

SUB 23:34 Mountain Hill Rural Cluster Sketch Plan

Planning Commission September 12, 2023

DOUGLAS MILES, AICP, CZA
COMMUNITY DEVELOPMENT DIRECTOR

Fluvanna County
Planning & Zoning Department



"Responsive & Responsible Government"

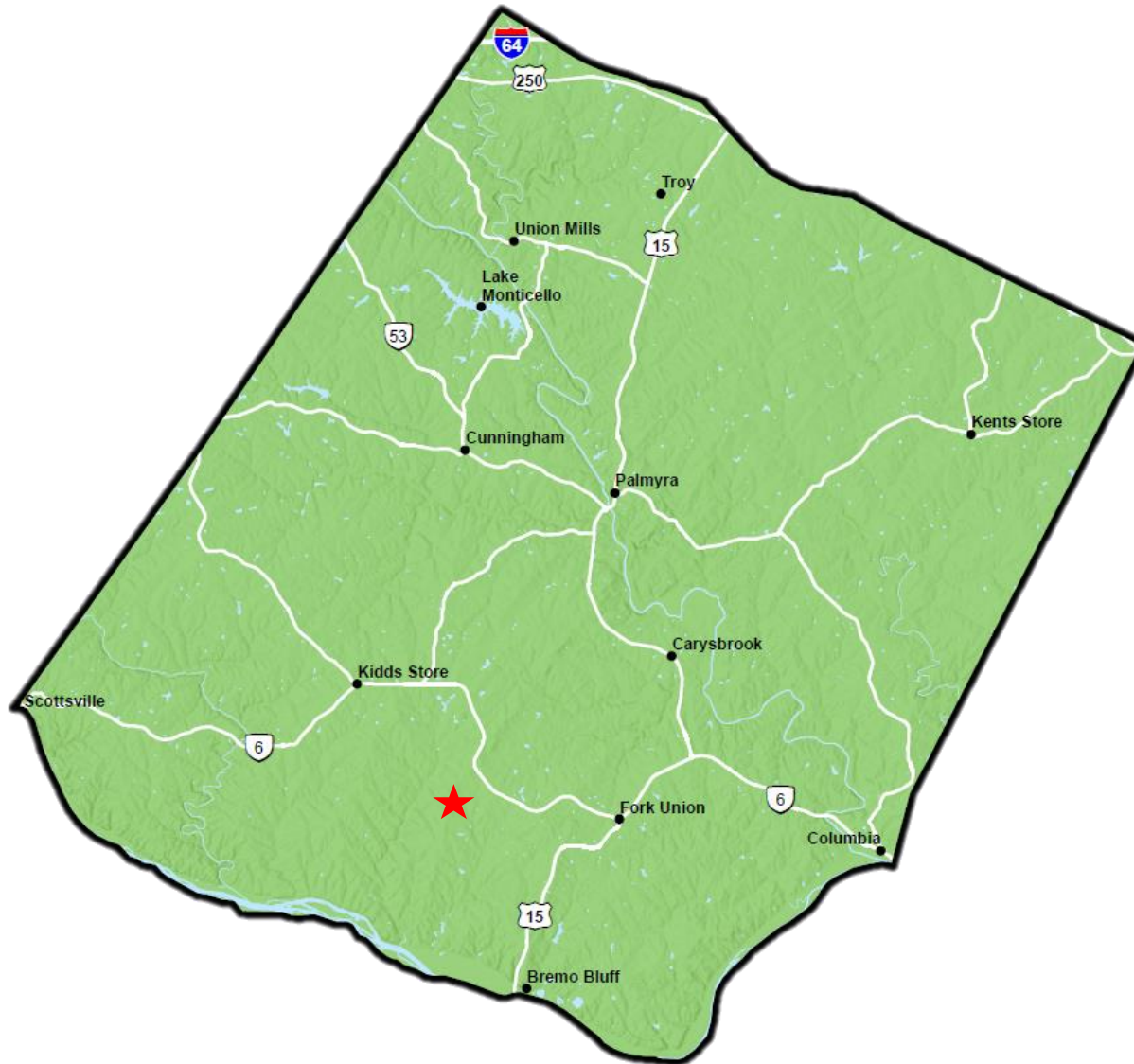
SUB 23:34 Mountain Hill Rural Cluster

Fluvanna County

- **SUB 23:34 Mountain Hill** – A Sketch Plan request for a rural cluster major subdivision with respect to 25.5 acres of Tax Map 50 Section A Parcel 33. The applicant is proposing 9 cluster lots with one residual parcel of 16 acres designated as the open space parcel. The subject property is located off of Mountain Hill Road (SR 650) with a dedicated, 50 foot access easement to serve the planned rural cluster subdivision.

