



## FLUVANNA COUNTY PLANNING COMMISSION

### REGULAR MEETING AGENDA

Circuit Courtroom, Fluvanna Courts Building

February 12, 2019

7:00 PM (Circuit Court Room)

#### TAB AGENDA ITEMS

##### 1 – CALL TO ORDER, PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE

##### 2 – DIRECTOR’S REPORT

##### 3 – PUBLIC COMMENTS #1 (3 minutes each)

##### 4 – MINUTES

Minutes of January 8, 2019

##### 5 – PUBLIC HEARINGS

ZMP 18:01 – Steven & Codie Peters / Colonial Circle – Brad Robinson, Senior Planner

SUP 18:05 – Steven & Codie Peters / Colonial Circle Density – Brad Robinson, Senior Planner

##### 6 – PRESENTATIONS

None

##### 7 – SITE DEVELOPMENT PLANS

None

##### 8 – SUBDIVISIONS

None

##### 9 – UNFINISHED BUSINESS

SUB 18:48 Southern Development Rural Cluster “Island Hill” – Brad Robinson, Senior Planner

##### 10 – NEW BUSINESS

None

##### 11 – PUBLIC COMMENTS #2 (3 minutes each)

##### 12 – ADJOURN

  
Director of Community Development Review

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*For the Hearing-Impaired – Listening device available in the Board of Supervisors Room upon request. TTY access number is 711 to make arrangements.  
For Persons with Disabilities – If you have special needs, please contact the County Administrator’s Office at 591-1910.*

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## **PLEDGE OF ALLEGIANCE**

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

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## **ORDER**

1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.
2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman declares that order has been restored. In the event the 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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## COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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P.O. Box 540  
Palmyra, VA 22963  
(434) 591-1910  
Fax (434) 591-1911  
[www.fluvannacounty.org](http://www.fluvannacounty.org)

To: Fluvanna County Planning Commission  
From: Jason Stewart, AICP  
Date: February 12, 2019  
Re: Planning Director's Report

### **Board of Supervisors Actions:**

January 9, 2019

*None*

January 23, 2019

*None*

### **Board of Zoning Appeals Actions:**

*None*

### **Technical Review Committee for January 10, 2019:**

*None*

## January - 2019

## January - 2019

Case No.	Tax Map Number	Property Owner	Address	Date of Complaint	Violation Type	Status*	Deadline	District
1611-01	18-(A)-25B	Stevens, Roger	Thomas Farm La. (Vacant)	11/3/2016	Junk/Inoperable Vehicle	Court Agreement 4/05/2018	Additional time to abate violation, Court 02/25/2019	Palmyra
1709-03	4-(A)-114	Herrion, Vernon L.	15 Blue Ridge Dr.	09/20/2018	Violation of SUP 04-10	Permit Pend	02/20/2019	Palmyra
1801-05	36-(A)-97	Patterson, Hilton & Carolyn	1404 West River Rd.	01/26/2018	Junk/Debris	Extended	02/02/2019	Cunningham
1803-01	4-(12)-1	Meredith, White Et Al	251 Country La.	03/02/2018	Inoperable Vehicles	Extended	02/02/2019	Palmyra
1804-03	4-(A)-109A	Bahr, Kenneth	3180 Richmond Rd.	04/10/2018	Violation of SDP 06-009	Court Extension	02/19/2019 Status Review	Palmyra
1804-04	4-(A)-99	Bahr, Kenneth	2969 Richmond Rd.	04/10/2018	Violation of ZMP 08-004	Permit Pend	12/20/2018 Site Plan submitted	Palmyra
1809-02	10-(A)-33	Edwards, Catherine	17934 James Madison Hwy.	09/14/2018	Site Plan required for SUP	Pending	02/14/2019	Columbia
1810-02	49-(A)-10A	Thomas, Willis L. Jr. & Bertha	2438 & 2390 Shores Rd.	10/17/2018	Inoperable Vehicles	Pending	02/17/2019	Fork Union
1811-01	54A-(1)-77,78B, 95, 95A	Harry, Richard T. & Donna M.	436 Saint James St.	11/09/2018	Non-permitted use, "junkyards", salvage & scrapyards"	Pending	02/09/2019	Columbia
1811-02	9-(A)-14B	Crofton Group, Inc.	106 Crofton Plaza	11/16/2018	Amended Site Plan required	Pending	02/16/2019	Palmyra
1901-01	30-(1)-A1	Newton, Eleanor T.	1116 Thomas Jefferson Pkwy	01/07/2019	Garbage, Debris, Junk	Pending	01/07/2019	Fork Union
1901-02	54A-(A)-10	Harry, Richard T., Jr.	535 Saint James St.	01/15/2019	Garbage, Trash	Pending	02/14/2019	Columbia
1901-03	30-(A)-49	Ross, Kyeasha & Scruggs	2430 Shiloh Church Rd.	01/29/2019	Garbage, Trash	Pending	02/28/2019	Fork Union

