4. Nothing contained herein shall be construed as giving to the public a right to enter upon or to use the Property or any portion thereof, except as the Grantor may otherwise allow, consistent with the provisions of this agreement.
5. The County shall have the right at all reasonable times to enter the Property to determine whether the Grantor is complying with the provisions of this agreement.
6. Nothing in this agreement shall be construed to create in the public or member thereof a right to maintain a suit for any damages against the Grantor for any violation of this agreement.
7. Nothing in this agreement shall be construed to permit Grantor to conduct any activity or to build or maintain any improvement which is otherwise prohibited by law.
8. If any provision of this agreement is determined to be invalid by a court of competent jurisdiction, the remainder of the agreement shall not be affected thereby.
9. The provisions of this agreement shall run with the land and be binding upon the parties, their successors, assigns, personal representatives, and heirs.
10. Words of one gender used herein shall include the other gender, and words in the singular shall include words in the plural, whenever the sense requires.
11. This agreement may be terminated in the manner provided in Section 15.1-1513 of the Code of Virginia for withdrawal of land from an agricultural, forestal or an agricultural and forestal district.
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Beit Gunnell, Jr. (SEAL)  
Landowner

\_\_\_\_\_  
Co-owner (s) (SEAL)

**STATE OF VIRGINIA  
COUNTY OF FLUVANNA, to-wit:**

The foregoing instrument was acknowledged before me by  
Robert A. Gunnell, Jr., Landowner (s)  
on this 30<sup>th</sup> day of July, 2013.  
My commission expires: March 31, 2015



Lauren M. Ryalls  
Notary Public

COUNTY OF FLUVANNA, VIRGINIA

By: \_\_\_\_\_  
County Administrator

**STATE OF VIRGINIA  
COUNTY OF FLUVANNA, to-wit:**

The foregoing instrument was acknowledged before me by  
\_\_\_\_\_, Fluvanna County Administrator  
on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

## BOARD OF SUPERVISORS AGENDA ITEM

Meeting Date: October 16, 2013

<b>SUBJECT:</b>	FY14 FCPS Governor's Strategic Compensation Grant
<b>MOTION(s):</b>	<b>I move the Board of Supervisors approve the supplemental appropriation from the Governor's Strategic Compensation Grant in the amount of \$212,920.25 for the FY14 Fluvanna County Public Schools budget.</b>
<b>STAFF CONTACT:</b>	Barbara Horlacher, County Director of Finance or Ed Breslauer, Schools Director of Finance
<b>RECOMMENDATION:</b>	I recommend approval of the following actions.
<b>TIMING:</b>	July 1, 2013
<b>DISCUSSION:</b>	Fluvanna County Public Schools was notified it is a recipient of a Governor's Strategic Compensation Grant in September 2013. The incentive payments go to teachers at Fluvanna Middle School that meet the award criteria established in the Grant proposal. In accordance with the Grant Award, no more than five (5) percent of the grant, \$10,646.01, may be used to design, implement, as well as administer the compensation program. The remainder of the Grant must be used for compensation of teachers as described in the proposal. The maximum incentive payment to a teacher is \$5,000. The award period is July 1, 2013 through June 30, 2014. No local match is required.
<b>FISCAL IMPLICATIONS:</b>	This supplemental appropriation would authorize staff to appropriate the additional revenue and expenditures.
<b>POLICY IMPLICATIONS:</b>	N/A
<b>LEGISLATIVE HISTORY:</b>	N/A
<b>ENCLOSURES:</b>	None



# Capital Reserve Maintenance Fund Request

**MOTION: I move that the Board of Supervisors approve a Capital Reserve Maintenance Fund Request to:**  
 Purchase and install 20 bus monitoring cameras with GPS and video enhanced software on the FCPS buses at a price of \$25,500

## Section 1 - REQUEST

Requesting Department/Agency	Dept/Agency Contact	Date of Request
FCPS	Chuck Winkler and Jessica Cann	10-8-13
Phone	Fax	Fiscal Year
434-589-8208	434-589-2248	FY13

Reserve Fund Purpose Category: Unexpected equipment failure

Description of Project/Repair	Qty	Unit Price	Total Price
Toshiba 320 GB Camera with HD/CD DVR enhanced GPS	20	\$975.00	\$19,500.00
Mobile DVR and Install	20	\$300.00	\$6,000.00
<b>Total Request:</b>			<b>\$25,500.00</b>

**Description and justification for proposed use.**  
 The cameras in a lot of our school buses are old and outdated. When schools attempt to pull up video from many of the monitoring systems on the buses, it can't be viewed due to poor quality. Replacing the antiquated equipment is a must to assist school level administration with discipline concerns and other student related matters.

Department/Agency Head Name	Signature	Date
Fluvanna Co. Public Schools	Chuck Winkler <small>Digitally signed by Chuck Winkler            DN: cn=Chuck Winkler, o=Fluvanna County Public Schools, ou=Central Records/Support, email=chuck@fcps.org, c=US            Date: 2013.05.20 11:51:28 -0400</small>	2013/10/08

## Section 2 - REVIEW

Recommended?	County Finance Director	Date
<input type="checkbox"/> Yes <input type="checkbox"/> No		
Recommended?	County Administrator	Date
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	 Steven M. Nichols 2013.10.08 15:45:48 -04'00'	

## Section 3 - BOARD OF SUPERVISORS

Approved?	Decision Date	Comments
<input type="checkbox"/> Yes <input type="checkbox"/> No		



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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)

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## MEMORANDUM

TO: Board of Supervisors  
FROM: Eric Dahl, Management Analyst  
SUBJECT: FY14 Contingency Balance  
DATE: October 9, 2013

The balance for the BOS Contingency line for FY14 is as follows:

Board of Supervisors Contingency:

Beginning Budget:	\$100,000.00
LESS: U12 Youth Football 6.19.13	-\$19,965.00
Available:	\$80,035.00

Total Available Budget: Board of Supervisors Contingency Line

**\$80,035.00**



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# COUNTY OF FLUVANNA

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## MEMORANDUM

TO: Board of Supervisors  
FROM: Eric Dahl, Management Analyst  
SUBJECT: FY14 Capital Reserve Balance  
DATE: October 9, 2013

The balance for the Capital Reserve for County and Schools in FY14 is as follows:

County Capital Reserve:

FY14 Beginning Budget:	\$171,575.00
<b>Available:</b>	<b>\$171,575.00</b>

Schools Capital Reserve:

FY14 Beginning Budget:	\$200,580.00
LESS: Abrams building datacenter infrastructure and generator 07.03.13	-\$40,000.00
LESS: Central Elementary intercom and phone system split 07.03.13	-\$8,500.00
<b>Available:</b>	<b>\$152,080.00</b>