SUB 23:34 Mountain Hill Rural Cluster

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SUB 23:34 Mountain Hill Subject Parcel

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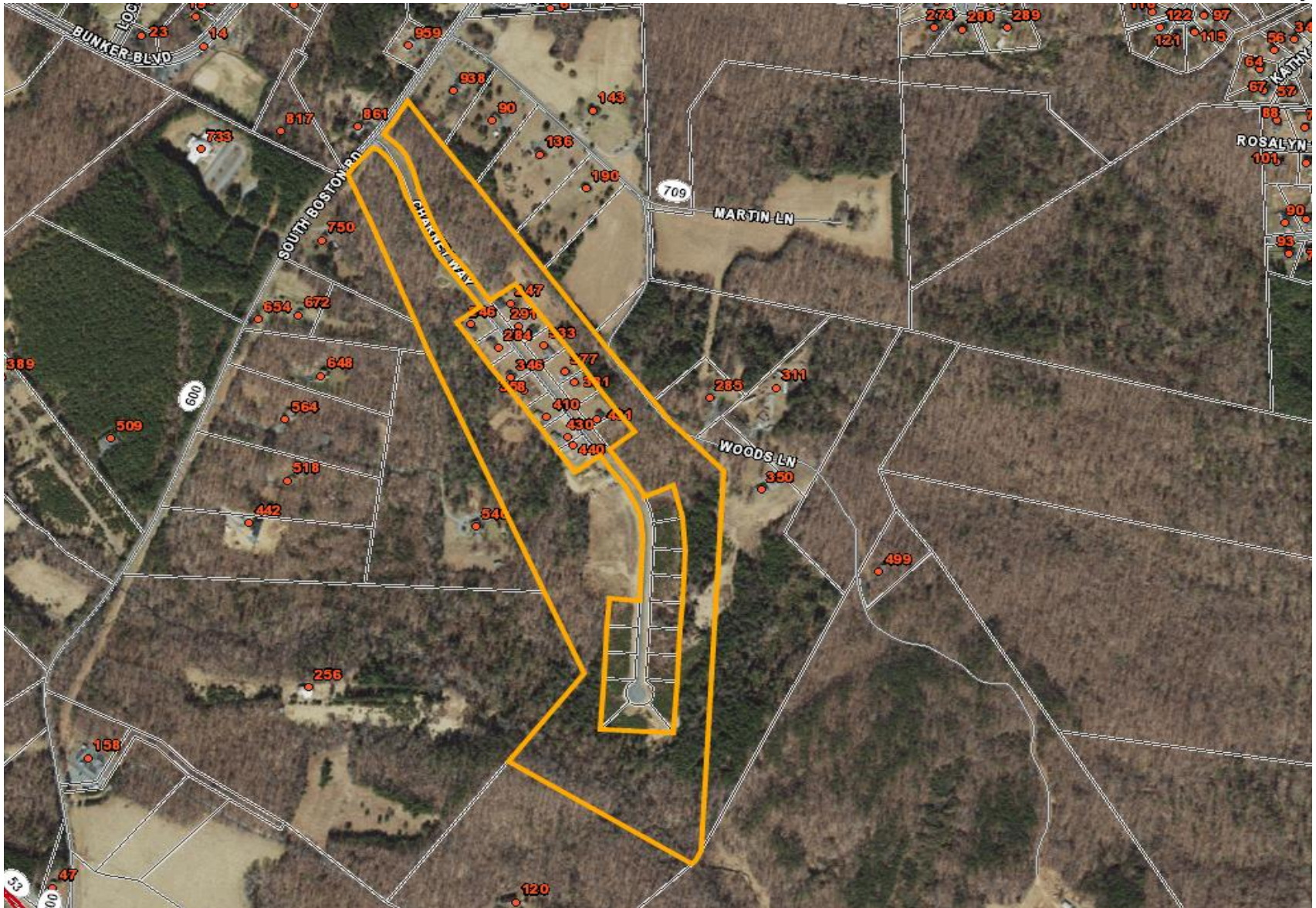
High Mountain Acres Rural Cluster Site

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Houchens Place Rural Cluster Site

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SUB 23:34 Mountain Hill Yield Plan

Fluvanna County

- **A Yield Plan is prepared based upon what can be developed under conventional A-1 zoning district requirements that permits one (1) SF dwelling unit per every two (2) acres with state maintained roads.**
- **The applicant would be able to yield around 11 standard parcels and they have proposed 9 rural cluster lots on the site that are much larger than typical rural cluster lots and with larger setbacks.**
- **The Senior duplexes along with one bedroom units allows for this type of age-in-place community to be constructed in a rural setting with the potential for suburban-style services to be provided for them.**