### STATUS DEFINITIONS\*

Board - Case is pending Board Approval

Court Pending - Summons to be issued

Permit Pending - Applied for Permit to Abate Violation

Cleared - Violation Abated

Extended - Extension Given/Making Progress to Abate Violations

### Rezoning - Property is in Rezoning Process

Court - Case is before Judge

### Pending - Violation Notice Sent

SUP Pending - SUP Application made to Abate Violation

### MISCELLANEOUS ACTIONS / TASKS

Biosolids Applied and Signs Displayed (Total – 36 Sites)

Compliance with Tenaska Virginia Sound Levels 01/16/2018

### Signs Removed From Public Rights-Of-Way (Total – 19)

Placed and removed "Public Hearing Signs" as needed and Deliver packets to BOS, PC Members and Library

Code Enforcement Officer assaulted by constituent 04/10/2018, warrant served, General District Court 01/08/2019 complaint withdrawn.

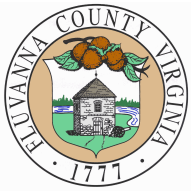
# BUILDING INSPECTIONS MONTHLY REPORT

County of Fluvanna

Building Official:	Period:
Kevin Zoll	December, 2018

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)	2014	7	1	4	6	9	16	5	12	6	8	4	9	87
	2015	4	5	10	9	12	12	14	13	2	4	7	3	95
	2016	11	11	8	15	9	18	6	5	9	2	6	8	108
	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
NEW - Single Family Attached	2014	0	0	6	0	0	0	0	0	0	0	2	0	8
	2015	2	0	0	0	0	0	0	2	0	0	0	0	4
	2016	0	0	0	0	0	5	0	0	0	0	0	0	5
	2017	0	0	0	0	0	0	0	0	0	0	0	0	0
	2018	0	0	0	0	0	0	0	0	0	0	0	0	0
NEW - Mobil Homes	2014	0	1	1	0	0	1	1	0	1	0	0	0	5
	2015	0	0	0	0	1	1	0	2	0	0	0	0	4
	2016	0	1	0	0	0	0	0	1	0	0	0	0	2
	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	1	3
Additions and Alterations	2014	22	12	17	29	31	28	18	28	31	36	25	25	302
	2015	21	30	38	28	21	30	22	25	23	27	35	18	318
	2016	13	10	31	27	29	29	15	32	31	28	27	27	299
	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
* Trade permits count not included as in previous years														
Accessory Buildings	2014	2	0	2	0	4	1	3	5	1	2	2	1	23
	2015	4	4	3	4	1	0	0	2	6	0	0	3	27
	2016	3	4	4	6	2	2	1	2	1	3	3	6	37
	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
Swimming Pools	2014	0	0	0	1	0	0	0	0	0	0	0	1	2
	2015	0	0	0	0	0	0	0	1	1	0	0	0	2
	2016	0	0	0	0	0	1	1	0	0	0	0	0	2
	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
Commercial/Industrial Build/Cell Towers	2014	0	0	0	0	0	2	1	0	0	0	0	1	4
	2015	1	0	0	0	0	0	2	0	0	1	1	1	6
	2016	0	0	2	2	0	0	1	0	1	1	1	1	9
	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
TOTAL BUILDING PERMITS	2014	31	14	30	36	44	48	28	45	39	46	33	37	431
	2015	32	39	51	41	35	43	38	45	32	32	43	25	456
	2016	27	26	45	50	40	55	24	40	42	34	37	42	462
	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
** Trade permits count not included as in previous years														
BUILDING VALUES FOR PERMITS ISSUED														
TOTAL BUILDING VALUES	2014	\$1,902,399	\$458,326	\$1,783,992	\$2,540,111	\$2,570,600	\$3,119,933	\$1,724,192	\$2,586,705	\$1,353,471	\$1,922,260	\$1,461,680	\$2,563,409	\$ 23,987,078
	2015	\$1,384,631	\$1,560,716	\$2,916,520	\$3,567,237	\$2,999,918	\$4,280,357	\$5,272,378	\$3,107,731	\$2,625,563	\$2,203,913	\$1,931,893	\$6,252,403	\$ 38,103,260
	2016	\$1,817,981	\$2,555,455	\$5,542,458	\$3,711,821	\$2,447,891	\$5,181,921	\$3,611,179	\$1,817,783	\$3,089,971	\$1,889,279	\$2,028,590	\$2,937,783	\$ 36,632,112
	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	\$2,541,433	\$1,075,551	\$3,544,096	\$2,513,241	\$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

