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Fluvanna County
Planning Dept

August 25, 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-A-10, 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 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.
3. Adequate water and sewer shall be provided prior to Final Plat approval for each phase, including:
 - a. A developer agreement with Aqua Virginia specifying infrastructure contributions (connection fees and/or developer installed on-site infrastructure);
 - b. 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;
 - c. Sewer line sizing to provide required sewer service per the Virginia Sewer Collection and Treatment Regulations;
 - d. Water and sewer system approval by the Virginia Department of Health.
4. The commercial usage will be limited to a maximum of 9,000 sq. ft. Furthermore, gas service stations will be excluded from the allowable uses.
5. Prior to issuance of the first Certificate of Occupancy, Route 53 will be improved with new left and right turn lanes on Rte 53 at the intersection with the new entrance to Village Gardens, per VDOT specifications.
6. The construction entrance for the project shall be established from Rte 53.

7. The existing access to Jefferson Drive from Garden Lane shall extinguished.

Sincerely,

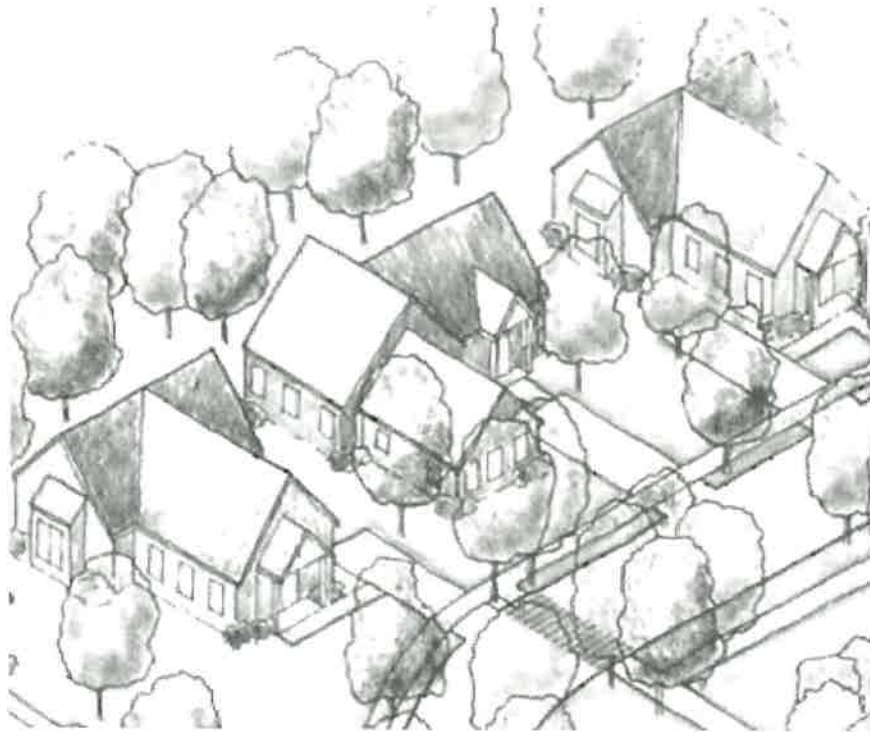


Frank Ballif
President

Rezoning Request
for

Village Gardens

Fluvanna County, Virginia
June 1, 2021



Submitted by:
Southern Development
142 South Pantops Drive
Charlottesville, Virginia 22911

434-245-0894

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Planning Dept

Introduction:

Southern Development operates in Central Virginia, creating well planned residential communities, industrial parks, and other development projects. The rezoning request before you provide a development plan that meets the needs of both the locality and its residents. The Village Gardens development will provide a mix of residential housing choices for the greater Fluvanna area, as well as commercial development along Rt. 53. Village Gardens is designed as a walkable community that also preserves much needed green spaces.

Southern Development designs communities to meet existing needs, while addressing future growth. The current success of Village Oaks and the strong demand for housing within the region has encouraged us to assemble adjacent parcels within the Community Planning Area. With the approval of this community our hope is that the current housing demand, along with the long-term vision, for Fluvanna County will be met. Thank you in advance for your consideration of Village Gardens.

