



FLUVANNA COUNTY PLANNING COMMISSION

REGULAR MEETING AGENDA

Carysbrook Performing Arts Center
8880 James Madison Highway
Fork Union, VA 23055

Tuesday, December 7, 2021

7:00 pm Regular Meeting

TAB	AGENDA ITEMS
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NO WORK SESSION AT 6:00 PM

REGULAR MEETING

1 – CALL TO ORDER, PLEDGE OF ALLEGIANCE AND FOLLOWED BY A MOMENT OF SILENCE

2 – DIRECTOR’S REPORT – Douglas Miles, AICP, CZA, Community Development Director

3 – PUBLIC COMMENTS #1 (5 minutes per speaker)

4 – MINUTES: Review and Approval of Draft Minutes from November 9, 2021

5 – PUBLIC HEARINGS:

FY 2023-2027 Capital Improvement Plan – Public review and recommendation of the Capital Improvement Plan (CIP) for fiscal years 2023 through 2027 (FY2023 – FY2027) which is to be submitted in conjunction with the fiscal year 2023 (FY2023) Fluvanna County Budget. The CIP lists the major construction and acquisition efforts planned for the next five (5) fiscal years and it describes proposed methods of financing for CIP projects as is prescribed in Virginia State Code.

ZMP 21:04 Southern Development – A request to rezone from A-1, Agricultural, General and R-3, Residential Planned Community to R-3, Residential Planned Community of 122.6 acres of Tax Maps 8 Section A Parcel 18A, 17 Section A Parcel 10 and 17 Section 9 Parcels 1 and 2. The subject properties are located along State Route 53 and along Garden Lane (SR 636) and with additional access via a stub road located south of 415 Jefferson Drive in Lake Monticello and they are in the Rivanna Community Planning Area and in the Cunningham Election District.

6 – PRESENTATIONS: None

7 – SITE DEVELOPMENT PLANS: None

8 – SUBDIVISIONS: None

9 – UNFINISHED BUSINESS: None

10 – NEW BUSINESS: None

11 – PUBLIC COMMENTS #2 (5 minutes per speaker)

12 – ADJOURNMENT

Douglas Miles

Community Development Director Review

Fluvanna County...The heart of Virginia and your gateway to the future!

*For the Hearing-Impaired – Listening devices are available upon request. TTY access number is 711 to make arrangements.
For Persons with Disabilities – If you have special needs, please contact the County Administrator's Office at 434.591.1910.*

PLEDGE OF ALLEGIANCE

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

ORDER

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

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 Commission.
 - Each speaker should clearly state his/her name and address.
 - All comments should be directed to the Commission.
 - All questions should be directed to the Chairman. Members of the Commission are not expected to respond to questions, and response to questions shall be made at the Chairman's discretion.
 - Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
 - Speakers with questions are encouraged to 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 Commission 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.

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BUILDING INSPECTIONS MONTHLY REPORT

County of Fluvanna

Building Official:	Period:
Andrew Wills	Nov-2021

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
BUILDING PERMITS ISSUED														
NEW - Single Family Detached (incl. Trades permits)	2017	3	2	16	6	4	10	6	5	14	5	7	13	91
	2018	8	3	15	11	13	17	13	10	8	8	6	9	121
	2019	8	10	14	9	12	9	10	14	13	2	11	7	119
	2020	12	13	22	14	8	18	19	17	15	20	22	11	191
	2021	15	9	19	20	16	22	15	11	8	22	12		169
NEW - Single Family Attached	2017	0	0	0	0	0	5	0	0	0	0	0	0	5
	2018	0	0	0	0	0	0	0	0	0	0	0	0	0
	2019	0	0	0	0	0	0	0	0	0	0	0	0	0
	2020	0	0	0	0	1	6	0	0	6	0	0	5	18
	2021	6	0	0	0	0	0	0	0	0	0	0	0	6
NEW - Mobil Homes	2017	0	0	0	0	2	1	0	1	0	0	0	0	4
	2018	0	0	1	1	0	0	0	0	0	0	0	0	2
	2019	0	0	0	0	0	0	0	0	1	1	0	1	3
	2020	0	0	1	0	0	1	0	0	1	0	0	0	3
	2021	0	0	0	0	0	0	0	0	0	0	1	0	1
Additions and Alterations	2017	29	20	29	43	20	29	32	18	23	27	43	28	341
	2018	19	6	10	19	8	13	26	25	32	42	22	21	243
	2019	35	33	37	27	38	38	44	34	34	36	35	31	422
	2020	37	38	23	30	30	22	27	20	30	34	35	23	349
	2021	28	14	43	39	31	40	30	29	26	30	35	0	345
* Trade permits count not in .														
Accessory Buildings	2017	0	4	2	3	2	2	2	4	2	0	2	2	25
	2018	2	3	3	6	2	1	4	2	1	2	2	2	30
	2019	2	4	6	4	4	3	3	8	2	8	4	4	52
	2020	2	4	4	4	5	5	1	7	8	3	5	1	49
	2021	1	3	3	6	3	6	1	3	2	4	4	0	36
Swimming Pools	2017	0	0	0	0	0	1	1	0	0	1	1	0	4
	2018	0	1	1	1	0	1	2	0	1	2	0	0	9
	2019	0	0	0	3	2	2	0	1	0	1	0	1	10
	2020	0	1	3	3	1	2	3	1	1	0	0	0	15
	2021	0	0	7	1	5	2	3	4	1	0	1	0	24
Commercial/Industrial Build/Cell Towers	2017	1	2	0	0	0	0	2	2	1	1	0	0	9
	2018	0	0	0	0	0	2	0	0	0	0	0	0	2
	2019	0	0	1	1	0	2	0	0	0	0	0	0	4
	2020	0	0	1	0	1	0	0	3	0	0	2	0	7
	2021	1	0	1	0	0	0	1	0	0	0	2	0	5
TOTAL BUILDING PERMITS	2017	33	28	47	52	28	43	43	30	40	34	53	43	474
	2018	29	13	30	38	23	34	45	37	42	54	30	33	408
	2019	45	47	58	44	56	54	57	57	50	48	50	43	609
	2020	51	56	54	51	46	54	50	48	63	57	54	40	624
	2021	51	26	73	66	55	70	50	47	37	56	55	0	586
* Trade permits count not included as in previous years														
BUILDING VALUES FOR PERMITS ISSUED														
TOTAL BUILDING VALUES	2017	\$857,767	\$827,724	\$4,859,777	\$2,066,132	\$1,512,789	\$3,676,118	\$1,904,915	\$2,359,988	\$2,846,545	\$1,957,646	\$1,897,110	\$3,479,285	\$ 28,245,796
	2018	\$2,451,433	\$1,075,551	\$3,544,096	\$2,153,241	\$3,834,995	\$5,693,348	\$3,156,593	\$4,729,005	\$3,637,992	\$1,791,222	\$2,169,284	\$2,421,169	\$ 37,107,929
	2019	\$1,991,054	\$2,502,719	\$5,639,238	\$4,695,173	\$3,057,597	\$3,228,152	\$3,360,952	\$3,926,015	\$3,457,214	\$2,636,194	\$3,148,369	\$2,960,579	\$ 40,603,256
	2020	\$2,292,161	\$3,202,055	\$7,238,708	\$2,997,448	\$2,245,441	\$4,389,903	\$3,644,002	\$5,555,492	\$5,271,906	\$4,201,357	\$3,513,834	\$2,954,193	\$ 47,506,500
	2021	\$5,397,000	\$1,687,484	\$2,506,869	\$4,952,702	\$3,473,256	\$5,766,891	\$2,885,146	\$2,035,053	\$2,046,134	\$3,637,990	\$4,633,868	\$0	\$ 39,022,393

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
LAND DISTURBING PERMITS ISSUED														
LAND DISTURBING PERMITS	2017	3	2	17	7	7	9	6	6	15	8	7	14	101
	2018	10	4	16	13	11	17	13	7	9	6	7	8	121
	2019	8	12	16	9	14	10	12	14	13	2	11	8	129
	2020	11	10	26	13	8	24	13	19	20	19	13	16	192
	2021	22	10	18	20	18	22	16	11	4	23	13	0	177
INSPECTIONS COMPLETED														
TOTAL INSPECTIONS	2017	159	144	171	141	177	152	202	182	153	183	181	169	2,014
	2018	163	148	173	186	215	176	164	220	144	221	154	141	2,105
	2019	237	207	232	297	305	246	324	332	295	298	204	216	3,193
	2020	213	197	302	369	371	304	434	368	439	464	407	412	4,280
	2021	430	349	465	431	402	426	333	355	419	453	422	0	4,485
FEES COLLECTED														
Building Permits	2017	\$4,060	\$3,660	\$22,692	\$9,249	\$6,703	\$11,948	\$9,494	\$7,790	\$13,169	\$6,895	\$9,022	\$12,886	\$ 117,568
	2018	\$8,988	\$4,311	\$9,939	\$14,765	\$13,796	\$23,633	\$14,993	\$8,748	\$10,826	\$12,613	\$9,556	\$14,570	\$ 146,738
	2019	\$11,377	\$13,617	\$14,005	\$14,308	\$11,228	\$16,260	\$13,778	\$18,772	\$14,375	\$8,468	\$14,747	\$11,059	\$ 161,994
	2020	\$12,863	\$15,468	\$18,152	\$16,803	\$13,147	\$28,068	\$23,193	\$28,887	\$24,237	\$19,359	\$15,359	\$15,871	\$ 231,407
	2021	\$18,733	\$15,400	\$15,654	\$21,333	\$16,184	\$23,031	\$27,000	\$11,923	\$9,144	\$20,620	\$15,563	\$0	\$ 194,555
Land Disturbing Permits	2017	\$475	\$800	\$7,000	\$1,523	\$2,366	\$2,425	\$1,733	\$7,784	\$2,100	\$2,050	\$1,000	\$1,625	\$ 30,881
	2018	\$1,450	\$5,975	\$1,890	\$1,625	\$1,625	\$2,850	\$1,625	\$1,175	\$1,125	\$875	\$10,675	\$2,150	\$ 33,040
	2019	\$1,000	\$1,500	\$1,625	\$1,125	\$3,553	\$1,250	\$2,975	\$6,556	\$1,920	\$250	\$1,375	\$1,125	\$ 24,251
	2020	\$1,375	\$1,250	\$6,365	\$1,625	\$1,000	\$3,000	\$2,125	\$8,369	\$2,500	\$2,375	\$4,294	\$1,875	\$ 36,153
	2021	\$5,678	\$1,250	\$14,463	\$2,500	\$2,250	\$2,750	\$13,581	\$2,824	\$500	\$4,848	\$1,625	\$0	\$ 52,268
Zoning Permits/ Proffers	2017	\$400	\$1,000	\$2,400	\$950	\$1,500	\$1,800	\$1,245	\$1,250	\$1,600	\$1,050	\$1,250	\$1,550	\$ 15,995
	2018	\$1,400	\$800	\$1,750	\$1,600	\$1,400	\$2,200	\$2,050	\$1,400	\$1,050	\$1,400	\$700	\$1,400	\$ 17,150
	2019	\$1,200	\$1,800	\$2,200	\$1,550	\$2,050	\$1,350	\$1,950	\$2,300	\$1,700	\$1,150	\$1,450	\$1,400	\$ 20,100
	2020	\$1,650	\$1,600	\$3,000	\$1,700	\$1,550	\$3,050	\$2,350	\$2,300	\$2,900	\$2,850	\$1,600	\$1,700	\$ 26,250
	2021	\$2,150	\$1,150	\$3,650	\$2,950	\$2,650	\$3,400	\$2,450	\$1,850	\$1,300	\$2,900	\$1,900	\$0	\$ 26,350
TOTAL FEES	2017	\$4,835	\$5,460	\$32,092	\$11,722	\$10,569	\$16,173	\$12,472	\$16,824	\$16,869	\$9,995	\$11,272	\$16,061	\$ 164,444
	2018	\$11,838	\$11,086	\$13,579	\$17,990	\$16,821	\$28,683	\$18,668	\$11,323	\$13,001	\$14,888	\$20,931	\$18,120	\$ 196,928
	2019	\$13,577	\$16,917	\$17,830	\$16,983	\$16,831	\$18,860	\$18,703	\$27,628	\$17,995	\$9,868	\$15,028	\$13,584	\$ 203,804
	2020	\$15,888	\$18,318	\$27,517	\$20,128	\$15,697	\$34,118	\$27,668	\$39,556	\$29,637	\$24,584	\$24,584	\$19,446	\$ 293,810
	2021	\$26,561	\$17,800	\$33,767	\$26,783	\$21,084	\$29,181	\$43,031	\$15,148	\$10,944	\$28,368	\$19,088	\$0	\$ 271,755

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES**

**Carysbrook Performing Arts Center
8880 James Madison Highway
Fork Union, VA 23055**

**November 9, 2021
6:00 pm Work Session
7:00 pm Regular Meeting**

MEMBERS PRESENT:

Barry Bibb, Chair
Gequetta “G” Murray-Key, Vice Chair
Ed Zimmer
Lewis Johnson
Howard Lagomarsino
Patricia Eager, Board of Supervisors

WORK SESSION:

Calvin Hickman, Public Works Director
Captain Peterson, Fluvanna Sheriff’s Office
John Lye, Lake Monticello Water Rescue Chief
Don Stribling, Fluvanna County Schools

REGULAR MEETING:

Eric Dahl, County Administrator
Douglas Miles, Community Development Director
Jason Overstreet, Senior Planner
Fred Payne, County Attorney
Valencia Porter, Administrative Programs Specialist
John Wilson, PE, VDOT Louisa Residency (online)
John Aulbach, PE, AQUA VA President (online)

CAPITAL IMPROVEMENT PLAN (CIP) WORK SESSION – CIP Planning Commissioner Rankings

A. CALL TO ORDER, THE PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE:

At 6:00 pm, Chair Bibb called the Work Session to order, led in the Pledge of Allegiance and followed by a Moment of Silence.

B. COUNTY ADMINISTRATOR COMMENTS:

Eric Dahl, County Administrator, he provided a brief summary of the FY 2023 – 2027 Capital Improvement Plan (CIP) and indicated that Fluvanna County Department Directors and Public Safety representatives are available for any questions during the CIP Commissioner Rankings.

C. WORK SESSION:

Fluvanna County’s new Capital Improvement Plan (CIP) for FY23 – FY 27 has been prepared by the Finance Department in conjunction with the County Administrator. The CIP Plan has been forwarded to the Planning Commission for their review, in accordance with Virginia State Code §15.2-2239: Local Planning Commissions to prepare and submit annually capital improvement programs to the governing body, in our case it is to the Fluvanna County Board of Supervisors.

Mr. Dahl then summarized the next step within the CIP review process that a Public Hearing would be conducted on December 7th to complete their CIP process and then submit a CIP Recommendation onto the Fluvanna County Board of Supervisors for potential CIP funding.

Chair Bibb closed the Work Session at 6:30 pm.

1. CALL TO ORDER, THE PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE:

At 7:00 pm, Chair Bibb called the November 9, 2021 Regular Meeting to order, the Pledge of Allegiance and followed by a Moment of Silence.

2. DIRECTOR'S REPORT: Douglas Miles, Community Development Director

October 20th Board of Supervisors – Redistricting Maps & VDOT Roads

County Administration and Planning & GIS Staff conducted a Redistricting Maps Work Session with various GIS map district options and the related Census numbers with extensive work conducted by GIS staff on the maps along with County Administration staff members, as well.

The Community Development Director presented the VDOT Road Functional Classifications changes to Route 250 & Route 53 both from the Albemarle County line to Route 15 from Major Collectors over to Minor Arterials in the VDOT road functional classification system that is after the decennial 2020 Census.

October 21st TJ PDC Regional Housing Roundtable – Fall 2021 Training

The Community Development Director served as a Regional Planning panelist along with the Albemarle County, City of Charlottesville and Greene County planning directors on new and affordable housing projects.

October 28th Technical Review Committee – Dominion Energy Substation

The Community Development Director and Planner conducted a meeting on the proposed substation on the north line of Ruritan Lake Road at Branch Road for a new 230 KV / 115 KV switching station as 115 line is from the 1930s and it needs to be replaced for better service.

November 3rd Board of Supervisors: GIS Maps & Roads Board Resolution

The Community Development Director presented Functional Classification Roads request for Board of Supervisors Resolution and it was passed to move forward with reclassifying Routes 250 and 53 from Major Collectors to Minor Arterials for both better VDOT road funding and classification purposes.

Redistricting Maps discussion occurred with the Board of Supervisors that required additional Planning & GIS staff work to prepare these revised GIS maps; printing and delivering GIS maps to Board of Supervisors members for their review and consideration for new electoral districts.

November 10th Technical Review Committee Meeting – Industrial Buildings

Zion Station Lot 3 Site Plan Amendment – on Zion Station Road at US 250 project is being completed with parking, lighting and landscaping standards for new industrial use space.

Christian & Associates Contractor's Storage Yard – major site development plan submittal on Lake Monticello Road being relocated from Crofton Plaza as existing Fluvanna County business.

Van der Linde Recycling Storage Building – a minor site development plan for a new recycling storage building to keep materials dry during recycling and by adding new recycled materials.

R-3 Residential Planned Community Major Subdivisions Projects Summary

Colonial Circle R-3, Residential Planned Community: Single-Family Homes and Townhouses R-3, Master Plan Review and Subdivision Plat Approval.

Village Oaks – Phase IV R-3, Residential Planned Community: 29 Single-Family Homes Final Subdivision Plat Review and Approval on Route 618.

Village Gardens ZMP 21:04 R-3, Residential Planned Community: Single-Family Homes, Townhouses and Office / Commercial conditional rezoning; Applicant completed their Traffic Report for the R-3 proposed development.

3. PUBLIC COMMENTS #1:

At 7:07 pm, Chair Bibb opened the Public Comments period and he indicated that these public comments they should be on items that are not already on their Agenda, to include the Village Gardens Unfinished Business item, and speakers should provide their name and address and to limit their comments to five minutes.

Sandra Radford at 1201 Mulberry Drive: Stated that generally a lot of deforestation has been going on in our country. This morning in the Daily Progress she saw an article where they are doing extensive environmental studies because of urban sprawl coming out of Charlottesville. Even though Virginia has good results, from time to time, with preservation efforts but if our state continues on this path of additional urban sprawl we are going to create global warming.

We do need more stores and choices however, and can do that with good planning and we still can protect our environment. The worst thing we could possibly do, however is to support the developments that causes large parts of the county to have deforestation by clearing the trees to build houses. So, this developer really thinks that a few trees between the road as a buffer is appropriate and that more time and more thought was given to develop the places like Fox Hollow, Broken Island, and Lake Monticello which have retained the majority of their trees.

Beautiful homes with lots of trees are vital to our existence interesting facts about trees we are talking about science tonight. That is what is providing the oxygen to keep us alive, trees, grass, and plants all three things that we owe to the process of photosynthesis as they take in carbon dioxide and release as oxygen. In Fluvanna we support the protection of rural areas to write a comment as far as agricultural farms in Fluvanna than both Goochland and Louisa may have true agricultural farms, but there is probably a lot more that support beef cattle and no farms. A lot of grass supports that fact that learning people fail to realize for that purpose or also considered crops. I hope you think about that the next time it gives a statement that some trees end up more oxygen such as the spruce and burn each and the maples, but we have a lot of pines in Central Virginia and they grow fast and they can be harvested again and again.

Do you want to continue to support clear-cutting deforestation of our rural communities? If you want urban sprawl move to the city if you want a healthy place to raise your family, a place to enjoy the beauty of God’s creation and stand up and be thankful that you live where you do. I encourage all of you elected and appointed leaders in our county to choose development that makes sense, built to the needs of the community and protect our rural character developing for the development sake for those who are already welcome. Who is here to protect and not deliver our county to create more urban sprawl in my simple mind I would like to know what the results of what has already been approved. How it will impact our quality of life, highway safety, committee reconstruct order and other limited resources before you add more homes and not commercial areas. So, I encourage all of you on the Planning Commission to please protect the rural community and all of the people that you serve.

Donna D’Aguanno at 148 Crape Myrtle Drive: Stated we are very fortunate to be able to talk to our representatives and the people on the Planning Commission on the Board. Mrs. Murray-Key she called me at 9:00 one night and she said to me. I did not want another day to go by without responding to your call, and I really appreciate that this is the citizen’s government. We do not always get what we talk about but it is good that we are able to pick up the phone and still have a conversation with everybody including Mr. Eric Dahl, and other County staff members. I think that is really wonderful you are not hiding behind an email and or a computer or a receptionist and that is a really great thing, and I hope that our county stays that way because that means we do have a citizen’s government and I appreciate your service. Mr. Bibb thank you very much for pointing that out and I have also refrained from stating you guys and have respected the ladies also serving Fluvanna County.

With no one else coming forward or online wishing to speak, Chair Bibb closed the Public Comments period at 7:15 pm.

4. **MINUTES:**

MOTION:	I move that the Planning Commission approve the Minutes of October 12, 2021, as presented.				
MEMBER:	Bibb (Chair)	Murray-Key (Vice Chair)	Johnson	Zimmer	Lagomarsino
ACTION:				Motion	Second
VOTE:	Yes	Yes	Abstain	Yes	Yes
RESULT:	Approved 4-0-1 as Mr. Johnson was absent on October 12, 2021				

5. **PUBLIC HEARINGS:**

None

6. **PRESENTATIONS:**

None

7. **SITE DEVELOPMENT PLANS:**

None

8. **SUBDIVISIONS:**

None

9. **UNFINISHED BUSINESS:**

ZMP 21:04 Southern Development: A request to rezone from A-1, Agricultural, General and R-3, Residential Planned Community to R-3, Residential Planned Community of 122.6 acres of Tax Maps 8 Section A Parcel 18A, 17 Section A Parcel 10 and 17 Section 9 Parcels 1 and 2. The subject properties are located along State Route 53 and along Garden Lane (SR 636) and with additional access via a stub road located south of 415 Jefferson Drive in Lake Monticello and they are in the Rivanna Community Planning Area and in the Cunningham Election District.

Keith Lancaster, Southern Development: he approached the podium and provided an update on what the applicant had been completing since the Planning Commission granted them a 60 day deferral back on September 14th. He then stated that they needed an additional 30 Day deferral to complete the transportation improvements and right-of-way acquisition for this development, as provided in his Powerpoint Slides as these four (4) highlighted bullet points:

- ROUTE 53 TRAFFIC IMPACTS—Status: Traffic Study is complete; Civil engineers are finalizing road designs with possible off-site improvements to be made for right-of-way dedication
- AQUA VA WATER & SERVICE—Status: Draft agreement is in place for water and sewer use
- CONNECTIVITY TO LAKE MONTICELLO/TUFTON POND—Status: Civil engineers are finalizing designs based on staff and public input
- COMMERCIAL WITHIN VILLAGE GARDENS—Status: Civil engineers are the finalizing design

Chair Bibb: Stated to confirm that you are now asking for a 30 day deferral request in order to provide the Planning Commission all of the information that we would need to make a final decision on this request? **Mr. Lancaster:** stated Yes, we need an additional 30 days.

Vice Chair Murray-Key: Stated that her concern is that she likes to have all of the necessary information. You know when I am looking at something and so it is you know for whatever reason the delay or waiting on information just get all the information in. I am curious from the standpoint of the individuals who already do live at the Lake that already have a water pressure problem. About the 53,000 gallons a day usage and I do not know if the Aqua VA person is here. I think my question is more for Aqua as residents of Lake Monticello already have a lot of pressure issues that request for an additional development that will only from what I just heard and I heard previously that it would benefit the existing homes. The new development that is being built, and 74 homes that are very close to whatever the loop is but if we are not already addressing issues that are currently affecting your customers that are in Lake Monticello and surrounding areas with water pressure. What other than this agreement between the two companies, how can we expect something better from the customers who have already been paying for water and still through Aqua, and I am just trying to understand how we move onto another contract and not get those other things addressed?

John Aulbach, PE, President of Aqua Virginia (online): Stated that he thinks he understood most of the question or comments as it was a little hard to hear over the audio but one of things I am going to ensure with this Village Gardens project is that the engineering design and the hydraulic analysis of it and the modeling clearly will point towards ensuring that no degradation of service to any existing customers will exist as a result of this project. That engineering has to happen there has already been some modeling done to look at this as mentioned with that water line in the looping where it is in its own pressure zone already.

Which is a defined system so it lessens the impact to the majority of the Lake customers, but through modeling and engineering design and hydraulic analysis we will ensure that

does not happen. We are also now undergoing separately with our hydraulic modelers in our company looking at line replacements in the upcoming years to improve service in the entire area and work is being done on the entire Aqua Virginia system at Lake Monticello.

Vice Chair Murray-Key: Asked, so is it that the residents of the Lake and the surrounding communities, again my question is geared towards are we waiting on another development before those issues are resolved or will another water and sewer contract be performed?

Mr. Aulbach: stated No, my first priority is to my existing customers clearly and I do hope that is understood as part of that I am ensuring that the developer of Village Gardens or any other future developments that we are talking about do not have any negative impact on my current customers. Their piece of the design their project their work they are coming in with service needs to ensure that it meets the new customers' needs adequately and does not harm existing customers. Now part of that also may include a developer needing to improve other parts of the site infrastructure to ensure that that does not happen. That is something we are working diligently with developers and others to look at. It is also a part of the Health Department process with the Office of Drinking Water in Lexington. We will be issuing the construction permits that will give surety that there will not be impacts to both the water quality or water quantity issues.

Vice Chair Murray-Key: Asked, will this project raise the water rates for current customers?

Mr. Aulbach: Answered, No the rate settings is a separate issue that is not part of this development and it will not have an impact - as there is an entirely different process.

Vice Chair Murray-Key: Asked her question regarding the traffic study when you talk about triggering a traffic study by VDOT or what we are doing right now, are you saying that there was some kind of threshold that needed to be met before we could trigger a traffic study?

Mr. Lancaster: Answered, yes.

Vice Chair Murray-Key: Asked, since we know that VDOT has a threshold before they are triggered what they will do, does Louisa County have a threshold that will automatically cause us to ask? The reason why I am saying that is because we are asking for one after the fact which makes it appear that we are just you know kicking the can down the road when we get to these type of developments and we know that VDOT Staff has a certain threshold and somebody has got to go ahead and ask them so that they can do a study.

Mr. Miles: So we began working with Southern Development back in April, and they were already working with their civil engineer, Timmons Group and VDOT Staff members. We were commenting and providing information that we felt that a traffic study was needed internally and were talking about it with VDOT throughout the Summer. John Wilson at VDOT informed us in August that was the case that we should be able to go ahead and ask for a Traffic Study. In the process if you remember at the September 14th public hearing we actually worked with the Lake staff ourselves and VDOT all in one meeting to discuss traffic impact analysis needs. Southern Development felt that they had already completed that work and was surprised both Fluvanna County and Lake Staff still had traffic concerns.

The proposal was originally made for a new Lake gate to be on Garden Lane which is a state maintained road right at Jefferson Drive and Smokewood Road in that existing intersection and opening that closed barrier and creating access to Lake Monticello located off of Route 53 away from the traffic and congestion of the existing Tufton Pond or Monish Drive Gate. Everyone up to this point: Lake Monticello, VDOT and the County has discussed removing this gate and relocating it to a better location to serve the existing traffic due to the slope and limited sight distance along Thomas Jefferson Parkway. Then after we had worked on this possible option the Lake Monticello General Manager indicated that they did not want to change the location of the Monish Gate even if the Garden Lane area was gated there.

Southern Development they contracted with EPR in Charlottesville to perform a Traffic Study to determine the actual traffic counts and where potential improvements would be needed along Route 53 based upon their proposed residential mixed-use development. They worked with Fluvanna County and VDOT Staff on turn lane warrants and analysis which would be further identified by EPR in their Traffic Study Analysis along Route 53. The applicant has indicated that they need to additional thirty (30) days to complete necessary right-of-way acquisition along Route 53 for the expected turn lanes and/or transition lanes.

Chair Bibb asked Mr. Payne: I would like to clarify a few things for the public and for us to ask you some questions on our procedures tonight. So, we could actually deny this, we can approve this or we can accept their 30-day deferral. If we deny it would go to the Board of Supervisors and they could potentially remand it back to us? If we Approve it then it would automatically go to the Board of Supervisors but if we give them a 30-day deferral it has to come back to the Planning Commission and the public would be able to see the changes, and we would be able to express our concerns from making comments the Planning Commission to prior to it ever going before the Board of Supervisors, is that correct?

Fred Payne, County Attorney: Replied, I would say that is a fair summary of your options.

Mr. Zimmer: Stated when we look at what the Planning Commission’s role is in regards to the Board of Supervisors and as you know our job is to do a comprehensive look at all of the developments because the Board of Supervisors has a wide range, much broader range of things they need to discuss at their meetings. As you said we could Approve it we could recommend disapproval tonight, but I feel like it is incumbent upon us to do our job which is having the greatest available information regarding this project before we make a final decision on what our recommendation is on the request. I agree with you that the deferral seems appropriate, and it give us the opportunity to do the job we are supposed to do for the Board of Supervisors and for the citizens of the county.

MOTION:	I move that the Planning Commission accepts the 30 Day Deferral by the Applicant of ZMP 21:04 Southern Development to the December 7, 2021 Planning Commission Regular Meeting.				
MEMBER:	Bibb (Chair)	Murray-Key (Vice Chair)	Johnson	Zimmer	Lagomarsino
ACTION:			Motion	Seconded	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

10. NEW BUSINESS:

None

11. PUBLIC COMMENTS #2:

At 7:39 pm, Chair Bibb opened the second round of Public Comments and he asked that speakers provide their name and address and to also limit their time to five minutes.

Linda Staiger at 2949 Ridge Road: Asked since there has been a Deferral and the additional information will be presented at the next meeting would you be open to a public comments section at that time about this request?

Mr. Payne: Stated I think it would be within the Commission’s discretion to allow the public hearing to be reopened if the Commission considered that the volume of information was so great that it would not be fair to the citizens to allow additional comments. That is in the nature of a matter in the Commission’s discretion and my suggestion would be if they choose to do that the public comments should be limited to the new information presented by the applicant since the previous Public Hearing that was closed back on September 14, 2021.

Vice Chair Murray-Key: Stated that if we make a decision at the December 7th meeting then wherever the notice to the public that there’s an opportunity other than we normally have public comments, but where is that notification that they can still comment on that. They would actually have to be on the meeting online or in here and listen?

Mr. Payne: Correct, you can make a decision tonight.

Mr. Zimmer: Asked if we made it at the next meeting there is no opportunity for public notice.

Mr. Payne: Stated that he does not know that this is a matter of law but it seems to him as a matter of fairness and it would be appropriate to give more notice to the public prior to the next meeting since there will additional information to be presented by the case applicant.

MOTION:	The Planning Commission moved to reopen the Public Hearing for ZMP 21:04 Southern Development that was previously closed on September 14th at the December 7th Planning Commission Regular Meeting.				
MEMBER:	Bibb (Chair)	Murray-Key (Vice Chair)	Johnson	Zimmer	Lagomarsino
ACTION:				Motion	Second
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

Vice Chair Murray-Key: Asked when an individual starts to speak and we are getting the AQUA information regarding the 53,000 gallons of water and whatever all of this information is in here; they start to speak how Mr. Payne I understand what you are saying, but it just seems to be difficult to say it will be limited to the new information. When we are going to be getting so much information and people have already spoken on it. I was just trying to understand how we would stop someone from talking when we do not know what direction their comment was in. When we say it is only about the new information that is going to be presented to us?

Mr. Payne: Replied when they start speaking and they start talking about matters that the Commission has already heard the Chairman can direct them to make their comments on the new information only.

Mr. Lagomarsino: Replied they could still speak on the previous information at the Public Comments Period # 2 anyway.

Mr. Payne: Stated I will remind you that for matters that are commented on that is not on the Agenda then those comments would not become part of the record for the application. So my suggestion is if somebody has information that he wants the Commission to consider and take its vote for recommendation one way or the other then they ought to speak up. As I think it is important to recognize that in making the motion that you all just approved the commission is if anything is on the side of openness and the opportunity for both to participate that was not something you had to do.

Mr. Lagomarsino: Stated at least in my mind the issues that the new information is going to address it is still going to be a very broad issue on infrastructure and transportation items.

Vice Chair Murray-Key: Stated that she would like to make sure as you know citizens have come to us and whenever we have a major case whatever it is people are very passionate when people become very passionate sometimes people cannot hear so in this atmosphere as having a calm space where people are waiting and listening. I want the people to be heard and I want people to be able to understand what we have the authority to do what we do not have the authority to do and that looks like when we come back in December people know that there are three options that can happen and that they may not like it but they are ready for it. That is why I wanted to take the time to be clear about that because we would all have already in this meeting established that we are talking about the new information that is being presented, and everybody will have an opportunity to prepare because it does not do us any good to have meetings when people are not prepared and people are just overwhelmed by information, so that is the reason why I asked those questions.

Mr. Miles: Asked Mr. Payne that with reopening this case's Public Hearing I am assuming from September 14th that was closed? Otherwise I do not have to advertise two consecutive weeks prior to the December 7th meeting. So remember by reopening the Public Hearing that opens up everything that is legally listed in that legal ad. It does not mean just new information only. I just need to know what I need to do as a Planning Director to re-advertise it in the newspaper and also to notify all the adjacent owners like we did for the September 14th Public Hearing.

Mr. Payne: Stated that he would say the Commission voted to re-open the public hearing to consider additional information as is submitted by the developer. There is only a requirement of only one Public Hearing for the Planning Commission. There is however authority for the Commission to entertain more public comments in addition to the public hearing requirement.

Larry Henson at 26 Piedmont Lane: Stated he is here tonight representing the Lake Monticello Board of Directors which I am President of, and also the forty percent population of Fluvanna County that makes up Lake Monticello and we oppose this project at Village Gardens. I sent a letter to Mr. Dahl and Mr. Miles I think you both received that letter in that letter were several comments and concerns from not just Lake Monticello but the surrounding area up and down Route 53. I have to tell you after the September 14th and meeting waiting 60 days I was a little disappointed in the presentation that Southern Development gave tonight. The update, I did not see much of an update, so I just have to express that they did touch on two of the issues that our residents brought forward. One was a traffic volume and safety which we are very concerned about on that Route 53 side of Garden Lane and of course Aqua is a big concern.

We are very concerned about a couple of things that they did not talk about that is a big deal for the Lake and it is erosion and sedimentation issues. I did not hear them talk about how we are going to prevent that and what we can do to prevent it. The Fox property would actually drain right into Tufton Pond which goes into Lake Monticello and right now we have a dredging program where we dredge over 4,000 cubic yards of sludge or sediment a year. So this is a big deal to the Lake as we have a full time employee that does nothing but dredge the Lake every day and that is all because of the sedimentation. It is not just coming into the Lake, the other issue that was not mentioned was the Fire and Safety issues as it relates around Route 53 and other access points. I do not know about County policing issues but we have a problem at the Lake with police as we have some really big challenges as a community. As we did not react when Village Oaks started and did not react to Colonial Circle and so we are reacting tonight.

We are concerned about the cost of our infrastructure to keep our community Private to keep it safe to keep our amenities safe. We already have a tremendous problem in the Summer with trespassing from Village Oaks to go swimming we cannot keep the kids out. The cost is going to be passed on to our membership in order to police this problem. They do not want that cost, so we are very concerned about that, also the fire and rescue was not going to take the fire rescue to support another community and they still have Colonial Circle going in there as well. Is the Fox property itself we believe that the proposed use violates the covenants of the Fox property those matters are between the landowner and us and they directly affect the use that may be allowed there. Overall we oppose the project because its scope and impact with quality of life in this portion of the county would be negative and be permanent. We will closely monitor developments but our position remains as stated opposition to the rezoning case request.

Thomas Diggs at 947 Jefferson Drive: Thanks for reopening the Public Hearing as that took a remarkable amount of courage to do and it will well serve the community. My second point is with regard to the Comprehensive Plan, thank you for having a webpage up now. I would now ask that you put some information on that webpage. At the moment the only thing that is on there now is a promise of future information, and an application for possible membership on two subcommittees. I also would ask for an explanation it's a subcommittee of what the Plan?

Other surrounding jurisdictions have had broad-based community committees that advise their Planning Commission on the information for the Comprehensive Plan. I do not see anything like that in Fluvanna County. I would ask that you consider it and especially that you add in links, there was an email sent out to some residents of the County to apply to be on a subcommittee. I am aware of a survey that was accessible on the County website that I had not seen before from 2020 however even that survey if I had not been made aware of it by the email that my friends forwarded to me. I would not know it and it is not linked to the Comprehensive Plan webpage. Please give us more information including a timeline and an explanation of the plan to update the Comprehensive Plan as we would like to participate in the new Plan process.

Brook Reynard at 662 Broken Island Road / 97 Virginia Avenue: Stated that The Master Plan originally submitted by Southern Development it called for 260 single family and townhomes, and 9,000 square feet of commercial space. Their updated plan as of September 2nd accounts for 247 single family homes, 75 townhouses I assume this 9,000 square foot commercial space has stayed the same as I did not see an update there. Their traffic study is a little misleading, your account for 216 extra morning trips, 288 additional evening trips by my math given your update, how many homes you plan on being there that's 67% of the people leaving to go to work in the morning. I do understand this county does have an aging population of which a majority of the people are over retirement age. I think that is a little misleading on how many cars will be coming and going every morning and every evening. That is being said 247 single family homes I don't know about y'all I think most of you guys are married based on Southern Development's website. I believe most of you have kids, so you tell me if your wives have cars

when your kids get older successfully when their kids are 16, 17 years old what do the kids do? Your kids are going to want to get cars. Therefore, there will be a lot more cars in this project.

This updated development only calls for the streets to be 24 feet wide, therefore not allowing for on-street parking. I do not see any additional parking other than the parking at the end of the development that is going to account for this 9,000 square feet of commercial space. That we have not seen any kind of projected commercial that is going to get build there if anything. That is been proposed at all the new developments that have been proposed in the past by Southern Development in the county. Village Oaks is one of those I mean there is a for sale sign up right now. I do believe the county zoned commercial development that has not happened there. I do not think we are going to see any there now or in the future. So I do have a concern with that I mean if this design intent of this development was really met I think you guys need Southern Development to bring to the county some more ideas on how they are going to best handle the traffic with most of these being targeted at single family homes and or the younger generation. I do not know why the county just keeps giving them more chances, more chances more chances again. I think the design intent was missed from the get-go as a 45-mile an hour stretch on the road and then a residential and a commercial entrance at two very drastically different site distances, and the traffic study only accounts for 500 foot on either side there.