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
LAND DISTURBING PERMITS ISSUED														
LAND DISTURBING PERMITS	2014	8	1	10	4	8	16	3	10	5	9	6	10	90
	2015	6	5	9	10	10	12	15	16	3	5	10	5	106
	2016	12	11	8	14	10	17	7	6	11	3	9	9	117
	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
INSPECTIONS COMPLETED														
TOTAL INSPECTIONS	2014	135	149	103	180	113	168	173	148	155	167	112	162	1,765
	2015	105	137	146	214	113	232	193	181	208	206	149	149	2,033
	2016	116	91	153	157	155	214	249	230	197	181	184	172	2,099
	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
FEES COLLECTED														
Building Permits	2014	\$9,160	\$2,655	\$10,041	\$11,601	\$11,808	\$18,950	\$6,913	\$12,848	\$8,080	\$11,602	\$9,740	\$11,568	\$ 124,966
	2015	\$6,731	\$8,351	\$13,711	\$16,037	\$13,508	\$16,628	\$14,931	\$18,895	\$10,411	\$8,558	\$10,381	\$9,575	\$ 147,717
	2016	\$11,850	\$11,954	\$11,576	\$14,889	\$8,447	\$18,588	\$12,947	\$7,537	\$11,285	\$12,548	\$8,361	\$11,213	\$ 141,195
	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	\$ 146,739
Land Disturbing Permits	2014	\$2,125	\$1,225	\$2,400	\$2,300	\$1,310	\$8,500	\$2,739	\$2,850	\$625	\$2,839	\$2,450	\$2,850	\$ 32,213
	2015	\$1,775	\$875	\$1,425	\$3,425	\$1,750	\$1,850	\$2,325	\$3,338	\$1,085	\$2,819	\$10,450	\$2,298	\$ 33,415
	2016	\$3,200	\$2,575	\$1,700	\$1,950	\$2,250	\$2,200	\$4,020	\$875	\$28,074	\$2,000	\$1,450	\$1,200	\$ 51,494
	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
Zoning Permits/ Proffers	2014	\$1,000	\$250	\$1,800	\$1,100	\$14,200	\$2,400	\$1,050	\$19,900	\$1,400	\$1,350	\$950	\$1,700	\$ 47,100
	2015	\$1,200	\$1,000	\$1,650	\$2,600	\$1,500	\$1,850	\$1,850	\$2,400	\$1,650	\$1,050	\$900	\$850	\$ 18,500
	2016	\$1,150	\$1,250	\$1,800	\$2,450	\$1,650	\$2,700	\$1,150	\$1,150	\$1,900	\$1,050	\$900	\$850	\$ 18,000
	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
TOTAL FEES	2014	\$12,285	\$4,130	\$14,241	\$15,001	\$27,318	\$29,850	\$10,702	\$35,598	\$10,105	\$15,791	\$13,140	\$16,118	\$ 204,279
	2015	\$9,706	\$10,226	\$16,786	\$22,062	\$16,758	\$20,328	\$19,106	\$24,633	\$13,146	\$12,427	\$21,731	\$12,723	\$ 199,632
	2016	\$16,200	\$15,779	\$15,076	\$19,289	\$12,347	\$23,488	\$18,117	\$9,562	\$41,259	\$15,598	\$10,711	\$13,263	\$ 210,689
	2017	\$4,935	\$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	\$ 196,929