Property:

The current zoning of the subject parcels is A-1, Agricultural. The requested zoning per this application is R-3, Residential. The property includes the following parcels totaling 122.6 acres:

TMP 17-A-10

Area: 5.80 Acres
Owner: NVA Properties LLC
Existing Zoning: A-1
Proposed Zoning: R-3
Proposed Use: Commercial

TMP 17-9-1

Area: 49.78 Acres
Owner: Haden, Lisa Michelle
Existing Zoning: A-1
Proposed Zoning: R-3
Proposed Use: Residential

TMP 17-9-2

Area: 49.78 Acres
Owner: Galaska, Louise
Existing Zoning: A-1
Proposed Zoning: R-3
Proposed Use: Residential

TMP 8-A-18A

Area: 17.24 Acres
Owner: Fox, Priscilla Forstbauer
Existing Zoning: A-1
Proposed Zoning: R-3
Proposed Use: Residential

The current comprehensive plan identifies the above parcels within the Rivanna Community Planning Area.

Desired Use:

Our mission is not simply to build another residential neighborhood. Southern Development's hope is further community welfare through fostering goals of the County's Comprehensive Plan. The community design stresses pedestrian orientation, open space for recreation, programmed recreation, and preservation of environmentally sensitive ecosystems such as streams and wetlands. This design aligns with many of the goals described in the Comprehensive Plan. We have outlined a few of the goals below:

- New developments should be integrated in a manner that promotes a sense of community while still retaining the rural aspects that make the area attractive.
- To provide housing choices for a variety of age groups and income levels, appropriate to the area.
- Families have access to open space and recreation areas that are part and parcel of their community.
- Neighborhood residential areas should provide a range of residential housing types and lot sizes.
- While predominantly single-family residential, neighborhood residential areas should incorporate some degree of mixed use, ... Storefront retail and office may be integrated at a residential scale.
- The neighborhood residential element can incorporate a shared green space at its core. Neighborhood parks vary in scale, but serve local residents as recreational and gathering space. If possible, greenway trails should be integrated to link the neighborhood to surrounding neighborhoods and open spaces.
- Encourage housing for seniors and a growing workforce.
- (Efficient design) ... minimizes sprawl in the rural areas and supports the efficient development of growth areas.

(Taken from the Fluvanna County Comprehensive Plan)

We have gone to great lengths to research and meet the needs of both Fluvanna County and its residents. During our research, we have found a need for additional first floor housing and the preservation of open spaces within residential neighborhoods. Village Gardens will allow for mix of single-family detached, single-family attached, and single-family patio style homes thereby offering additional housing choices for a variety of age groups and price points within the community. Furthermore, utilizing new growth will help to support existing commercial centers (eg. Dentistry at Nahor, Ground Effects Garden & Landscape, Jefferson Good Neighbor Pharmacy, etc.) along Rt. 53 while promoting a future commercial center at Village Gardens. These centers will benefit from infill development and allow for pedestrian oriented traffic.

Community Design:

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.

Transportation:

Route 53 is considered a primary gateway and corridor according to the Fluvanna County Comprehensive Plan. This corridor has received extensive improvements with the addition of multiply roundabouts, intersection improvements and additional turn lanes added. The Village Garden entrance to Route 53 will comply with all VDOT specifications. Additional realignment of Garden Lane will help promote a lower volume of traffic at its intersection with Route 53.

Water and Sewer:

Water and Sewer management has been a concern for growth in Fluvanna County. Village Gardens is located within the service area of Aqua America. The newly constructed facilities in Village Gardens will allow us to connect and serve all lots with public water and sewer. Aqua America has completed upgrades in the past to accommodate future growth in this area. Proffers have been included with this proposal that restricts final plat approval for each phase thus ensuring the County adequate water and sewer capacity will be provided prior to home construction.

Conclusion:

Southern Development put a tremendous amount of thought and consideration into Village Gardens. Evolving from our successful experience in designing and implementing other communities throughout the County, we have created a plan that will meet the needs of current and future residents of Fluvanna County. The addition of Village Gardens will encourage a well-planned community within the designated growth area while protecting the rural character of Fluvanna County. Again, thank you for your time and consideration.