Luke Reynard at 97 Virginia Avenue: Stated he lives at Village Oaks, we are going to have the same sort of development that they are proposing for Village Gardens. This week we had an ambulance come in and when cars do park on both sides of the road it completely blocked up the road. I still see that they are only accounting for 12 feet on each side of the road, which is not going to be enough for traffic to flow through in the case of an emergency. My other issue is the commercial development, we're going to be putting all of the tax liability back onto the residents without any commercial uses. That is going to create higher taxes, so we really want you to consider that when we are considering all these high density residential developments.

James von Ottenritter at 2126 Nahor Manor Road: Over the past couple of weeks I have gone and wandered about in the Villages of Nahor, the senior citizen development. I go over there and I talk to the people there because I am curious and I want to see how the homes are built. I think you have a problem and it should be addressed. As there is hardly a person there that is not in trouble to the point when they talk about they cannot sleep in peace. They are always worried about what is going to happen because they are worried about more cars coming in and these people first of all they are real nice but they are having mental problems. One lady her sister came back to talk to me but she said she flew into town to see her because she said she did not want to live anymore. I know they are living in the development but it is not so bad in their development it is just nice and they are old people and a lot of them do still work. The County must have a mental health facility because they should go and do something for these older people. They know about this meeting tonight and now it is another what 30 days. When that sister said she is going to take her away as I believed it because they all know the traffic is going to drive through there. Everyone knows they are going to drive through there and go on over to the Food Lion and to the Exxon gasoline station. Thank you for listening to me tonight.

Douglas Powell at 415 Jefferson Drive: He stated he comes to you this evening with kind of a cautionary tale. He stated I moved to the City of Fairfax in 1979, and at that time the City of Fairfax in Fairfax County was basically the western edge of metropolitan DC. By the time I left just a few years ago that borderline edge of the metropolitan DC area had extended out way further out into Loudon County. I know we all recognize that Loudoun County was the fastest growing county in Virginia. The census in 1980 right after I moved to the City of Fairfax and the population about Loudoun County was right around 57,000 people by the time I left and in the 2020 census that population had expanded to over 400,000 people. That did not happen all at once it happened by one development followed by another development followed by another development and on and on bits and pieces growing into an aggregate that churned once was rural farmland into suburban homes.

I do not think Fluvanna County is in danger of becoming another Loudoun County, but in the 2020 census all of the jurisdictions between Richmond and Charlottesville were in the top 30 fastest developing jurisdictions in the state of Virginia except for Fluvanna County. The pressure is going to be on us to join that group there is we are on that Route 64 corridor between two job centers people are going to be looking for places to live and I encourage you to look at the aggregate of everything that is happening now. I know it is your responsibility to look at each individual project and make recommendations on it but please look at the overall picture, do not make decisions just for today but make them for 40 years in Fluvanna County.

Debra Kurre at 19 Laguna Road: Stated that there have been some things said that I do really appreciate which are to look at the long run, to look at the long haul because even though the traffic analysis that was done, and the traffic impact analysis is wanted by VDOT to come in at different numbers that are higher than what these numbers are. They are eventually going to get there and that is going to have to be done, so why wait. I just think it would be important to go ahead and do that now. My concern is the Comprehensive Plan, what is the plan? What is the plan for schools? What is the plan for medical facilities? My husband and I we spent a lot of time in the ambulance last year going back and forth to Charlottesville on Route 53 at night and it is dangerous, it is dangerous tonight coming out here looking for deer. We need some kind of overnight medical facility in this community that can help to care for people who are in emergency situations, it will not be an emergency room, but we need an urgent care medical facility to serve the community like what you find in other suburban areas near us.

When is an elementary school going to be built as you have to have certain there is got to be certain thresholds, just like this completed Traffic Analysis Study there are certain thresholds for communities that if we go ahead and establish those now you will have your plan in place. It seems like we are very global and growing and it is a good thing in a lot of ways. However you know when you bring a baby home from the hospital you do not go Oh no you know I am going to go set that nursery up. I think my personal opinion is the Comprehensive Plan it needs to be finished with a lot of the community input. The corner that we are on is the last historical area right where VDOT is going to make turn lane improvements, and that is the last tangible historical area. Around Lake Monticello that part of the history of Fluvanna and I do feel very honored to be part of that. I am asking that we look at that and please make the right decision.

Jack Beuth at 121 Middleton Mills Lane: Stated that he is sort of late arriving to this fight. He just saw an advertisement about this development and he was sort of stunned by the size of it and their plans for it. I cannot really understand what the benefit to Fluvanna County is for this development. Maybe it brings in more tax revenue but it could also raise our taxes too. A lot of counties in Virginia are in a similar situation to Fluvanna and will put strict limits on the size of property divisions like five acres, ten acres and specifically to avoid these types of high density developments. If you limit those divisions to the larger lots you get people coming in building houses that are worth a million dollars they provide a lot of tax revenue, and do not provide the kind of impacts that have been discussed here. Impacts on utilities, impacts on your roads and maybe I have not heard a lot of discussion about this but the impact on our schools.

These types of developments specifically bring in young people, young people that have kids and those kids have to go to school, and those schools are very expensive to build and are very expensive to staff. I hope you have accounted for that in your planning for a development like this. I think a couple of earlier speakers made it very clear I think probably the most important point here is that you are not just making a decision right now on this one development. As you are making a decision about really the future of this county. This is a pivotal point right now if you approve this, this is not going to be the last of these types of developments, they are going to come in front of you and it is going to be very hard to stop them if you don't stop them right now. I have got to say Fluvanna it is a beautiful county, we are not long-term residents here but we moved here because of this rural beauty. When you look at these types of developments they are not beautiful in fact I have to say they are ugly. Think about what these developments are going to look like in 20 years or 30 years - is this the kind of county that you want to have.

This issue of extending the meetings and coming up with new issues, the presentation I saw tonight on the traffic study already Route 53 is a very busy corridor. In fact, if you are trying to pull out on Route 53 and you are trying to pull out to traffic circle or something like that you know there is a fairly steady stream of traffic certain times of the day a steady stream of cars. That highway has to be improved you get more development and that is the direction your heading. I do not think you can limit public comments at the next meeting you will be voting on the entire proposal as you are not going be voting on a portion that they are going talk about when they show up in a month. I think you need to hear from the public on the entirety of the proposal before you vote on the entirety of the application that will be presented that night.

George Macomber at 31 Mulberry Drive: Asked so we are expecting a preponderance of new information to be at the next meeting. So, how far in advance will we all be able to see that information and come to the meeting prepared? I do not think you got a straight answer, you had asked what are they going to do to improve their current issues? He said well we will not degrade it basically and maybe in a few years we will address it. You did not get an answer.

Chair Bibb: Stated we usually get the Packet on the Friday before the meeting that is on the following Tuesday. So we will get the packet the same time they will upload the information on the Fluvanna County website for you to read and review in the public - all equal review times.

Wayne Nye at 176 Village Boulevard: Stated that he and his wife talk about this every day and all of the issues that you have heard we have talked about and continuing with all of that. So, I work at Martha Jefferson Hospital as a pharmacist. I get up early in the morning you know so I get to work on time. For all of the healthy engagement and the controversy and the different opinions I want to thank you publicly and all of you for hanging in there with us on this request.

Donna D'Aguanno at 148 Crape Myrtle Drive: Stated that she just wanted to reinforce a lot of what occurred. I am opposed when I started this I was opposed for various reasons, now my reasons have really grown, and I think one of the biggest things is quality of life. I think that you guys are all in the predicament of really changing people's quality of life I am sure people have written about their commutes in the mornings by going down to Charlottesville. What time are people going to have to get up now, to be able to commute to their jobs, what time are they going to have to get their kids up and go to school. When you add in another whatever how many homes and the additional cars plus Colonial Circle, plus Village Oaks and Island Hill.

All of these new people are coming and descending on our quality of life that we are looking at what is the commute time what are you going to do. That is impacting everybody's world now, and you are in control of that. You are going to change everybody's life because they are going to have to come home rush in get dinner on the table maybe get onto a soccer practice. People came out here thinking that they were going to have a beautiful life and requests like this are not creating a beautiful life and I have to say I have never heard one person except maybe the people living in Village Oaks complementing the look of Village Oaks. It's been talked about as hideous, ugly, and bad for Fluvanna County there is not one tree left standing in that project.

So when you are deciding on this you are also deciding the look of the County. The gentleman is right 40 years out is this what we are going to look like? You can drive by pastures and see cows out there you cannot put a year on some of these, maybe because the house looks a year old but it could be from 1777 because that land is the land and there is a beauty to just having land. I know maybe Southern Development does not think that and quite honestly I am not sure why we are still dealing with Southern Development because they keep changing their plans as they move along. They are not solid citizens in the way they go about doing business and I have very hard feelings about how we have done business going forward. When I bought my home three years ago I was still hearing about a convalescent home three years ago.

I do not know why they were still talking about it because that was scrubbed then you go down there and they start talking about having that convalescent home down at Village Oaks. Never going to happen never was going to happen, so you really have to consider all the pieces of the puzzle the biggest piece of the puzzle was and I wrote to you all over the weekend. In 2024 the marijuana laws are changing do you know that there was a young man killed at Merry Oaks on Route 53 on the weekend of October 23rd right there. Village Gardens is coming there and at 12:30 am a girl over corrected, she ran into a tree the young man from Fluvanna County High School is dead. We will be looking at a lot more white crosses when the 2024 marijuana laws change. The information that I sent you contains the statistics from the Rocky Mountain High Intensity Drug Evaluation Study. Everything is in the study and that they had in every state, the number of deaths doubled in the states when marijuana laws change. That is a very scary thing, and you are going to put more teenagers and inexperienced drivers out there. Thank you.

Suzy Morris at 6840 Thomas Jefferson Parkway: Stated that there is probably not much more that I can say. I think I could say that I have been at every Planning Commission and Board of Supervisors meeting since June. I am another one of those old people and I am unlike many a native of Fluvanna, and I do love this county. I came back to this county, and I spent 50 years working with young people in this county. I want something left for them, I should be right now in retirement able to paint, to write, and to enjoy the various changes of seasons. I looked out for women the other day when I was doing some cooking, so that I did not have to do it every day, you take it out of the refrigerator but it's not the processed food, and you just heat it up. I looked out the window and I saw the beach leaves and the hickory leaves spinning and twirling and dancing down to the ground. I thought I should be able to be outside, I should be able to be enjoying these things. I have put in my time and it is unconscionable for someone who has built a retirement community. Nahor Village to come back and disturb and disrupt and destroy

the peace that they thought they were going to have there. It is also unconscionable to have them come back and try to destroy my peace and tranquility that I remained here for and came back to Fluvanna for. So, I asked you and I agree with so many of the things said tonight they were absolutely spot on. This is the time for us to take a stand this is not the time to say we cannot do anything. We have to say yes, no it is a time now and if you miss it this county could easily be gone and it is not just the northwest corner of this county it will be all throughout the county. So I urge you please let's not have them rush through things and try to get it through. Let's get our stuff straight that is one thing I learned as an educator you have to be organized with your time, you are planning and what you do, so thank you for your time I appreciate it. I know it is a difficult job but this is the turning point in Fluvanna County. Let's keep it unique, let's keep it with the positive quality of life that people came here for and that we came back and we stayed here for. Thank you for all that you do for Fluvanna County.

Sandra Radford at 121 Mulberry Drive: Stated that the Save Rural Fluvanna Group has all gone through the proffered conditions and we have several questions and we cannot get them to be addressed and now have to wait 30 days. Is Southern Development still going to have to take care of and address these issues? As we have more questions than answers on this right now.

Mr. Miles: asked Chair Bibb if he could respond to her question. He stated that the applicant's Proffered Conditions were put into the Staff Report as Plain Text from their August 25th letter. County Staff put in Italic Text certain comments and questions to further clarify the proffers at the September 14th Public Hearing. For further clarity purposes, Bold Text was added as their responses for tonight's meeting or indicating that the applicant is still completing those items.

Sandra Radford: Stated she looked at the revised information and it is still incomplete and our group wants to hear the final answers by someone from the Southern Development that they have been addressed and that it be clear and concise information for everyone to understand.

Chair Bibb: We need to move on and we appreciate your comments but this is not a time for us to continue to discuss this request until we receive all of the information necessary for us to make a decision. As everyone will receive the information prior to the December 7th meeting.

Vice Chair Murray-Key: Asked Mr. Miles a follow-up question about the Solar Panel Recycling information that Sun Tribe Solar was going to provide and that was discussed at last month's Planning Commission meeting. He e-mailed it to you and I but he was going to mail it out to some of the interested citizens for them to review as well before the next Board meeting.

Mr. Miles: stated that John Townsend, Sun Tribe Solar, he did mail the Solar Panel Recycling information to Mrs. Morris by Fed Ex package delivery so that she could review a paper copy. It has also been added electronically into the November 17th Board meeting packet materials.

With no one else coming forward or online to speak Chair Bibb closed the Public Comments period at 8:40 pm.

12. ADJOURNMENT:

Chair Bibb then adjourned the Regular Planning Commission meeting of November 9, 2021 at 8:42 pm. The minutes were recorded by Valencia Porter, Administrative Programs Specialist.

Barry A. Bibb, Chair
Fluvanna County Planning Commission

	A	B	C	D	F	G	H	J	K	L	M	N	O	P	Q	R	
1	CAPITAL IMPROVEMENTS PLAN		FY2023-27		FY2023 Proposed			FY2024 Plan		FY2025 Plan		FY2026 Plan		FY2027 Plan		FY23-27 Total	
2			CIP TOTAL BY YEAR		\$6,622,650			\$3,460,335		\$3,231,143		\$7,443,824		\$4,111,578		\$24,869,530	
3	FY23 September 1, 2021		FUNDING SOURCE		Cash	Fund Balance	Other	Cash	Other	Cash	Other	Cash	Other	Cash	Other		
4	CAPITAL PROJECTS		Comprehensive Plan Chapter	Dept Rank	PC Rank	\$ 450,000	\$ 6,172,650	\$ -	\$ 3,460,335	\$ -	\$ 3,231,143	\$ -	\$ 7,443,824	\$ -	\$ 4,111,578	\$ -	\$ 24,869,530
5	GOVERNMENTAL																
6	COUNTY CAPITAL DEPRECIATION FUND	(Funded "1 cent" per year)															-
7	SCHOOLS CAPITAL DEPRECIATION FUND	(Funded "1 cent" per year)															-
8	COMMUNITY SERVICES																
9	PG Spray Ground Park		Chapter 2&7: Community Des. & P&R	2			206,950										206,950
10	PG Park Soccer Fencing		Chapter 7 Parks and Recreation	1			60,000										60,000
11	PG Multi-Purpose Shelter		Chapter 2&7: Community Des. & P&R	1				67,100									67,100
12	PG New Baseball/Softball Athletic Fields		Chapter 2&7: Community Des. & P&R	2						311,300							311,300
13	PG Basketball and Tennis Courts		Chapter 2&7: Community Des. & P&R	1						184,800							184,800
14	PG Fluvanna County Multigenerational Center		Chapter 2&7: Community Des. & P&R	1								3,822,500					3,822,500
15	PG Outdoor Swimming Pool & Pool House Building		Chapter 2&7: Community Des. & P&R	1										1,483,900			1,483,900
16	PUBLIC WORKS																
17	Capital Reserve Maintenance Fund		Ch.: 3,11,&12	1		250,000			250,000		250,000		250,000		250,000		1,250,000
18	Public Works Major Equipment		Chapter 3: Infrastructure	1			620,000		245,000		250,000		215,000		85,000		1,415,000
19	Courthouse HVAC and Lighting Controls		Chapter 3: Infrastructure	1			285,000										285,000
20	Carysbrook Equipment Storage Shed		Chapter 3: Infrastructure	1			80,000		20,000								100,000
21	Library Heating & Cooling System Replacement		Chapter 3: Infrastructure	1			145,000										145,000
22	Energy Recovery Unit - Public Safety		Chapter 3: Infrastructure	1			200,000										200,000
23	Social Services Vehicles		Chapter 9: Human Services	1			24,540		25,275		26,033		26,814		27,618		130,280
24	Paving Administration-Public Safety Parking Lots		Chapter 3: Infrastructure	1			700,000										700,000
25	County Vehicles		Chapter 4: Transportation	1			375,000		170,000		185,400		200,850		211,150		1,142,400
26	PUBLIC SAFETY																
27	Sheriff																
28	Sheriff Vehicles		Chapter 11: Public Safety	1			308,160		308,160		308,160		308,160		308,160		1,540,800
29	Fire & Rescue																
30	Vehicle Apparatus - Replacement		Chapter 11: Public Safety	1					1,559,800		900,450		2,030,500		1,155,750		5,646,500
31	Tanker 20 - Fork Union		Chapter 11: Public Safety				604,000										604,000
32	Ambulance 49 - Palmyra		Chapter 11: Public Safety				350,750										350,750
33	Ambulance 553 - LMVRS		Chapter 11: Public Safety				350,750										350,750
34	Response 5 - LMVRS		Chapter 11: Public Safety				101,500										101,500
35	Car 30 - Kent Store		Chapter 11: Public Safety				86,000										86,000
36	SCHOOLS																
37	Capital Reserve Maintenance Fund		Ch.: 3,10,11,&12	1		200,000			200,000		200,000		200,000		200,000		1,000,000
38	Technology		Chapter 10: Education	2			300,000										300,000
39	School Safety Vestibules		Chapter 4 & 11	1			150,000										150,000
40	Paving and Resurfacing		Chapter 10 & 11	2			225,000		225,000		225,000		-		-		675,000
41	FMS Athletic Field Lights		Chapter 10 & 11	1			150,000										150,000
42	Middle School Annex Floor and Bleachers		Chapter 10 & 11	2			175,000										175,000
43	School Buses		Chapter 4, 10 & 11	1			550,000		330,000		330,000		330,000		330,000		1,870,000
44	Student Transport / Facilities Vehicles		Chapter 4, 10 & 11	1			125,000		60,000		60,000		60,000		60,000		365,000

FY23-27 CIP Request Report

Office/Department/Agency: ALL

of Projects Requested: 26

Total Project Costs:

FY23	FY24	FY25	FY26	FY27	FY23-27
\$ 6,622,650	\$ 3,460,335	\$ 3,231,143	\$ 7,443,824	\$ 4,111,578	\$ 24,869,530

FY23-27 CIP Request Report

Office/Department/Agency: **Parks and Recreation**

of Projects Requested: **7**

Total Project Costs:

FY23	FY24	FY25	FY26	FY27	FY23-27
\$ 266,950	\$ 67,100	\$ 496,100	\$ 3,822,500	\$ 1,483,900	\$ 6,136,550

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

Project Title:	Pleasant Grove Park Spray Ground			Department/Agency Ranking:	2
Department/Agency:	Parks and Recreation	Contact Person:	Aaron Spitzer		
Funding Category:	<input type="checkbox"/> New Project (FY23-27)	<input checked="" type="checkbox"/> Existing Project (FY23-26)	<input type="checkbox"/> FY22 Project (Add'l Funding)		
Applicable Comprehensive Plan Chapter(s):	<input type="checkbox"/> 1. Natural Environment	<input type="checkbox"/> 4. Transportation	<input checked="" type="checkbox"/> 7. Parks and Recreation	<input type="checkbox"/> 10. Education	
	<input checked="" type="checkbox"/> 2. Land Use & Community Design	<input type="checkbox"/> 5. Economic Development	<input type="checkbox"/> 8. Housing	<input type="checkbox"/> 11. Public Safety	
	<input type="checkbox"/> 3. Infrastructure	<input type="checkbox"/> 6. Historic Preservation	<input type="checkbox"/> 9. Human Services	<input type="checkbox"/> 12. Financial Sustainability	

Section 2 - PROJECT COSTS

Expenditure Category	Prospective Vendor (if known)	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Engineering & Planning		\$ 17,600					\$ 17,600
Construction		\$ 154,000					\$ 154,000
Vehicle/Apparatus							\$ 0
Equipment		\$ 35,350					\$ 35,350
Other (specify)							\$ 0
Other (specify)							\$ 0
TOTALS		\$ 206,950	\$ 0	\$ 0	\$ 0	\$ 0	\$ 206,950

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

Additional Anticipated Operational Expenses	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Additional Staff Salary	\$ 11,000					\$ 11,000
Benefits	Calculated at 25% of Staff Salary	\$ 2,750	\$ 0	\$ 0	\$ 0	\$ 2,750
Vehicle						\$ 0
Vehicle Insurance						\$ 0
Utilities	\$ 3,300					\$ 3,300
Furniture and Fixtures						\$ 0
Equipment						\$ 0
Contractual costs						\$ 0
Other (specify)						\$ 0
Total Operational Costs	\$ 17,050	\$ 0	\$ 0	\$ 0	\$ 0	\$ 17,050
Total Anticipated Operational Revenues						\$ 0

Project Title:

Pleasant Grove Park Spray Ground

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

The proposed project consist of the construction of a 2,000 square foot water spray ground. This area will provide an additional recreational attraction for patrons of the park.

FY 2024:

FY 2025:

FY 2026:

FY 2027:

All images below suggest Parks and Recreation CIP projects but do not necessarily represent the exact look of each project.

FY 23 CIP Request

Inclusive Structure



Spray Pad

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

Project Title:	Pleasant Grove Park Soccer Fencing			Department/Agency Ranking:	1
Department/Agency:	Parks and Recreation	Contact Person:	Aaron Spitzer		
Funding Category:	<input checked="" type="checkbox"/> New Project (FY23-27)	<input type="checkbox"/> Existing Project (FY23-26)	<input type="checkbox"/> FY22 Project (Add'l Funding)		
Applicable Comprehensive Plan Chapter(s):	<input type="checkbox"/> 1. Natural Environment	<input type="checkbox"/> 4. Transportation	<input checked="" type="checkbox"/> 7. Parks and Recreation	<input type="checkbox"/> 10. Education	
	<input type="checkbox"/> 2. Land Use & Community Design	<input type="checkbox"/> 5. Economic Development	<input type="checkbox"/> 8. Housing	<input type="checkbox"/> 11. Public Safety	
	<input type="checkbox"/> 3. Infrastructure	<input type="checkbox"/> 6. Historic Preservation	<input type="checkbox"/> 9. Human Services	<input type="checkbox"/> 12. Financial Sustainability	

Section 2 - PROJECT COSTS

Expenditure Category	Prospective Vendor (if known)	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Engineering & Planning							\$ 0
Construction		\$ 60,000					\$ 60,000
Vehicle/Apparatus							\$ 0
Equipment							\$ 0
Other (specify)							\$ 0
Other (specify)							\$ 0
TOTALS		\$ 60,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 60,000

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

Additional Anticipated Operational Expenses	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Additional Staff Salary						\$ 0
Benefits	Calculated at 25% of Staff Salary	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle						\$ 0
Vehicle Insurance						\$ 0
Utilities						\$ 0
Furniture and Fixtures						\$ 0
Equipment						\$ 0
Contractual costs						\$ 0
Other (specify)						\$ 0
Total Operational Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Anticipated Operational Revenues						\$ 0

Project Title:

Pleasant Grove Park Soccer Fencing

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

This request is to construct a chain link fence around our soccer fields. These are the only fields in the county that don't have a fence around them and are the ones used the most. Having a fence would keep deer, dogs, and golfers off of these fields and help with overall control of the fields. This will also be needed when the lights are installed around the playing surfaces.

FY 2024:

FY 2025:

FY 2026:

FY 2027:

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

Project Title:	Pleasant Grove Park Multi-Purpose Shelter			Department/Agency Ranking:	1
Department/Agency:	Parks and Recreation	Contact Person:	Aaron Spitzer		
Funding Category:	<input type="checkbox"/> New Project (FY23-27)	<input checked="" type="checkbox"/> Existing Project (FY23-26)	<input type="checkbox"/> FY22 Project (Add'l Funding)		
Applicable Comprehensive Plan Chapter(s):	<input type="checkbox"/> 1. Natural Environment	<input type="checkbox"/> 4. Transportation	<input checked="" type="checkbox"/> 7. Parks and Recreation	<input type="checkbox"/> 10. Education	
	<input checked="" type="checkbox"/> 2. Land Use & Community Design	<input type="checkbox"/> 5. Economic Development	<input type="checkbox"/> 8. Housing	<input type="checkbox"/> 11. Public Safety	
	<input type="checkbox"/> 3. Infrastructure	<input type="checkbox"/> 6. Historic Preservation	<input type="checkbox"/> 9. Human Services	<input type="checkbox"/> 12. Financial Sustainability	

Section 2 - PROJECT COSTS

Expenditure Category	Prospective Vendor (if known)	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Engineering & Planning							\$ 0
Construction			\$ 55,000				\$ 55,000
Vehicle/Apparatus							\$ 0
Equipment							\$ 0
Other (specify)	Amenties		\$ 12,100				\$ 12,100
Other (specify)							\$ 0
TOTALS		\$ 0	\$ 67,100	\$ 0	\$ 0	\$ 0	\$ 67,100

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

Additional Anticipated Operational Expenses	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Additional Staff Salary						\$ 0
Benefits	Calculated at 25% of Staff Salary	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle						\$ 0
Vehicle Insurance						\$ 0
Utilities		\$ 770	\$ 770	\$ 770	\$ 770	\$ 3,080
Furniture and Fixtures						\$ 0
Equipment						\$ 0
Contractual costs						\$ 0
Other (specify)						\$ 0
Total Operational Costs	\$ 0	\$ 770	\$ 770	\$ 770	\$ 770	\$ 3,080
Total Anticipated Operational Revenues						\$ 0

Project Title:

Pleasant Grove Park Multi-Purpose Shelter

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

FY 2024:

The Pleasant Grove Park Active Recreation Master Plan states that multi-purpose structures are an important site amenity needed to fulfill the process of park development. The development of a 40' x 100' wooden structure is designed to serve as a permanent site for park picnics, sports team gatherings, birthday/family reunion parties, and other park rentals. This amenity will increase participation at Pleasant Grove Park in affording community members another place to visit as well as providing an additional shade structure. The Master Plan has a total of 5 additional multi use shelters for the park.

FY 2025:

FY 2026:

FY 2027:

All images below suggest Parks and Recreation CIP projects but do not necessarily represent the exact look of each project.

FY 24 CIP Request



Multi-Purpose Shelter

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

Project Title:	Pleasant Grove Park Athletic Fields (Baseball & Softball)			Department/Agency Ranking:	2
Department/Agency:		Contact Person:			
Funding Category:	<input type="checkbox"/> New Project (FY23-27)	<input type="checkbox"/> Existing Project (FY23-26)	<input type="checkbox"/> FY22 Project (Add'l Funding)		
Applicable Comprehensive Plan Chapter(s):	<input type="checkbox"/> 1. Natural Environment	<input type="checkbox"/> 4. Transportation	<input type="checkbox"/> 7. Parks and Recreation	<input type="checkbox"/> 10. Education	
	<input type="checkbox"/> 2. Land Use & Community Design	<input type="checkbox"/> 5. Economic Development	<input type="checkbox"/> 8. Housing	<input type="checkbox"/> 11. Public Safety	
	<input type="checkbox"/> 3. Infrastructure	<input type="checkbox"/> 6. Historic Preservation	<input type="checkbox"/> 9. Human Services	<input type="checkbox"/> 12. Financial Sustainability	

Section 2 - PROJECT COSTS

Expenditure Category	Prospective Vendor (if known)	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Engineering & Planning				\$ 27,500			\$ 27,500
Construction							\$ 0
Vehicle/Apparatus							\$ 0
Equipment				\$ 8,800			\$ 8,800
Other (specify)	Grading/Seeding/Dugouts/Fencing			\$ 275,000			\$ 275,000
Other (specify)							\$ 0
TOTALS		\$ 0	\$ 0	\$ 311,300	\$ 0	\$ 0	\$ 311,300

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

Additional Anticipated Operational Expenses	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Additional Staff Salary						\$ 0
Benefits	Calculated at 25% of Staff Salary	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle						\$ 0
Vehicle Insurance						\$ 0
Utilities			\$ 660	\$ 660	\$ 660	\$ 1,980
Furniture and Fixtures						\$ 0
Equipment						\$ 0
Contractual costs						\$ 0
Other (specify)						\$ 0
Total Operational Costs	\$ 0	\$ 0	\$ 660	\$ 660	\$ 660	\$ 1,980
Total Anticipated Operational Revenues						\$ 0

Project Title:

Pleasant Grove Park Athletic Fields (Baseball & Softball)

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

FY 2024:

FY 2025:

There is a need to expand on athletic fields in order to accommodate the needs of recreational leagues within Fluvanna County. This request is to complete the construction of the remaining athletic fields at Pleasant Grove Park. The construction of these new ball fields will address two major objectives in the BOS approved Pleasant Grove Active Park Master Plan: the completion of a four field sports complex and to address the challenges we face with meeting the increased needs of providing appropriate field space for our your sports program participants.

FY 2026:

FY 2027:

All images below suggest Parks and Recreation CIP projects but do not necessarily represent the exact look of each project.

FY 25 CIP Request



Outdoor basketball and tennis courts



Baseball/Softball Fields

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

Project Title:	Pleasant Grove Park Basketball and Tennis Courts			Department/Agency Ranking:	1
Department/Agency:	Parks and Recreation	Contact Person:	Aaron Spitzer		
Funding Category:	<input type="checkbox"/> New Project (FY23-27)	<input checked="" type="checkbox"/> Existing Project (FY23-26)	<input type="checkbox"/> FY22 Project (Add'l Funding)		
Applicable Comprehensive Plan Chapter(s):	<input type="checkbox"/> 1. Natural Environment	<input type="checkbox"/> 4. Transportation	<input checked="" type="checkbox"/> 7. Parks and Recreation	<input type="checkbox"/> 10. Education	
	<input checked="" type="checkbox"/> 2. Land Use & Community Design	<input type="checkbox"/> 5. Economic Development	<input type="checkbox"/> 8. Housing	<input type="checkbox"/> 11. Public Safety	
	<input type="checkbox"/> 3. Infrastructure	<input type="checkbox"/> 6. Historic Preservation	<input type="checkbox"/> 9. Human Services	<input type="checkbox"/> 12. Financial Sustainability	

Section 2 - PROJECT COSTS

Expenditure Category	Prospective Vendor (if known)	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Engineering & Planning				\$ 16,500			\$ 16,500
Construction							\$ 0
Vehicle/Apparatus							\$ 0
Equipment				\$ 17,600			\$ 17,600
Other (specify)	Earthwork			\$ 150,700			\$ 150,700
Other (specify)							\$ 0
TOTALS		\$ 0	\$ 0	\$ 184,800	\$ 0	\$ 0	\$ 184,800

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

Additional Anticipated Operational Expenses	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Additional Staff Salary						\$ 0
Benefits	Calculated at 25% of Staff Salary	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle						\$ 0
Vehicle Insurance						\$ 0
Utilities						\$ 0
Furniture and Fixtures						\$ 0
Equipment						\$ 0
Contractual costs						\$ 0
Other (specify)						\$ 0
Total Operational Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Anticipated Operational Revenues						\$ 0

Project Title:

Pleasant Grove Park Basketball and Tennis Courts

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

FY 2024:

FY 2025:

Currently, there are no basketball or tennis courts at Pleasant Grove Park which the Master Plan call for. The park is utilized by thousands of County residents annually and based off the Master Plan Survey in 2011, these site amenities are needed. This request is for 2 basketball and 2 tennis courts.

FY 2026:

FY 2027:

FY 25 CIP Request



Outdoor basketball and tennis courts



Baseball/Softball Fields

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

Project Title:	Pleasant Grove Park Fluvanna County Multi-Generational Center		Department/Agency Ranking:	1
Department/Agency:	Parks and Recreation	Contact Person:	Aaron Spitzer	
Funding Category:	<input type="checkbox"/> New Project (FY23-27)	<input checked="" type="checkbox"/> Existing Project (FY23-26)	<input type="checkbox"/> FY22 Project (Add'l Funding)	
Applicable Comprehensive Plan Chapter(s):	<input type="checkbox"/> 1. Natural Environment	<input type="checkbox"/> 4. Transportation	<input checked="" type="checkbox"/> 7. Parks and Recreation	<input type="checkbox"/> 10. Education
	<input checked="" type="checkbox"/> 2. Land Use & Community Design	<input type="checkbox"/> 5. Economic Development	<input type="checkbox"/> 8. Housing	<input type="checkbox"/> 11. Public Safety
	<input type="checkbox"/> 3. Infrastructure	<input type="checkbox"/> 6. Historic Preservation	<input type="checkbox"/> 9. Human Services	<input type="checkbox"/> 12. Financial Sustainability

Section 2 - PROJECT COSTS

Expenditure Category	Prospective Vendor (if known)	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Engineering & Planning					\$ 302,500		\$ 302,500
Construction					\$ 3,520,000		\$ 3,520,000
Vehicle/Apparatus							\$ 0
Equipment							\$ 0
Other (specify)							\$ 0
Other (specify)							\$ 0
TOTALS		\$ 0	\$ 0	\$ 0	\$ 3,822,500	\$ 0	\$ 3,822,500

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

Additional Anticipated Operational Expenses	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total	
Additional Staff Salary				\$ 52,800		\$ 52,800	
Benefits	Calculated at 25% of Staff Salary	\$ 0	\$ 0	\$ 0	\$ 13,200	\$ 0	\$ 13,200
Vehicle						\$ 0	
Vehicle Insurance						\$ 0	
Utilities				\$ 24,200	\$ 24,200	\$ 48,400	
Furniture and Fixtures				\$ 23,100		\$ 23,100	
Equipment				\$ 33,000		\$ 33,000	
Contractual costs				\$ 8,250	\$ 8,250	\$ 16,500	
Other (specify)						\$ 0	
Total Operational Costs	\$ 0	\$ 0	\$ 0	\$ 154,550	\$ 32,450	\$ 187,000	
Total Anticipated Operational Revenues						\$ 0	

Project Title:

Pleasant Grove Park Fluvanna County Multi-Generational Center

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

FY 2024:

FY 2025:

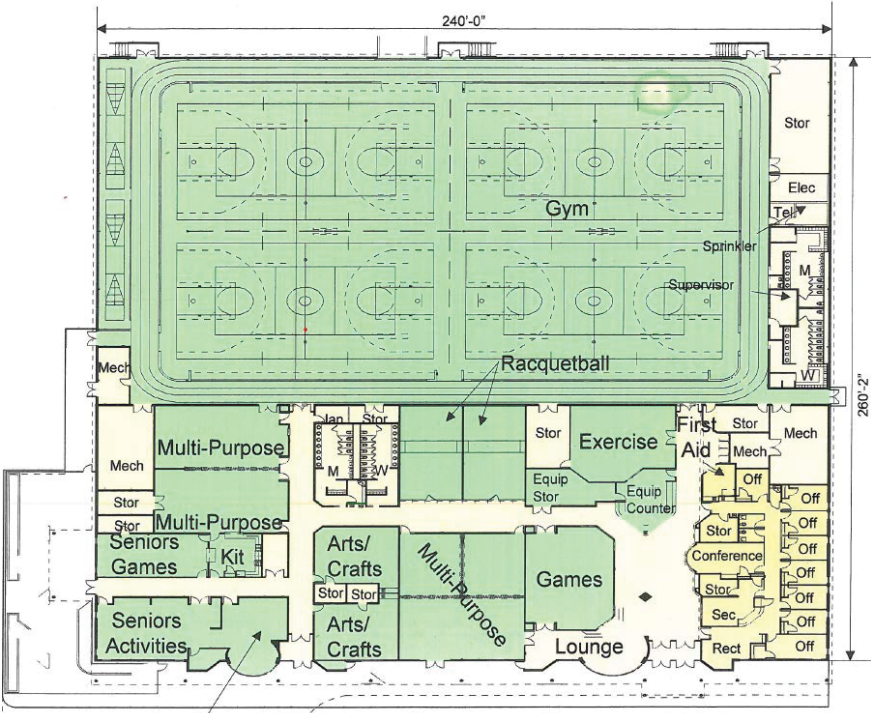
FY 2026:

A Multi-Generational Center in Fluvanna County will create an experience for families and people of all ages to come together in a community setting. The vision is a center which could be build on community partnerships, promote families spending more time together, and provide both early intervention and prevention programming. A Multi-Generational Center would give the community an option of visiting their local recreation facility rather than attending another facility outside of Fluvanna County. The Center would serve people of all ages and would allow for a wide-array of programs that we currently cannot offer.

FY 2027:

All images below suggest Parks and Recreation CIP projects but do not necessarily represent the exact look of each project.

FY 26 CIP Request



Multi-Generational Center

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

Project Title:	Pleasant Grove Park Outdoor Swimming Pool and Pool House		Department/Agency Ranking:	1
Department/Agency:	Parks and Recreation	Contact Person:	Aaron Spitzer	
Funding Category:	<input type="checkbox"/> New Project (FY23-27)	<input checked="" type="checkbox"/> Existing Project (FY23-26)	<input type="checkbox"/> FY22 Project (Add'l Funding)	
Applicable Comprehensive Plan Chapter(s):	<input type="checkbox"/> 1. Natural Environment	<input type="checkbox"/> 4. Transportation	<input checked="" type="checkbox"/> 7. Parks and Recreation	<input type="checkbox"/> 10. Education
	<input checked="" type="checkbox"/> 2. Land Use & Community Design	<input type="checkbox"/> 5. Economic Development	<input type="checkbox"/> 8. Housing	<input type="checkbox"/> 11. Public Safety
	<input type="checkbox"/> 3. Infrastructure	<input type="checkbox"/> 6. Historic Preservation	<input type="checkbox"/> 9. Human Services	<input type="checkbox"/> 12. Financial Sustainability

Section 2 - PROJECT COSTS

Expenditure Category	Prospective Vendor (if known)	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Engineering & Planning						\$ 104,500	\$ 104,500
Construction						\$ 1,320,000	\$ 1,320,000
Vehicle/Apparatus							\$ 0
Equipment						\$ 37,400	\$ 37,400
Other (specify)	Pool Chemicals					\$ 22,000	\$ 22,000
Other (specify)							\$ 0
TOTALS		\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,483,900	\$ 1,483,900

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

Additional Anticipated Operational Expenses	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Additional Staff Salary					\$ 49,500	\$ 49,500
Benefits	Calculated at 25% of Staff Salary	\$ 0	\$ 0	\$ 0	\$ 0	\$ 12,375
Vehicle						\$ 0
Vehicle Insurance						\$ 0
Utilities					\$ 6,600	\$ 6,600
Furniture and Fixtures					\$ 11,000	\$ 11,000
Equipment						\$ 0
Contractual costs					\$ 2,200	\$ 2,200
Other (specify)						\$ 0
Total Operational Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 81,675	\$ 81,675
Total Anticipated Operational Revenues						\$ 0

Project Title:

Pleasant Grove Park Outdoor Swimming Pool and Pool House

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

FY 2024:

FY 2025:

FY 2026:

FY 2027:

This project is for the construction of a rectangular shaped 75' x 150' meter pool with a zero depth entry and a 30' x 65' children's pool. Amenities would include a 20' slide, diving blocks for swim meets, lane lines, and deck furniture along with shade structures. Also included is a 2,600 square foot building to support pool operations for patrons. The facility will include a men's, women's, and family restroom/changing stations that will include locker areas. The pool's mechanical/equipment room, staff office space, and the entrance for member/guest check in will also be located in this facility. In addition to serving as a pool house, the building will also have a multi-purpose room that can be used year round as an additional revenue opportunity to host birthday parties, sports banquets/meetings, and other rental as requested.