## TRANSACTIONS BY USER REPORT (01/01/2019 TO 02/28/2019) FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT

Selected Users: Valencia Porter, Holly Steele

Invoice #	Fee Name	Transaction Date	Transaction Type	Payment Method	Paid Amount
<b>Holly Steele</b>					
<b>BSP19:0001</b>					
INV-00000756	Boundary/Physical Survey, Easement, Correction	01/04/2019	Fee Payment	Check #7235	\$50.00
<b>BZA19:0001</b>					
INV-00000753	Variance	01/04/2019	Fee Payment	Check #2170	\$550.00
INV-00000754	Sign Deposit for Public Hearing	01/04/2019	Fee Payment	Check #2171	\$90.00
<b>HOLLY STEELE</b>				<b>TOTAL CHECK:</b>	<b>\$690.00</b>
				<b>NET TOTAL:</b>	<b>\$690.00</b>
<b>Valencia Porter</b>					
<b>BR19-0013</b>					
INV-00000828	2% State Surcharge	01/10/2019	Fee Payment	Check #2067	\$15.80
	E&S: Single Family, \$125 per lot	01/10/2019	Fee Payment	Check #2067	\$125.00
	Electrical: Per SqFt	01/10/2019	Fee Payment	Check #2067	\$120.96
	Gas	01/10/2019	Fee Payment	Check #2067	\$45.00
	HVAC: Residential (Use Groups R5) - each system	01/10/2019	Fee Payment	Check #2067	\$180.00
	New 9-1-1 Address Fee	01/10/2019	Fee Payment	Check #2067	\$90.00
	One/two fam. dwelling, R5, finished living space	01/10/2019	Fee Payment	Check #2067	\$362.88
	Plumbing flat fee	01/10/2019	Fee Payment	Check #2067	\$30.00
	Plumbing, per fixture	01/10/2019	Fee Payment	Check #2067	\$96.00
	Zoning Permit: \$100.00 Primary Structures	01/10/2019	Fee Payment	Check #2067	\$100.00
<b>BR19-0014</b>					
INV-00000796	2% State Surcharge	01/10/2019	Fee Payment	Check #1962	\$13.98
	E&S: Single Family, \$125 per lot	01/10/2019	Fee Payment	Check #1962	\$125.00
	Electrical: Per SqFt	01/10/2019	Fee Payment	Check #1962	\$116.76
	Gas	01/10/2019	Fee Payment	Check #1962	\$45.00
	HVAC: Residential (Use Groups R5) - each system	01/10/2019	Fee Payment	Check #1962	\$90.00
	New 9-1-1 Address Fee	01/10/2019	Fee Payment	Check #1962	\$90.00
	One/two fam. dwelling, R5, finished living space	01/10/2019	Fee Payment	Check #1962	\$350.28
	Plumbing flat fee	01/10/2019	Fee Payment	Check #1962	\$30.00
	Plumbing, per fixture	01/10/2019	Fee Payment	Check #1962	\$112.00
	Zoning Permit: \$100.00 Primary Structures	01/10/2019	Fee Payment	Check #1962	\$100.00
<b>ER19-0033</b>					
INV-00000829	2% State Surcharge	01/10/2019	Fee Payment	Check #3036	\$2.90
	Electrical: Per SqFt	01/10/2019	Fee Payment	Check #3036	\$144.90
<b>GP19-0012</b>					
INV-00000827	2% State Surcharge	01/10/2019	Fee Payment	Check #1119	\$0.90
	HVAC: All other mechanical permits	01/10/2019	Fee Payment	Check #1119	\$45.00
<b>MR19-0009</b>					
INV-00000795	2% State Surcharge	01/10/2019	Fee Payment	Check #013843	\$1.80
	HVAC: Residential (Use Groups R5) - each system	01/10/2019	Fee Payment	Check #013843	\$90.00
<b>SUP19:0001</b>					

# TRANSACTIONS BY USER REPORT (01/01/2019 TO 02/28/2019)

Invoice #	Fee Name	Transaction Date	Transaction Type	Payment Method	Paid Amount
INV-00000813	Sign Deposit for Public Hearing	01/10/2019	Fee Payment	Check #11522	\$90.00
	Special Use Permit	01/10/2019	Fee Payment	Check #11521	\$800.00
<b>SUP19:0002</b>					
INV-00000814	Special Use Permit	01/10/2019	Fee Payment	Check #166	\$800.00
INV-00000815	Sign Deposit for Public Hearing	01/10/2019	Fee Payment	Check #167	\$90.00
<b>ZUP19:0001</b>					
INV-00000769	Zoning Use Permit: Renewal	01/10/2019	Fee Payment	Cash	\$200.00
<b>ZUP19:0002</b>					
INV-00000792	Zoning Use Permit: Telecom Tower Consult. Review	01/10/2019	Fee Payment	Check #397731	\$900.00
	Zoning Use Permit: Telecommunications Towers	01/10/2019	Fee Payment	Check #397731	\$550.00
<b>ZUP19:0003</b>					
INV-00000809	Zoning Use Permit: Renewal	01/10/2019	Fee Payment	Check #3950	\$200.00
<b>VALENCIA PORTER</b>				<b>TOTAL CASH:</b>	<b>\$200.00</b>
				<b>TOTAL CHECK:</b>	<b>\$5,954.16</b>
				<b>NET TOTAL:</b>	<b>\$6,154.16</b>
<b>GRAND TOTALS</b>					
				<b>TOTAL CASH:</b>	<b>\$200.00</b>
				<b>TOTAL CHECK:</b>	<b>\$6,644.16</b>
				<b>NET TOTAL:</b>	<b>\$6,844.16</b>

**FLUVANNA COUNTY PLANNING COMMISSION**  
**WORK SESSION AND REGULAR MEETING MINUTES**  
**County Administration Building, Morris Room**  
**January 8, 2019**  
**Work Session 6:00pm**  
**Regular Meeting 7:00pm**

**MEMBERS PRESENT:** Barry Bibb, Chairman  
Ed Zimmer, Vice Chairman  
Lewis Johnson  
Gequetta "G." Murray-Key  
Howard Lagomarsino  
Patricia Eager, Board of Supervisors Representative

**ABSENT:** None

**ALSO PRESENT:** Jason Stewart, Director of Community Development  
Fred Payne, County Attorney  
Brad Robinson, Senior Planner  
Holly Steele, Planner  
Valencia Porter, Senior Program Support Assistant

**A. CALL TO ORDER, PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE**

At 6:00pm, Chairman Bibb called the work session to order.