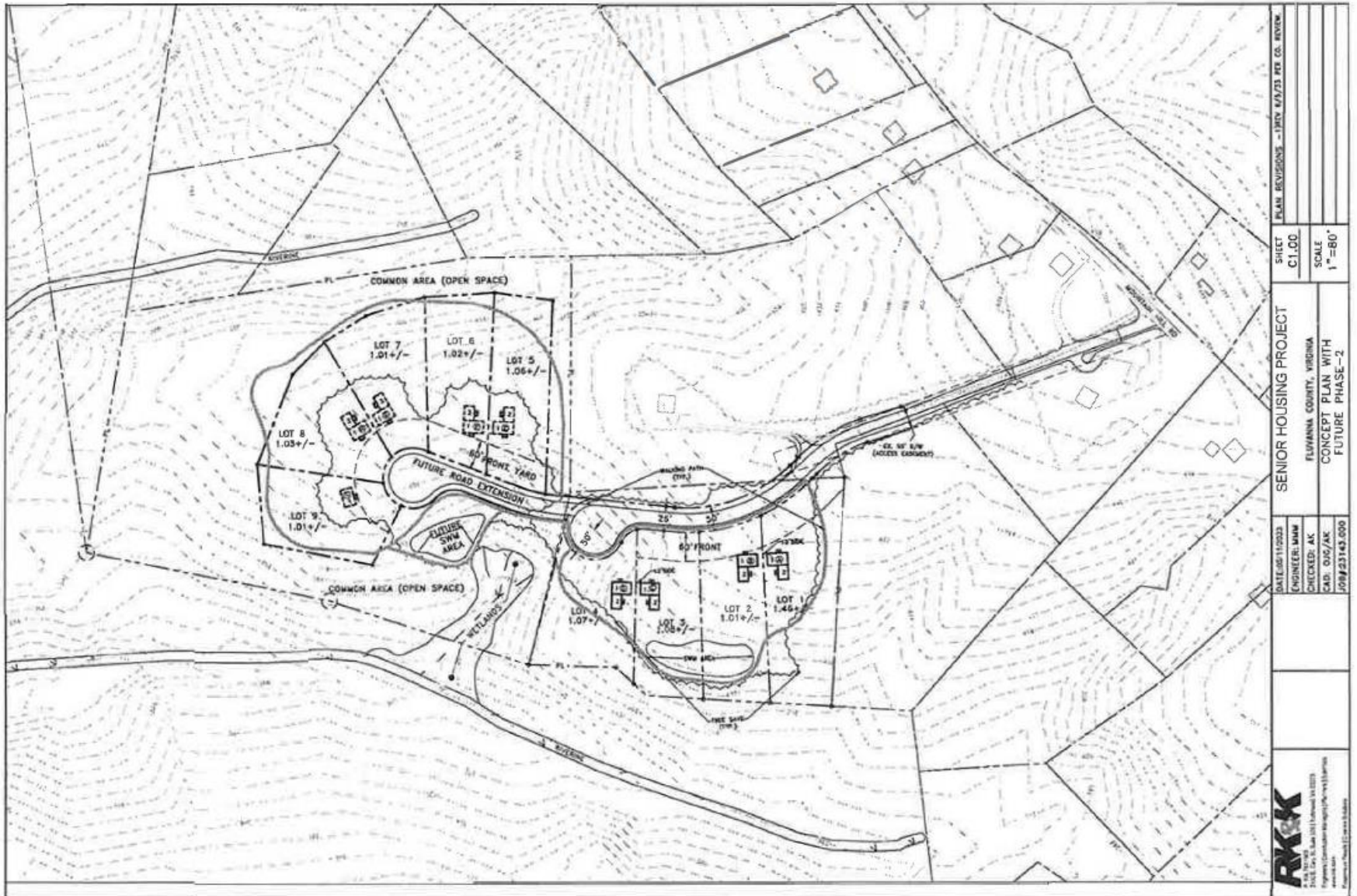
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- **The applicant proposes 9 larger lot, rural cluster lots to be able to serve the senior duplex homes by wells and on-site drainfields located on rural cluster lots.**
- **The open space parcel will be 16 acres and it will not be encumbered by community wells and by multiple drainfield locations – it will have walking trails, etc.**
- **The Sketch Plan has been designed to the existing topography and have delineated the steep slopes that are greater than 20% and have designed the rural cluster subdivision around them and with new SWM facilities available for better on-site retention.**

SUB 23:34 Mountain Hill Sketch Plan

Fluvanna County



DATE: 05/11/2023	ENGINEER: MMH	CHECKED: AK	DATE: 05/11/2023	PROJECT: SUB 23:34 MOUNTAIN HILL
CAD: 010/AK	JOHN# 23143.000			
SENIOR HOUSING PROJECT		FLUVANNA COUNTY, VIRGINIA		
SHEET C1.00		SCALE 1"=80'		
PLAN REVISIONS - 12/19/23 PER CO. REVIEW		CONCEPT PLAN WITH FUTURE PHASE - 2		

Recommended Sketch Plan Conditions

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- 1. The rural cluster subdivision will contain no more than nine (9) separate residential lots as shown on the Sketch Plan dated June 5, 2023.**
- 2. Prior to final plat approval, the applicant shall meet all VDOT maintained road acceptance requirements.**
- 3. Prior to final plat approval, the applicant shall meet all VDH Fluvanna Health Department requirements.**
- 4. Preliminary and Final Subdivision plat approvals shall be granted for the use.**
- 5. Site Development Plan and E&SC Plan approvals shall be granted for the use.**

Planning Commission Motion

Fluvanna County

- **I move that the Planning Commission (Accept or Defer) SUB 23:34 Mountain Hill, a Sketch Plan request for a rural cluster major subdivision with respect to 25.5 acres of Tax Map 50 Section A Parcel 33, and subject to the five (5) conditions listed in the staff report.**