All images below suggest Parks and Recreation CIP projects but do not necessarily represent the exact look of each project.

FY 27 CIP Request



Community Pool and Pool House

FY23-27 CIP Request Report

Office/Department/Agency:

Public Works

of Projects Requested:

9

Total Project Costs:

FY23	FY24	FY25	FY26	FY27	FY23-27
\$ 2,679,540	\$ 710,275	\$ 711,433	\$ 692,664	\$ 573,768	\$ 5,367,680

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

Project Title:	Capital Reserve Maintenance			Department/Agency Ranking:	1
Department/Agency:	Public Works	Contact Person:	Calvin Hickman		
Funding Category:	<input type="checkbox"/> New Project (FY23-27)	<input checked="" type="checkbox"/> Existing Project (FY23-26)	<input type="checkbox"/> FY22 Project (Add'l Funding)		
Applicable Comprehensive Plan Chapter(s):	<input type="checkbox"/> 1. Natural Environment	<input type="checkbox"/> 4. Transportation	<input type="checkbox"/> 7. Parks and Recreation	<input checked="" type="checkbox"/> 10. Education	
	<input type="checkbox"/> 2. Land Use & Community Design	<input type="checkbox"/> 5. Economic Development	<input type="checkbox"/> 8. Housing	<input type="checkbox"/> 11. Public Safety	
	<input type="checkbox"/> 3. Infrastructure	<input type="checkbox"/> 6. Historic Preservation	<input type="checkbox"/> 9. Human Services	<input type="checkbox"/> 12. Financial Sustainability	

Section 2 - PROJECT COSTS

Expenditure Category	Prospective Vendor (if known)	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Engineering & Planning							\$ 0
Construction							\$ 0
Vehicle/Apparatus		\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,250,000
Equipment							\$ 0
Other (specify)							\$ 0
Other (specify)							\$ 0
TOTALS		\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,250,000

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

Additional Anticipated Operational Expenses	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Additional Staff Salary						\$ 0
Benefits	Calculated at 25% of Staff Salary	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle						\$ 0
Vehicle Insurance						\$ 0
Utilities						\$ 0
Furniture and Fixtures						\$ 0
Equipment						\$ 0
Contractual costs						\$ 0
Other (specify)						\$ 0
Total Operational Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Anticipated Operational Revenues						\$ 0

Project Title:

Capital Reserve Maintenance

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

The Capital Reserve Maintenance request and appropriation allows the County to address facility issues as they arise throughout the fiscal year.

FY 2024:

FY 2025:

FY 2026:

FY 2027:

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

Project Title:	Public Works Major Equipment			Department/Agency Ranking:	1
Department/Agency:	Public Works	Contact Person:	Calvin Hickman, Director of Public Works		
Funding Category:	<input checked="" type="checkbox"/> New Project (FY23-27)	<input type="checkbox"/> Existing Project (FY23-26)	<input type="checkbox"/> FY22 Project (Add'l Funding)		
Applicable Comprehensive Plan Chapter(s):	<input type="checkbox"/> 1. Natural Environment	<input type="checkbox"/> 4. Transportation	<input type="checkbox"/> 7. Parks and Recreation	<input type="checkbox"/> 10. Education	
	<input type="checkbox"/> 2. Land Use & Community Design	<input type="checkbox"/> 5. Economic Development	<input type="checkbox"/> 8. Housing	<input type="checkbox"/> 11. Public Safety	
	<input type="checkbox"/> 3. Infrastructure	<input type="checkbox"/> 6. Historic Preservation	<input type="checkbox"/> 9. Human Services	<input type="checkbox"/> 12. Financial Sustainability	

Section 2 - PROJECT COSTS

Expenditure Category	Prospective Vendor (if known)	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Engineering & Planning							\$ 0
Construction							\$ 0
Vehicle/Apparatus		\$ 180,000	\$ 125,000	\$ 250,000	\$ 215,000		\$ 770,000
Equipment		\$ 420,000	\$ 120,000			\$ 85,000	\$ 625,000
Other (specify)							\$ 0
Other (specify)		\$ 20,000					\$ 20,000
TOTALS		\$ 620,000	\$ 245,000	\$ 250,000	\$ 215,000	\$ 85,000	\$ 1,415,000

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

Additional Anticipated Operational Expenses	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Additional Staff Salary						\$ 0
Benefits	Calculated at 25% of Staff Salary	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle						\$ 0
Vehicle Insurance						\$ 0
Utilities						\$ 0
Furniture and Fixtures						\$ 0
Equipment						\$ 0
Contractual costs						\$ 0
Other (specify)						\$ 0
Total Operational Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Anticipated Operational Revenues						\$ 0

Project Title:

Public Works Major Equipment

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

1. Extendahoe (Public Utilities), \$170,000 Needed to reach depths of up to 17ft for deeper points in the water and sewer system.
2. Dump Truck (Public Utilities), \$90,000 Rated to haul trailer and extendahoe. Will be used for spoils removal, gravel hauling, pavement patches and replacement.
3. Trailer (Public Utilities), \$20,000 if a backhoe is purchased, it is necessary to have the proper trailer rated to haul this equipment.
4. Tractor (Grounds), \$125,000 to replace the 2006 Kioti that has mechanical issues.
5. Dump Truck (Grounds/Convenience Center), \$90,000
6. Standard Backhoe (Grounds/Convenience Center), \$125,000 to replace the 1985 year model backhoe.

FY 2024:

1. Skid Steer (Grounds) \$120,000
2. 1 Ton Utility Body Truck (Public Works) \$125,000

FY 2025:

1. Two 1 Ton Utility Body Trucks (Public Works) \$250,000

FY 2026:

1. Two 3/4 Ton Utility Body Trucks (Public Works) \$215,000

FY 2027:

1. Shop Equipment (Buildings & Grounds) \$85,000





FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

Project Title:	Fluvanna County Courthouse HVAC & Lighting Controls			Department/Agency Ranking:	1
Department/Agency:	Public Works	Contact Person:	Calvin Hickman, Director of Public Works		
Funding Category:	<input checked="" type="checkbox"/> New Project (FY23-27)	<input type="checkbox"/> Existing Project (FY23-26)	<input type="checkbox"/> FY22 Project (Add'l Funding)		
Applicable Comprehensive Plan Chapter(s):	<input type="checkbox"/> 1. Natural Environment	<input type="checkbox"/> 4. Transportation	<input type="checkbox"/> 7. Parks and Recreation	<input type="checkbox"/> 10. Education	
	<input type="checkbox"/> 2. Land Use & Community Design	<input type="checkbox"/> 5. Economic Development	<input type="checkbox"/> 8. Housing	<input type="checkbox"/> 11. Public Safety	
	<input checked="" type="checkbox"/> 3. Infrastructure	<input type="checkbox"/> 6. Historic Preservation	<input type="checkbox"/> 9. Human Services	<input type="checkbox"/> 12. Financial Sustainability	

Section 2 - PROJECT COSTS

Expenditure Category	Prospective Vendor (if known)	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Engineering & Planning		\$ 5,000					\$ 5,000
Construction							\$ 0
Vehicle/Apparatus							\$ 0
Equipment		\$ 180,000					\$ 180,000
Other (specify)	testing & balancing	\$ 100,000					\$ 100,000
Other (specify)							\$ 0
TOTALS		\$ 285,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 285,000

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

Additional Anticipated Operational Expenses	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Additional Staff Salary						\$ 0
Benefits	Calculated at 25% of Staff Salary	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle						\$ 0
Vehicle Insurance						\$ 0
Utilities						\$ 0
Furniture and Fixtures						\$ 0
Equipment						\$ 0
Contractual costs						\$ 0
Other (specify)						\$ 0
Total Operational Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Anticipated Operational Revenues						\$ 0

Project Title:

Fluvanna County Courthouse HVAC & Lighting Controls

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

The Fluvanna County Courthouse requires control replacement for heating, cooling and lighting. Presently controls are failing and require extensive maintenance. The Existing controls have reached their end of life cycle and now require upgrading. System parts are obsolete. The existing controls will be removed and a new BAS Control System with Tridium will be installed.

FY 2024:

FY 2025:

FY 2026:

FY 2027:

Sample Floorplan Graphic




Occupied
Cool

Damper
15.0 %

Exhaust
0.0 %

Cool
21.4 %

Fan
72.0 %



Discharge Temp
54 °F

Setpoint
55.0 °F

Duct Static
1.86 in W.C.

Setpoint
1.80 in W.C.

Occupied
Cool


Air Valve
48.0 %

Fan
100.0 %

Heat
0.0 %

Air Flow
695.0 CFM

Discharge
60.8 °F



Space Temp
73.6 °F

Setpoint
73.5 °F

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

Project Title:	Public Works Equipment Shed			Department/Agency Ranking:	1
Department/Agency:	Public Works	Contact Person:	Calvin Hickman, Director of Public Works		
Funding Category:	<input type="checkbox"/> New Project (FY23-27)	<input checked="" type="checkbox"/> Existing Project (FY23-26)	<input type="checkbox"/> FY22 Project (Add'l Funding)		
Applicable Comprehensive Plan Chapter(s):	<input type="checkbox"/> 1. Natural Environment	<input type="checkbox"/> 4. Transportation	<input type="checkbox"/> 7. Parks and Recreation	<input type="checkbox"/> 10. Education	
	<input type="checkbox"/> 2. Land Use & Community Design	<input type="checkbox"/> 5. Economic Development	<input type="checkbox"/> 8. Housing	<input type="checkbox"/> 11. Public Safety	
	<input checked="" type="checkbox"/> 3. Infrastructure	<input type="checkbox"/> 6. Historic Preservation	<input type="checkbox"/> 9. Human Services	<input type="checkbox"/> 12. Financial Sustainability	

Section 2 - PROJECT COSTS

Expenditure Category	Prospective Vendor (if known)	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Engineering & Planning							\$ 0
Construction		\$ 80,000	\$ 20,000				\$ 100,000
Vehicle/Apparatus							\$ 0
Equipment							\$ 0
Other (specify)							\$ 0
Other (specify)							\$ 0
TOTALS		\$ 80,000	\$ 20,000	\$ 0	\$ 0	\$ 0	\$ 100,000

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

Additional Anticipated Operational Expenses	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Additional Staff Salary						\$ 0
Benefits	Calculated at 25% of Staff Salary	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle						\$ 0
Vehicle Insurance						\$ 0
Utilities						\$ 0
Furniture and Fixtures						\$ 0
Equipment						\$ 0
Contractual costs						\$ 0
Other (specify)						\$ 0
Total Operational Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Anticipated Operational Revenues						\$ 0

Project Title:

Public Works Equipment Shed

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

Equipment Shed 36x48x12'

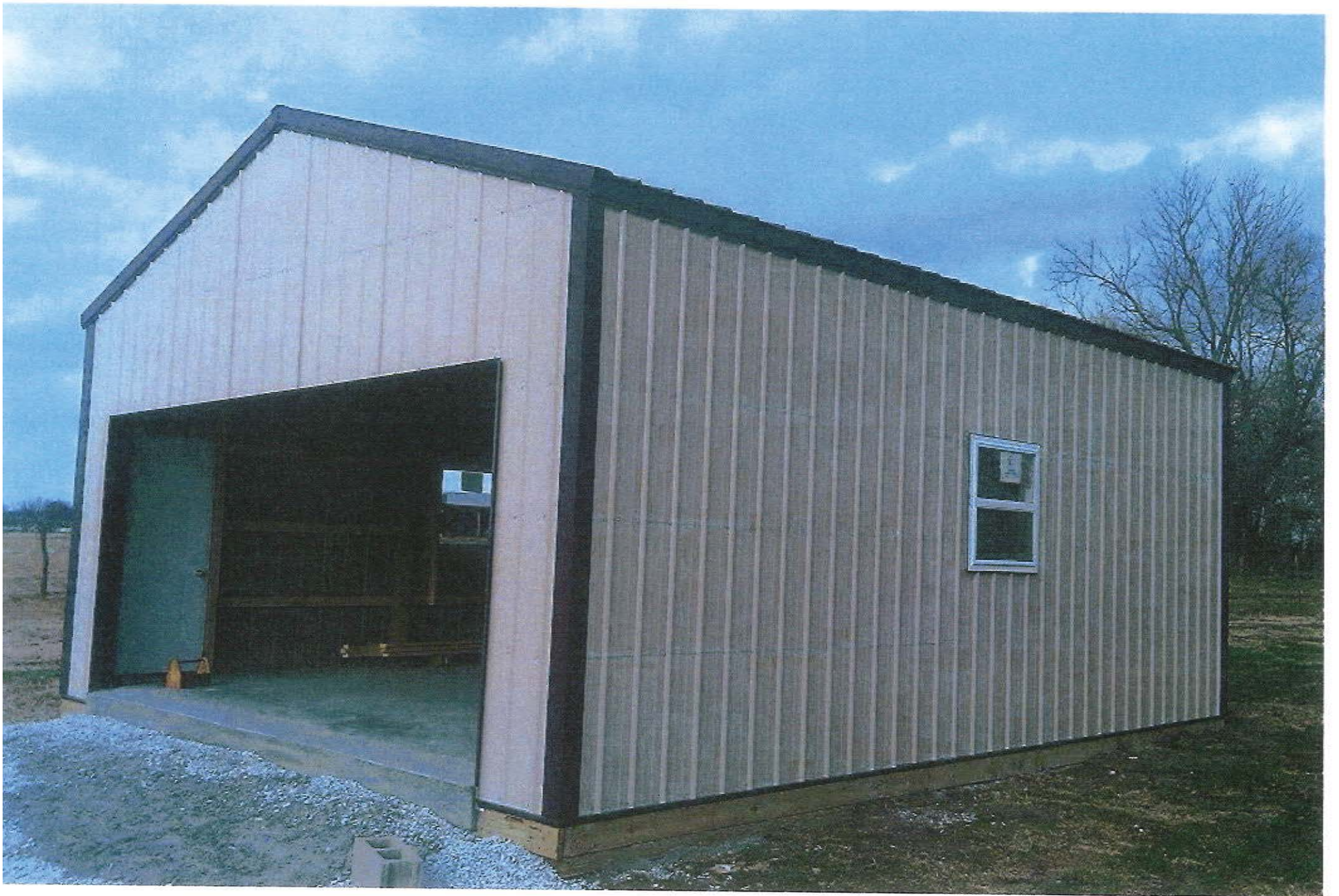
Funded in 2021. Costs have exceeded funding, due to inflation, material increases, labor increases. Requesting \$80,00 increase to finish outfitting building.

FY 2024:

FY 2025:

FY 2026:

FY 2027:



FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

Project Title:	Library Heating & Cooling Controls System Replacement			Department/Agency Ranking:	1
Department/Agency:	Public Works	Contact Person:	Calvin Hickman, Director of Public Works		
Funding Category:	<input checked="" type="checkbox"/> New Project (FY23-27)	<input type="checkbox"/> Existing Project (FY23-26)	<input type="checkbox"/> FY22 Project (Add'l Funding)		
Applicable Comprehensive Plan Chapter(s):	<input type="checkbox"/> 1. Natural Environment	<input type="checkbox"/> 4. Transportation	<input type="checkbox"/> 7. Parks and Recreation	<input type="checkbox"/> 10. Education	
	<input type="checkbox"/> 2. Land Use & Community Design	<input type="checkbox"/> 5. Economic Development	<input type="checkbox"/> 8. Housing	<input type="checkbox"/> 11. Public Safety	
	<input checked="" type="checkbox"/> 3. Infrastructure	<input type="checkbox"/> 6. Historic Preservation	<input type="checkbox"/> 9. Human Services	<input type="checkbox"/> 12. Financial Sustainability	

Section 2 - PROJECT COSTS

Expenditure Category	Prospective Vendor (if known)	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Engineering & Planning		\$ 5,000					\$ 5,000
Construction							\$ 0
Vehicle/Apparatus							\$ 0
Equipment		\$ 140,000					\$ 140,000
Other (specify)							\$ 0
Other (specify)							\$ 0
TOTALS		\$ 145,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 145,000

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

Additional Anticipated Operational Expenses	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Additional Staff Salary						\$ 0
Benefits	Calculated at 25% of Staff Salary	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle						\$ 0
Vehicle Insurance						\$ 0
Utilities						\$ 0
Furniture and Fixtures						\$ 0
Equipment						\$ 0
Contractual costs						\$ 0
Other (specify)						\$ 0
Total Operational Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Anticipated Operational Revenues						\$ 0

Project Title:

Library Heating & Cooling Controls System Replacement

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

Fluvanna County Library control system replacement for heating & cooling. Presently controls are failing and require extensive maintenance. The Existing controls have reached their end of life cycle and now require upgrading. System parts are obsolete. The existing controls will be removed and a new BAS Control System with Tridium will be installed.

FY 2024:

FY 2025:

FY 2026:

FY 2027:

Sample Floorplan Graphic



Occupied Cool

Discharge Temp 54 °F

Setpoint 55.0 °F

Duct Static 1.86 in W.C.

Setpoint 1.80 in W.C.

Damper 15.0 %

Exhaust 0.0 %

Cool 21.4 %

Fan 72.0 %

Occupied Cool

Space Temp 73.6 °F

Setpoint 73.5 °F

Air Valve 48.0 %

Fan 100.0 %

Heat 0.0 %

Air Flow 695.0 CFM

Discharge 60.8 °F

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

Project Title:	Energy Recovery Unit - Public Safety			Department/Agency Ranking:	1
Department/Agency:	Public Works	Contact Person:	Calvin Hickman, Director of Public Works		
Funding Category:	<input checked="" type="checkbox"/> New Project (FY23-27)	<input type="checkbox"/> Existing Project (FY23-26)	<input type="checkbox"/> FY22 Project (Add'l Funding)		
Applicable Comprehensive Plan Chapter(s):	<input type="checkbox"/> 1. Natural Environment	<input type="checkbox"/> 4. Transportation	<input type="checkbox"/> 7. Parks and Recreation	<input type="checkbox"/> 10. Education	
	<input type="checkbox"/> 2. Land Use & Community Design	<input type="checkbox"/> 5. Economic Development	<input type="checkbox"/> 8. Housing	<input type="checkbox"/> 11. Public Safety	
	<input checked="" type="checkbox"/> 3. Infrastructure	<input type="checkbox"/> 6. Historic Preservation	<input type="checkbox"/> 9. Human Services	<input type="checkbox"/> 12. Financial Sustainability	

Section 2 - PROJECT COSTS

Expenditure Category	Prospective Vendor (if known)	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Engineering & Planning							\$ 0
Construction							\$ 0
Vehicle/Apparatus							\$ 0
Equipment		\$ 200,000					\$ 200,000
Other (specify)							\$ 0
Other (specify)							\$ 0
TOTALS		\$ 200,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 200,000

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

Additional Anticipated Operational Expenses	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Additional Staff Salary						\$ 0
Benefits	Calculated at 25% of Staff Salary	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle						\$ 0
Vehicle Insurance						\$ 0
Utilities						\$ 0
Furniture and Fixtures						\$ 0
Equipment						\$ 0
Contractual costs						\$ 0
Other (specify)						\$ 0
Total Operational Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Anticipated Operational Revenues						\$ 0

Project Title:

Energy Recovery Unit - Public Safety

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

The existing energy recovery unit at the Public Safety Building has failed and needs to be replaced with a new unit of kind. The new energy recovery unit will replace the inside air of the safety building; 8 - 10 times a day and temper the air in the process.

The unit replacement cost is \$200,000.

FY 2024:

FY 2025:

FY 2026:

FY 2027:





FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

Project Title:	Social Services Vehicle Fleet			Department/Agency Ranking:	1
Department/Agency:	Social Services	Contact Person:	Kim Mabe/Ann May		
Funding Category:	<input checked="" type="checkbox"/> New Project (FY23-27)	<input type="checkbox"/> Existing Project (FY23-26)	<input type="checkbox"/> FY22 Project (Add'l Funding)		
Applicable Comprehensive Plan Chapter(s):	<input type="checkbox"/> 1. Natural Environment	<input type="checkbox"/> 4. Transportation	<input type="checkbox"/> 7. Parks and Recreation	<input type="checkbox"/> 10. Education	
	<input type="checkbox"/> 2. Land Use & Community Design	<input type="checkbox"/> 5. Economic Development	<input type="checkbox"/> 8. Housing	<input type="checkbox"/> 11. Public Safety	
	<input type="checkbox"/> 3. Infrastructure	<input type="checkbox"/> 6. Historic Preservation	<input checked="" type="checkbox"/> 9. Human Services	<input type="checkbox"/> 12. Financial Sustainability	

Section 2 - PROJECT COSTS

Expenditure Category	Prospective Vendor (if known)	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Engineering & Planning							\$ 0
Construction							\$ 0
Vehicle/Apparatus		\$ 24,540	\$ 25,275	\$ 26,033	\$ 26,814	\$ 27,618	\$ 130,280
Equipment							\$ 0
Other (specify)							\$ 0
Other (specify)							\$ 0
TOTALS		\$ 24,540	\$ 25,275	\$ 26,033	\$ 26,814	\$ 27,618	\$ 130,280

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

Additional Anticipated Operational Expenses	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Additional Staff Salary						\$ 0
Benefits	Calculated at 25% of Staff Salary	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle						\$ 0
Vehicle Insurance						\$ 0
Utilities						\$ 0
Furniture and Fixtures						\$ 0
Equipment						\$ 0
Contractual costs						\$ 0
Other (specify)						\$ 0
Total Operational Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Anticipated Operational Revenues						\$ 0

Project Title:

Social Services Vehicle Fleet

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

Replace 2012 Chevrolet Impala

FY 2024:

Replace 2014 Ford Explorer

FY 2025:

Replace 2015 Ford Focus

FY 2026:

Replace 2015 Ford C-Max

FY 2027:

Replace 2016 Ford Focus Hatchback

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

Project Title:	Fluvanna County Buildings Major Paving Project			Department/Agency Ranking:	1
Department/Agency:	Public Works	Contact Person:	Calvin Hickman, Director of Public Works		
Funding Category:	<input checked="" type="checkbox"/> New Project (FY23-27)	<input type="checkbox"/> Existing Project (FY23-26)	<input type="checkbox"/> FY22 Project (Add'l Funding)		
Applicable Comprehensive Plan Chapter(s):	<input type="checkbox"/> 1. Natural Environment	<input type="checkbox"/> 4. Transportation	<input type="checkbox"/> 7. Parks and Recreation	<input type="checkbox"/> 10. Education	
	<input type="checkbox"/> 2. Land Use & Community Design	<input type="checkbox"/> 5. Economic Development	<input type="checkbox"/> 8. Housing	<input type="checkbox"/> 11. Public Safety	
	<input checked="" type="checkbox"/> 3. Infrastructure	<input type="checkbox"/> 6. Historic Preservation	<input type="checkbox"/> 9. Human Services	<input type="checkbox"/> 12. Financial Sustainability	

Section 2 - PROJECT COSTS

Expenditure Category	Prospective Vendor (if known)	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Engineering & Planning		\$ 20,000					\$ 20,000
Construction		\$ 680,000					\$ 680,000
Vehicle/Apparatus							\$ 0
Equipment							\$ 0
Other (specify)							\$ 0
Other (specify)							\$ 0
TOTALS		\$ 700,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 700,000

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

Additional Anticipated Operational Expenses	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Additional Staff Salary						\$ 0
Benefits	Calculated at 25% of Staff Salary	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle						\$ 0
Vehicle Insurance						\$ 0
Utilities						\$ 0
Furniture and Fixtures						\$ 0
Equipment						\$ 0
Contractual costs						\$ 0
Other (specify)						\$ 0
Total Operational Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Anticipated Operational Revenues						\$ 0

Project Title:

Fluvanna County Buildings Major Paving Project

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

The following Fluvanna County building parking lots require paving or repaving:

Fire Stations; Palmyra, Kents Store & Fork Union
Fluvanna Courthouse, visitor parking & Overflow Parking
Fork Union Community Center

Pleasant Grove
Convenience Center
Carysbrook Complex

Fluvanna Sheriff's Office and Entrance
Fluvanna County Library

FY 2024:




FY 2025:

FY 2026:

FY 2027:

Fluvanna Circuit Court Paving

Legend




-  Asphalt Paving
-  Fluvanna County Circuit Court
-  Overflow Parking - Stone & Asphalt

Fluvanna County Circuit Court



Fluvanna Circuit Court Paving

Legend

-  Asphalt Paving
-  Fluvanna County Circuit Court
-  Overflow Parking - Stone & Asphalt

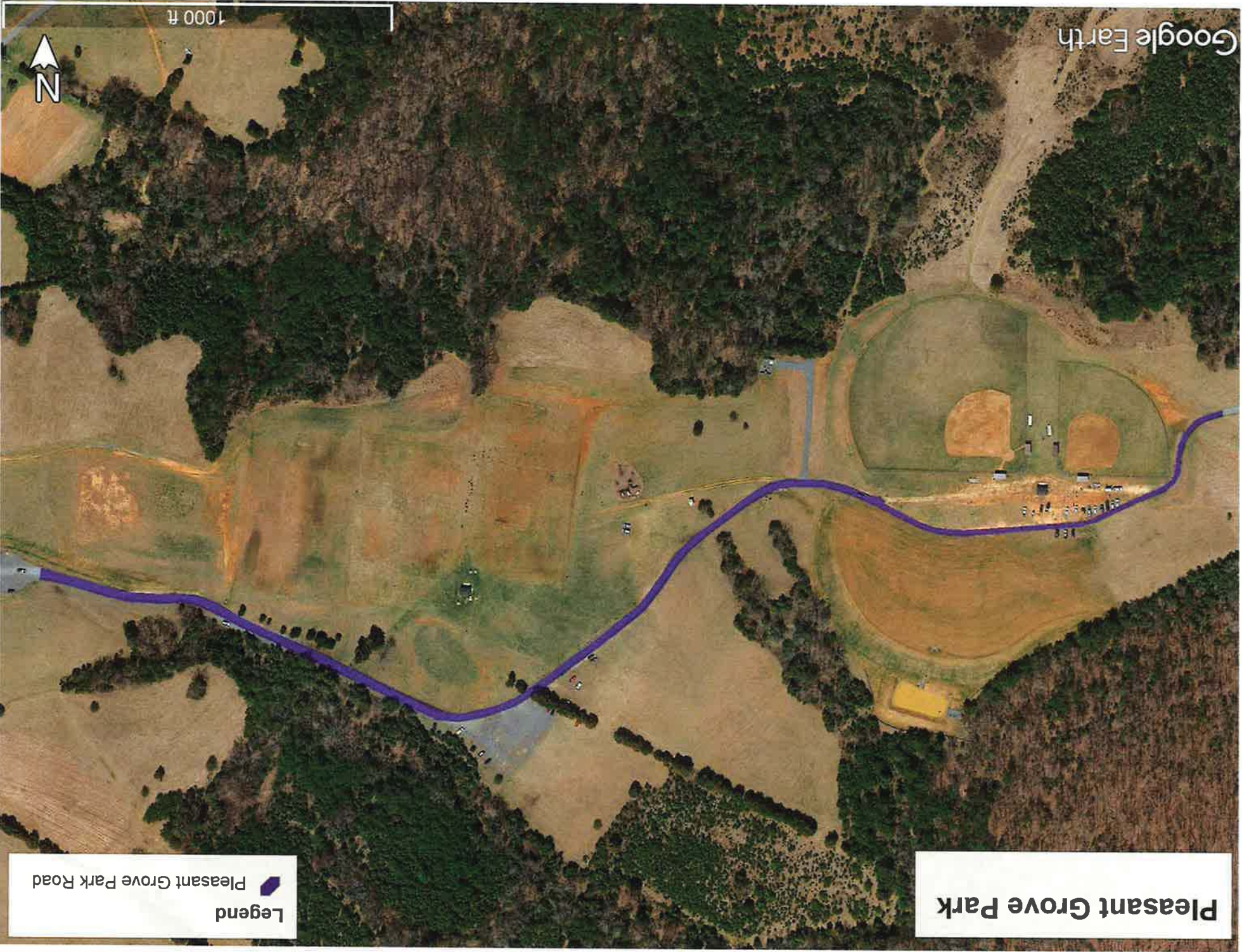
Fluvanna County Circuit Court

Google Earth

300 ft



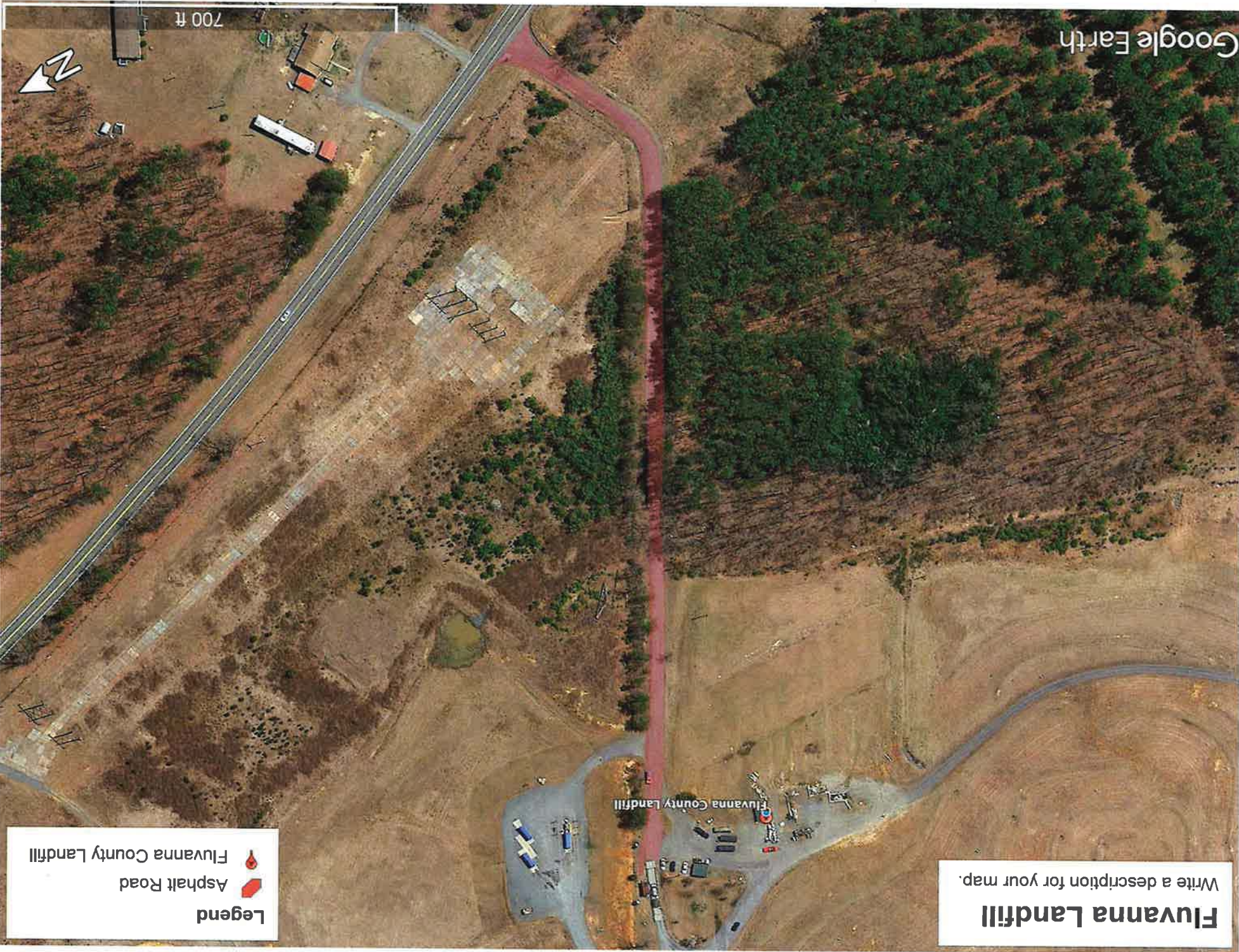
Pleasant Grove Park



1000 ft





Legend
Pleasant Grove Park Road



Fluvanna Landfill
Write a description for your map.

Fluvanna County Landfill

Legend

-  Asphalt Road
-  Fluvanna County Landfill

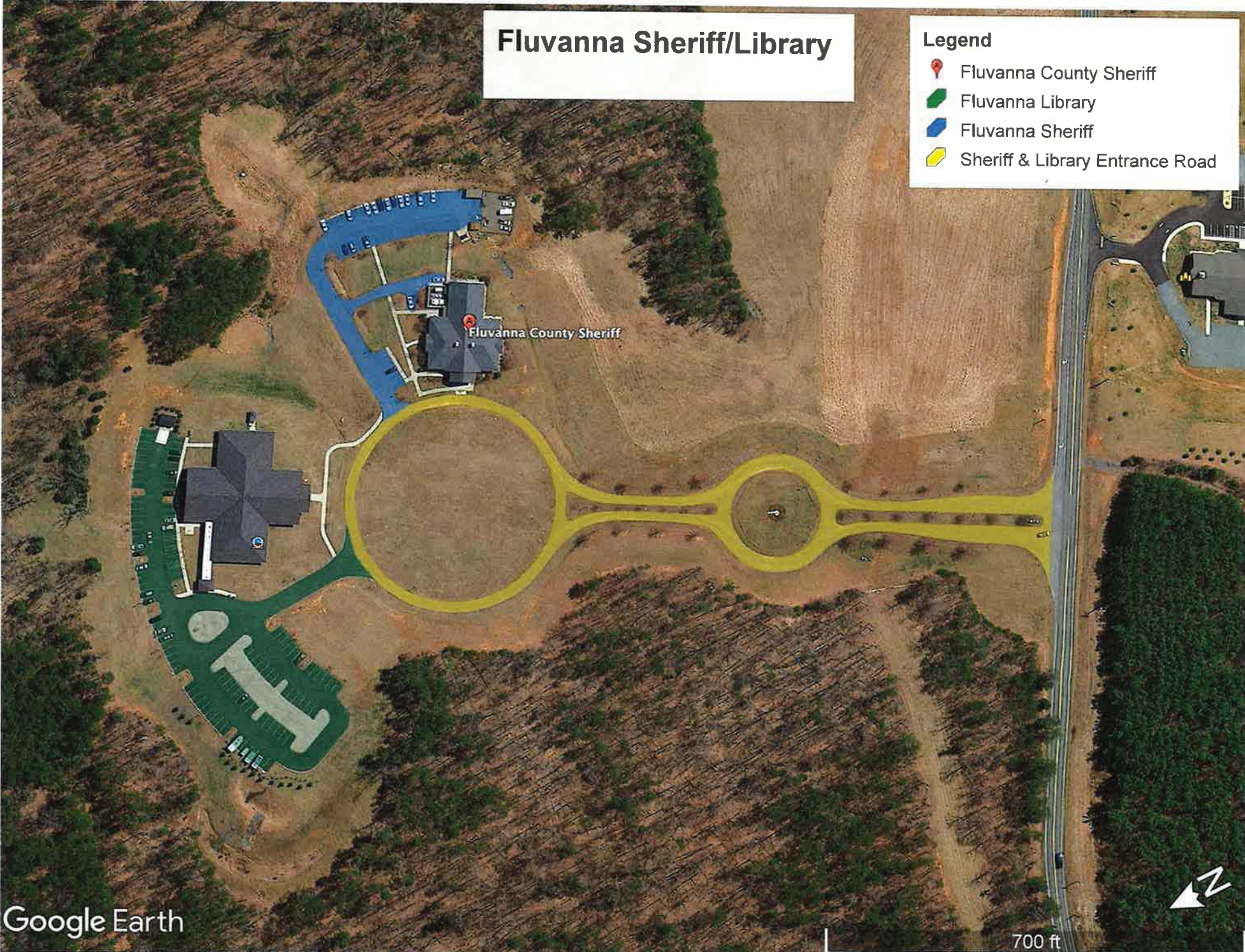
700 ft



Fluvanna Sheriff/Library


Legend

- 📍 Fluvanna County Sheriff
- 🟩 Fluvanna Library
- 🟦 Fluvanna Sheriff
- 🟨 Sheriff & Library Entrance Road