After the recitation of the Pledge of Allegiance, a moment of moment of silence was observed.

**B. PLANNING DIRECTOR COMMENTS**

None

**C. PUBLIC COMMENTS (Limited to 3 minutes per speaker)**

None

**D. WORK SESSION:**

- **ZMP 18:01 & SUP 18:05 – Steven & Codie Peters / Colonial Circle** - Brad Robinson, Senior Planner

This request for a rezoning and special use is permit is located at t the intersection of Route 53 (Thomas Jefferson Parkway) and State Route 618 (Lake Monticello Road). The subject parcel is Tax Map 8-A-A14A and is identified in the Comprehensive Plan as being within the Rivanna Community Planning Area. The current zoning of the property is B-1 (Business, General) & A-1 (Agricultural, General). The requested zoning is R-3 (Residential, Planned Community).

**Proposed Uses:**

- 81,000 sq. ft. commercial space
- 40 Single Family Detached Dwelling Units
- 128 Single Family Detached & Townhomes
- 250 Townhomes & Multi-Family Units

SUP 18:05 has also been submitted for proposed density increase above 2.9 units per acre.

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

At 7:00pm Jason Stewart closed the work session and opened the regular meeting of the Planning Commission.

**2. 2019 ORGANIZATIONAL MEETING OF THE PLANNING COMMISSION**

- **Election of Chairman** Lagomarsino moved to elect Mr. Barry Bibb as Chairman of the Fluvanna County Planning Commission for calendar year 2019. Seconded by Mr. Zimmer. The motion was approved with a vote of 5-0-0 AYE: Johnson, Bibb, Zimmer, Murray-Key, and Lagomarsino. NAY: None ABSTAIN: None ABSENT: None

- **Election of Vice Chairman**

Mr. Johnson moved to elect Mr. Ed Zimmer as Vice Chairman of the Fluvanna County Planning Commission for calendar year 2019. Seconded by Murray-Key. The motion was approved with a vote of 5-0-0 AYE: Johnson, Bibb, Zimmer, Murray-Key, Lagomarsino, NAY: None ABSTAIN: None ABSENT: None

Was there a motion to close nominations after this? See January 2018 minutes.

- **Selection of Dates for the Commission Meetings**

Zimmer moved to accept the selected dates of the Fluvanna County Planning Commission for the calendar year of 2019, with May being on the first Tuesday of the month instead of the second Tuesday of the month. . Seconded by Murray-Key. Motion carried with a vote of 5-0.

- **Resolution entitled “Organizational Meeting of the Fluvanna County Planning Commission 2019.”**

On a motion by Zimmer, seconded by Johnson, and carried with a vote of 5-0 The “Organizational Meeting of the Fluvanna County Planning Commission 2019” resolution was adopted.

- **Adoption of the Planning Commission By-Laws and Rules of Procedure**

Johnson moved to adopt the Fluvanna County Planning Commission By-Laws and Rules of Procedure for 2019. Lagomarsino seconded the motion which carried with a vote of 5-0.

### 3. **DIRECTOR’S REPORT**

#### **Board of Supervisors Actions:**

December 19, 2018

None

#### **Board of Zoning Appeals Actions:**

None

#### **Technical Review Committee for December 13, 2018:**

- I. **SDP 18:11 Carbon Core** – A site development plan request to construct a warehouse facility including office space, with respect to 1.651 acres of Tax Map 5, Section 24, Parcel 3. The property is located within the Zion Station Subdivision between Zion Station Road (Route 1021) and Richmond Road (Route 250). The parcel is zoned I-1 Limited Industrial, and located within the Zion Crossroads Planning Area and the Columbia Election District.
- II. **SUB 18:48 Southern Development “Island Hill”** – A rural cluster major subdivision request with respect to 115.553 acres of Tax Map 18, Section A, Parcel 54. The applicant is proposing 50 building lots with 91.28 acres designated as open space. The property is located along Broken Island Road (Route 1040), approximately 0.1 miles south of its intersection with South Boston Road (Route 600). The parcel is zoned A-1, Agricultural, General and located within the Rural Residential Planning Area and the Palmyra Election District.
- III. **ZMP 18:01 Steven L. & Codie C. Peters / Colonial Circle** – A request to rezone, from A-1 Agricultural, General and B-1 Business, General to R-3, Residential Planned Community, 61.95 acres of Tax Map 8, Section A, Parcel A14A. The property is located on the northeast corner of the intersection of Thomas Jefferson Parkway (Route 53) and Lake Monticello Road (State Route 618). The property is within the Rivanna Community Planning Area and the Palmyra Election District.
- IV. **SUP 18:05 Steven L. & Codie C. Peters / Colonial Circle Density** – A request to increase density above 2.9 dwelling units per acre with respect to 61.95 acres of Tax Map 8, Section A, Parcel A14A. The property is located on the northeast corner of the intersection of Thomas Jefferson Parkway (Route 53) and Lake Monticello Road (State Route 618). The property is within the Rivanna Community Planning Area and the Palmyra Election District.

### 4. **PUBLIC COMMENTS #1 (3 minutes each)**

### 5. **APPROVAL OF MINUTES**

Bibb moved to approve the minutes of the December 11, 2018 Planning Commission meeting as presented. On a second by Lagomarsino, the motion passed with a vote of 5-0. AYE: Johnson Bibb, Zimmer, Murray-Key, and Lagomarsino. NAY: None ABSTAIN: None ABSENT: None

**6. PUBLIC HEARING**

*None*

**7. PRESENTATIONS**

*None*

**8. SITE DEVELOPMENT PLANS**

**SDP 18:11 Carbon Core – Holly Steele, Planner**

A sketch plan request to construct a warehouse with office space, with respect to 1.651 acres of Tax Map 5, Section 24, Parcel 3.

**Recommended Conditions:**

1. Meet all final site plan requirements which include, but are not limited to, providing parking, landscaping, and outdoor lighting;
2. Meet all required Erosion and Sedimentation Control regulations;
3. Meet all VDOT requirements.

**Motion**

Murray-Key made motion to approve a sidewalk waiver for SDP 18:11, which was seconded by Johnson. The motion passed with a vote of 5-0. Murray-Key made a motion to approve SDP 18:11, a sketch plan to construct a warehouse with office space with respect to 1.651 acres of Tax Map 5, Section 24, Parcel 3, subject to the three (3) conditions listed in the staff report. Seconded by Zimmer. The motion was approved with a vote of 5-0. AYE: Johnson, Bibb, Zimmer, Murray-Key, and Lagomarsino. NAY: None ABSTAIN: None ABSENT: None

**9. SUBDIVISIONS**

**SUB 18:48 Island Hill Rural Cluster – Brad Robinson, Senior Planner**

Request an approval for the sketch plan of a rural cluster major subdivision with respect to 115.554 acres of Tax Map 18, Section A, Parcel 54.

- Sketch plan is for a rural cluster major subdivision with 49 lots and 50 dwelling units
- Appears to meet the requirements of zoning and subdivision ordinances
- Preliminary and final plats must be submitted for final review and approval from all agencies
- Staff recommends approval of SUB 18:48, subject to the four (4) conditions listed in the staff report.

**Motion**

Motion to refer SUB 18:48 back to the Planning department for clarification and study and defer to the February 12, 2019 meeting. Lagomarsino, Seconded by Murray-Key. The motion was approved with a vote of 5-0. NAY: NONE, ABSTAIN: NONE, None Absent: None.

**10. UNFINISHED BUSINESS**

**Authorization for Small Cell Telecommunications Amendment – Holly Steele, Planner**

- 2017 HB 1282: Zoning for Wireless Communication Structures
  - 15.2-2316.4. Zoning; small cell facilities.
- Localities cannot require a SUP or variance for small cell facilities installed on existing structures as long as the provider:
- Has permission from the structure owner to co-locate
- Notifies the locality
- However, the locality may require administrative review of the permit application.

**Motion**

Murray-Key moved to direct staff to initiate a Zoning Text Amendment to amend "Section 22-27, Regulation of Telecommunication Facilities" to amend the regulations and associated definitions in regards to Small Cell Telecommunications, and to schedule a future public hearing for formal Planning Commission consideration and recommendation to the Board of Supervisors. Seconded

by Zimmer. The motion was approved with a vote of 5-0. NAY: NONE, ABSTAIN: NONE, None  
Absent: None

**11. NEW BUSINESS**

None.

**12. PUBLIC COMMENTS #2**

Chairman Bibb opened the second round of Public Comments.

With no one wishing to speak, Chairman Bibb closed Public Comments.

**13. ADJOURN**

At 8:03p.m., Chairman Bibb moved to adjourn the regular meeting of Tuesday, January 8, 2019.

Minutes recorded on January 8, 2019 by Valencia Porter, Senior Program Support Assistant.