Carysbrook Complex Parking

Legend

-  Asphalt Paving
-  Carysbrook Performing Arts Center



Kent Store Fire Department

Legend
■ Asphalt Paving



Google Earth

300 ft

Palmyra Volunteer Fire Company

Legend
Asphalt Paving

Palmyra Volunteer Fire Company 1



Google Earth

200 ft



Fork Union Fire & Community Center

Legend

-  Fork Union Community Center Paving
-  Fork Union Fire Paving





Google Earth

200 ft

Fork Union Fire & Community Center

Legend

-  Fork Union Community Center Paving
-  Fork Union Fire Paving

Google Earth

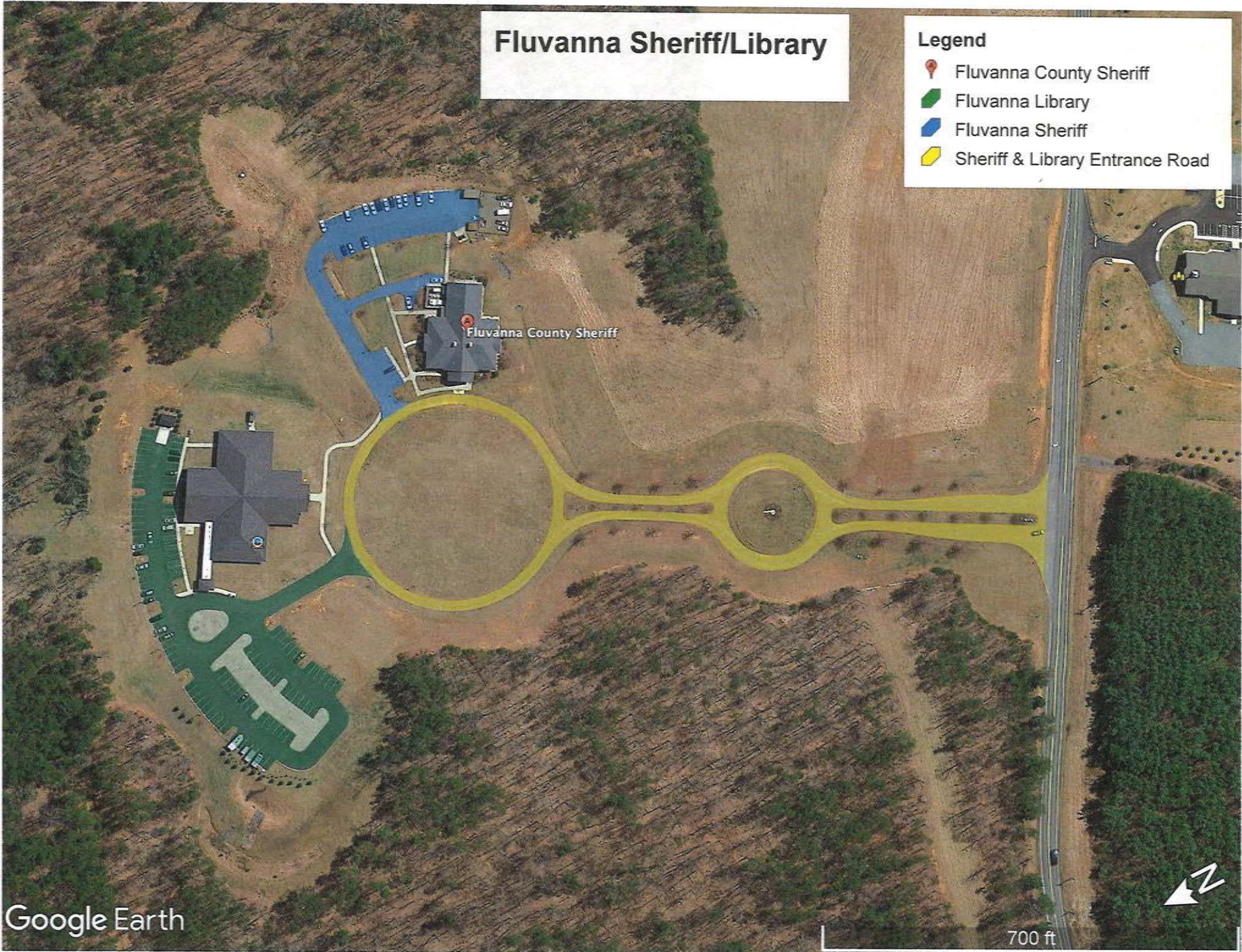
200 ft



Fluvanna Sheriff/Library



Legend

- Fluvanna County Sheriff
- Fluvanna Library
- Fluvanna Sheriff
- Sheriff & Library Entrance Road



Carysbrook Complex Parking

Legend

-  Asphalt Paving
-  Carysbrook Performing Arts Center



Google Earth

400 ft

Kent Store Fire Department

Legend
Asphalt Paving



Google Earth

300 ft

Palmyra Volunteer Fire Company

Legend
Asphalt Paving

Palmyra Volunteer Fire Company 1

Google Earth

200 ft



FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

Project Title:	County Vehicle Replacement			Department/Agency Ranking:	1
Department/Agency:	Public Works	Contact Person:	Calvin Hickman, Director Public Works		
Funding Category:	<input type="checkbox"/> New Project (FY23-27)	<input checked="" type="checkbox"/> Existing Project (FY23-26)	<input type="checkbox"/> FY22 Project (Add'l Funding)		
Applicable Comprehensive Plan Chapter(s):	<input type="checkbox"/> 1. Natural Environment	<input checked="" type="checkbox"/> 4. Transportation	<input type="checkbox"/> 7. Parks and Recreation	<input type="checkbox"/> 10. Education	
	<input type="checkbox"/> 2. Land Use & Community Design	<input type="checkbox"/> 5. Economic Development	<input type="checkbox"/> 8. Housing	<input type="checkbox"/> 11. Public Safety	
	<input type="checkbox"/> 3. Infrastructure	<input type="checkbox"/> 6. Historic Preservation	<input type="checkbox"/> 9. Human Services	<input type="checkbox"/> 12. Financial Sustainability	

Section 2 - PROJECT COSTS

Expenditure Category	Prospective Vendor (if known)	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Engineering & Planning							\$ 0
Construction							\$ 0
Vehicle/Apparatus		\$ 375,000	\$ 170,000	\$ 185,400	\$ 200,850	\$ 211,150	\$ 1,142,400
Equipment							\$ 0
Other (specify)							\$ 0
Other (specify)							\$ 0
TOTALS		\$ 375,000	\$ 170,000	\$ 185,400	\$ 200,850	\$ 211,150	\$ 1,142,400

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

Additional Anticipated Operational Expenses	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Additional Staff Salary						\$ 0
Benefits	Calculated at 25% of Staff Salary	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle						\$ 0
Vehicle Insurance						\$ 0
Utilities						\$ 0
Furniture and Fixtures						\$ 0
Equipment						\$ 0
Contractual costs						\$ 0
Other (specify)						\$ 0
Total Operational Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Anticipated Operational Revenues						\$ 0

Project Title:

County Vehicle Replacement

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

1. 1/2 Ton Pickup (Convenience Center) \$50,000
2. SUV (Public Utilities) \$45,000
3. 1/2 Ton Pickup (Public Utilities) \$50,000
4. 1/2 Ton Pickup (Buildings & Grounds) \$50,000
5. 3/4 Ton Pickup (Public Works) \$85,000
6. Cargo Van (Public Works) \$45,000
7. 1/2 Ton Pickup (Parks and Recreation) \$50,000

This plan involves the continuation of the fleet replacement plan for vehicles in the County's fleet (exclusive of fire/rescue, police, social services and school vehicles). The replacement criteria used to program this five-year purchase plan are: 10 years or 175,000 miles for sedans, 12 years or 200,000 miles for work trucks and vans, 15 years or 250,000 miles for large trucks. Additional staff and end of vehicle operating life are two demanding factors for Public Works to be fully funded for vehicles; which, will assist in accomplishing the mission at hand.

FY 2024:

funding estimate includes replacement of 4-5 vehicles

FY 2025:

funding estimate includes replacement of 4-5 vehicles

FY 2026:

funding estimate includes replacement of 4-5 vehicles

FY 2027:

funding estimate includes replacement of 4-5 vehicles







FY23-27 CIP Request Report

Office/Department/Agency:

Public Safety

of Projects Requested:

2

Total Project Costs:

FY23	FY24	FY25	FY26	FY27	FY23-27
\$ 1,801,160	\$ 1,867,960	\$ 1,208,610	\$ 2,338,660	\$ 1,463,910	\$ 8,680,300

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

Project Title:	Vehicle Replacement			Department/Agency Ranking:	1
Department/Agency:	Sheriffs Office	Contact Person:	Captain Sean L. Peterson		
Funding Category:	<input type="checkbox"/> New Project (FY23-27)	<input checked="" type="checkbox"/> Existing Project (FY23-26)	<input type="checkbox"/> FY22 Project (Add'l Funding)		
Applicable Comprehensive Plan Chapter(s):	<input type="checkbox"/> 1. Natural Environment	<input type="checkbox"/> 4. Transportation	<input type="checkbox"/> 7. Parks and Recreation	<input type="checkbox"/> 10. Education	
	<input type="checkbox"/> 2. Land Use & Community Design	<input type="checkbox"/> 5. Economic Development	<input type="checkbox"/> 8. Housing	<input checked="" type="checkbox"/> 11. Public Safety	
	<input type="checkbox"/> 3. Infrastructure	<input type="checkbox"/> 6. Historic Preservation	<input type="checkbox"/> 9. Human Services	<input type="checkbox"/> 12. Financial Sustainability	

Section 2 - PROJECT COSTS

Expenditure Category	Prospective Vendor (if known)	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Engineering & Planning							\$ 0
Construction							\$ 0
Vehicle/Apparatus	POLICE VEHICLE TBD	\$ 195,000	\$ 195,000	\$ 195,000	\$ 195,000	\$ 195,000	\$ 975,000
Equipment		\$ 113,160	\$ 113,160	\$ 113,160	\$ 113,160	\$ 113,160	\$ 565,800
Other (specify)							\$ 0
Other (specify)							\$ 0
TOTALS		\$ 308,160	\$ 308,160	\$ 308,160	\$ 308,160	\$ 308,160	\$ 1,540,800

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

Additional Anticipated Operational Expenses	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Additional Staff Salary						\$ 0
Benefits	Calculated at 25% of Staff Salary	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle						\$ 0
Vehicle Insurance						\$ 0
Utilities						\$ 0
Furniture and Fixtures						\$ 0
Equipment						\$ 0
Contractual costs						\$ 0
Other (specify)						\$ 0
Total Operational Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Anticipated Operational Revenues						\$ 0

Project Title:

Vehicle Replacement

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

The average life cycle of the Sheriff's Office law enforcement vehicles is 120,000 miles and/or five (5) to six (6) years. Between 100,000 and 120,000 miles operational LEO vehicles may experience major and catastrophic repairs out of reach of most extended warranties and are very costly repairs. It also our responsibility to insure we have LEO vehicles that are operationally sound and will not experience mechanical issues during and in response to emergency calls for service.

During FY 2023, we will continue to replace our aging fleet which will include replacing 1 of 2 Animal Control trucks that will have reached or exceeded 150,000 miles. We anticipate 6 LEO vehicles to be pulled from service this FY including the ACO truck. Our total request for FY2023 CIP is \$308,160.00 which includes full installation and labor of fully equipped vehicles. Please note there has been a significant increase for patrol vehicles, equipment, and materials over the past year ranging from 14% - 21% which is reflected in the updated request.

FY 2024:

The average life cycle of the Sheriff's Office law enforcement vehicles is 120,000 miles and/or five (5) to six (6) years. Between 100,000 and 120,000 miles operational LEO vehicles may experience major and catastrophic repairs out of reach of most extended warranties and are very costly repairs. It also our responsibility to insure we have LEO vehicles that are operationally sound and will not experience mechanical issues during and in response to emergency calls for service.

During FY 2024, we will continue to replace our aging fleet which will include replacing our 2nd Animal Control truck that will have reached or exceeded 150,000 miles. We anticipate 6 LEO vehicles to be pulled from service this FY including the 2nd ACO truck. Our total request for FY2024 CIP is \$308,160.00 which includes full installation and labor of fully equipped vehicles. Please note there has been a significant increase for patrol vehicles, equipment, and materials over the past year ranging from 14% - 21% which is reflected in the updated request.

FY 2025:

The average life cycle of the Sheriff's Office law enforcement vehicles is 120,000 miles and/or five (5) to six (6) years. Between 100,000 and 120,000 miles operational LEO vehicles may experience major and catastrophic repairs out of reach of most extended warranties and are very costly repairs. It also our responsibility to insure we have LEO vehicles that are operationally sound and will not experience mechanical issues during and in response to emergency calls for service.

During FY 2025, we will continue to replace our aging fleet which will include replacing our 2nd Animal Control truck that will have reached or exceeded 150,000 miles. We anticipate 6 LEO vehicles to be pulled from service this FY. Our total request for FY2025 CIP is \$308,160.00 which includes full installation and labor of fully equipped vehicles. Please note there has been a significant increase for patrol vehicles, equipment, and materials over the past year ranging from 14% - 21% which is reflected in the updated request.

FY 2026:

The average life cycle of the Sheriff's Office law enforcement vehicles is 120,000 miles and/or five (5) to six (6) years. Between 100,000 and 120,000 miles operational LEO vehicles may experience major and catastrophic repairs out of reach of most extended warranties and are very costly repairs. It also our responsibility to insure we have LEO vehicles that are operationally sound and will not experience mechanical issues during and in response to emergency calls for service.

During FY 2026, we will continue to replace our aging fleet which will include replacing our 2nd Animal Control truck that will have reached or exceeded 150,000 miles. We anticipate 6 LEO vehicles to be pulled from service for FY26. Our total request for FY2026 CIP is \$308,160.00 which includes full installation and labor of fully equipped law enforcement vehicles. Please note there has been a significant increase for patrol vehicles, equipment, and materials over the past year ranging from 14% - 21% which is reflected in the updated request.

FY 2027:

The average life cycle of the Sheriff's Office law enforcement vehicles is 120,000 miles and/or five (5) to six (6) years. Between 100,000 and 120,000 miles operational LEO vehicles may experience major and catastrophic repairs out of reach of most extended warranties and are very costly repairs. It also our responsibility to insure we have LEO vehicles that are operationally sound and will not experience mechanical issues during and in response to emergency calls for service.

During FY 2027, we will continue to replace our aging fleet which will include replacing our 2nd Animal Control truck that will have reached or exceeded 150,000 miles. We anticipate 6 LEO vehicles to be pulled from service for FY27. Our total request for FY2027 CIP is \$308,160.00 which includes full installation and labor of fully equipped law enforcement vehicles. Please note there has been a significant increase for patrol vehicles, equipment, and materials over the past year ranging from 14% - 21% which is reflected in the updated request.

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

Project Title:	Fluvanna Fire and Rescue Apparatus Replacement			Department/Agency Ranking:	1
Department/Agency:	Fluvanna Fire and Rescue Association	Contact Person:	R. John Lye		
Funding Category:	<input type="checkbox"/> New Project (FY23-27)	<input checked="" type="checkbox"/> Existing Project (FY23-26)	<input checked="" type="checkbox"/> FY22 Project (Add'l Funding)		
Applicable Comprehensive Plan Chapter(s):	<input type="checkbox"/> 1. Natural Environment	<input type="checkbox"/> 4. Transportation	<input type="checkbox"/> 7. Parks and Recreation	<input type="checkbox"/> 10. Education	
	<input type="checkbox"/> 2. Land Use & Community Design	<input type="checkbox"/> 5. Economic Development	<input type="checkbox"/> 8. Housing	<input checked="" type="checkbox"/> 11. Public Safety	
	<input type="checkbox"/> 3. Infrastructure	<input type="checkbox"/> 6. Historic Preservation	<input type="checkbox"/> 9. Human Services	<input type="checkbox"/> 12. Financial Sustainability	

Section 2 - PROJECT COSTS

Expenditure Category	Prospective Vendor (if known)	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Engineering & Planning							\$ 0
Construction							\$ 0
Vehicle/Apparatus		\$ 1,394,000	\$ 1,419,000	\$ 847,700	\$ 1,851,000	\$ 1,038,250	\$ 6,549,950
Equipment		\$ 99,000	\$ 140,800	\$ 52,750	\$ 179,500	\$ 117,500	\$ 589,550
Other (specify)							\$ 0
Other (specify)							\$ 0
TOTALS		\$ 1,493,000	\$ 1,559,800	\$ 900,450	\$ 2,030,500	\$ 1,155,750	\$ 7,139,500

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

Additional Anticipated Operational Expenses	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Additional Staff Salary						\$ 0
Benefits	Calculated at 25% of Staff Salary	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle						\$ 0
Vehicle Insurance						\$ 0
Utilities						\$ 0
Furniture and Fixtures						\$ 0
Equipment						\$ 0
Contractual costs						\$ 0
Other (specify)						\$ 0
Total Operational Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Anticipated Operational Revenues						\$ 0

Project Title:

Fluvanna Fire and Rescue Apparatus Replacement

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

1. Tanker-20 (Fork Union), built in 2003 (\$599,000) + \$5,000 for equipment
2. Ambulance 49 (Palmyra), built in 2011 (\$308,000) + \$42,750 in equipment (PowerLoad and PowerCot) - (Carried over from FY19 Request)
2. Ambulance 553 (LMVRS), built in 2011 (\$308,000) + \$42,750 in equipment (PowerLoad and PowerCot) - (Carried over from FY21 Request)
4. Response 5 (LMVRS) built in 2003 (\$99,000) + \$2500 in equipment - (carried over from FY21 Request, swapped with Ambulance 554)
5. Car-30 (Kent's Store), built in 2009 (\$80,000) + \$6,000 in equipment - (Carried over from FY22 Request)

The Fluvanna Fire and Rescue Association (FRA) request for FY2023-2027 Capital Improvement Plan incorporates funding for a replacement schedule for fire and rescue emergency vehicles. The FRA defined the replacement of fire apparatus to be when the unit reaches twenty years of age, which is consistent with NFPA standards. Light duty fire apparatus (quick response vehicles) are on a ten year replacement schedule. The ambulance replacement schedule is built on an eight year replacement schedule, since they generally see much more daily use than the fire apparatus. The current projected ambulance cost of \$308,000 more closely reflects current experience purchasing an ambulance (Ambulance 554 for Lake Monticello, adjusted for increases due to inflation). As of July 1, 2015, new Federal standards for ambulance construction were implemented which require improved cot retention systems which will retain the cot in case of an ambulance accident or roll-over. The Stryker PowerLoad/PowerCot combination is one of the few systems currently on the market that meets these standards, and the cost of this system needs to be included in the cost of all future ambulance purchases.

FY 2024:

1. Ambulance 555 (LMVRS), built in 2015 (\$326,000) + \$44,900 in equipment (PowerLoad and PowerCot)
2. Brush 30 (Kent's Store), built in 1998 (Refurbished FY16) (\$209,000) + \$6,000 in equipment
3. Ambulance 45 (Palmyra), built in 2017 (\$326,000) + \$44,900 in equipment (PowerLoad and PowerCot)
4. Tanker 31 (Kents Store), built in 2002 (\$558,000) + \$45,000 in equipment

The Fluvanna Fire and Rescue Association (FRA) request for FY2023-2027 Capital Improvement Plan incorporates funding for a replacement schedule for fire and rescue emergency vehicles. The FRA defined the replacement of fire apparatus to be when the unit reaches twenty years of age, which is consistent with NFPA standards. Light duty fire apparatus (quick response vehicles) are on a ten year replacement schedule. The ambulance replacement schedule is built on an eight year replacement schedule, since they generally see much more daily use than the fire apparatus. The current projected ambulance cost of \$326,000 more closely reflects current experience purchasing an ambulance (Ambulance 554 for Lake Monticello, adjusted for increases due to inflation). As of July 1, 2015, new Federal standards for ambulance construction were implemented which require improved cot retention systems which will retain the cot in case of an ambulance accident or roll-over. The Stryker PowerLoad/PowerCot combination is one of the few systems currently on the market that meets these standards, and the cost of this system needs to be included in the cost of all future ambulance purchases.

FY 2025:

1. Ambulance 48 (Kent's Store), built in 2016 (\$346,000) + \$26,000 in equipment (PowerLoad only)
2. Dive 5 (Lake Monticello Water Rescue), built in 2005 (\$216,000) + \$5,000 in equipment
3. HazMat trailer (Palmyra), was built in 1997 (\$16,000) + \$1500 in equipment
4. Car-50 (LMVFD), built in 2014 (\$89,900) + \$6750 in equipment
5. Car-11 (PVFD), built in 2015 (\$89,900) + \$6750 in equipment
6. Car-20 (FUVFD), built in 2015 (\$89,900) + \$6750 in equipment

The Fluvanna Fire and Rescue Association (FRA) request for FY2023-2027 Capital Improvement Plan incorporates funding for a replacement schedule for fire and rescue emergency vehicles. The FRA defined the replacement of fire apparatus to be when the unit reaches twenty years of age, which is consistent with NFPA standards. Light duty fire apparatus (quick response vehicles) are on a ten year replacement schedule. The ambulance replacement schedule is built on an eight year replacement schedule, since they generally see much more daily use than the fire apparatus. The current projected ambulance cost of \$346,000 more closely reflects current experience purchasing an ambulance (Ambulance 554 for Lake Monticello, adjusted for increases due to inflation). As of July 1, 2015, new Federal standards for ambulance construction were implemented which require improved cot retention systems which will retain the cot in case of an ambulance accident or roll-over. The Stryker PowerLoad/PowerCot combination is one of the few systems currently on the market that meets these standards, and the cost of this system needs to be included in the cost of all future ambulance purchases.

FY 2026:

1. Tanker 54 (Lake Monticello), built in 2006 (\$615,000) + \$50,000 in equipment
2. Engine 52 (Lake Monticello), built in 2006 (\$869,000) + \$100,000 in equipment
3. Ambulance 552 (Lake Monticello), built in 2018 (\$367,000) + \$29,500 in equipment (PowerLoad only)

The Fluvanna Fire and Rescue Association (FRA) request for FY2023-2027 Capital Improvement Plan incorporates funding for a replacement schedule for fire and rescue emergency vehicles. The FRA defined the replacement of fire apparatus to be when the unit reaches twenty years of age, which is consistent with NFPA standards. Light duty fire apparatus (quick response vehicles) are on a ten year replacement schedule. The ambulance replacement schedule is built on an eight year replacement schedule, since they generally see much more daily use than the fire apparatus. The current projected ambulance cost of \$367,000 more closely reflects current experience purchasing an ambulance (Ambulance 554 for Lake Monticello, adjusted for increases due to inflation). As of July 1, 2015, new Federal standards for ambulance construction were implemented which require improved cot retention systems which will retain the cot in case of an ambulance accident or roll-over. The Stryker PowerLoad/PowerCot combination is one of the few systems currently on the market that meets these standards, and the cost of this system needs to be included in the cost of all future ambulance purchases.

FY 2027:

1. Engine 11 (Palmyra), built in 2007 (\$939,000)+ \$110,000 in equipment
2. Car-10 (PVFD), built in 2017 (\$99,250) + \$7500 in equipment

The Fluvanna Fire and Rescue Association (FRA) request for FY2023-2027 Capital Improvement Plan incorporates funding for a replacement schedule for fire and rescue emergency vehicles. The FRA defined the replacement of fire apparatus to be when the unit reaches twenty years of age, which is consistent with NFPA standards. Light duty fire apparatus (quick response vehicles) are on a ten year replacement schedule. The ambulance replacement schedule is built on an eight year replacement schedule, since they generally see much more daily use than the fire apparatus.

FY23-27 CIP Request Report

Office/Department/Agency:

Schools

of Projects Requested:

8

Total Project Costs:

FY23	FY24	FY25	FY26	FY27	FY23-27
\$ 1,875,000	\$ 815,000	\$ 815,000	\$ 590,000	\$ 590,000	\$ 4,685,000

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

Project Title:	Capital Reserve Maintenance			Department/Agency Ranking:	1
Department/Agency:	Fluvanna County Public Schools	Contact Person:	Don Stribling		
Funding Category:	<input type="checkbox"/> New Project (FY23-27)	<input checked="" type="checkbox"/> Existing Project (FY23-26)	<input type="checkbox"/> FY22 Project (Add'l Funding)		
Applicable Comprehensive Plan Chapter(s):	<input type="checkbox"/> 1. Natural Environment	<input type="checkbox"/> 4. Transportation	<input type="checkbox"/> 7. Parks and Recreation	<input checked="" type="checkbox"/> 10. Education	
	<input type="checkbox"/> 2. Land Use & Community Design	<input type="checkbox"/> 5. Economic Development	<input type="checkbox"/> 8. Housing	<input type="checkbox"/> 11. Public Safety	
	<input type="checkbox"/> 3. Infrastructure	<input type="checkbox"/> 6. Historic Preservation	<input type="checkbox"/> 9. Human Services	<input type="checkbox"/> 12. Financial Sustainability	

Section 2 - PROJECT COSTS

Expenditure Category	Prospective Vendor (if known)	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Engineering & Planning							\$ 0
Construction							\$ 0
Vehicle/Apparatus		\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,000,000
Equipment							\$ 0
Other (specify)							\$ 0
Other (specify)							\$ 0
TOTALS		\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,000,000

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

Additional Anticipated Operational Expenses	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Additional Staff Salary						\$ 0
Benefits	Calculated at 25% of Staff Salary	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle						\$ 0
Vehicle Insurance						\$ 0
Utilities						\$ 0
Furniture and Fixtures						\$ 0
Equipment						\$ 0
Contractual costs						\$ 0
Other (specify)						\$ 0
Total Operational Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Anticipated Operational Revenues						\$ 0

Project Title:

Capital Reserve Maintenance

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

The Capital Reserve Maintenance request and appropriation allows FCPS to address facility issues as they arise throughout the school year.

FY 2024:

FY 2025:

FY 2026:

FY 2027:

Capital Reserve Maintenance (\$200,000)

2018-2019, CRM Projects

1. FCHS Domestic Tank clean out
2. West Central fire alarm panel
3. FMS Annex Gym walls
4. FMS office area roof replacement
5. Central Elementary windows and glass repair
6. Abrams Asbestos testing

2019-2020, CRM Projects

1. Bus garage fencing for security and solar panels
2. Division and County Gas pump replacement
3. Fire Alarm panel replacement
4. FCHS Compressor replacement
5. FCHS track and tennis court repair
6. SBO generator

2020-2021, CRM Projects

1. FCHS Cooling Tower, Fan, and Bearing replacement
2. Division Bus Engine repair
3. FCHS HVAC Chillers

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

Project Title:	Instructional Technology			Department/Agency Ranking:	2
Department/Agency:	Fluvanna County Public Schools	Contact Person:	Don Stribling		
Funding Category:	<input checked="" type="checkbox"/> New Project (FY23-27)	<input type="checkbox"/> Existing Project (FY23-26)	<input type="checkbox"/> FY22 Project (Add'l Funding)		
Applicable Comprehensive Plan Chapter(s):	<input type="checkbox"/> 1. Natural Environment	<input type="checkbox"/> 4. Transportation	<input type="checkbox"/> 7. Parks and Recreation	<input checked="" type="checkbox"/> 10. Education	
	<input type="checkbox"/> 2. Land Use & Community Design	<input type="checkbox"/> 5. Economic Development	<input type="checkbox"/> 8. Housing	<input type="checkbox"/> 11. Public Safety	
	<input type="checkbox"/> 3. Infrastructure	<input type="checkbox"/> 6. Historic Preservation	<input type="checkbox"/> 9. Human Services	<input type="checkbox"/> 12. Financial Sustainability	

Section 2 - PROJECT COSTS

Expenditure Category	Prospective Vendor (if known)	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Engineering & Planning							\$ 0
Construction							\$ 0
Vehicle/Apparatus							\$ 0
Equipment		\$ 300,000					\$ 300,000
Other (specify)							\$ 0
Other (specify)							\$ 0
TOTALS		\$ 300,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 300,000

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

Additional Anticipated Operational Expenses	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Additional Staff Salary						\$ 0
Benefits	Calculated at 25% of Staff Salary	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle						\$ 0
Vehicle Insurance						\$ 0
Utilities						\$ 0
Furniture and Fixtures						\$ 0
Equipment						\$ 0
Contractual costs						\$ 0
Other (specify)						\$ 0
Total Operational Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Anticipated Operational Revenues						\$ 0

Project Title:

Instructional Technology

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

The current wireless network has reached its lifespan of 10+ years as it was installed in 2011. It is starting to show performance issues and Cisco has “end of life” the network and will no longer support updates.

FY 2024:

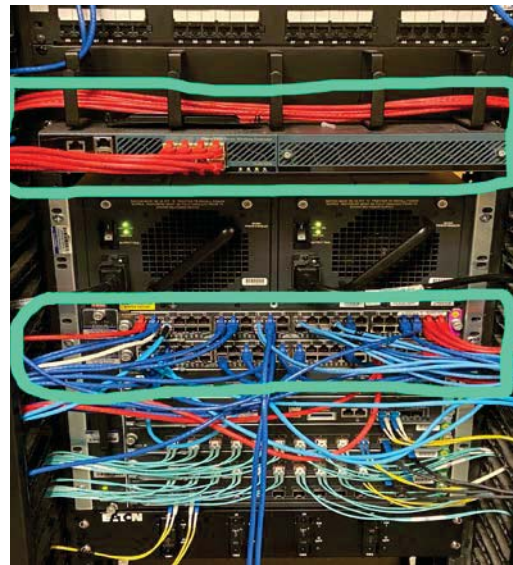
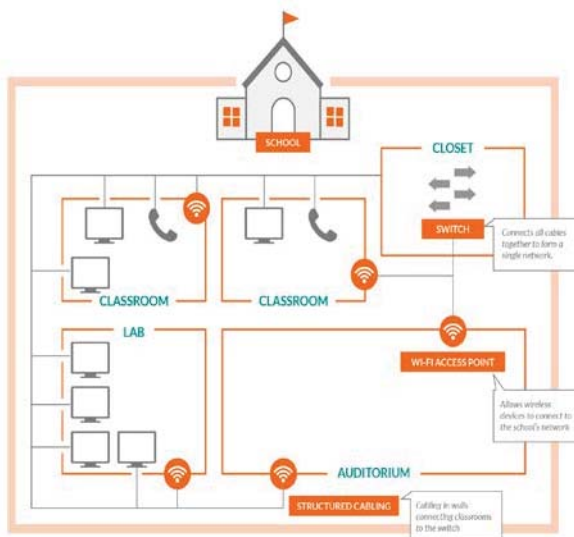
FY 2025:

FY 2026:

FY 2027:

Technology (\$300,000) Upgraded Wireless Network at FCHS

The wireless network at FCHS is 10 years old and is starting to have performance issues and Cisco has ended support for the equipment. With a growing dependence on wireless, we need a reliable wireless network that supports our current and future devices. At minimum, a refresh will require replacing all indoor wireless access points (WAPs) and wireless lan controllers (WLCs) which are the equipment that manages and configures the WAPs. This may also require upgrading networking switches to support power-over-ethernet and networking specifications of the new WAPs and WLCs. Each FCHS classroom has an AP (see hs-classroom-ap-1 and 2). Certain public areas like the gym and cafeteria areas have several ap's, some of which will require a large lift to replace (see hs-public-aps-1 & 2) and there are wireless lan controllers that manage the aps and provide connectivity to the rest of our wired network (see hs-wlc-1 and 2).





FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

Project Title:	School Vestibules			Department/Agency Ranking:	1
Department/Agency:	Fluvanna County Public Schools	Contact Person:	Don Stribling		
Funding Category:	<input type="checkbox"/> New Project (FY23-27)	<input checked="" type="checkbox"/> Existing Project (FY23-26)	<input type="checkbox"/> FY22 Project (Add'l Funding)		
Applicable Comprehensive Plan Chapter(s):	<input type="checkbox"/> 1. Natural Environment	<input checked="" type="checkbox"/> 4. Transportation	<input type="checkbox"/> 7. Parks and Recreation	<input type="checkbox"/> 10. Education	
	<input type="checkbox"/> 2. Land Use & Community Design	<input type="checkbox"/> 5. Economic Development	<input type="checkbox"/> 8. Housing	<input checked="" type="checkbox"/> 11. Public Safety	
	<input type="checkbox"/> 3. Infrastructure	<input type="checkbox"/> 6. Historic Preservation	<input type="checkbox"/> 9. Human Services	<input type="checkbox"/> 12. Financial Sustainability	

Section 2 - PROJECT COSTS

Expenditure Category	Prospective Vendor (if known)	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Engineering & Planning							\$ 0
Construction		\$ 150,000					\$ 150,000
Vehicle/Apparatus							\$ 0
Equipment							\$ 0
Other (specify)							\$ 0
Other (specify)							\$ 0
TOTALS		\$ 150,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 150,000

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

Additional Anticipated Operational Expenses	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Additional Staff Salary						\$ 0
Benefits	Calculated at 25% of Staff Salary	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle						\$ 0
Vehicle Insurance						\$ 0
Utilities						\$ 0
Furniture and Fixtures						\$ 0
Equipment						\$ 0
Contractual costs						\$ 0
Other (specify)						\$ 0
Total Operational Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Anticipated Operational Revenues						\$ 0

Project Title:

School Vestibules

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

We recently completed FMS and CEN safety vestibules through the use of appropriate Security Safety Grant funds. Safety vestibules would be the next step in ensuring our students and staff safety at Carysbrook Elementary, West Central, and Abrams Academy.

FY 2024:

FY 2025:

FY 2026:

FY 2027:

School Safety Vestibules (\$150,000)

FCHS (top left), FMS (top right), and Central (left mid) have a secured safety vestibule that leads visitors directly to the main office. We recently completed FMS and CEN, through appropriate Security Safety Grant funds. Safety vestibules would be the next step in ensuring our students and staff safety at Carysbrook Elementary, West Central, and Abrams Academy.

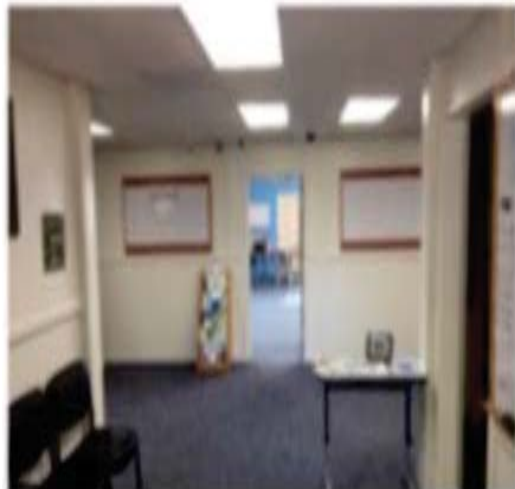
West Central Primary - Requested



Carysbrook Elementary - Requested



Abrams Academy - Requested



FCHS - Completed



Fluvanna Middle School - Completed



Central Elementary - Completed



FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

Project Title:	Paving and Resurfacing			Department/Agency Ranking:	2
Department/Agency:	Fluvanna County Public Schools	Contact Person:	Don Stribling		
Funding Category:	<input type="checkbox"/> New Project (FY23-27)	<input checked="" type="checkbox"/> Existing Project (FY23-26)	<input type="checkbox"/> FY22 Project (Add'l Funding)		
Applicable Comprehensive Plan Chapter(s):	<input type="checkbox"/> 1. Natural Environment	<input type="checkbox"/> 4. Transportation	<input type="checkbox"/> 7. Parks and Recreation	<input checked="" type="checkbox"/> 10. Education	
	<input type="checkbox"/> 2. Land Use & Community Design	<input type="checkbox"/> 5. Economic Development	<input type="checkbox"/> 8. Housing	<input checked="" type="checkbox"/> 11. Public Safety	
	<input type="checkbox"/> 3. Infrastructure	<input type="checkbox"/> 6. Historic Preservation	<input type="checkbox"/> 9. Human Services	<input type="checkbox"/> 12. Financial Sustainability	

Section 2 - PROJECT COSTS

Expenditure Category	Prospective Vendor (if known)	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Engineering & Planning							\$ 0
Construction							\$ 0
Vehicle/Apparatus		\$ 225,000	\$ 225,000	\$ 225,000			\$ 675,000
Equipment							\$ 0
Other (specify)							\$ 0
Other (specify)							\$ 0
TOTALS		\$ 225,000	\$ 225,000	\$ 225,000	\$ 0	\$ 0	\$ 675,000

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

Additional Anticipated Operational Expenses	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Additional Staff Salary						\$ 0
Benefits	Calculated at 25% of Staff Salary	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle						\$ 0
Vehicle Insurance						\$ 0
Utilities						\$ 0
Furniture and Fixtures						\$ 0
Equipment						\$ 0
Contractual costs						\$ 0
Other (specify)						\$ 0
Total Operational Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Anticipated Operational Revenues						\$ 0

Project Title:

Paving and Resurfacing

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

FCPS would like to start moving forward with updating areas of our division, schools, campuses, and parking facilities with paving and resurfacing. Phase 1 (CAR, Bus Garage, and Maintenance Shop), Phase 2 (FMS, Food Service, Transportation, and Abrams), Phase 3 (West Central, Central, FCHS and Loading Docks, and School Board Office).

- 1. CAR, (\$96,000)
- 2. Bus Garage Road and Shop, (\$65000 and \$36000)
- 3. Maintenance Shop, (\$28,000)

FY 2024:

- 1. FMS
- 2. Food Service
- 3. Transportation
- 4. Abrams

FY 2025:

- 1. West Central
- 2. Central
- 3. FCHS and Loading Docks
- 4. School Board Office

FY 2026:

FY 2027:

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

Project Title:	FMS Field Lights			Department/Agency Ranking:	1
Department/Agency:	Fluvanna County Public Schools	Contact Person:	Don Stribling		
Funding Category:	<input type="checkbox"/> New Project (FY23-27)	<input checked="" type="checkbox"/> Existing Project (FY23-26)	<input type="checkbox"/> FY22 Project (Add'l Funding)		
Applicable Comprehensive Plan Chapter(s):	<input type="checkbox"/> 1. Natural Environment	<input type="checkbox"/> 4. Transportation	<input type="checkbox"/> 7. Parks and Recreation	<input checked="" type="checkbox"/> 10. Education	
	<input type="checkbox"/> 2. Land Use & Community Design	<input type="checkbox"/> 5. Economic Development	<input type="checkbox"/> 8. Housing	<input checked="" type="checkbox"/> 11. Public Safety	
	<input type="checkbox"/> 3. Infrastructure	<input type="checkbox"/> 6. Historic Preservation	<input type="checkbox"/> 9. Human Services	<input type="checkbox"/> 12. Financial Sustainability	

Section 2 - PROJECT COSTS

Expenditure Category	Prospective Vendor (if known)	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Engineering & Planning							\$ 0
Construction							\$ 0
Vehicle/Apparatus							\$ 0
Equipment		\$ 150,000					\$ 150,000
Other (specify)							\$ 0
Other (specify)							\$ 0
TOTALS		\$ 150,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 150,000

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

Additional Anticipated Operational Expenses	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Additional Staff Salary						\$ 0
Benefits	Calculated at 25% of Staff Salary	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle						\$ 0
Vehicle Insurance						\$ 0
Utilities						\$ 0
Furniture and Fixtures						\$ 0
Equipment						\$ 0
Contractual costs						\$ 0
Other (specify)						\$ 0
Total Operational Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Anticipated Operational Revenues						\$ 0

Project Title:

FMS Field Lights

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

Our FMS football field lights consist of 4 poles with approximately 25-30 bulbs each with only 10% that work. The FMS Softball field scoreboard needs to be replaced as the company is no longer in existence and also have bulbs changed for the playing field. The FMS baseball field lights are too tall for our maintenance team to reach and replace them and we need to have an outside organization come in to change. Our community uses the fields on a seasonal basis.

FY 2024:

FY 2025:

FY 2026:

FY 2027:

**FMS Field Lights (\$150,000)
(Baseball, Softball, and Football Fields)**

Our FMS football field lights consist of 4 poles with approximately 25-30 bulbs each with only 10% that work. The FMS Softball field scoreboard needs to be replaced as the company is no longer in existence and also have bulbs changed for the playing field. The

FMS baseball field lights are too tall for our maintenance team to reach and replace them and we need to have an outside organization come in to change. Our community uses the fields on a seasonal basis.



FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

Project Title:	FMS Annex Bleacher and Floor Upgrade			Department/Agency Ranking:	2
Department/Agency:	Fluvanna County Public Schools	Contact Person:	Don Stribling		
Funding Category:	<input type="checkbox"/> New Project (FY23-27)	<input checked="" type="checkbox"/> Existing Project (FY23-26)	<input type="checkbox"/> FY22 Project (Add'l Funding)		
Applicable Comprehensive Plan Chapter(s):	<input type="checkbox"/> 1. Natural Environment	<input type="checkbox"/> 4. Transportation	<input type="checkbox"/> 7. Parks and Recreation	<input checked="" type="checkbox"/> 10. Education	
	<input type="checkbox"/> 2. Land Use & Community Design	<input type="checkbox"/> 5. Economic Development	<input type="checkbox"/> 8. Housing	<input checked="" type="checkbox"/> 11. Public Safety	
	<input type="checkbox"/> 3. Infrastructure	<input type="checkbox"/> 6. Historic Preservation	<input type="checkbox"/> 9. Human Services	<input type="checkbox"/> 12. Financial Sustainability	

Section 2 - PROJECT COSTS

Expenditure Category	Prospective Vendor (if known)	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Engineering & Planning							\$ 0
Construction		\$ 175,000					\$ 175,000
Vehicle/Apparatus							\$ 0
Equipment							\$ 0
Other (specify)							\$ 0
Other (specify)							\$ 0
TOTALS		\$ 175,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 175,000

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

Additional Anticipated Operational Expenses	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Additional Staff Salary						\$ 0
Benefits	Calculated at 25% of Staff Salary	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle						\$ 0
Vehicle Insurance						\$ 0
Utilities						\$ 0
Furniture and Fixtures						\$ 0
Equipment						\$ 0
Contractual costs						\$ 0
Other (specify)						\$ 0
Total Operational Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Anticipated Operational Revenues						\$ 0

Project Title:

FMS Annex Bleacher and Floor Upgrade

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

The gym floor from a structural standpoint cannot be sanded again. The bleachers mechanical functions are not fully operational or safe in some areas to sit.

FY 2024:

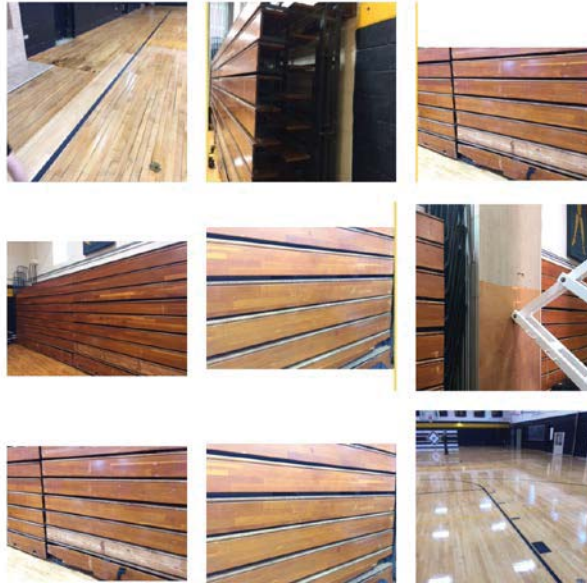
FY 2025:

FY 2026:

FY 2027:

FMS Annex Gym Floor and Bleachers (\$175,000)

The gym floor from a structural standpoint cannot be sanded again. The bleachers mechanical functions are not fully operational or safe in some areas to sit.



FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

Project Title:	Bus Fleet			Department/Agency Ranking:	1
Department/Agency:	Fluvanna County Public Schools	Contact Person:	Don Stribling		
Funding Category:	<input type="checkbox"/> New Project (FY23-27)	<input checked="" type="checkbox"/> Existing Project (FY23-26)	<input type="checkbox"/> FY22 Project (Add'l Funding)		
Applicable Comprehensive Plan Chapter(s):	<input type="checkbox"/> 1. Natural Environment	<input checked="" type="checkbox"/> 4. Transportation	<input type="checkbox"/> 7. Parks and Recreation	<input checked="" type="checkbox"/> 10. Education	
	<input type="checkbox"/> 2. Land Use & Community Design	<input type="checkbox"/> 5. Economic Development	<input type="checkbox"/> 8. Housing	<input checked="" type="checkbox"/> 11. Public Safety	
	<input type="checkbox"/> 3. Infrastructure	<input type="checkbox"/> 6. Historic Preservation	<input type="checkbox"/> 9. Human Services	<input type="checkbox"/> 12. Financial Sustainability	

Section 2 - PROJECT COSTS

Expenditure Category	Prospective Vendor (if known)	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Engineering & Planning							\$ 0
Construction							\$ 0
Vehicle/Apparatus		\$ 550,000	\$ 330,000	\$ 330,000	\$ 330,000	\$ 330,000	\$ 1,870,000
Equipment							\$ 0
Other (specify)							\$ 0
Other (specify)							\$ 0
TOTALS		\$ 550,000	\$ 330,000	\$ 330,000	\$ 330,000	\$ 330,000	\$ 1,870,000

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

Additional Anticipated Operational Expenses	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Additional Staff Salary						\$ 0
Benefits	Calculated at 25% of Staff Salary	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle						\$ 0
Vehicle Insurance						\$ 0
Utilities						\$ 0
Furniture and Fixtures						\$ 0
Equipment						\$ 0
Contractual costs						\$ 0
Other (specify)						\$ 0
Total Operational Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Anticipated Operational Revenues						\$ 0

Project Title:

Bus Fleet

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

Our goal is to get to the point where we are in a 15-20 year cycle with our transportation fleet. Our student transport requirements increase each year along with yearly maintenance on our older vehicles. We currently have 10 buses (2 daily use from 1996-1997, 26-27 years), 8 buses (1 daily use from 1998-2002, 25-21 years), 16 buses (11 daily use from 2004-2006, 17-19 years).

FY 2024:

FY 2025:

FY 2026:

FY 2027:

Bus and Vehicle Fleet (\$675,000)

Our goal is to get to the point where we are in a 15-20 year cycle with our transportation fleet. Our student transport requirements increase each year along with yearly maintenance on our older vehicles. We currently have 10 buses (2 daily use from 1996-1997, 26-27 years), 8 buses (1 daily use from 1998-2002, 25-21 years), 16 buses (11 daily use from 2004-2006, 17-19 years).



FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

Project Title:	Student Transport and Vehicles			Department/Agency Ranking:	1
Department/Agency:	Fluvanna County Public Schools	Contact Person:	Don Stribling		
Funding Category:	<input type="checkbox"/> New Project (FY23-27)	<input checked="" type="checkbox"/> Existing Project (FY23-26)	<input type="checkbox"/> FY22 Project (Add'l Funding)		
Applicable Comprehensive Plan Chapter(s):	<input type="checkbox"/> 1. Natural Environment	<input checked="" type="checkbox"/> 4. Transportation	<input type="checkbox"/> 7. Parks and Recreation	<input type="checkbox"/> 10. Education	
	<input type="checkbox"/> 2. Land Use & Community Design	<input type="checkbox"/> 5. Economic Development	<input type="checkbox"/> 8. Housing	<input checked="" type="checkbox"/> 11. Public Safety	
	<input type="checkbox"/> 3. Infrastructure	<input type="checkbox"/> 6. Historic Preservation	<input type="checkbox"/> 9. Human Services	<input type="checkbox"/> 12. Financial Sustainability	

Section 2 - PROJECT COSTS

Expenditure Category	Prospective Vendor (if known)	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Engineering & Planning							\$ 0
Construction							\$ 0
Vehicle/Apparatus		\$ 125,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 365,000
Equipment							\$ 0
Other (specify)							\$ 0
Other (specify)							\$ 0
TOTALS		\$ 125,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 365,000

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

Additional Anticipated Operational Expenses	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Additional Staff Salary						\$ 0
Benefits	Calculated at 25% of Staff Salary	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle						\$ 0
Vehicle Insurance						\$ 0
Utilities						\$ 0
Furniture and Fixtures						\$ 0
Equipment						\$ 0
Contractual costs						\$ 0
Other (specify)						\$ 0
Total Operational Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Anticipated Operational Revenues						\$ 0

Project Title:

Student Transport and Vehicles

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

Our Bus Garage personnel need an additional work truck as the current vehicle is rusting out and will not be in service. The division needs to update their Box Truck (lift gate) to assist with moving equipment and furniture as our previous vehicle is not in service. FCPS is also requesting a dump bed that will assist maintenance, the bus garage, and schools with activities, events, equipment, and furniture transitions.

FY 2024:

Our student transport requirements increase each year along with yearly maintenance on our older vehicles.

FY 2025:

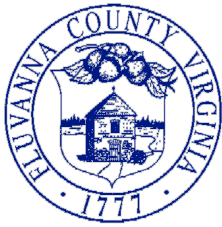
Our student transport requirements increase each year along with yearly maintenance on our older vehicles.

FY 2026:

Our student transport requirements increase each year along with yearly maintenance on our older vehicles.

FY 2027:

Our student transport requirements increase each year along with yearly maintenance on our older vehicles.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

132 Main Street
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Palmyra, VA 22963
(434) 591-1910
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www.fluvannacounty.org

PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Case: ZMP 21:04 Southern Development

From: Douglas Miles, AICP, CZA
District: Cunningham Election District

Bold Text indicates updated County staff report information

General Information:

This R-3, Residential Planned Community conditional rezoning request, was deferred by the applicant, Southern Development, for thirty (30) days back on November 9th to the **December 7, 2021 Planning Commission meeting at 7:00 pm** within the Carysbrook Performing Arts Center in order to address infrastructure concerns.

Requested Action:

ZMP 21:04 Southern Development – A request to rezone from A-1, Agricultural, General and existing R-3, Residential Planned Community to R-3, Residential Planned Community of 122.6 acres of Tax Maps 8 Section A Parcel 18A, 17 Section A Parcel 10 and 17 Section 9 Parcels 1 and 2. The subject properties are located along State Route 53 and along Garden Lane (SR 636) and with additional access via a stub road located south of 415 Jefferson Drive within Lake Monticello and they are all within the Rivanna Community Planning Area and the Cunningham Election District.

Existing Zoning:

R-3, Residential Planned Community Zoning, Tax Map 17 Section A Parcel 10 and A-1, General Agricultural Zoning, Tax Map 8 Section A Parcel 18A and Tax Maps 17 Section 9 Parcels 1 and 2.

Proposed Zoning:

R-3, Residential Planned Community and the applicant is seeking Preliminary Master Plan approval from the Planning Commission and conditional rezoning approval from the Board of Supervisors for Village Gardens, as an R-3, Residential Planned Community.

Planning Area:

Rivanna Community Planning Area Residential 2.9 dwelling units per acre / This proposed request is in compliance with the Fluvanna County Comprehensive Plan and generally the R-3, Residential Planned Community zoning district requirements.

Adjacent Land Uses:

The adjacent properties are zoned A-1, B-1, R-3 and R-4 and they either contain single-family dwellings, commercial and office uses or are vacant, agricultural parcels that are in the land use program.

Zoning Case History:

ZMP 04:04 Acres Development LLC a R-3, Residential Planned Community Master Plan and conditional rezoning was approved on April 20, 2005, which included Tax Map 17 Section A Parcel 10, that is currently zoned R-3 and undeveloped and it is a part of this R-3, Residential Planned Community Master Plan and conditional rezoning case request. The existing R-3 zoning contains 5.8 acres that is a part of the original Villages of Nahor Residential Planned Community and this commercial tract has been vacant for over 15 years on the Route 53 corridor awaiting commercial development.

Note: The 2005 case proffered conditions they have been met in The Villages of Nahor other than the congregate care facility; the construction of a new 5 foot sidewalk along Route 53 from the main entrance to the Gate Plaza (Food Lion) Route 53 entrance; and \$50,000 payment for a future traffic light (roundabout) located at Route 53 and Turkeysag Trail; with the remaining two items to be completed once that the Turkeysag Trail roundabout design is reviewed and conditionally approved for road funding purposes in VDOT's Smartscale process.

Acronymns used in this Staff Report to avoid repetitive text and for clarity purposes:

AQUA = Aqua Virginia, a private water and sewer provider in the County
FLUVANNA = Fluvanna County Government or as Fluvanna County Staff members
LMOA = Lake Monticello Owners' Association / Lake Monticello development
NAHOR = The Villages of Nahor, an age 55+ residential retirement community
VDOT = VA Department of Transportation – Louisa Residency (Fluvanna County)

Village Gardens Textual Statement – August 25, 2021:

Southern Development operates within Central Virginia by creating well-planned residential communities, industrial parks and other similar development projects. The Village Gardens development will provide a mix of residential housing choices for the greater Fluvanna County area, as well as commercial development along Route 53. Village Gardens is designed as a walkable community that also preserves much needed green space areas in the development.

Southern Development designs communities to meet the existing needs while addressing future growth patterns. Village Oaks, an R-3 Residential Planned Community is currently being built by Southern Development, located on Lake Monticello Road and outside of the Lake Monticello Main Gate area addresses the strong demand for housing in the region and it has encouraged us to assemble all of these adjacent parcels in the Rivanna Community Planning Area. An existing commercial parcel fronting on Route 53 is 5.8 acres; the Galaska parcel is 49.8 acres; the Haden parcel is 49.8 acres and the Fox parcel is 17.3 acres for a total acreage amount of 122.6 acres that would be development with single-family homes and with townhouses in behind the dollar store.

Southern Development Comprehensive Plan Summary:

Southern Development's hope is to further community welfare through fostering the goals of the County's Comprehensive Plan. Their community design stresses pedestrian orientation with open space for recreation and programmed recreational uses and the preservation of environmentally sensitive ecosystems such as streams and wetlands. This design aligns with many of the current goals described in the adopted Comprehensive Plan to be implemented within this development:

New developments should be integrated in a manner that promotes a sense of community while still retaining the rural aspects that make Fluvanna County attractive without overdevelopment.

Efficient design minimizes sprawl in the rural areas and supports the efficient development of growth areas. Families have access to open space and recreation areas that are a part of their community. Neighborhood residential areas should provide a range of residential housing.

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

Southern Development Community Meeting – June 24, 2021:

Southern Development conducted their first Zoom community meeting on June 24, 2021 during the pandemic in order to discuss their Village Gardens planned residential development. There were well over one hundred (100) virtual attendees from the surrounding neighborhoods that included: The Villages of Nahor (NAHOR) zoned R-3, Residential Planned Community, a 55+ age restricted community, and located directly across Garden Lane from the subject properties; Lake Monticello Owners Association (LMOA) development zoned R-4, Limited Residential located behind the subject properties and the adjacent agricultural and commercial owners fronting on Route 53 and along Garden Lane who also had an interest in this proposed request.

Southern Development provided a very general overview of Village Gardens, an R-3 Master Plan community of 260 single-family dwellings, 95 Townhouses and 9,000 square feet of previously zoned R-3, neighborhood commercial retail space fronting Route 53. However, the applicant's representatives were not able to answer concerns that adjoining homeowners had about the Aqua Virginia water and sewer availability and capacity and their concerns about the increased traffic onto Route 53 generated by their rezoning request. Southern Development had indicated that they would reach out to AQUA and VDOT to seek further clarifying information in order to be able to answer these important questions. The meeting ended with more questions than answers with the representatives offering up to meet with adjacent neighborhoods and all other interested parties in order to continue working with the surrounding community to gain further information.

The surrounding homeowners they generally felt that these questions should have been addressed or answered by the applicant. However, they have been contacting this Summer the Fluvanna

County Administrator and Community Development Director for the answers to their questions via e-mails and telephone calls. Some of their thoughts and concerns they are summarized below:

A potentially dangerous entrance and exit to the planned development on Route 53, located at the bottom of the hill, with restricted left and right views of oncoming traffic at speeds at and above 45 MPH. Many residents at the Villages of Nahor foresee residents of the proposed development cutting through the Villages of Nahor to use our existing entrance onto Route 53, which offers up somewhat safer access with the left and right views of oncoming traffic. The entrance and exit to the Villages of Nahor is already challenging for the aging residents of our community. We have concerns that additional traffic volume on Route 53 will pose significant safety issues at the Village Boulevard entrance onto Route 53 at peak hours of use. We do have concerns that the Rivanna River does not have adequate water supply and will this be addressed by Southern Development with Aqua Virginia when working through necessary water and sewer.

My concerns regarding Village Gardens revolve around how it will affect the existing alignment of Garden Lane. The Draft concept I was provided shows the existing entrance remaining as is with portions of Garden Lane being vacated. This I think is an opportunity for VDOT to request a complete realignment of Garden Lane and the existing entrance moved west of its current location along Route 53. VDOT attempted to do this in 2005 during the Villages of Nahor, R-3 rezoning process. I went before the BOS in 2005 and let my concerns be known that this action would adversely affect my business. The BOS sided with me and then stopped that re-alignment.

The Villages of Nahor Meeting Appointments – August 12, 2021:

Southern Development representatives met with several Villages of Nahor residents in individual meeting sessions on Thursday, August 12th throughout the day within their clubhouse to address some of these same infrastructure and traffic concerns. County Staff members were not present to determine what they had discussed during these individual discussion meetings. As Fluvanna County staff members had been working with Aqua Virginia staff in parallel meetings that same day and week to determine going forward the residential and commercial water and sewer infrastructure needed for new development activity in their Lake Monticello service area now and into the future. At this point, Aqua Virginia senior staff members have indicated that they do not have any contractual or legal documents that they are working on with Southern Development for the water and sewer needs for the proposed Village Gardens residential mixed-use development. They indicated there is more needed than just the payment of the connection fees for construction of new homes and that Aqua Virginia will be ready to discuss the required infrastructure needs.

Community Meeting with the LMOA – September 9, 2021:

Southern Development representatives conducted a Zoom neighborhood community meeting on September 9, 2021 with the Lake Monticello Owners' Association (LMOA) General Manager and a hundred residents from over 4,000 homes, a commercial restaurant, golf course and five neighborhood beaches along with 350 acre Lake Monticello with Tufton Pond being closest to the proposed residential development. The majority of the LMOA residents, were first and foremost concerned about the second, emergency access to the proposed R-3 neighborhood with potential residents of Village Gardens or others utilizing the Lake Monticello gated community

amenities. As the proposed site access will be open without a LMOA gate controlling the Village Gardens residents and the general public from using their available amenities. Southern Development representatives have indicated that they will be providing their Village Gardens residents with their own clubhouse, courts and trails as required by the R-3, Residential Planned Community master plan requirements. They have not provided any written, proffered conditions to restrict the access onto Jefferson Drive other than stating it will be for emergency access use.

Planning Commission Public Hearing Meetings Summary:

On September 14, 2021 The Planning Commission it conducted a Public Hearing that went until 10:30 pm that evening with numerous speakers that included the Lake Monticello Owners' Association President who provided a prepared statement where the LMOA Board of Directors was opposed to this request; a spokesperson for Save Rural Fluvanna provided a prepared statement where they were opposed to this request and numerous other adjacent property owners were opposed to this request relative to available water and sewer; public safety response times, and most importantly traffic and transportation concerns. The applicant requested and was granted a sixty (60) day deferral in order to be able to address these concerns – specifically by working with FLUVANNA and VDOT on right-of-way acquisition and traffic improvements such as new turn lanes and taper lanes.

On November 9, 2021 Southern Development, applicant they provided a status update to both the Planning Commissioners and the general public with four main project updates: **ROUTE 53 TRAFFIC IMPACTS – Traffic Study completed and civil engineers finalizing the road designs with possible off-site improvements; AQUA VA WATER & SEWER – Draft Agreement in Place; CONNECTIVITY TO LAKE MONTICELLO/TUFTON POND – civil engineers are finalizing designs based upon staff and public input; COMMERCIAL WITHIN VILLAGE GARDENS – civil engineers are finalizing commercial design areas.**

The December 7, 2021 Southern Development applicant revisions include these main items:

The density it was adjusted by removing the existing 5.8 acre parcel adjacent to Route 53.

We relocated the recreational facilities (Clubhouse) to more central location in the project.

We relocated the emergency access point from the Fox parcel onto Jefferson Drive over towards the gate between Garden Lane and Jefferson Drive (no longer accessing into Lake)

We provided renderings of typical product types, amenity features, trail types and storm water management facilities and are they more clearly shown and in the proffer statement.

The Proffers have been updated based upon the master plan changes and staff comments.

Proposed entrance onto Route 53 shows future right-of-way dedication for improvements.

The EPR Traffic Study it was provided to Fluvanna County and VDOT on November 4th.

Future road connection to The Villages of Nahor restricts left turns from Village Gardens.

Off-site improvements to the Tufton Gate (Monish Drive) entrance at Route 53 to create a Left turn Lane and travel through lane since there already is a Right turn lane at this gate.

Additional on-street parking has been provided within the proposed development with a new street section and dedicated parallel parking areas for commercial and visitor parking.

Additional 3 acres of commercial space was added to the project along with a conceptual layout for commercial buildings and parking areas for the proposed commercial land uses.

R-3 Rezoning Proffered Conditions dated 11/30/21:

- 1. A minimum of 35% of the housing shall be designed with at least one bedroom on the first floor, such that all typical living functions can be accommodated on the first floor of the home.**
- 2. Village Gardens will be developed in a minimum of 4 Phases, with the new entrance from Route 53 and the Garden Lane modifications constructed as part of the first phase.**
- 3. The construction entrance for the project, including primary ingress and egress for any logging operations, shall be established from Rte 53 in the vicinity of the proposed subdivision entrance. The Developer shall notify VDOT and Fluvanna County prior to commencing any construction or logging activity.**
- 4. Prior to issuance of the first Certificate of Occupancy, Route 53 will be improved with new left and right turn lanes at the new entrance to Village Gardens, approximately as shown on Sheet 4.0 of the Rezoning Application Master Plan. The exact dimensions and specifications of the new turn lanes will be per VDOT regulations and turn lane analysis warrants established during VDOT's review of final road plans for Village Gardens.**
- 5. Vehicles entering and exiting Village Gardens will be physically prohibited from using Village Boulevard as a means of ingress or egress by construction of an intersection design in general accord with Sheet 4.0 of the Rezoning Application Master Plan. The intersection design shall include mountable curbs as needed to allow emergency vehicles full turning movement in emergency situations.**
- 6. Prior to the issuance of the Certificate of Occupancy, the Developer shall construct, or cause to be constructed, safety improvements at the Tufton Gate (Monish Drive) of Lake Monticello including left turn, taper and transition lanes on Thomas Jefferson Parkway (Rte 53) approximately as depicted on Sheet 5.0 of the Rezoning Application Master Plan. The proposed improvement shall be constructed to VDOT specifications. After receiving a written request from the Virginia**

Department of Transportation, the Developer shall dedicate, or cause to be dedicated, the additional right-of-way (or easements) required for the improvements. All costs associated with the acquisition of the right-of-way shall be borne by the Developer.

- 7. Adequate water and sewer shall be provided prior to Fluvanna County approval for any Final Plat for each phase, including:**
 - a. Approval from the Virginia Department of Health (VDH) for the proposed water and sewer system additions;**
 - b. A developer agreement with Aqua Virginia specifying infrastructure contributions (connection fees and/or developer installed on-site infrastructure);**
 - c. Water line sizing and looping necessary as determined by the design engineer to provide water pressure and fire flow per the Building Code and Fire Code;**
 - d. Water line oversizing and/or looped connection to adjoining external water lines, as mutually determined by the Developer and Aqua Virginia, such that the addition to the water system will not negatively affect (and will likely benefit) fire flows and/or water pressures elsewhere in the Lake Monticello system.**
 - e. Sewer line sizing to provide required sewer service per the Virginia Sewer Collection and Treatment Regulations.**
- 8. The Developer shall implement advanced stormwater management techniques throughout the project consistent with the objectives of the Virginia Stormwater Management Program such that the physical, chemical, biological and hydrologic characteristics and the water quality and quantity of the receiving state waters shall be maintained, protected, or improved in accordance with or exceeding Virginia VSMP regulations.**

Fluvanna County Zoning Ordinance:

R-3 Zoning / Sec. 22-7-4. - Required information on preliminary master plan.

The location of the open areas which shall comprise not less than twenty-five percent (25%) 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.

The Preliminary Master Plan shall contain the following information:

(A) The general location of the various types of land uses, including the general location of any village centers, and the residential density classifications of each residential area; (B) The areas designated for residential development, with maximum proposed number of units, density calculations, and plot plans of typical units provided; (C) The areas designated for commercial and/or institutional development, with maximum proposed square footages and floor area ratios indicated. The location of all buildings and improvements, and their proposed use, other than single-family dwellings, and the location of any public buildings shall be shown; (D) The street layout, with indication of which streets are to be dedicated to public use and which are to be held in private ownership, and a brief description of maintenance arrangements; street functional classification; and proposed street cross-sections; (E) The pedestrian and bicycle facilities, including sidewalks and trails, with proposed cross-sections; (F) The orientation of the Preliminary Master Plan to the surrounding community by extending the overall development and preservation pattern, tree protection and buffers, general building design, covenants and restrictions; (G) The general location of all public and private roads; (H) The adequate provision for general sewer, storm drainage, and water supply; and (I) The Preliminary Master Plan shall demonstrate its compliance with the County's Comprehensive Plan. (Ord. 12-16-15)

Zoning Ordinance Classifications:

The purpose of the A-1 District is “to conserve water and other natural resources, reduce soil erosion, protect watersheds and reduce hazards from floods; to preserve the rural character of the county; to promote existing and future farming and forestry operations; and to promote the retention of undisturbed open space.” Additionally, “the provisions of this district are intended to significantly limit conventional and roadside strip development, especially on major arteries and commuter routes.” The R-3 District is meant to preserve the rural character of the county and not just to construct all new suburban homes and townhouse units on previous agricultural land. The rezoning case applicant needs to define what type of rural preservation methods will be used to perpetually preserve the County’s rural character while designing for their new R-3 community.

The main purpose of the R-3 District is “intended to permit compact village-style residential development and associated institutional uses, community serving mixed uses, open spaces, and creative site design in accordance with a master plan.” This proposed R-3, Residential Planned Community request does not incorporate institutional uses that serve the ever-increasing senior population in Palmyra and Fluvanna County. The R-3 zoned 9,000 square feet of retail space (dollar store) is inadequate for creating a Village Center that would contain a full-scale grocery store, pharmacy, dry cleaners, restaurants and other supporting retail stores. In order to support Village Gardens and to offer up a village area to shop and buy local rather than travelling outside of Fluvanna County to obtain the necessary grocery and pharmacy items and/or medical services.

Southern Development is required to provide three active recreation facilities from Group A and B below, and one facility from Group C below, which would further demonstrate to LMOA that Southern Development will provide proper amenities to their own HOA residents and as follows:

Group A: Bicycling, walking, fitness, and equestrian trails, open play area (minimum ½ acre), sitting area, picnic table units, tot lot equipment, community gardens that may be located within the required open space

Group B: Picnic shelter: 3-4 picnic table units with grill, tennis court(s), multi-use (pickleball) court and active playground with equipment.

Group C: Community Center / Clubhouse / Fitness Center, Swimming Pool, and Athletic fields for private, unorganized activities such as flag football or soccer on minimum of two (2) acres.

VDOT traffic data from 2018 indicates that Route 53 from the Albemarle County line to Ruritan Lake Road (State Route 660) had an average daily traffic volume of 7,000 vehicles, while Lake Monticello Road from Route 53 to South Boston Road (State Route 600) had an average daily traffic volume of 3,100 vehicles. This rezoning request does not meet the thresholds that require a traffic impact analysis in accordance with Code of Virginia 15.2-2222.1. However, turn lane warrants have been requested by FLUVANNA & VDOT and understand they are being prepared and additional information will be provided by the applicant or by their consultant for our review.

Engineering & Planning Resources - November 2, 2021 Traffic Report Findings – Page 5:

-The proposed Village Gardens development will generate 216 morning and 288 afternoon peak hour trips and the impact of the proposed Village Gardens development on the study intersections will be minimal.

-Within 500 feet to the north and south of the intersection there were three crashes: one angle collision south of and two fixed object collisions north of Garden Lane. While the crash history does not illustrate a safety issue at the intersection of Garden Lane with Route 53, the proposed site entrance is expected to have greater sight distance than exists at Garden Lane and Route 53.

-Based on the above findings, construction of a 200 foot southbound left turn lane with a 200 foot taper is recommended along with a 200 foot northbound right turn taper. Table 4 Turn Lane Warrant Analysis Summary provided on Page 3 states a southbound left turn lane is warranted and a northbound right turn taper only based on the 2026 Build analysis.

R-3 zoning states that a preliminary master plan must contain information regarding the adequate provision for general sewer, storm drainage, and water supply. The property is located within Aqua Virginia's service area who has expressed an interest in providing water and wastewater utility service provided terms and conditions for such an agreement are negotiated and all governmental approvals and permits are obtained. An intent to serve letter from AQUA to the applicant has not been included with the application but we understand that the two parties are both working towards that becoming a reality along with respective civil engineering consultants.

2015 Comprehensive Plan:

Land Use Chapter:

The Comprehensive Plan designates this property as within the Rivanna Community Planning Area which makes up approximately 40 percent of the county's population. According to this chapter, *"the area is traditionally neighborhood residential, with primarily single-family detached dwellings. Surrounding growth should be a mixture of uses and residential dwelling types that serve a variety of incomes. Neighborhood mixed-use is needed to help offset the volume of single-family residential development in this community. Additional services and infrastructure are needed to accommodate more growth."* In previous studies for this area, residents identified several priorities which included *"to provide housing choices for a variety of age groups and income levels, appropriate to the area."* Southern Development has stated that:

"Our goal is to provide multiple components within the Master Plan. First, this design will provide housing choices for a variety of age groups and income levels to the Rivanna Community Planning Area. Pedestrian connections, public water and sewer, and the appropriate buffers and setbacks to the adjacent parcels will be enacted. Lastly, Village Gardens will meet the needs for housing and commercial development within the community service area. Village Gardens will be an active community for all residents. Recreational opportunities such as walking trails, green spaces and programmed facilities will provide a variety of choices for all ages" as taken from the Village Gardens Rezoning Request narrative statement last revised on August 25, 2021.

The 2015 Comprehensive Plan under Land Use Patterns states:

"It is not sufficient for an applicant to receive approval for a rezoning simply because a property is within a community planning area. Each application is considered by the county to see if a proposed development is well planned within the context of the surrounding 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, the (2015) Comprehensive Plan will be used as reference in evaluating all such discretionary projects."

The Rivanna Community Planning Area is the most developed planning area in the county and contains a mixture of residential and commercial uses. However, it is important to note no new neighborhood mixed-use office and commercial shopping center areas have been constructed since the Jefferson Centre Shopping Center in 2003. The applicant has not proposed any new commercial space, as the existing 9,000 square feet of commercial space is to be rezoned once again to R-3 like it was done as a part of The Villages of Nahor. Southern Development has not added any new commercial land uses as the Rivanna Community Planning Area specifically calls for *"Neighborhood mixed-use is needed to help offset the volume of single-family residential development in this community. Additional services and infrastructure are needed to accommodate more growth."* The R-3, Residential Planned Community zoning district states that commercial uses should be appropriate to support an area's needs at a neighborhood scale.

There has been three (3) commercial acres added to the revised Preliminary Master Plan that is dated November 29, 2021. Typical commercial land uses in the R-3 District include: bakeries, banks, small restaurants, retail stores and medical / professional office buildings.

FLUVANNA has not been provided with any additional information on the proposed land uses that are being considered by the Applicant but at least more office and commercial space has been provided in order to offer neighborhood commercial uses in this project.

Aqua Virginia Comments:

Aqua Virginia has provided these cursory comments that due to pressure concerns the Village Gardens Expansion should be connected to the high-pressure zone on our water system. A loop should be added to connect the Eastern side of the development and run parallel to the tank main.

Low pressure customers currently near the water tank could connect to this new looped system to achieve better water pressure service and helping an estimated 72 existing Aqua water customers. **AQUA Water and Sewer System Construction Agreement draft page it has been submitted to indicate the applicant it has a general agreement for 53,000 gallons per day on average.**

Lake Monticello Fire & Rescue:

The new proposal indicates that the second access to this subdivision from Jefferson Drive has been eliminated and it has been relocated to Garden Lane outside of Lake Monticello. Is the establishment of a 3-way traffic circle intersection from Village Boulevard to Village Gardens sufficient to provide access? As it has to be wide enough in diameter to be able to accommodate fire apparatus such as a tower ladder truck which is fifty (50) feet in length. The width of the traffic circle should be one hundred (100) feet in diameter for proper use.

If mountable curbs are installed, the fire apparatus will not be able to mount these curbs because the ground clearance is not high enough. Driving over those curbs will rip out the water drains, the four (4) truck stabilizers and damage other essential vehicle parts located underneath the fire apparatus truck. If Route 53 at their new entrance is closed and/or it is impassible east of Village Gardens and The Villages of Nahor then emergency vehicles will have to drive completely around Lake Monticello on Routes 600, 618 and Route 53 West.

Has a final determination and commitment on the size of the water mains, water pressure requirements, water main looping and the fire flow amounts been determined between Southern Development and Aqua Virginia ? The distances between housing units will affect the fire flow requirements, the strategy, tactics and pre-fire planning by the Fire Department. Has the design engineer indicated what these figures are and do they all conform with the fire department recommendations to avoid fire and life safety issues.

Transportation Planning:

Both Fluvanna County and VDOT Staff members have reviewed the applicant's Proffer Statement from November 30, 2021 and the related intersection diagrams that are shown within their revised R-3, Residential Preliminary Master Plan dated November 29, 2021. The applicant will be providing a more detailed presentation at the December 7th Public Hearing that will further explain what has been completed for this proposed development.

The applicant has made significant progress in addressing certain transportation concerns by attempting to restrict certain traffic movements between The Villages of Nahor and the proposed Village Gardens development on existing Village Boulevard and proposed Village Garden Lane that would connect directly with Thomas Jefferson Parkway (SR 53) as is shown on Sheet 4.0 of their revised master plan. Sheet 5.0 illustrates the proposed left turn lane and right-of-way dedication at the Tufton Gate (Monish Drive) as it connects with Route 53. However, there still are FLUVANNA and LMOA FIRE concerns with the proposed redesign of Garden Lane with the cul-de-sac, traffic circle, the unimproved portion of Garden Lane connecting with their proposed emergency access stub now located there and Garden Lane remains permanently closed. There needs to be additional Garden Lane design work to be completed along with the applicant and all of the parties that have an interest in public safety while maintaining the LMOA's private, restricted access gating.

Suggested Motion:

I move that the Planning Commission (Accept / Recommend) (approval/denial/Deferral) of ZMP 21:04, a request to amend the Fluvanna County Zoning Map with respect to 122.6 acres of Tax Maps 8, Section A, Parcel 18A, 17 Section A Parcel 10 and 17 Section 9 Parcels 1 & 2 to rezone from A-1, Agricultural, General, and R-3, Residential Planned Community to R-3, Residential, Planned Community and subject to the proffers dated **November 30, 2021**.

Attachments:

Application and Proffers – November 30, 2021

Village Gardens Master Plan – November 29, 2021

Southern Development Proffer Statement – November 30, 2021

Lake Monticello Owners' Association Letter – December 1, 2021

Engineering & Planning Resources Traffic Report – November 2, 2021

Draft Page - Aqua Water and Sewer System Construction Agreement



November 30, 2021

Mr. Douglas Miles
Director of Community Development
County of Fluvanna
Department of Community Development
P.O. Box 540
Palmyra, VA 22963

RE: Village Gardens (Tax Map Parcels 8-A-18A, 17-9-1, 17-9-2)
Request for Rezoning from A-1 to R-3

Dear Douglas,

Regarding the accompanying Rezoning Request, we propose the following revised Proffers:

1. A minimum of 35% of the housing shall be designed with at least one bedroom on the first floor, such that all typical living functions can be accommodated on the first floor of the home.
2. Village Gardens will be developed in a minimum of 4 Phases, with the new entrance from Route 53 and the Garden Lane modifications constructed as part of the first phase.
3. The construction entrance for the project, including primary ingress and egress for any logging operations, shall be established from Rte 53 in the vicinity of the proposed subdivision entrance. The Developer shall notify VDOT and Fluvanna County prior to commencing any construction or logging activity.
4. Prior to issuance of the first Certificate of Occupancy, Route 53 will be improved with new left and right turn lanes at the new entrance to Village Gardens, approximately as shown on Sheet 4.0 of the Rezoning Application Master Plan. The exact dimensions and specifications of the new turn lanes will be per VDOT regulations and turn lane analysis warrants established during VDOT's review of final road plans for Village Gardens.
5. Vehicles entering and exiting Village Gardens will be physically prohibited from using Village Boulevard as a means of ingress or egress by construction of an intersection design in general accord with Sheet 4.0 of the Rezoning Application Master Plan. The intersection design shall include mountable curbs as needed to allow emergency vehicles full turning movement in emergency situations.

6. Prior to the issuance of the 60th Certificate of Occupancy, the Developer shall construct, or cause to be constructed, safety improvements at the Tufton Gate (Monish Drive) of Lake Monticello including left turn, taper, and transition lanes on Thomas Jefferson Parkway (Rte. 53) approximately as depicted on Sheet 5.0 of the Rezoning Application Master Plan. The proposed improvement shall be constructed per VDOT specifications. After receiving a written request from the Virginia Department of Transportation, the Developer shall dedicate, or cause to be dedicated, the additional right-of-way (or easements) required for the improvements. All costs associated with the acquisition of the right-of-way shall be borne by the Developer.
7. Adequate water and sewer shall be provided prior to Fluvanna County approval of any Final Plat for each phase, including:
 - a. Approval from the Virginia Department of Health (VDH) for the proposed water and sewer system additions;
 - b. A developer agreement with Aqua Virginia specifying infrastructure contributions (connection fees and/or developer installed on-site infrastructure);
 - c. Water line sizing and internal looping necessary as determined by the design engineer to provide water pressure and fire flow per the Building Code and Fire Code;
 - d. Water line oversizing and/or looped connections to adjoining external water lines, as mutually determined by the Developer and Aqua Virginia, such that the addition to the water system will not negatively affect (and will likely benefit) fire flows and/or water pressures elsewhere in the Lake Monticello system.
 - e. Sewer line sizing to provide required sewer service per the Virginia Sewer Collection and Treatment Regulations;
8. The Developer shall implement advanced storm water management techniques throughout the project consistent with the objectives of the Virginia Stormwater Management Program such that the physical, chemical, biological, and hydrologic characteristics and the water quality and quantity of the receiving state waters shall be maintained, protected, or improved in accordance with or exceeding Virginia VSMP regulations.

Sincerely,



Frank Ballif
President

Douglas Miles

From: Howard Lagomarsino
Sent: Monday, November 8, 2021 12:15 AM
To: Douglas Miles
Subject: Fwd: Proposed Village Gardens high-density development

Sent from my iPad

Begin forwarded message:

From: Barbara Primiani <cottonpatchva@gmail.com>
Date: November 4, 2021 at 8:15:28 PM EDT
To: Ed Zimmer <ezimmer@fluvannacounty.org>, Lewis Johnson <ljohnson@fluvannacounty.org>, Gequetta Murray-Key <gkey@fluvannacounty.org>, Barry Bibb <bbibb@fluvannacounty.org>, Howard Lagomarsino <hlagomarsino@fluvannacounty.org>, ruralfluco@gmail.com
Subject: Proposed Village Gardens high-density development

[EXTERNAL EMAIL] USE CAUTION.

To the Planning Commissioners of Fluvanna County-

I am shocked and extremely disappointed at the proposal of another High Density Development in our beautiful rural county in Central Virginia.

After moving to Virginia in 1981, from an overgrown "rural" community near Santa Rosa, California, and moving out of the Leesburg/Purcellville area, because of all the development and subdividing of rural farmland there, we chose to move to the beautiful and well preserved area of Green Springs in Louisa County. We raised our family there, volunteered at the County Fairs, at our church, schools, and were active in different organizations in the county.

Last December, I chose to leave Louisa County, because of all the random and often unnecessary development and destruction of county land.

I still wanted to live in a rural county, but wanted to live where I would feel safe and have neighbors around me, and am very happy that I chose Lake Monticello to live in. When I drive to work in Charlottesville, I love the beautiful scenery, whichever route I take. Fluvanna is a beautiful county!

But, I do feel that further development is going to require more services- definitely a larger grocery store (I always have to shop some in Cville, as Food Lion is often sold out of several of the items I shop for), more Gas Stations, and an Urgent Care facility! Adding more homes will only add further strain on what businesses we do have.

Another concern I have is that Rt 53 is already difficult to pull out on, as well as pulling into the Tufton Gate, which at rush hour gets a line of cars blocking 53, while people wait for the gate to open. And when people, especially large trucks and commercial vehicles try to pull in at Tufton Gate without a barcode, it's somewhat of a disaster! Pulling in and out of the Food Lion Shopping Center is also difficult at times. I can't imagine the amount of traffic this development would add to Rt 53.

I hope that you Planning Commissioners will consider what you are allowing into Fluvanna County, before it's too late. Once a development is allowed, that land is gone forever. There is

no “un-doing” of a bad decision. I hope you will deny the rezoning for Village Gardens.
Thank you for your consideration,
Barbara Primiani
Resident in Lake Monticello

Sent from my iPhone

Douglas Miles

From: Ginny Davidson <ginnyd@davnet.org>
Sent: Wednesday, November 3, 2021 11:43 AM
To: Valencia Porter; ruralfluco@gmail.com
Subject: Opinion on county growth.

[EXTERNAL EMAIL] USE CAUTION.

Valencia,

This email is for: Patricia B. Eager; Barry A. Bibb; Ed Zimmer; Lewis Johnson; Howard Lagomarsino; and Gequetta Murray-Key.

Reference to the full-page add in the "Fluvanna Review" titled Save Rural Fluvanna.

I am concerned about all the items listed in the advertisement. I know Fluvanna County is trying to raise money with taxes on new housing, but the Commission should keep all these items and our environment in the forefront of their minds when deciding whether to allow complete deforestation of a large part of the county by building companies.

We moved to Fluvanna about 3 years ago, and one of the major factors in our decision to settle here was the lovely landscape and rural atmosphere. I was astounded that I could see the stars at night like I used to as a kid.

I am brought to tears every time I see total destruction of the land in order to make money. The trees and undergrowth are wiped away in order to build more houses that cost hundreds of thousands of dollars. The area needs low-cost housing, not mansions.

Our world is not dealing with Global Warming quickly enough and your decisions on this topic will determine whether Fluvanna continues to become part of the problem.

There are many experts that can be consulted concerning the need for trees and the wonderful way they improve our lives, support wildlife and our environment. They can also inform you of the consequences of losing them.

Please at least consult our state's forestry and agriculture experts to get factual information.

Could the builders be required to not disturb a certain percentage of the forested land when developing properties? Less concentration of housing is much better than building willy-nilly.

It would cost them time and money, but isn't this better than making Fluvanna another hot, dry area like Charlottesville and Richmond? All that pavement and roofs with no shade makes our environment hotter and drier. The soil that is baked by the sun cannot absorb water easily.

Please see:

Deforestation intensifies hot days

Paul C. Stoy

"Nature Climate Change" volume 8, pages366–368 (2018)

<https://www.nature.com/articles/s41558-018-0153-6?proof=tr>

Respectfully and hoping for your attention to these problems,

Virginia H. Davidson

Douglas Miles

From: Kelly Belanger Harris
Sent: Monday, November 8, 2021 11:37 AM
To: Douglas Miles
Subject: FW: Proposed housing development

Please see comments below.

Kelly

Kelly Belanger Harris | Assistant County Administrator | FOIA Officer
Fluvanna County | Palmyra, VA 22963
Ph: 434-591-1910 Ext. 1062
kharris@fluvannacounty.org | www.fluvannacounty.org
Facebook [@FluvannaCountyGovernment](https://www.facebook.com/FluvannaCountyGovernment) **Twitter** [@fluvannacounty](https://twitter.com/fluvannacounty)

From: Mary Harrison <harrisonm1@goldmail.etsu.edu>
Sent: Monday, November 8, 2021 11:21 AM
To: Connect <connect@fluvannacounty.org>
Subject: Proposed housing development

[EXTERNAL EMAIL] USE CAUTION.

Hello!

Hello, I am a property owner in Fluvanna, and I've heard about the proposed housing development. I disapprove of this plan. Most people commute out of town to work, and route 53 is dangerous enough with our current volume. I believe our area would benefit from a small shopping center instead. Our only fast food drive thru is a Dunkin, and they get orders wrong 90% of the time. I vote for no housing development and more fast food!

Thanks!
Mary Wrenn

Douglas Miles

From: Howard Lagomarsino
Sent: Friday, November 26, 2021 11:51 PM
To: Douglas Miles
Subject: Fwd: Village Gardens

Sent from my iPad

Begin forwarded message:

From: HIH2O1 <brbken93@gmail.com>
Date: November 26, 2021 at 7:33:42 PM EST
To: Gequetta Murray-Key <gkey@fluvannacounty.org>, Barry Bibb <bbibb@fluvannacounty.org>, Ed Zimmer <ezimmer@fluvannacounty.org>, Howard Lagomarsino <hlagomarsino@fluvannacounty.org>, Lewis Johnson <ljohnson@fluvannacounty.org>
Cc: ruralfluco@gmail.com
Subject: Village Gardens

[EXTERNAL EMAIL] USE CAUTION.

I reside at 961 Jefferson Dr, Palmyra, VA 22963 and am writing to voice opposition to the development known as Village Gardens. These are my reasons:

1. The infrastructure is already burdened in the vicinity of the proposed development. Water, sewer, roads all need attention.
2. County services are impacted in terms of schools, public servants and public services, and governing bodies will feel the strain.
3. The county seems bent on approving one residential development after another without consideration to overcrowded roads and loss of nature.
4. Where are the businesses to support these developments? Let's all keep driving to Charlottesville, Richmond, and Zion Crossroads to get what we need.
5. Where are well-designed "villages" with walk ability to stores and restaurants along with biking and hiking trails? We are turning into a commuter suburb that provides little to get us to do things in our own community.
6. Why are the developments all being put in next to or near Lake Monticello? This county is huge. Develop in your back yards as well.
7. The proposed community should have zero access to lake roads no matter what a developer may think is a reason to access our community. We have 4,000 plus houses here already.
8. The traffic noise from increased traffic along with trucks traveling daily using "jake brakes" inappropriately is alarming as well. We may be requesting sound walls on Lake Monticello Road.

Barb Rohr

Douglas Miles

From: Howard Lagomarsino
Sent: Tuesday, November 30, 2021 11:38 PM
To: Douglas Miles
Subject: Fwd: Please vote NO for rezoning

Sent from my iPad

Begin forwarded message:

From: "Cindia H. von Ottenritter" <cindia@verizon.net>
Date: November 30, 2021 at 11:59:25 AM EST
To: Howard Lagomarsino <hlagomarsino@fluvannacounty.org>
Cc: ruralfluco@gmail.com
Subject: Please vote NO for rezoning

[EXTERNAL EMAIL] USE CAUTION.

Dear Mr. Lagomarsino,

PLEASE deny Southern Development rezoning for Village Gardens.
Please do not surrender our rural/agricultural beauty to them.
PLEASE VOTE NO!

Thank you so much,
Cindia von Ottenritter
2126 Nahor Manor Rd.



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Rezoning

RECEIVED

JUL 01 2021

Fluvanna County
 Planning Dept

Owner of Record: See Attached **Applicant of Record:** Southern Development
 Address: _____ Address: 142 South Pantops Drive
 Phone: _____ Fax: _____ Phone: 434-245-0894 Fax: 434-245-0895
 Email: _____ Email: Klanaster@southern-development.com

Representative: Southern Development
 Address: 142 South Pantops Drive
 Phone: 434-245-0894 Fax: 434-245-0895
 Email: Klanaster@southern-development.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.

If property is in an Agricultural Forestal District, or Conservation Easement, please list information here:

Tax Map and Parcel(s) 17-A-10, 17-9-1, 17-9-2, 8-A-18A
Acreeage 122.6 **Current Zoning** A1

Is parcel in Land Use Valuation Program? No Yes

Location of Parcel: Garden Lane

Deed Book and Page: See Attached
 If any Deed Restrictions, please attach a copy

Requested Zoning R-3 **Proposed Use of Property** Commercial and residential

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: 6/29/2021 Signature of Owner/Applicant: [Signature]
 Subscribed and sworn to before me this 29th day of June, 2021 Register # 347137
 My commission expires: 9/30/2024 Notary Public: [Signature]



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

Office Use Only
 Date Received: _____ Pre-Application Meeting: _____ PH Sign Deposit Received: _____ Application #: ZMP _____

\$1,000 fee paid: _____ Mailing Costs: \$20.00 per Adjacent Property Owner after first 15, Certified. Paid: _____

Proffer or Master Plan Amendment: \$750.00 plus mailing costs. Paid: _____

Election District: _____ Planning Area: _____

Public Hearings

Planning Commission **Board of Supervisors**

Advertisement Dates: _____ Advertisement Dates: _____

APO Notification: _____ APO Notification: _____

Date of Hearing: _____ Date of Hearing: _____

Decision: _____ Decision: _____

Additional Application for Rezoning information

Current Owners of Record:

- 17-A-10, NVA Properties LLC C/O Evan Bowman, 4095 Valley Pike Winchester VA 22602
- 17-9-1, Haden, Lisa Michelle, 2195 Pendleton PL Suwanee GA 30024
- 17-9-2, Galaska, Louise, 4665 Lambton Circle Suwanee GA 30024
- 8-A-18A, Fox, Priscilla Forstbauer, 1425 Gentry Lane Charlottesville VA 22903 (DB 115-388)

Current Zoning and Acreage:

- 17-A-10, R3 with proffers – 5.8 ac
- 17-9-1, A-1 – 49.78
- 17-9-2, A-1 – 49.78
- 8-A-18A, A-1 – 17.24ac



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

RECEIVED

JUL 09 2021

Fluvanna County
 Planning Dept

Name: Southern Development
 Address: 142 South Pantops Drive
 City: Charlottesville
 State: VA Zip Code: 22911

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

[Signature] 6/29/2021
 Applicant Signature Date

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

Office Use Only

Application #: BZA _____ : CPA _____ : SUP _____ : ZMP _____ : ZTA _____ :

\$90 deposit paid per sign*:

Approximate date to be returned:

Layer Opacity

Preset Views

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- Churches
- Schools

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- Building Footprints
- Driveways
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- Roads

Boundaries

Utilities

Telecommunications

Environmental

- On Lbl Name
- AG Forestal Districts
- Conservation Easements
- Contours *
- Flood Hazard Area
- Fork Union Sanitary Dist.
- Soils
- Streams
- Water Bodies

Political

Tax Parcels

- On Lbl Name
- Parcels *
- Tax Map Grid

Overlays

- On Lbl Name
- ArcGIS World Imagery
- Orthophotography (VGIN 2018)
- Orthophotography (VGIN 2013)
- Orthophotography (VGIN 2009)
- Orthophotography (VGIN 2002)
- 911 Map Index
- EMS Districts
- Fire Districts
- Planning Areas
- Zip Codes
- Zoning

Details [hide](#)

Identify Adjoining Parcels

Select Features by Buffer

Parcels

Map PIN: 17 A 10
 Map PIN (Formatted): 17-A-10
 Owner: NVA PROPERTIES LLC C/O EVAN BOWMAN

Mailing Address:
 4095 VALLEY PIKE
 WINCHESTER VA 22602

Land Use Code: 4
 Occupancy Code: Vacant Land Commercial
 Land Value: \$406,600
 Total Value: \$406,600
 Year Sold: 2011
 Sell Price: \$3,818,000
 Deed Book: 849 Pg: 416
 Legal Description1: DB 849-416
 Legal Description2: AC 5.809
 Zoning Cases: ZMP 97-003 ZMP 04-004

Attributes at point: N: 3855353, E: 11527099

US Congressional Districts (2010)

District: 5

VA Senate Districts (2010)

District: 22

VA House Districts (2010)

District: 58

Voting Districts

Precinct Name: CUNNINGHAM

Magisterial Districts

District: Cunningham

N: 3855477, E: 11522866
 Lat: 37°54' 41.4", Lng: -78°21' 41.5"

Results

Layer Opacity

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Political

Tax Parcels

On Lbl Name

- Parcels *
- Tax Map Grid

Overlays

Details [hide](#)

Identify Adjoining Parcels

Select Features by Buffer

Parcels

Map PIN: 17 9 1
 Map PIN (Formatted): 17-9-1
 Owner: HADEN, LISA MICHELLE

Mailing Address:
 2195 PENDLETON PL
 SUWANEE GA 30024

Physical Address:
 GARDEN LN
 PALMYRA VA

Land Use Code: 5
 Occupancy Code: Vacant Land
 Land Value: \$199,100
 Total Value: \$199,100
 Year Sold: 2008
 Deed Book: 827 Pg: 800
 Will Book: 53 Pg: 84
 Plat Book: 0000
 Legal Description1: DB 827-800
 Legal Description2: AC 49.78
 Zoning Cases: ZMP 97-003

Attributes at point: N: 3856804, E: 11528028

US Congressional Districts (2010)
 District: 5

VA Senate Districts (2010)
 District: 22

VA House Districts (2010)
 District: 58

Voting Districts

Deed Pg.

Query

Results

N: 3855932, E: 11522432
 Lat: 37°54' 45.9", Lng: -78°21' 46.9"

MERRY OAKS LN

- Layer Opacity
- Preset Views
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 - On Lbl Name
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 - Schools
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 - Address Points *
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- Boundaries**
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- Telecommunications**
- Environmental**
 - On Lbl Name
 - AG Forestal Districts
 - Conservation Easements
 - Contours *
 - Flood Hazard Area
 - Fork Union Sanitary Dist.
 - Soils
 - Streams
 - Water Bodies
- Political**
- Tax Parcels**
 - On Lbl Name
 - Parcels *
 - Tax Map Grid
- Overlays**
 - On Lbl Name
 - ArcGIS World Imagery
 - Orthophotography (VGIN 2018)
 - Orthophotography (VGIN 2013)
 - Orthophotography (VGIN 2009)
 - Orthophotography (VGIN 2002)
 - 911 Map Index
 - EMS Districts
 - Fire Districts
 - Planning Areas
 - Zip Codes
 - Zoning

Details [hide](#)

Identify Adjoining Parcels

Select Features by Buffer

Parcels

Map PIN: 17 9 2
 Map PIN (Formatted): 17-9-2
 Owner: GALASKA, LOUISE

Mailing Address:
 4665 LAMBTON CIR
 SUWANEE GA 30024

Physical Address:
 GARDEN LN
 PALMYRA VA

Land Use Code: 5
 Occupancy Code: Vacant Land
 Land Value: \$175,500
 Total Value: \$175,500
 Plat Book: 0000
 Legal Description1: DB 827-803
 Legal Description2: AC 49.78

Attributes at point: N: 3857982, E: 11529063

US Congressional Districts (2010)
 District: 5

VA Senate Districts (2010)
 District: 22

VA House Districts (2010)
 District: 58

Voting Districts
 Precinct Name: CUNNINGHAM

Magisterial Districts
 District: Cunningham

Results

N: 3856759, E: 11523260
 Lat: 37°54' 54.1", Lng: -78°21' 36.6"

Deed Pg.

Query

Layer Opacity

Preset Views

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On Lbl Name

- AG Forestal Districts
- Conservation Easements
- Contours *
- Flood Hazard Area
- Fork Union Sanitary Dist.
- Soils
- Streams
- Water Bodies

Political

Tax Parcels

On Lbl Name

- Parcels *
- Tax Map Grid

Overlays

Details hide

Select Features by Buffer

Parcels

Map PIN: 8 A 18A
 Map PIN (Formatted): 8-A-18A
 Owner: FOX, PRISCILLA FORSTBAUER 1425 GENTRY LANE

Mailing Address:
 1425 GENTRY LN
 CHARLOTTESVILLE VA 22903

Land Use Code: 2
 Occupancy Code: Vacant Land
 Land Value: \$77,600
 Total Value: \$77,600
 Deed Book: 115 Pg: 388
 Legal Description1: DB 115-388
 Legal Description2: AC. 17.246

Attributes at point: N: 3859370, E: 11529074

US Congressional Districts (2010)
 District: 5

VA Senate Districts (2010)
 District: 22

VA House Districts (2010)
 District: 58

Voting Districts
 Precinct Name: CUNNINGHAM

Magisterial Districts
 District: Cunningham

Fire Districts
 District Name: Lake Monticello Fire

Planning Areas
 Identify: Rivanna Community Planning Area

Zoning
 Zoning Classification: A-1

Results

N: 3859863, E: 11521102
 Lat: 37°55' 24.8", Lng: -78°22' 03.5"



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

132 Main Street
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

MEMORANDUM

Date: November 30, 2021
From: Valencia Porter
To: Douglas Miles
Subject: APO Memo Complete

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the December 7, 2021 Planning Commission meeting.



COUNTY OF FLUVANNA

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PUBLIC HEARING NOTICE

November 30, 2021

RE: ZMP 21:04 Southern Development / Village Gardens Conditional Rezoning Case Request

This is to notify you that the Fluvanna County Planning Commission will hold a public hearing on:

Meeting: Planning Commission Public Hearing
Date: Tuesday, December 7, 2021 at 7:00 pm
Location: Carysbrook Performing Arts Center
8880 James Madison Highway Fork Union, VA 23055

ZMP 21:04 Southern Development – A request to rezone from A-1, Agricultural, General and R-3, Residential Planned Community to R-3, Residential Planned Community of 122.6 acres of Tax Maps 8 Section A Parcel 18A, 17 Section A Parcel 10 and 17 Section 9 Parcels 1 and 2. The subject properties are located along State Route 53 and along Garden Lane (SR 636) and with additional access via a stub road located south of 415 Jefferson Drive in Lake Monticello and are within the Rivanna Community Planning Area and the Cunningham Election District.

Please be advised that you can attend the meeting in person, join the meeting via Zoom or by a phone call where you will have an opportunity to provide Public comments. Instructions for participation in the Public Hearing will be available on the County's website along with the Meeting Agenda and Staff Report.

You can also contact the Fluvanna County Planning & Community Development Department, 8:00 am – 5:00 pm, Monday through Friday. If you have any questions regarding the application or the public hearing, please contact me at 434.591.1910 or at dmiles@fluvannacounty.org for any further information.

Sincerely,

Douglas Miles

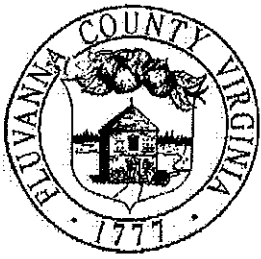
Douglas Miles, AICP, CZA
Community Development Director

ADJACENT PROPERTY OWNERS ZMP 21:04

TAX MAP	NAME	ADDRESS	CITY/STATE/ZIP
18A-8-162	AEIOU TRUST	P.O.BOX 202	PALMYRA, VA 22963
18A-12-463	ALMARODE, HEATHER R	433 JEFFERSON DR	PALMYRA, VA 22963
18A-12-459	ANTOLIK, JOAN K & CROSS, LINDA S	425 JEFFERSON DR	PALMYRA, VA 22963
17-A-2	AQUA VIRGINIA INC	2414 GRANITE RIDGE RD	ROCKVILLE, VA 20002
18A-12—446	BARNETT, HARRIET LEE	2299 HUNTERS LODGE RD	TROY, VA 22974
18A-12-458	BARNETT, JASON A & ELIZABETH	423 JEFFERSON DR	PALMYRA, VA 22963
18A-12-450	BLACKWELL, JAMES E & BRENDA C	407 JEFFERSON DR	PALMYRA, VA 22963
18A-12-449	BOLINGER, KARON SUE	405 JEFFERSON DR	PALMYRA, VA 22963
18A-11A-C	BRISCO PROPERTIES LLC	17 TALLWOOD TRL	PALMYRA, VA 22963
18A-8-149	BURTON, MARGARET	355 JEFFERSON DR W	PALMYRA, VA 22963
18A-8-159	BUSH, JEFFREY A	375 JEFFERSON DR	PALMYRA, VA 22963
17-22-1	BROWNING, TODD A	82 NAHOR RD	PALMYRA, VA 22963
17-A-14	BUTLER, TERESSA	82 NAHOR RD	PALMYRA, VA 22963
18A-8-166	CALHOUN, ELENA M	389 JEFFERSON DR WEST	PALMYRA, VA 22963
18A-8-152	CAMPBELL, RYAN P & DENISE D	361 JEFFERSON DR	PALMYRA, VA 22963
18A-12-523	CANTAGALLO, MATHEW D & AMEE S	4 SUNSET CT	PALMYRA, VA22963
17A-1-58	COLVILLE DECLARATION OF TRUST	315 VILLAGE BLVD	PALMYRA, VA 22963
17-A-8A	CRAWFORD, JAMES L SR & MARGARET S	6668 THOMAS JEFFERSON PKWY	PALMYRA, VA 22963
18A-8-151	DENG, JINGZHEN & LI, HUILAN	2957 FRANKLIN OAKS DR	HERNDON, VA 20171
18A-8-148	DINORA FAMILY TRUST	1453 WARRINGTON WAY	TRINITY, FL 34655
18A-8-161	DURRER, TIMOTHY C & KATHERINE V	379 JEFFERSON DR	PALMYRA, VA 22963
18A-8-167	FAIN, RICHARD HOWARD ET AL	391 JEFFERSON DR	PALMYRA, VA 22963
18A-12-452	FERLAN, PAULS & EWING, REBECCA	411 JEFFERSON DR WEST	PALMYRA, VA 22963
18A-8-164	FISHER, KYLE T & AMANDA W	385 JEFFERSON DR	PALMYRA, VA 22963
18A-8-153	FITZGERALD, ANDREW L & NANNETTE	363 JEFFERSON DR WEST	PALMYRA, VA 22963
18A-8-154	FORMAN, VIRGINIA M	365 JEFFERSON DRIVE WEST	PALMYRA, VA 22963
8-A-18A	FOX, PRISCILLA FORSTBAUER	1425 GENTRY LANE	CHARLOTTESVILLE, VA 22903

17-9-2	GALASKA, LOUISE	4665 LAMBTON CIR	SUWANNEE, GA 30024
18A-12-447	GILLIARD, FRANK & SINOBA	1785 LACOMBE AVENUE	BRONX, NY 10473
17-A-10A	GLORYSTONE, LLC	6440 THOMAS JEFFERSON PKWY STE B	PALMYRA, VA 22963
18A-12-457	GUARDIA PRUDENCIO, MARIA R	421 JEFFERSON DR	PALMYRA, VA 22963
17-9-1	HADEN, LISA MICHELLE	2195 PENDLETON PL	SUWANEE, GA 30024
17-9-3	HAGAN, PATRICK & ELAINE	503 GARDEN LN	PALMYRA, VA 22963
18A-8-145	HEDLY, HENRY R & WIFE	101 DUER DR.	WILLIAMSBURG, VA 23185
18A-12-451	HINKLEY, MELVIN C 7 JOAN A	409 JEFFERSON DR WEST	PALMYRA, VA 22963
18A-8-158	HOAL, RALPH WAYNE	373 JEFFERSON DR WEST	PALMYRA, VA 22963
18A-8-165	HORNSBY, GEORGE H & REILLY, CAROL A	387 JEFFERSON DR WEST	PALMYRA, VA 22963
18A-8-146	JACOB, TERESA O	349 JEFFERSON DR WEST	PALMYRA, VA 22963
17A-1-E1	LAKE MONTICELLO HOLDINGS LLC	32 GARDEN LN	PALMYRA, VA 22963
8-A-20	LAKE MONTICELLO OWNERS ASSOC., INC	41 ASHLAWN BLVD	PALMYRA, VA 22963
18A-12-525	LECHAK, ALBERT J ET AL	5 SUNSET CT	PALMYRA, VA 22963
17-A-8E	LEY, NEAL & CAROLYN A	6650 THOMAS JEFFERSON PKWY	PALMYRA, VA 22963
18A-12-461	LOPEZ, ANTONIO G	429 JEFFERSON DR	PALMYRA, VA 22963
18A-12-455	LOWRY, ALBERT D	417 JEFFERSON DR	PALMYRA, VA 22963
18A-8-163	MCKINNON, DAVID C & PAMELA P	383 JEFFERSON DR	PALMYRA, VA 22963
18A-8-156	MCLAUGHLIN REVOCABLE LIVING TRUST	792 JEFFERSON DR	PALMYRA, VA 22963
17-A-11	MORRIS IRREVOCABLE TRUST	6840 THOMAS JEFFERSON PKWY	PALMYRA, VA 22963
18A-12-526	MURDOCK, SCOTT & HELEN	9431 WATKINS RD	GAITHERSBURG, MD 20882
17A-1-D	NVA PROPERTIES LLC	4095 VALLEY PIKE	WINCHESTER, VA 22602
18A-12-464	POVOL, MICHAEL C & EDYTHE E	435 JEFFERSON DR	PALMYRA, VA 22963
18A-12-454	POWELL, DOUGLAS E	415 JEFFERSON DR,	PALMYRA, VA 22963
18A-8-150	RADER, STEVEN D & RHONDEL RADER	5249 OAKLAND BLVD	PORTSMOUTH, OH 45662
18A-12-448	REARDON, ANGELA K & KIDD, NASH JR	403 JEFFERSON DR	PALMYRA, VA 22963
18A-8-155	ROBERSON, STEVEN C	367 JEFFERSON DR	PALMYRA, VA 22963
18A-12-527	ROY, DIPAK K	1 SUNSET COURT	PALMYRA, VA 22963
17-A-9A	AWL ENTERPRISES LLC	2299 HUNTERS LODGE RD	TROY, VA 22964
18A-12-524	SMITH, STEPHEN H & MAUREEN F	6 SUNSET COURT	PALMYRA, VA 22963
18A-12-462	SPITZER, KEITH E, VICKIE & AARON K	431 JEFFERSON DR	PALMYRA, VA 22963

18A-12-522	STUCKE, ROLF & MATHILDA	2 SUNSET COURT	PALMYRA, VA 22963
18A-8-168	TAYLOR, ROBERT M. & BETTY M.	393 JEFFERSON DRIVE WEST	PALMYRA, VA 22963
17-A-13	VLASIS, MICHAEL A ET UX	11 GARDEN LN	PALMYRA, VA 22963
18A-8-157	WARNER, JOAN R & PICONE, MATTHEW W	371 JEFFERSON DR	PALMYRA, VA 22963
17-A-12	WHITE, JOAN J SR	276 NAHOR MANOR RD	PALMYRA, VA 22963
18A-8-147	WIDECKI, JOHN J SR	351 JEFFERSON DR W	PALMYRA, VA 22963
18A-8-169	WIGFIELD, CATHERINE V LIVING TRUST	395 JEFFERSON DR	PALMYRA, VA 22963
18A-12-456	WYONNE, COLIN P	419 JEFFERSON DR	PALMYRA, VA 22963
18A-8-160	YOUNG, CATHERINE R	124 HARVEST LN	PALMYRA, VA 22963
18A-12-460	CURRENT PROPERTY OWNER	427 JEFFERSON DR	PALMYRA, VA 22963
17-22-2	SCLATER FAMILY LIVING TRUST	43 TANGLEWOOD RD	PALMYRA, VA 22963
17-22-1	BROWNING, TODD A	82 NAHOR RD	PALMYRA, VA 22963
17-A-14	BUTLER, TERESSA	82 NAHOR RD	PALMYRA, VA 22963
17A-1-49	RADFORD, SANDRA	121 MULBERRY DR	PALMYRA, VA 22963



COUNTY OF FLUVANNA

Steven Biel
Director of Planning & Community Development
sbiel@co.fluvanna.va.us

"Responsive & Responsible Government"

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

April 21, 2005

Acres Development, LLC
Attn: Keith Smith
929 Lake Monticello Road
Palmyra, VA 22963

REF: ZMP 04:04

Dear Mr. Smith:

Please accept this letter as notification of the action taken on April 20, 2005 by the Board of Supervisors in regards to the request referenced above. Your request was **approved** with the following 14 proffers:

1. Acres Development L.L.C. proffers the attached Master Plan for land use, residential density, structure locations and site improvements.
 1. **Acres Development L.L.C. proffers that only a congregate care facility will be built on the parcel as shown on the Master Plan. No other land uses will be allowed.**
 2. The congregate care facility will consist of 60 to 80 dwellings with communal facilities and services, to include but not limited to; social activities, maintenance and housekeeping services, transportation services, dining services and other support services for its residents. The structure itself shall consist of one to three room units with- out kitchens, a communal dinning facility, recreation areas and facility management. If Nahor Village's Master Plan is approved and rezoned an application for a special use permit for the congregate care facility will be applied for within 90 to 120 days after rezoning.
2. "Nahor Village" will be an age restrictive master planned community for residents 50-55 years or older. This restriction shall apply for
3. Acres Developments L.L.C. will provide the right of ways (R.O.W.) for the upgrade and re-alignment of Rt. 636 (Garden Lane) as shown on the attached Master Plan and in accordance with VDOT's requirements and the attached traffic study. All required R.O.W.'s from Acres Development L.L.C. will be dedicated to VDOT as per VDOT's requirements.
4. Acres Developments L.L.C. will pave the existing Rt. 636 from the entrance of Rt. 636 and Rt. 53 to the furthest boundary line of Nahor Village on Rt. 636 in

accordance with VDOT's requirements. The intent is to eliminate road dust, increase safety and the current road stone bed will not be altered.

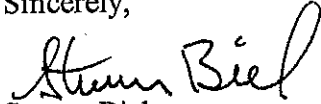
5. Acres Development L.L.C. will improve the portion of Rt. 53 as shown on Master Plan in accordance with VDOT's requirements and the attached traffic study. In addition and if permissible by VDOT we would like to create a pedestrian walkway of a minimum of 5 feet wide from the entrance of Nahor Village to as close to Food Lion as feasible. All required R.O.W.'s from Acres Development L.L.C. will be dedicated to VDOT as per VDOT's requirements.
6. Acres Development L.L.C. will provide a water and sewer tap for CPV's future power plant and/or others as shown on the Master plan. CPV and or /others will be responsible for application for service, application fee, connection fee and any required engineering.
7. Acres Development L.L.C. will provide a water and sewer connection for "Haden Place". "Haden Place" and or /others will be responsible for application for service, application fee, connection fee and any required engineering.
8. Acres Development L.L.C. will provide a water and sewer connection for "Management Recruiters of Piedmont". "Management Recruiters of Piedmont" and or /others will be responsible for application for service, application fee, connection fee and any required engineering.
9. Acres Development L.L.C. will provide a deeded access easement to "Management Recruiters of Piedmont" matching the current road bed of Rt. 636 (Garden Lane) from the new commercial entrance to the end of the adjoining property with "Management Recruiters of Piedmont". Acres Development L.L.C. will build the commercial entrance to VDOT's specifications. "Management Recruiters of Piedmont" and or /others will be responsible for the maintenance of the access easement.
10. Acres Development L.L.C. has agreed with "Management Recruiters of Piedmont" to install screening along its adjoining property line, either in a form of a fence or landscaping. The type, location and style of the screening will be shown on the recorded plat / site plan.
11. Acres Development L.L.C. will provide a water and sewer connection for "Ground Effects". "Ground Effects" and or /others will be responsible for application for service, application fee, connection fee and any required engineering. Acres Development L.L.C. will convey fee simple at "Ground Effects" at no cost its half of the existing road bed.
12. Acres Development L.L.C. will maintain the Undisturbed Buffers, Landscaped Buffers and Open Spaces as per attached "Open Space Plan" of the Master Plan.

13. Acres Development L.L.C. will proffer to VDOT \$50,000.00 at VDOT's request and per. VDOT's requirements for the installation of a future traffic light at the entrance of Turkey-sag Trail and Rt. 53.

14. Acres Development L.L.C. will construct a water pressure booster station for Nahor Village. As per the attached letter from Aqua Virginia, this booster station will also serve the residents at The Acres at Lake Monticello.

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

Sincerely,



Steven Biel
Planning Director

Copy: File



1969

Lake Monticello Owners' Association
41 Ashlawn Boulevard
Palmyra, VA 22963
(434) 589-8263
www.LMOA.org

December 1, 2021

Barry Bibb
Chair, Fluvanna County Planning Commission
Fluvanna County
132 Main Street
Palmyra, VA 22963
Email
USPS 1st Class Mail

Dear Mr. Bibb,

In my November 1, 2021, letter, I informed you that the Lake Monticello Owners' Association Board of Directors (LMOA Board), on October 28, 2021, voted unanimously to express complete opposition to ZMP 21:04, Southern Development's requested rezoning of several parcels of land for its Village Gardens development. I also expressed the position of the LMOA Board in public comments at the November 9 meeting of the Planning Commission.

As part of its vote on October 23, the LMOA Board directed me to review all information related to ZMP 21:04 and to make additional statements as appropriate. I find it appropriate to make additional comments since the Planning Commission granted Southern Development another 30 days to revise and complete its application.

Since Southern Development has now been given a total of 90 additional days to address what should have been a completed application when the Planning Commission first addressed ZMP 21:04, I certainly appreciate that the Planning Commission voted to reopen public comments on ZMP 21:04.

In this letter, I am focusing on information regarding ZMP 21:04 that was provided for the November 9 meeting of the Planning Commission. I will address information that Southern Development provides for the December 7 meeting of the Planning Commission at that meeting since I understand that the information will not be available to the public until December 3.

First, I have a general comment. Nothing in Southern Development's revised application suggests that the LMOA Board should change its opposition to ZMP 21:04.

Second, Southern Development has not fully addressed concerns related to traffic. The EPR Traffic Report of November 2, 2021, does not address traffic which will result from the completion of four developments, Village Oaks, Colonial Circle, Sycamore Square, and Island Hill. The recent fatality on Rt. 53 near the proposed entrance to Village Gardens tragically highlights our concerns. Southern Development has proposed a small barrier on Garden Lane which is intended to limit traffic from Village Gardens going through The Villages at Nahor. Before accepting this as a "solution," VDOT needs to determine if this would even be permitted on state roads since VDOT emphasizes connectivity among all state roads. The EPR Traffic Report also did not address whether the sight distances to the proposed entrance on Rt. 53 meet VDOT's requirements. It merely references that they are better than the existing sight distances for Garden Lane which we dispute.



1969

Lake Monticello Owners' Association
41 Ashlawn Boulevard
Palmyra, VA 22963
(434) 589-8263
www.LMOA.org

Southern Development continues to present a plan, including a specific proffer, that alters Garden Lane, a state road. It is my understanding that VDOT will only consider such alterations to a state road upon a request from the Board of Supervisors along with an acknowledgment that the county will assume financial responsibility for the altered portion.

Southern Development has also proposed narrow roads for Village Gardens that match the width of those in Village Oaks. The proposed solution to ensuring emergency vehicles have unfettered access to all of the Village Gardens residences is that on-street parking will not be allowed. Southern Development's proposed plan does not provide any evidence that each residence will have adequate off-street parking for residents and guests. Without ensuring adequate off-street parking, it is likely that emergency vehicles will not be able to navigate Village Garden's streets when residents or guests park on the street because they have no alternatives. As noted in the comments at the November 9 meeting of the Planning Commission, an ambulance was recently unable to navigate a street in Village Oaks because of on-street parking. Although Village Oaks does not allow on-street parking, it does not have any effective means to enforce the prohibition of on-street parking. It is likely that Village Gardens will also lack any effective means to enforce its prohibition of on-street parking.

Third, Southern Development has not presented an adequate response from Aqua Virginia regarding its ability to provide water and sewer for Village Gardens. Southern Development provided one page of an agreement that both it and Aqua Virginia MIGHT sign. It is reasonable to require a written letter of intent to serve signed by Aqua Virginia and Southern Development before any recommendation for approval or approval is given. The Staff Report notes that this is still missing.

Fourth, Aqua Virginia has not provided a written statement of how and when it will resolve the low water pressure issue for 72 houses at Lake Monticello. Nor has Aqua Virginia clarified that the resolution will be at no cost to the affected homeowners. It was surprising that the president of Aqua Virginia did not answer Ms. Murray-Key's questions on this issue. If Aqua Virginia will not answer a question from the Planning Commission or provide a solution to a long known problem, a detailed intent to serve letter signed by Aqua Virginia and Southern Development is essential.

Fifth, Southern Development did not address how it will ensure that erosion and sedimentation related to both construction and the completed development will not affect the Lake Monticello watershed.

Sixth, the staff report notes that Southern Development has generally defined its four phases of construction. While that is a nice statement, that "generally defined" information is not available to the public and it can't be fully evaluated until the complete application is available. Also, the draft agreement with Aqua Virginia states "[t]he residential lots and commercial establishment(s), which will be developed **in a phase . . .**" (emphasis added) The agreement seems to indicate Southern Development is planning on just one phase, not four.

Seventh, Southern Development's plan now includes additional property for commercial development along the northern line of an unnamed road replacing a part of Garden Lane. With required setbacks,



1969

Lake Monticello Owners' Association
41 Ashlawn Boulevard
Palmyra, VA 22963
(434) 589-8263
www.LMOA.org

the public can't even guess as to how many square feet of commercial space could be built on that space.