Fluvanna County Planning Commission

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Barry A. Bibb, Chair



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# COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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

## STAFF REPORT

**To:** Fluvanna County Planning Commission  
**Case Number:** ZMP 18:01  
**Tax Map:** Tax Map 8, Section A, Parcel A14A

**From:** Brad Robinson  
**District:** Palmyra  
**Date:** February 12, 2019

**General Information:**

This request is to be heard by the Planning Commission on Tuesday, February 12, 2019 at 7:00 pm in the Circuit Court Room in the Courts Building.

**Owner:**

Steven L. & Codie C. Peters

**Applicant:**

Steven L. & Codie C. Peters

**Representative:**

Shimp Engineering

**Requested Action:**

To amend the Fluvanna County Zoning Map with respect to 61.95 acres of Tax Map 8, Section A, Parcel A14A, to rezone the same from A-1 Agricultural, General and B-1 Business, General to R-3, Residential Planned Community. (Attachment A)

**Location:**

The property is located on the northeast corner of the intersection of Thomas Jefferson Parkway (Route 53) and Lake Monticello Road (State Route 618). The property is within the Rivanna Community Planning Area and the Palmyra Election District. (Attachment B)

**Existing Zoning:**

A-1 Agricultural, General and B-1 Business, General (Attachment C)

**Proposed Zoning:**

R-3, Residential Planned Community

**Existing Land Use:**

Vacant/undeveloped

**Planning Area:**

Rivanna Community Planning Area

**Adjacent Land Use:**

Adjacent properties are zoned A-1 and R-4, Residential Limited.

**Zoning History:**

ZMP 15:02 was approved October 21, 2015 for approximately 21.5 acres of Tax Map 8-A-A14A. (Attachment D)

### **Neighborhood Meeting:**

A neighborhood meeting was held January 16, 2019. There were nine (9) attendees including staff and the applicant. The attendees had the following questions or comments:

- How many units are proposed?
- Are there any amenities?
- How many stories are the apartments?
- Are there any turning lanes along Route 618?
- What is the lot size of the single-family dwellings?
- Will something be put up along the property line behind the single family homes?
- Is an exit proposed near the adjoining driveway?
- Has anyone considered congestion along Route 53?
- There are accidents at the intersection of Martin Kings Road and Route 53
- How many parking spaces total are proposed?
- Where is water going to come from for this development?
- Adding something like this adds an issue for residents of Lake Monticello
- Where is the entrance along Route 53 in relation to driveways across the road?
- What is the price point of proposed housing?
- How much square footage of retail is proposed?
- Is the retail portion under a height limit?
- Has VDOT commented on this proposal?
- Concerned about detention ponds
- Concerned about traffic and water tables
- Concerned about safety

(Attachment E)

### **Technical Review Committee:**

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, December 13, 2018:

1. Planning staff asked about the price of the housing and what type of commercial uses are proposed. Some desirable uses are allowed by right while others may require approval of a special use permit in the future.
2. Building Inspections did not have any comments.
3. Chamber of Commerce did not have any comments.
4. Department of Forestry did not have any comments.
5. Erosion and Sediment Control noted the absence of adequate receiving natural channels on or adjacent to the site. The applicant stated an intent to use the VA DEQ "energy balance equation" to reduce post development discharges to a level that does not require proof of adequate receiving channels.

6. Fire Chief had the following questions or comments (applicant responses italicized):

- Would like for the distance between fire hydrants to be 800 feet or less.
- What will the width of the streets would be? (*Between 20 and 25 feet, and alleys would be less than 20 feet.*) Will there be parking on the alleys? (*Yes.*) At least 18 feet width is needed for a ladder truck.
- Will the roads within the development be public or private? (*There will be a mixture of both public and private roads.*)
- Fire Chief stated he would prefer not to have hammerheads as the terminus for streets, and that his comments also reflect the Virginia Department of Forestry and the Lake Monticello Volunteer Fire Department.

7. Health Dept. has not provided any comments at the date of this letter.

8. Sheriff's Office did not have any comments.

9. VDOT stated that the project will need to be coordinated with the roundabout construction. Official comments have not been provided at the date of this letter.

(Attachment F)

**Statement of Intent:**

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 B-1 District generally “*covers those areas of the county as defined by the Comprehensive Plan that are intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by incidental light and noise of congregation of people and passenger vehicles.*”

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 design in accordance with a master plan.*”

**Analysis:**

The applicant is requesting to rezone 61.95 acres of Tax Map 8, Section A, Parcel A14A from A-1 Agricultural, General and B-1 Business, General to R-3, Residential Planned Community. The subject property is located on the northeast corner of the intersection of Thomas Jefferson Parkway (Route 53) and Lake Monticello Road (State Route 618).