Eighth, Southern Development inadequately addressed the deed restrictions it faces with regard to two of the properties in its application for rezoning. The first property is the parcel owned by NVA Properties LLC (TMP 17-A-10). The second is the property owned by Priscilla Fox (TMP 18-A-18A).

With regard to the first property, Southern Development provided the August 12, 2005, deed between Daniel Best and Glorystone L.L.C. It did not provide the September 9, 2011, deed for the current owner, NVA Properties LLC. This is the parcel proposed for Village Gardens' access to Route 53 and 9,000 square feet of commercial development.

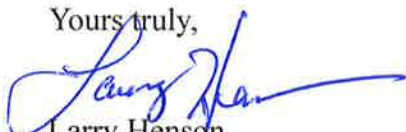
With regard to the second property, Southern Development provided the November 20, 1974, deed between Lake Monticello and Mary Forstbauer. This deed contains restrictions related to TMP 18-A-18A, which subsequently Mary Forstbauer gifted to Priscilla Fox.

Priscilla Fox sued LMOA with regard to the restrictions in her deed. The court did not rule on the meaning or effect of the covenant "not to take any actions or make any use of her land other than normal agricultural use, which will cause or result in pollution of the lake"

I have been led to believe that the county's position is that the restrictions are private issues. If I understand the county's position correctly, the Planning Commission and Board of Supervisors will consider Southern Development's request to rezone property with a clear limitation to agricultural uses and let the parties "work it out" through the court after the property is rezoned (if it is). This approach seems to be short-sighted since it would lead all property owners to believe that the county will ignore valid deed restrictions if it suits the interests of a developer. The county should not consider changing the zoning on a property which will conflict with deed restrictions.

I assure you that the LMOA Board intends to enforce the deed restrictions on the Fox property.

Yours truly,



Larry Henson
President

CC:

Fluvanna County Planning Commission
Vice-Chair, Gequetta Murray-Key
Supervisor, Patricia Eager
Ed Zimmer
Lewis Johnson
Howard Lagomarsino
County Administrator, Eric Dahl
Director of Community Development, Douglas Miles

REZONING APPLICATION FOR VILLAGE GARDENS

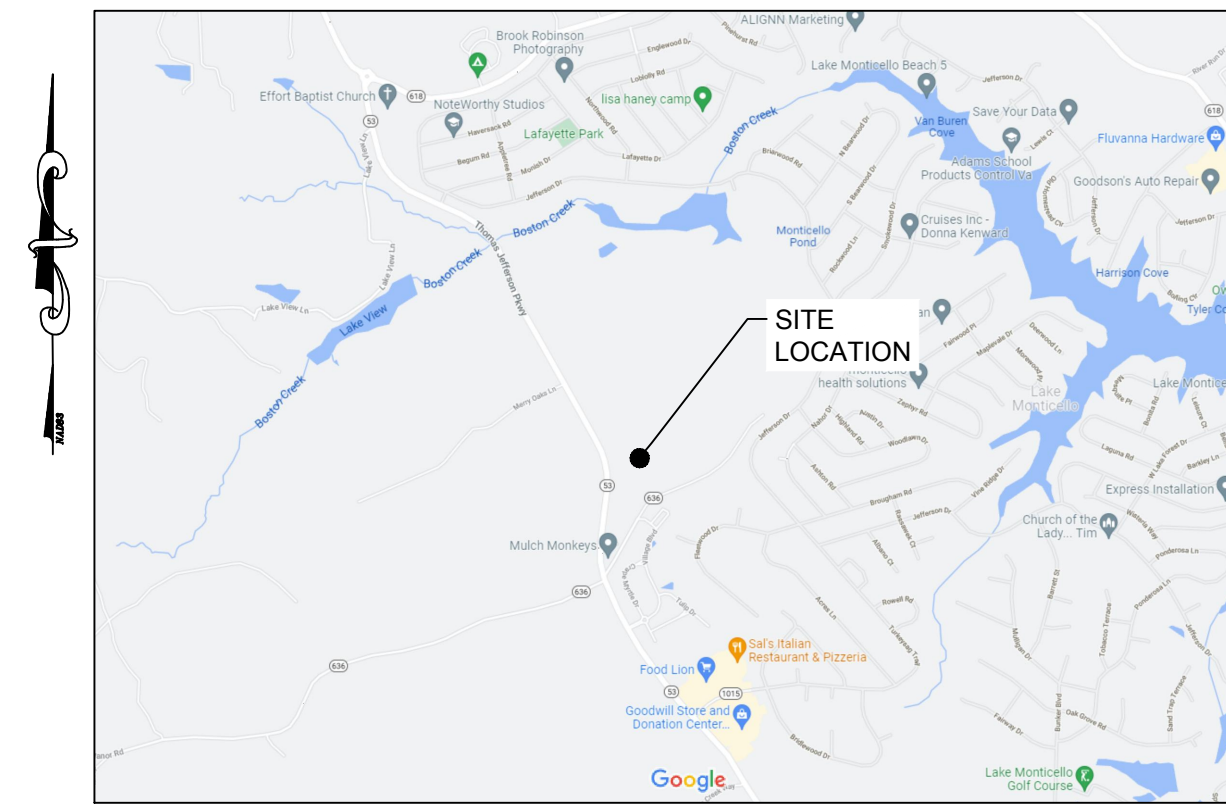
R-3 RESIDENTIAL PRELIMINARY MASTER PLAN

FLUVANNA COUNTY, VIRGINIA

11/29/2021

PROPERTY INFORMATION:

TAX MAP PARCELS:
8-A-18A, 17-9-1, 17-9-2
LEGAL REFERENCES:
DB 115 PG 388, DB 827 PG 800, DB 827 PG 803
TOTAL ACREAGE:
116.806 AC



VICINITY MAP

1"=2000'

APPLICANT:

SOUTHERN DEVELOPMENT HOMES
142 PANTOPS DRIVE
CHARLOTTESVILLE, VA 22911
CONTACT: KEITH LANCASTER
TELEPHONE: (434) 245-0894X106
EMAIL: KLANCASTER@SOUTHERN-DEVELOPMENT.COM

ENGINEER OF RECORD:


TIMMONS GROUP
608 PRESTON AVE. SUITE 200
CHARLOTTESVILLE, VA 22903
CONTACT: CLINT SHIFFLETT, PE
TELEPHONE: (434) 295-5624
EMAIL: CLINT.SHIFFLETT@TIMMONS.COM


Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	PARCEL OVERVIEW
C2.0	MASTER PLAN
C3.0	CONCEPTUAL LAYOUT & SWM
C4.0	TURN LANE EXHIBIT
C5.0	MONISH GATE TURN LANE EXHIBIT
C6.0	APPENDICES
C6.1	EXAMPLES OF SWM SELECTIONS
C6.2	EXAMPLES OF HOUSING SELECTIONS
C6.3	EXAMPLES OF RECREATIONAL SELECTIONS

TOTAL: 10 SHEETS

LEGEND:

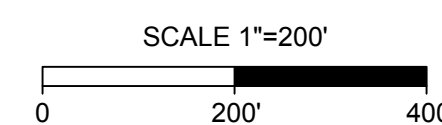
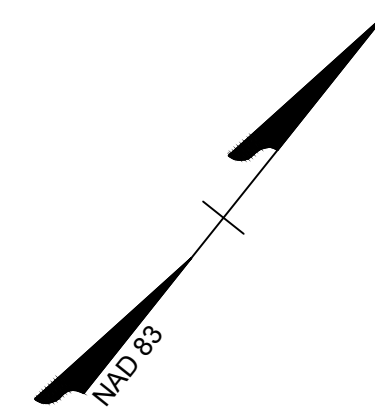
JURISDICTIONAL WETLANDS 

FLUVANNA COUNTY STREAM BUFFER 












VILLAGE GARDENS - PARCEL OVERVIEW

FLUVANNA COUNTY - NOVEMBER 29, 2021

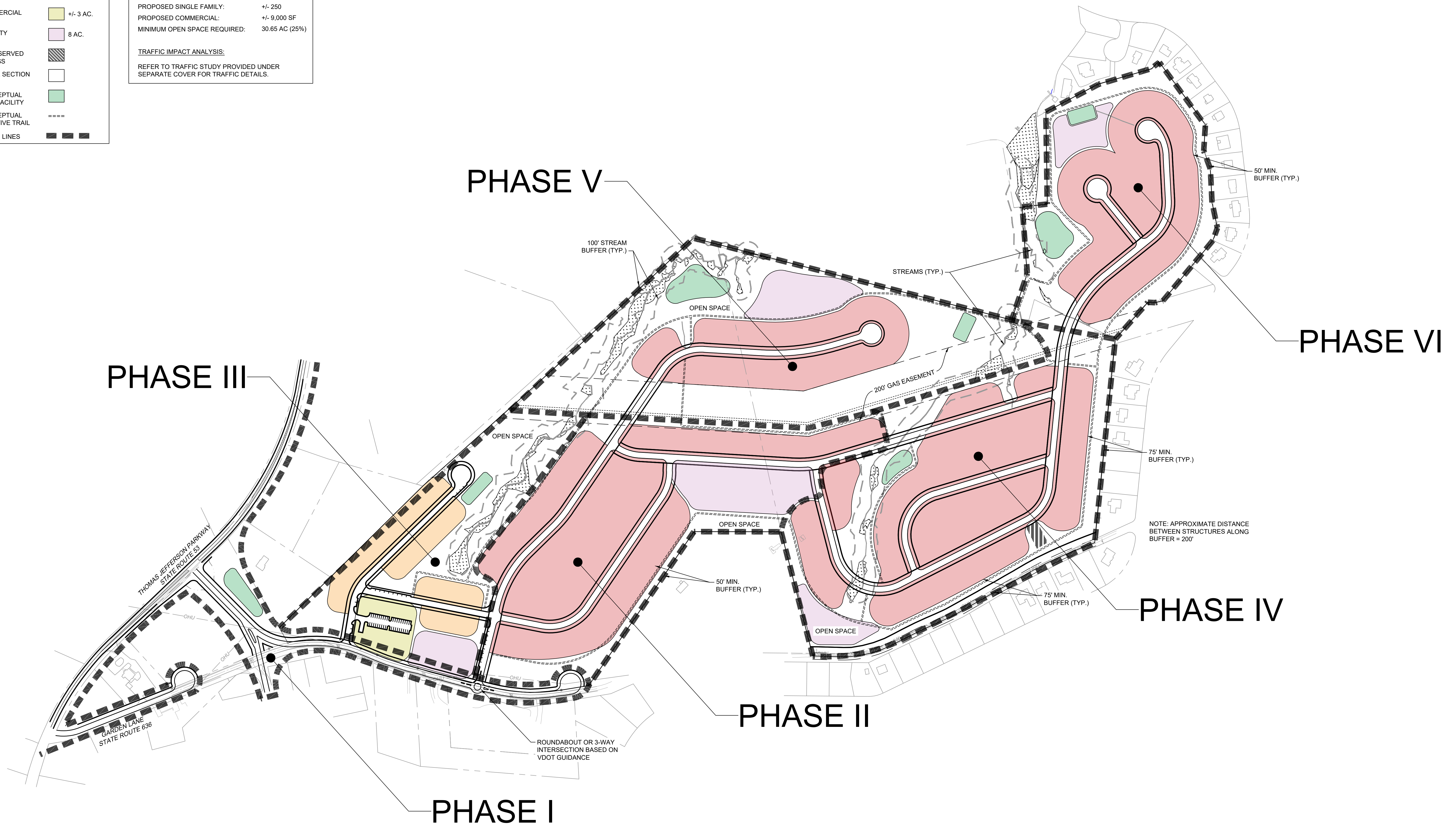


LEGEND:

SINGLE FAMILY RESIDENTIAL		+/- 65 AC.
TOWNHOUSES RESIDENTIAL		+/- 10 AC.
COMMERCIAL AREA		+/- 3 AC.
AMENITY AREA		8 AC.
50' RESERVED ACCESS		
RURAL SECTION ROAD		
CONCEPTUAL SWM FACILITY		
CONCEPTUAL PRIMITIVE TRAIL		
PHASE LINES		

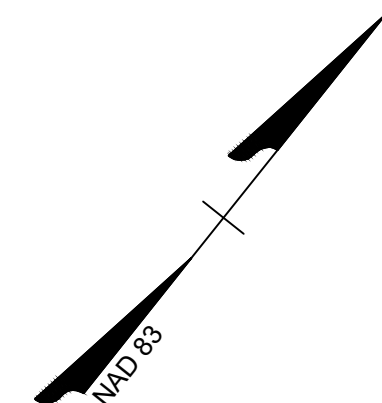
PROJECT ACREAGE:	116.8 AC.
MAXIMUM ALLOWABLE DENSITY (R-3):	2.9 DU/AC.
ALLOWABLE RESIDENTIAL UNITS:	338
PROPOSED TOWNHOUSES:	+/- 80
PROPOSED SINGLE FAMILY:	+/- 250
PROPOSED COMMERCIAL:	+/- 9,000 SF
MINIMUM OPEN SPACE REQUIRED:	30.65 AC (25%)

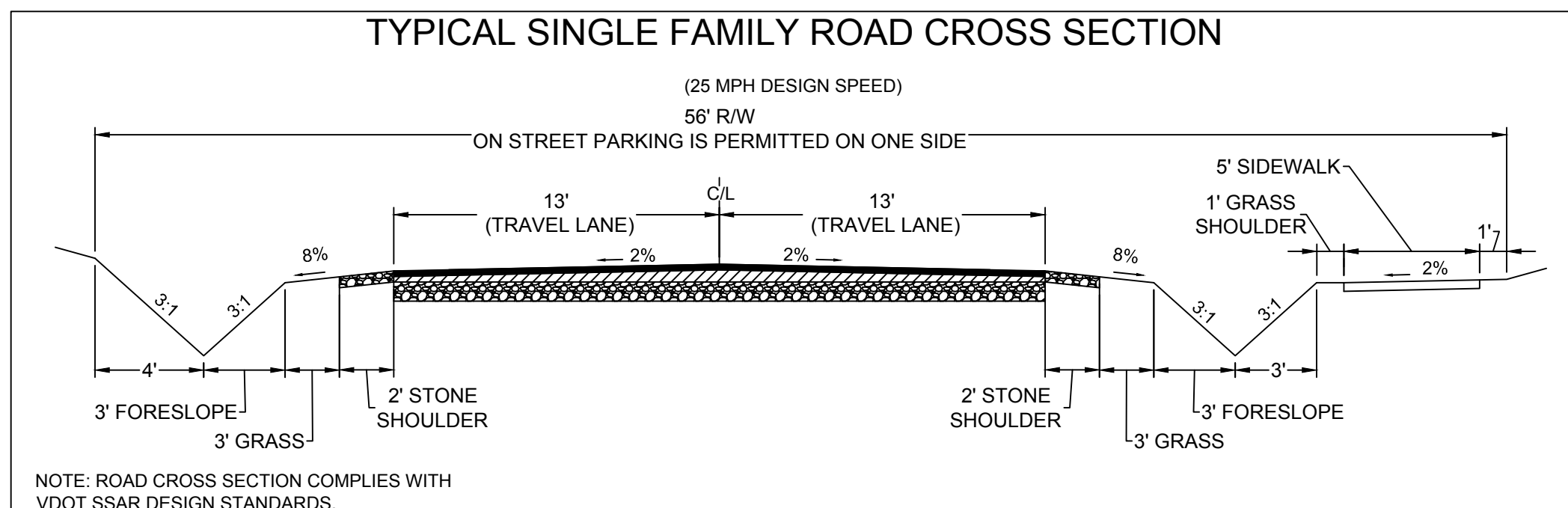
TRAFFIC IMPACT ANALYSIS:
REFER TO TRAFFIC STUDY PROVIDED UNDER SEPARATE COVER FOR TRAFFIC DETAILS.



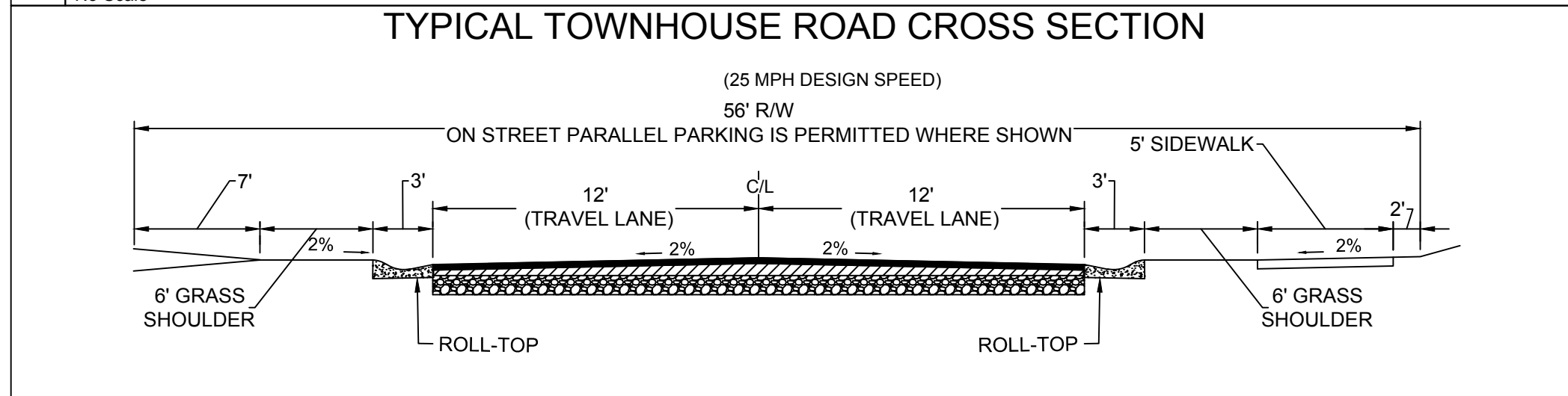
VILLAGE GARDENS - MASTER PLAN

FLUVANNA COUNTY - NOVEMBER 29, 2021

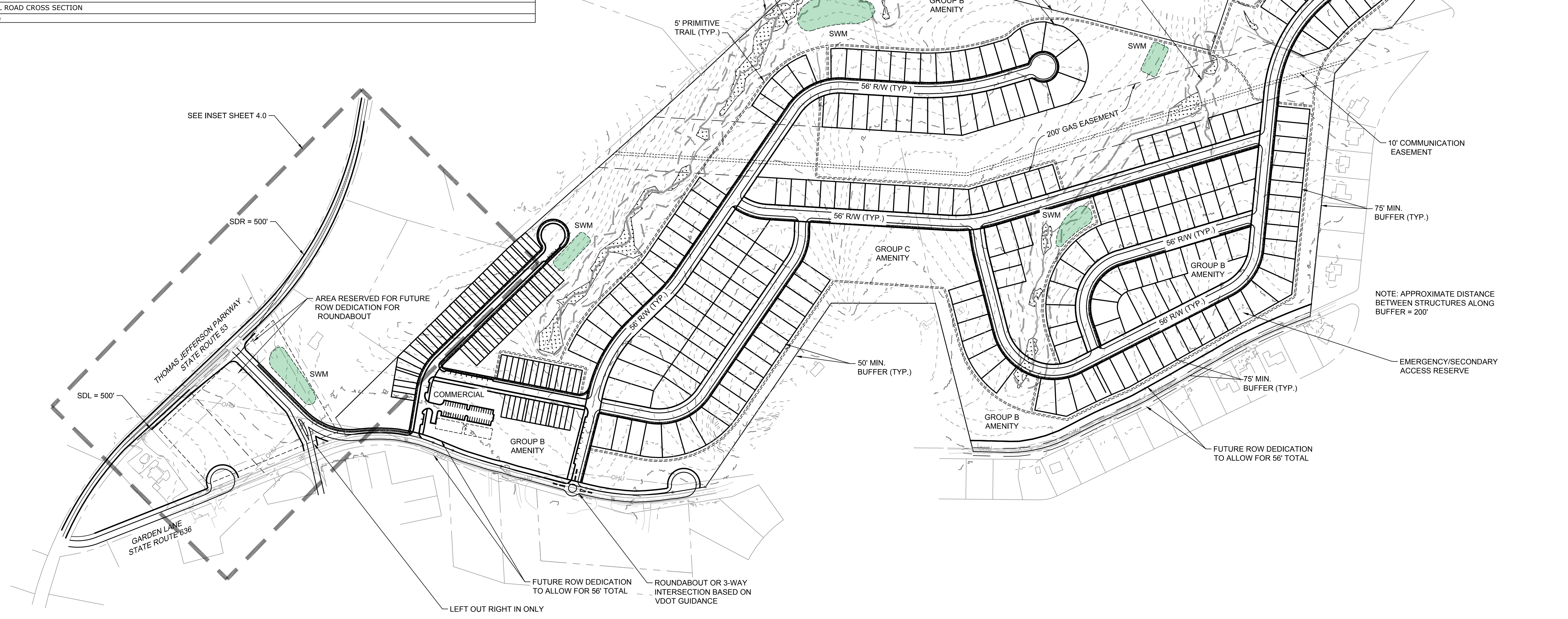




NOTE: ROAD CROSS SECTION COMPLIES WITH VDOT SSAR DESIGN STANDARDS.
 TYPICAL ROAD CROSS SECTION
 No Scale



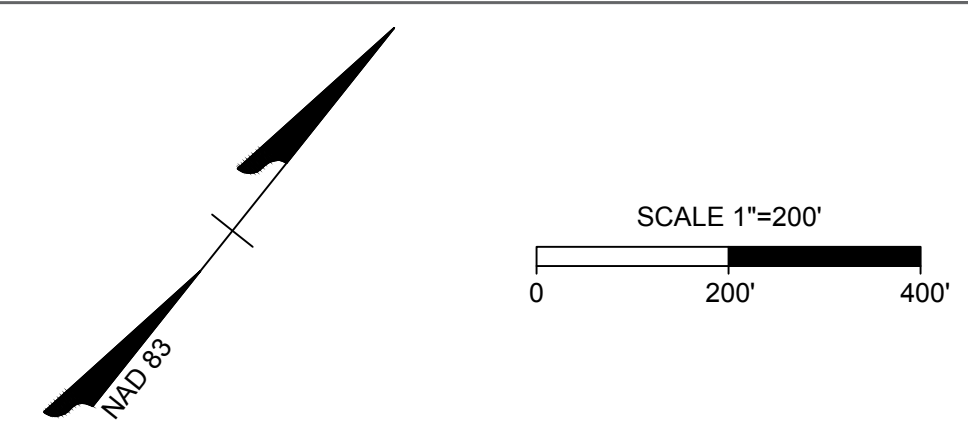
NOTE: ROAD CROSS SECTION COMPLIES WITH VDOT SSAR DESIGN STANDARDS.
 TYPICAL ROAD CROSS SECTION
 No Scale

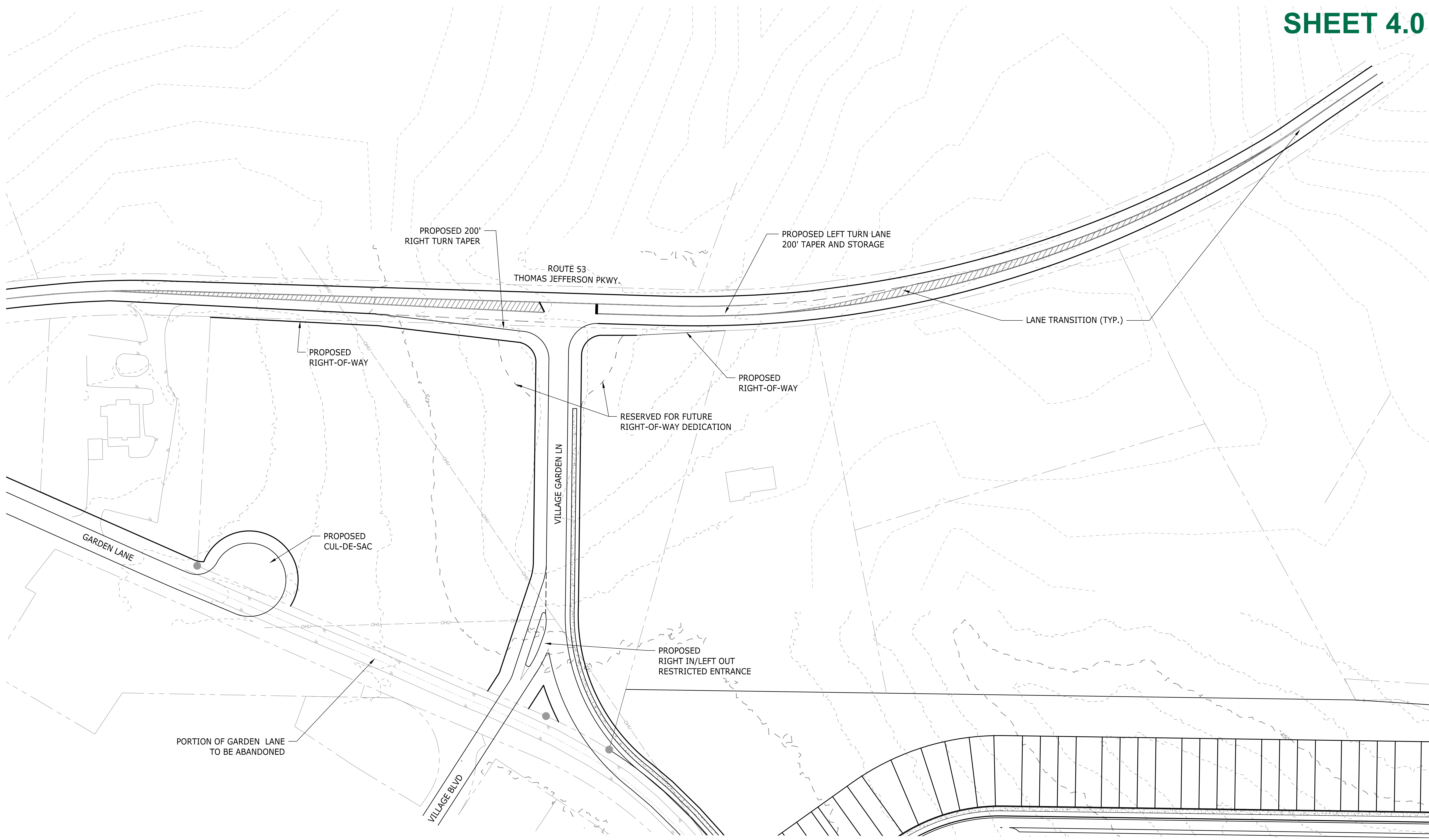


NOTE: APPROXIMATE DISTANCE BETWEEN STRUCTURES ALONG BUFFER = 200'

VILLAGE GARDENS - CONCEPTUAL LAYOUT & SWM

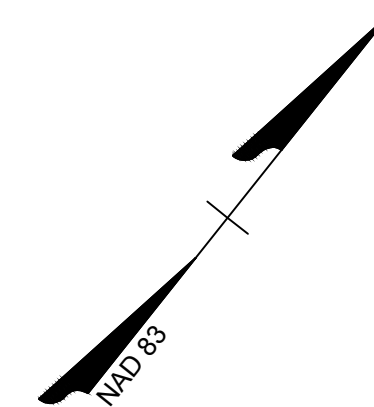
FLUVANNA COUNTY - NOVEMBER 29, 2021





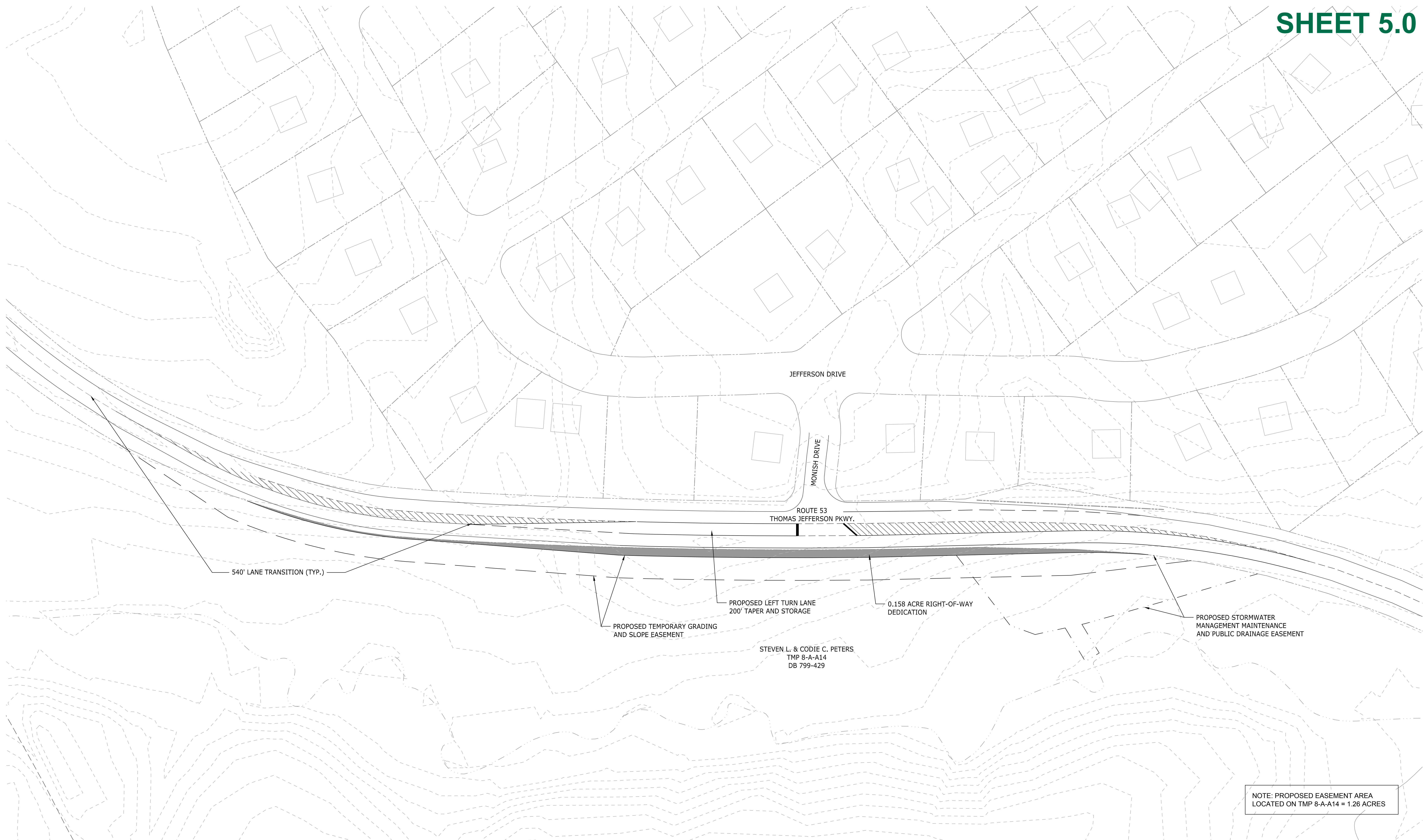
VILLAGE GARDENS - PROPOSED TURN LANE EXHIBIT

FLUVANNA COUNTY - NOVEMBER 29, 2021



SCALE 1"=50'
0 50' 100'

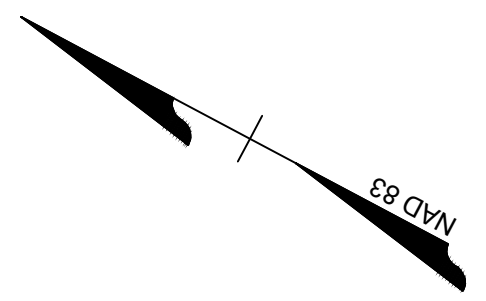




NOTE: PROPOSED EASEMENT AREA LOCATED ON TMP 8-A-A14 = 1.26 ACRES

VILLAGE GARDENS - MONISH GATE TURN LANE EXHIBIT

FLUVANNA COUNTY - NOVEMBER 29, 2021



SCALE 1"=50'
0 50' 100'



APPENDICES

6.1EXAMPLES OF SWM SELECTIONS

6.2EXAMPLES OF HOUSING SELECTIONS

6.3EXAMPLES OF RECREATIONAL SELECTIONS





TYPICAL SINGLE-FAMILY ATTACHED



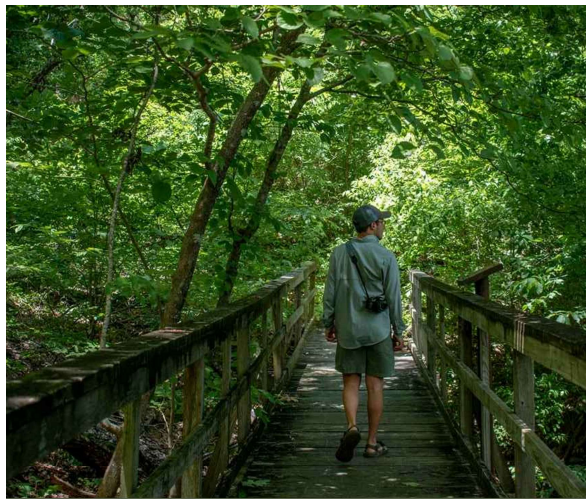
TYPICAL 1-STORY DETACHED



TYPICAL 2-STORY DETACHED



PRIMITIVE TRAILS
EXAMPLES



TOT LOT
EXAMPLES



POCKET PARK
EXAMPLES



MEMORANDUM

TO: CHARLIE ARMSTRONG

FROM: BILL WUENSCH, P.E., PTOE;
JEANIE ALEXANDER, P.E.
WEI HE

ORGANIZATION: SOUTHERN DEVELOPMENT

DATE: NOVEMBER 2ND, 2021

PHONE NUMBER:

SENDER'S REFERENCE NUMBER:

RE: VILLAGE GARDENS

YOUR REFERENCE NUMBER:

URGENT FOR YOUR USE PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

Project Overview

This memorandum summarizes the traffic impact for the proposed Village Gardens development to be located off of Route 53 in Fluvanna County, Virginia. Access to the site will be provided via a new roadway north of the existing intersection of SR 636 (Garden Lane) that will connect to Garden Lane. The existing Garden Lane will end in a cul-de-sac south of the existing intersection Village Boulevard. **Figure 1** illustrates the project location, vicinity, and study intersections. **Figure 2** illustrates the conceptual site plan.

As illustrated in Figure 1, the study intersections include: Route 53 and SR 636 (Garden Lane) and Route 53 and the site entrance.

The proposed Village Gardens development will include 247 single family dwelling units, 75 townhomes, and it is assumed that it will be fully occupied by 2026.

Included within this study are the traffic count data, traffic volume projections, traffic operations analyses, turn lane warrant analyses, crash analyses, and a summary of the findings and conclusions.

Traffic Volumes

2021 Existing Traffic Volumes

Traffic counts were conducted at the study intersections on Thursday, October 21st, 2021 from 7-9 AM and 4-6 PM. The traffic count reports are attached in **Appendix A**.

To address possible changes in traffic patterns due to COVID, the traffic counts were compared to peak hour volumes calculated from 2019 VDOT Traffic Data. The result of this comparison indicates that the existing morning and afternoon peak hour traffic volumes along Route 53 are 70% and 95% of the 2019 peak hour volumes based on VDOT AADT and K factor data during the morning and afternoon peak hours, respectively. To address the reduced traffic volumes, the morning and afternoon peak hour traffic volumes were adjusted up by 21% and 5%, for the morning and afternoon peak hours, respectively.

The resulting traffic volumes based on the adjustments previously described are illustrated in **Figure 3**.

2026 No Build Traffic Volumes

The 2021 existing traffic volumes were increased by an annual compounded growth rate of 0.71% based on VDOT traffic data. The resulting 2026 no build traffic volumes are illustrated in **Figure 4**.

2026 Build Traffic Volumes

The 2026 build traffic volumes were developed based on traffic shifts due to the closure of the existing Garden Lane, the 2026 no build traffic volumes, and the site trip generation and distribution.

Garden Lane Closure

Based on the traffic counts, the traffic volumes turning to and from Garden Lane are minimal. As a conservative estimate the traffic volumes at the existing Garden Lane intersection were not reduced to reflect the closure of Garden Lane south of Village Boulevard. However, these volumes were added to the proposed site roadway connection with Route 53 to ensure that the existing traffic generated by the uses north of the proposed closure are appropriately accounted for.

Trip Generation

The proposed Village Gardens development will include 247 single family homes and 75 townhomes and is expected to be fully occupied by 2026. The *ITE Trip Generation Manual 10th Edition* was used to estimate the trips generated by the proposed Village Gardens. **Table 1** summarizes the land use descriptions ITE land use code, size, and anticipated trips.

Table 1 Site Trip Generation

Land Use	LU Code	Number	Unit	Weekday	AM			PM		
					Total	In	Out	Total	In	Out
Single Family	210	247	du	2,389	180	45	135	242	152	90
Townhomes	220	75	du	526	36	8	28	46	29	17
Total		322	du	2,915	216	53	163	288	181	107

As shown in Table 1, the proposed Village Gardens will generate 216 morning and 288 afternoon peak hour trips.

Site Trip Distribution and Assignment

The site trip distribution percentages were based on the existing travel patterns at the Garden Lane intersection with Route 53 and are illustrated in **Figure 5**. Based on these volumes during the morning peak hour:

- 47% of the site trips arrive from the north
- 53% of the site trips arrive from the south
- 50% of the site trips depart to the north, and
- 50% of the site trips depart to the south.

During the afternoon peak hour:

- 67% of the site trips arrive from the north,
- 33% of the site trips arrive from the south,
- 40% of the site trips depart to the north, and
- 60% of the site trips depart to the south.

The estimated site trips shown in Table 1 were assigned to the roadway network per the above distribution percentages and the resulting site trip assignment is illustrated in **Figure 6**.

The site trips shown in Figure 6 were added to the 2026 no build traffic volumes shown in Figure 4 resulting in the 2026 build traffic volumes illustrated in **Figure 7**.

Turn Lane Warrant Analysis

Turn lane warrant analyses were performed for the existing Route 53 and Garden Lane intersection and the Route 53 and site entrance intersection based on the *VDOT Roadway Design Manual*. The turn lane warrant forms are included in **Appendix B** and the results are summarized in **Table 4**.

Table 4 Turn Lane Warrant Analysis Summary

Location	Movement	2026 No Build		2026 Build	
		AM	PM	AM	PM
Route 53 at Garden Lane	Southbound left turn	Not Warranted	Warranted	Not Warranted	Warranted
	Northbound right turn	Not Warranted	Not Warranted	Not Warranted	Not Warranted
Route 53 at Site Driveway	Southbound left turn	NA	NA	Warranted	Warranted
	Northbound right turn	NA	NA	Taper Only	Taper Only

The results in Table 4 indicate that a southbound left turn lane is warranted at the existing Route 53 intersection with Garden Lane. The results also indicate that a 200 foot southbound left turn lane with a 200 foot taper and a 200 foot northbound right turn taper are warranted at the site driveway intersection with Route 53.

Traffic Operations Analysis

Traffic operations analyses were completed using Synchro/SimTraffic 11.0, a computer-based traffic operations model that replicates procedures from the *Highway Capacity Manual (HCM)*. The average vehicle delays (in seconds) for the intersection overall and for each turning movement, as well as the Level of Service (LOS) on a scale of A (best) to F (worst) as defined in the *HCM* are reported in Synchro, and the maximum queue lengths (in feet) for each turning movement are reported in SimTraffic. Both the Synchro and SimTraffic analyses were performed based on the latest *VDOT Traffic Operations and Safety Analysis Manual (TOSAM)*.

2021 Existing Conditions Analysis

The 2021 existing conditions analysis is based on the current intersection configuration, existing traffic control, 2021 existing traffic volumes, and the current *VDOT TOSAM* guidance. The Synchro HCM reports are provided in **Appendix C** and the SimTraffic queue reports in **Appendix D**. **Table 2** summarizes the 2021 existing delays, levels of service, and maximum queue lengths.

Table 2 2021 Existing Delays, Levels of Service, and Queues

Approach	Movement	Effective Storage	Existing AM			Existing PM		
			LOS	Delay (seconds)	Maximum Queue (feet)	LOS	Delay (seconds)	Maximum Queue (feet)
<i>Route 53/Nahor Manor Road/Garden Lane</i>						<i>Unsignalized</i>		
Nahor Manor Road	EBL/T/R	-	B	12.1	59	B	14.2	52
Garden Lane	WBL/T/R	-	B	14.2	45	C	16.4	25
Route 53	NBL/T/R*	-	A	7.7	6	A	8.7	53
Route 53	SBL/T/R*	-	A	8.3	18	A	7.7	23

* Results reported for the major movement (left turn) at unsignalized shared left/through lanes

As shown in Table 2, all movements at the study intersections currently operate at LOS C or better and the queuing analysis results indicate that all queues are minimal.

2026 No Build Conditions Analysis

The 2026 no build conditions Synchro models are based on the current intersection configuration, existing traffic control, 2026 no build traffic volumes, and the current VDOT TOSAM guidance. The Synchro HCM reports are provided in **Appendix E** and the SimTraffic queue reports in **Appendix F**. **Table 3** summarizes the 2026 no build delays, levels of service, and maximum queue lengths.

Table 3 2030 No Build Delays, Levels of Service, and Queues

Approach	Movement	Effective Storage	2026 No Build AM			2026 No Build PM		
			LOS	Delay (seconds)	Maximum Queue (feet)	LOS	Delay (seconds)	Maximum Queue (feet)
<i>Route 53/Nahor Manor Road/Garden Lane</i> <i>Unsignalized</i>								
Nahor Manor Road	EBL/T/R	-	B	12.3	58	B	14.6	54
Garden Lane	WBL/T/R	-	B	14.5	49	C	16.9	29
Route 53	NBL/T/R*	-	A	7.7	8	A	8.7	56
Route 53	SBL/T/R*	-	A	8.4	18	A	7.8	19

* Results reported for the major movement (left turn) at unsignalized shared left/through lanes

As shown in Table 3, all movements at the study intersections will operate at LOS C or better and the queuing analysis results indicate all queues will be minimal.

2026 Build Conditions Analysis

The 2026 build conditions Synchro models were based on the current intersection configuration (at Garden Lane), previous turn lane warrants (at site entrance), existing traffic control, 2026 build traffic volumes, and the current VDOT TOSAM guidance. The Synchro HCM reports are provided in **Appendix G** and the SimTraffic queue reports in **Appendix H**. **Table 5** summarizes the 2026 build delays, levels of service, and maximum queue lengths. As shown in Table 5, all movements at the study intersections will operate at LOS D or better and the queuing analysis results indicate that all queues will be minimal.

Table 5 2026 Build Delays, Levels of Service, and Queues

Approach	Movement	Effective Storage	2026 Build AM			2026 Build PM		
			LOS	Delay (seconds)	Maximum Queue (feet)	LOS	Delay (seconds)	Maximum Queue (feet)
<i>Route 53/Nahor Manor Road/Garden Lane</i> <i>Unsignalized</i>								
Nahor Manor Road	EBL/T/R	-	B	13.7	65	C	16.3	63
Garden Lane	WBL/T/R	-	C	16.3	46	C	19.9	24
Route 53	NBL/T/R*	-	A	7.9	6	A	9.0	70
Route 53	SBL/T/R*	-	A	8.5	25	A	7.9	19
<i>Route 53/Site Entrance</i> <i>Unsignalized</i>								
Site Entrance	WBL/R	-	C	21.1	125	D	30.9	105
Route 53	NBT/R	-	A	0.0	2	A	0.0	11
Route 53	SBL	300	A	8.6	36	A	8.4	68
	SBT	-	A	0.0	0	A	0.0	0

* Results reported for the major movement (left turn) at unsignalized shared left/through lanes

Crash Analysis

Crash analysis was performed at the Garden Lane intersection with Route 53 using VDOT Crash Data and is summarized in **Appendix I**. The data includes crashes from January 2014 through September 2021. Based on the data, there was only one crash at the intersection, a sideswipe between vehicles traveling in the same direction. Within 500 feet to the north and south of the intersection there were three crashes, one angle collision south of Garden Lane and two fixed object collisions north of Garden Lane.

While the crash history does not illustrate a safety issue at the intersection of Garden Lane with Route 53, the proposed site entrance is expected to have greater sight distance than exists at Garden Lane.

Findings and Recommendations

Based on the analyses summarized in this memorandum, the principal findings are as follows:

- The proposed Village Gardens development will generate 216 morning and 288 afternoon peak hour trips.
- All movements at the study intersection currently operate at LOS C or better and queues are minimal. These conditions are expected to continue in 2026 without the addition of the Village Gardens development.
- With the addition of the Village Gardens development, all movements at the study intersections are expected to operate at LOS D or better with minimal queues.
- **The impact of the proposed Village Gardens development on the study intersections will be minimal.**
- At the Route 53 and site entrance intersection, a southbound left turn lane (200 feet of storage and a 200 foot taper) and a northbound right turn taper (200 feet) will be warranted.
- Based on the crash history over the most recent eight year period safety issues are not found. However, the new site driveway connection will have improved sight lines compared to the existing intersection of Garden Lane with Route 53.

Based on the above findings, construction of a 200 foot southbound left turn lane with a 200 foot taper is recommended along with a 200 foot northbound right turn taper.

End of Memorandum

Attachments

Figures

Appendix A Traffic Count Reports

Appendix B Turn Lane Warrant Forms

Appendix C Existing HCM Reports

Appendix D Existing SimTraffic Queue Reports

Appendix E 2026 No Build HCM Reports

Appendix F 2026 No Build SimTraffic Queue Reports

Appendix G 2026 Build HCM Reports

Appendix H 2026 Build SimTraffic Queue Reports

Appendix I Crash Analysis

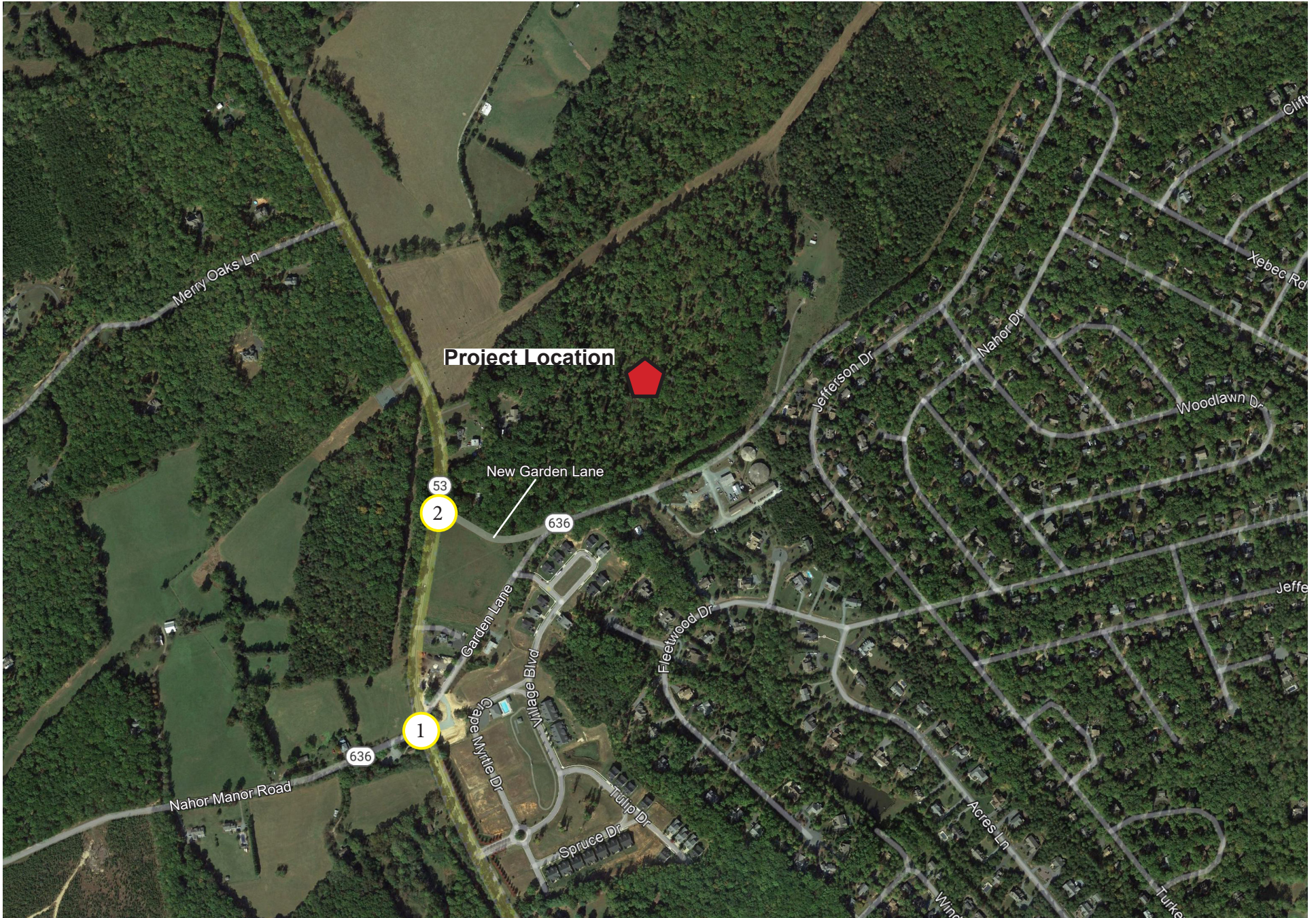
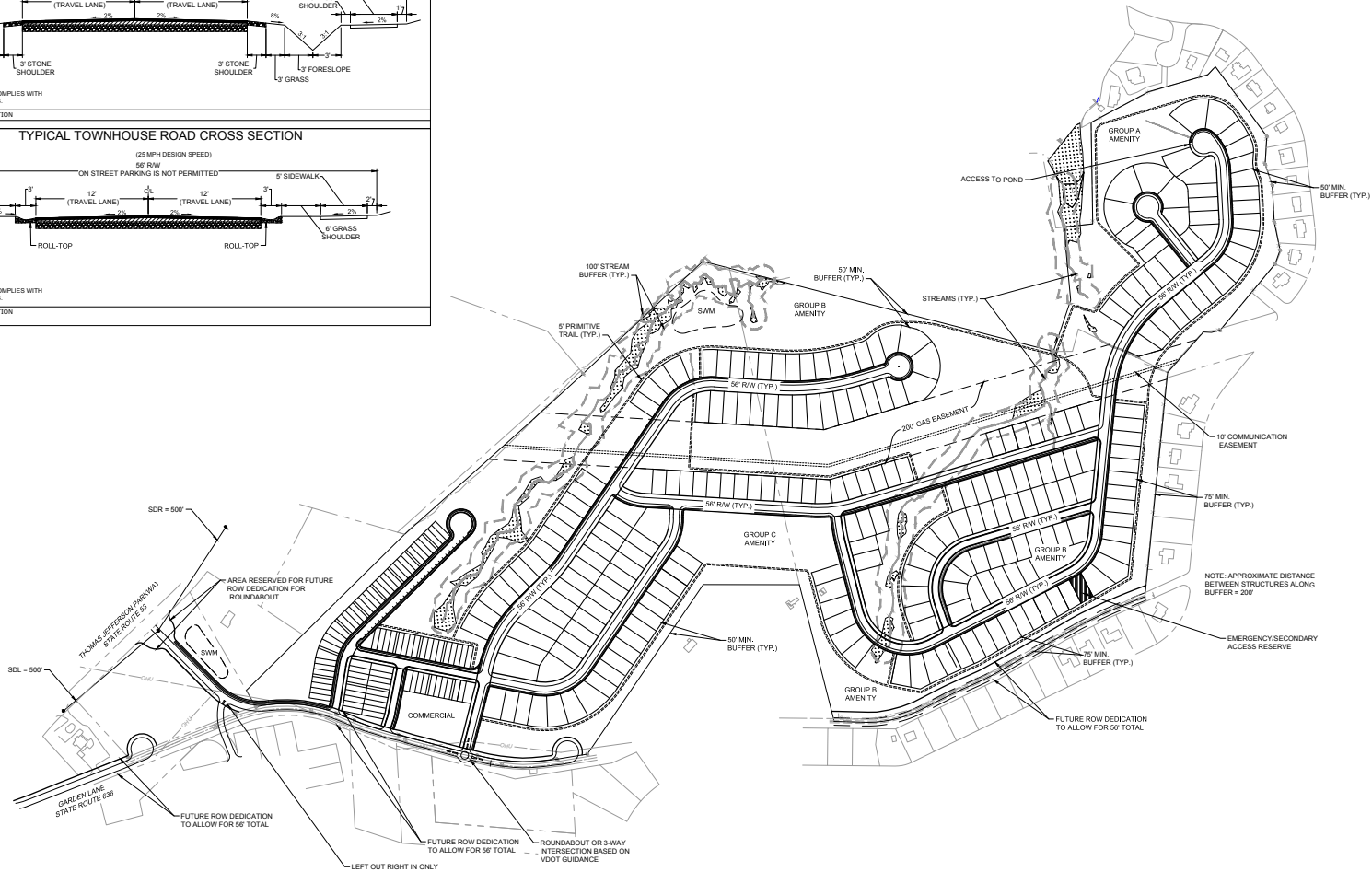
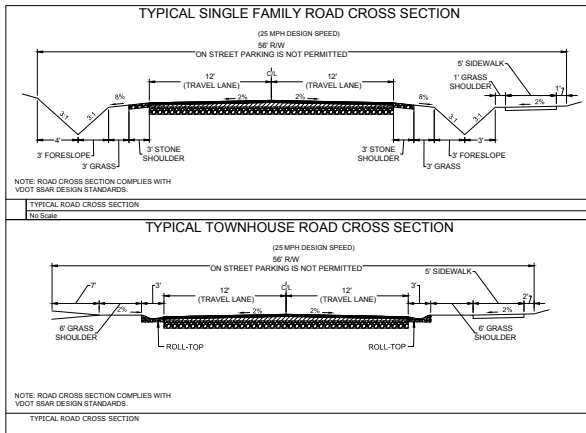


Figure 1 Site Location and Study Intersections



VILLAGE GARDENS - CONCPETUAL LAYOUT

FLUVANNA COUNTY - OCTOBER 13, 2021



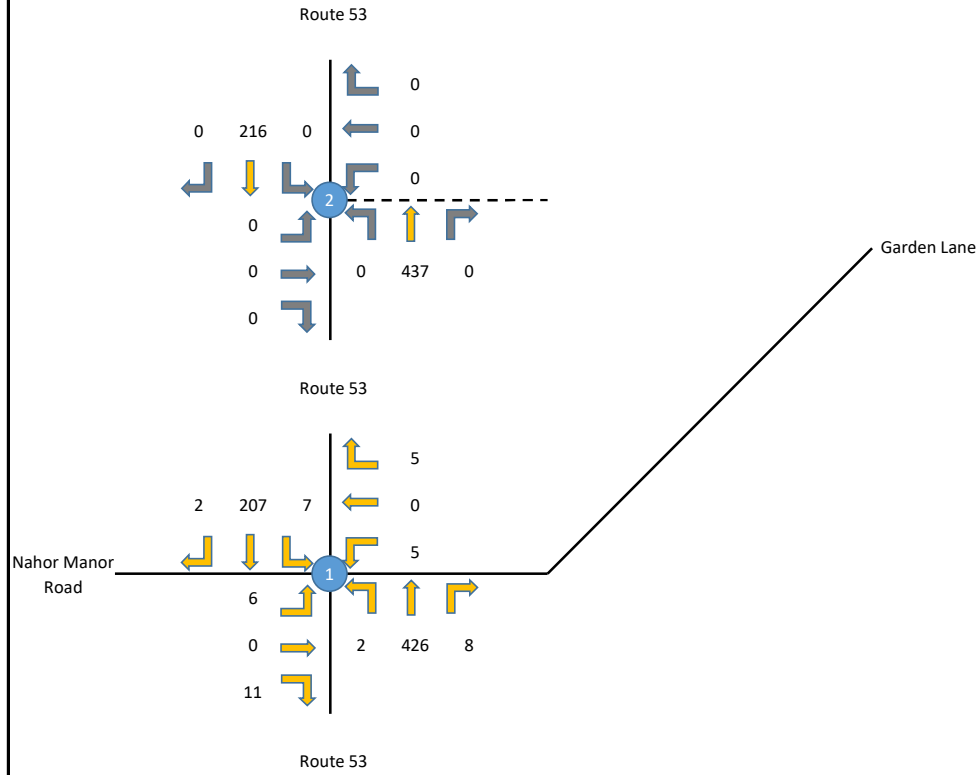
©2021 All rights reserved. Village Gardens/000000-Village Gardens (SP41103.dwg) (Printed on 10/13/2021 2:28 PM by Jeremy F...

Figure 2 Conceptual Site Plan

Adjusted Existing 2021 Traffic Volumes AM

Covid Adjustment Rate

1.21



Adjusted Existing 2021 Traffic Volumes PM

Covid Adjustment Rate

1.05

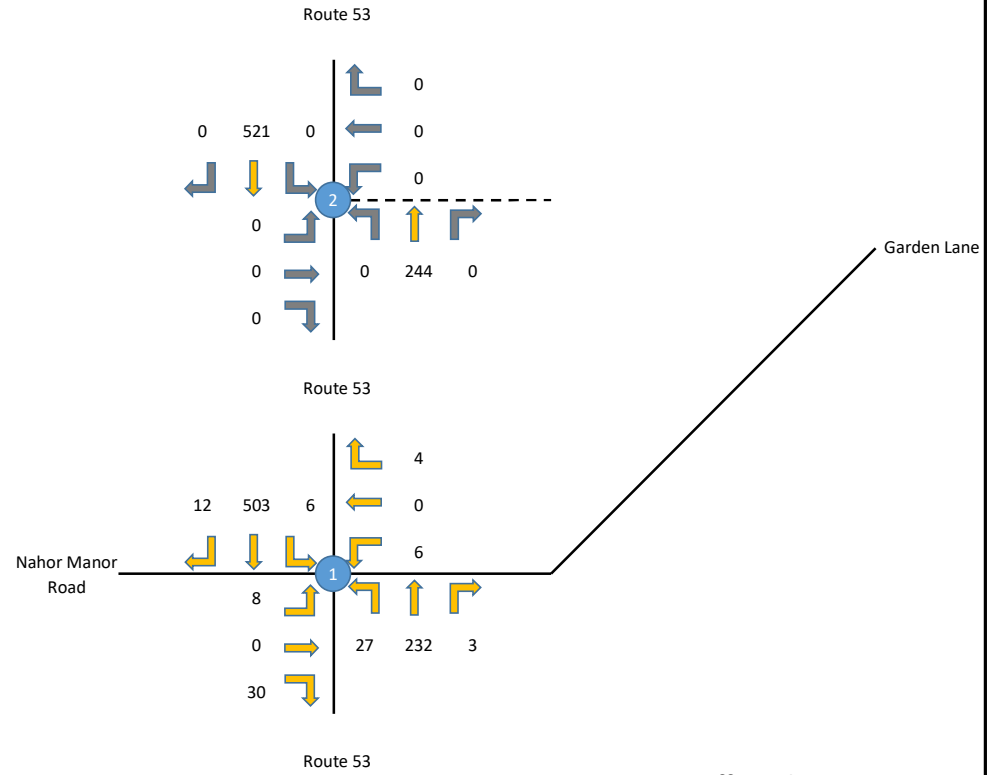


Figure 3 2021 Traffic Volumes

2026 No Build Traffic Volumes AM

2026 No Build Traffic Volumes PM

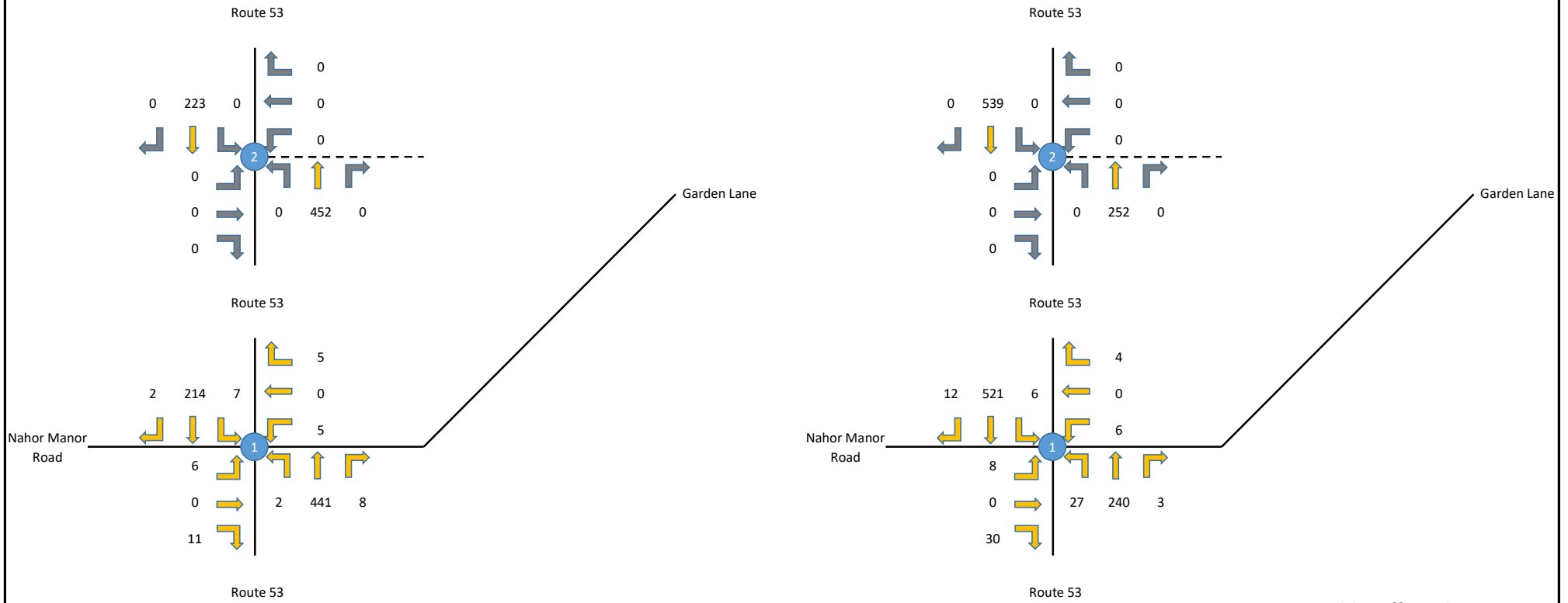
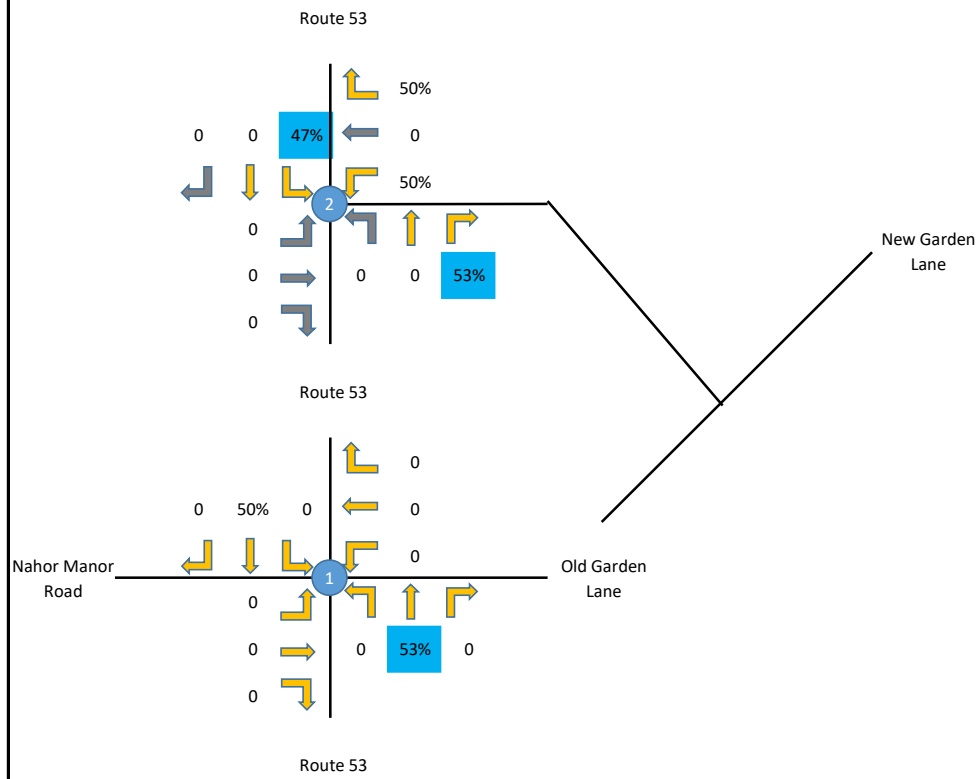


Figure 4 2026 No Build Traffic Volumes

Site Trip Distribution AM



Site Trip Distribution PM

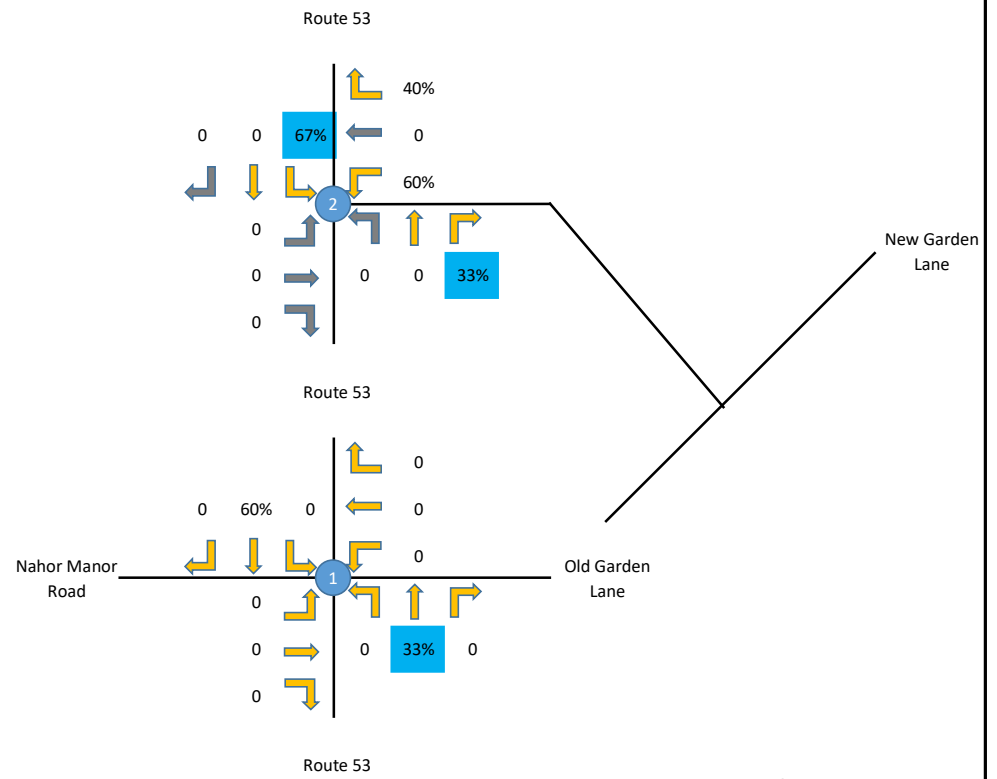
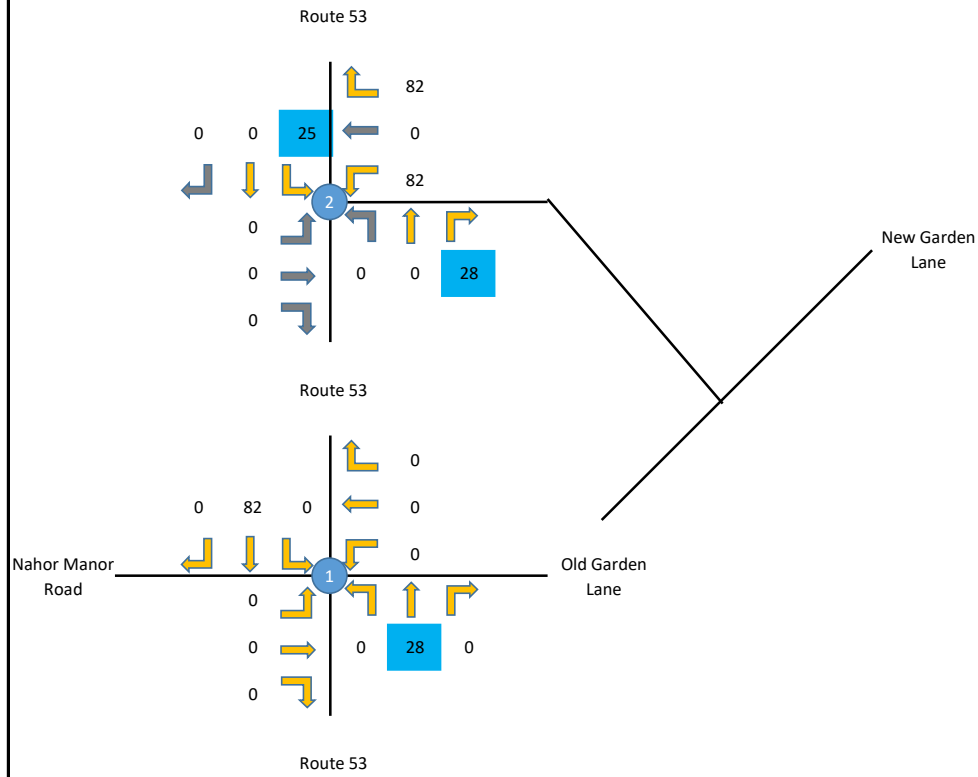


Figure 5 Site Trip Distribution

Site Trip Assignment AM



Site Trip Assignment PM

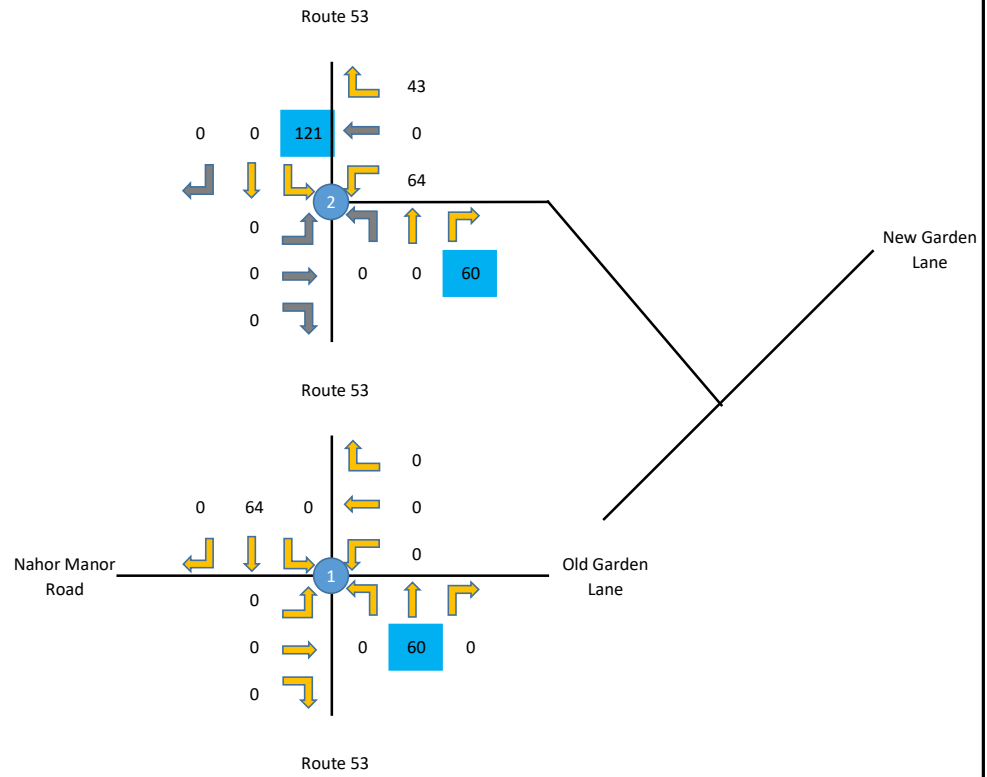
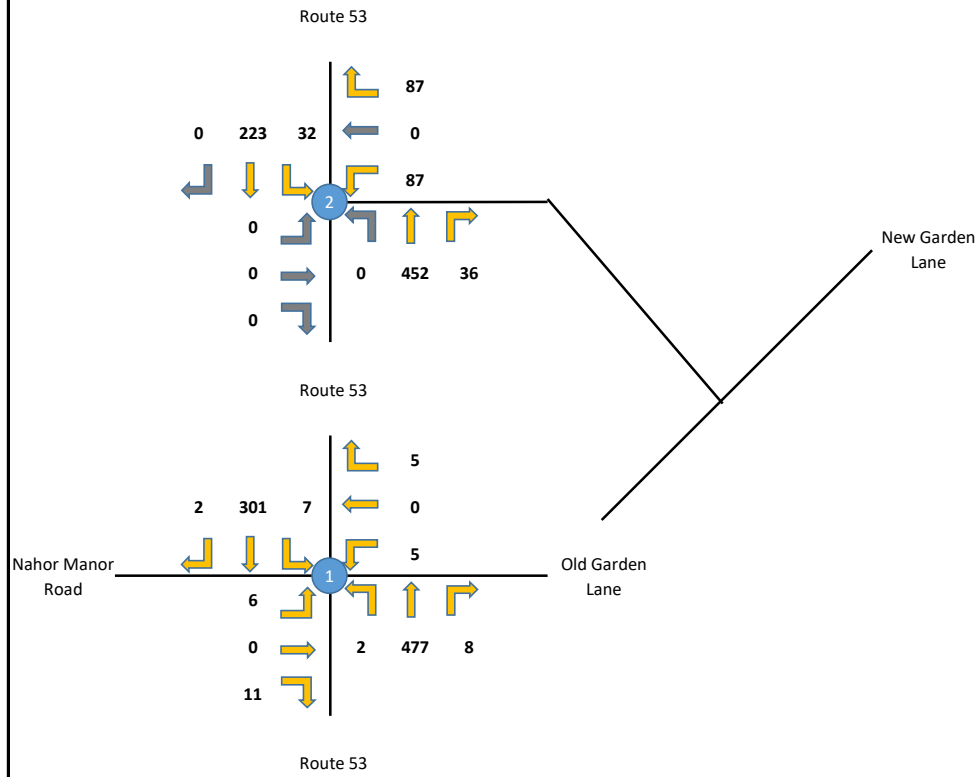


Figure 6 Site Trip Assignment

2026 Build Traffic Volumes AM



2026 Build Traffic Volumes PM

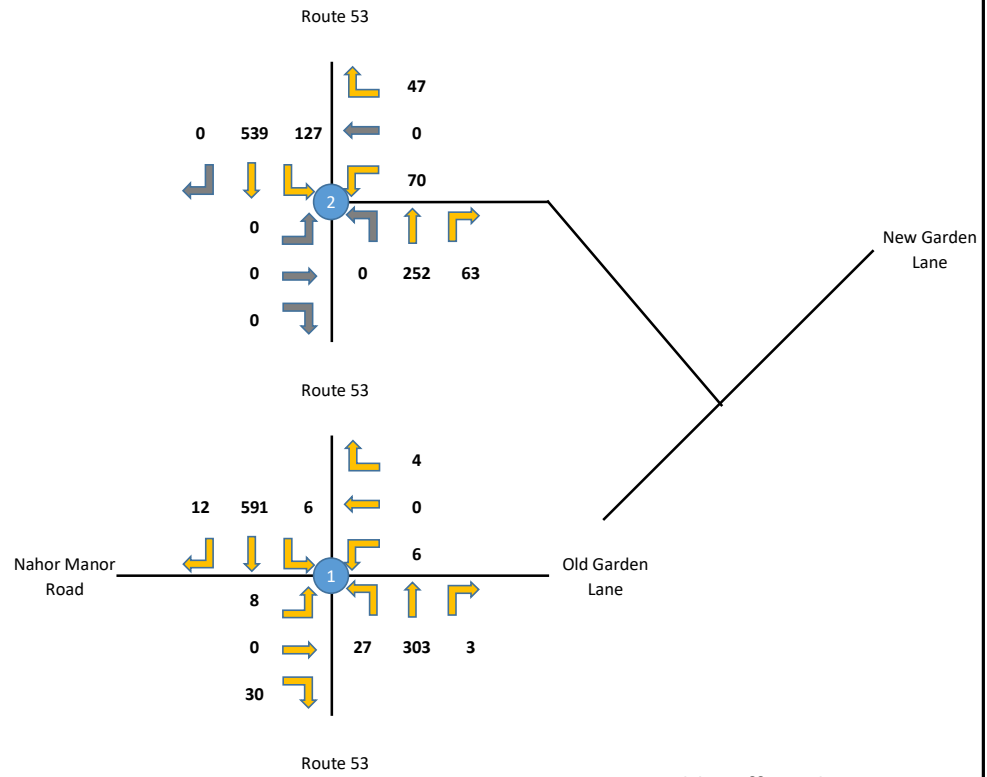


Figure 7 2026 Build Traffic Volumes