The applicant is proposing a mixed-use development to be known as Colonial Circle that will contain both commercial and residential uses. The commercial area will be located primarily along Lake Monticello Road with the remainder of the property containing various residential uses including single-family detached, single-family attached, two-family, multi-family and townhouse dwellings. The existing T-intersection of Thomas Jefferson Parkway and Lake Monticello Road is proposed by VDOT to be reconfigured into a roundabout as approved by a 2015 application for transportation funding. Construction on this project is scheduled to begin during the fall of 2019. The master plan shows the proposed development with this project completed.

In accordance with Sec. 22-7-2, requests for a residential planned community must be accompanied by a master plan which governs the site after R-3 zoning is established. The master plan may be amended with approval by the Planning Commission. Sec. 22-7-10.E states that uses in a residential planned community shall be permissible only in the general location shown on the approved Master Plan as previously set forth.

The development will consists of five (5) sections shown as blocks on the master plan as follows:

Block A	Open Space (15.6 acres)
Block B	Single-Family Detached and Two-Family Dwellings (5.6 acres)
Block C	Single-Family Detached, Two-Family, Single-Family Attached and Townhouse Dwellings (18.4 acres)
Block D	Single-Family Attached, Townhouse and Multi-Family Dwellings (9.5 acres)
Block E	Commercial (11.6 acres)

The maximum number of residential units proposed is 418 units which equates to approximately 6.9 units per acre. In accordance with Sec. 22-7-8, the maximum gross residential density permitted by right in the R-3 district is 2.9 units per acre, with a special use permit required for density between 3 and 10 units per acre. The by right density would allow the applicant approximately 179 units. Because the proposed number of units exceeds by right density, the applicant has also submitted a special use permit application (#SUP 18:05) which is being reviewed concurrently with this request. Approval of the special use permit would be subject to approval of this rezoning request.

The commercial retail area is proposed to have a maximum of 81,000 square feet allocated between several buildings of various sizes. The applicant has indicated potential uses in this area could include a gas station, car wash, laundromat, restaurant and a grocery store. All of these uses except a restaurant would require a separate special use permit approval at the time of their proposal in accordance with Sec. 22-7-9.2. All uses that are permitted by right are outlined in Sec. 22-7-9.1. Some commercial uses permitted by right include financial institutions, medical clinics, offices, pharmacies, small and general restaurants, and retail stores, among others.

Sec. 22-7-4 requires the development to contain a minimum of 25% for open space. The applicant has proposed 15.6 acres of open space which meets this requirement. In addition to providing open space, Sec. 22-7-12 requires a residential planned community with 101 or more residential units to have a minimum of eight acres of active recreation, and the applicant is required to provide three active recreation facilities from Group A and B below, and one facility from Group C below, 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 court, active playground with equipment.
- Group C: Community Center/Clubhouse/ Fitness Center, Indoor Swimming Pool, Athletic fields for private unorganized activities (Baseball, football/soccer) – minimum 2 acres

The development will contain a combination of public and private roads. The residential sections will be served by public roads while the commercial section may contain a private road. Public roads will be required to be designed and constructed to VDOT standards. All private roads and shared parking areas will be governed and maintained by a homeowners association which will be required with the final master plan. With regard to traffic external to the development, VDOT has requested the applicant to provide an additional analysis of the entire proposed development to ensure that the roundabout and the entrances are adequate for the additional traffic generated by the proposed residential development, since a previous traffic study conducted in 2016 did not include Colonial Circle. Traffic data from 2017 indicates Route 53 from the Albemarle County line to Ruritan Lake Road (State Route 660) had an average daily traffic volume of 7000 vehicles, while Lake Monticello Road from Route 53 to South Boston Road (State Route 600) had an average daily traffic volume of 3100 vehicles.

Sec. 22-7-4 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. The applicant has indicated sewage disposal is proposed on property the applicant owns directly across Route 53.

If the rezoning and special use permit requests are approved, this development will then be subject to County site plan and subdivision review processes prior to the commencement of any site improvements or construction.

(Attachment G)

## **Comprehensive Plan:**

### **Land Use Chapter:**

The Comprehensive Plan designates this property as within the Rivanna Community Planning Area. 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.”* Several priorities from previous studies for this area include:

- *To increase traffic safety and improve flow at key intersections.*
- *To enhance existing commercial centers in appearance, design, and available services, focusing on “village center” concepts.*
- *To provide housing choices for a variety of age groups and income levels, appropriate to the area.*
- *To preserve the rural character of the surrounding area and protect natural resources.*

The Rivanna Community Planning Area is the most developed planning area in the county and contains a mixture of residential and commercial uses to serve the population. A variety of retail, food service and professional service oriented businesses are located in and around the Rivanna CPA.

### **Economic Development Chapter:**

According to this chapter, *“the primary infrastructure service areas will be the Zion Crossroads, Lake Monticello, and Fork Union community planning areas”.*

## **Conclusion:**

When reviewing this rezoning application, the Planning Commission should take into consideration any potential adverse impacts that the development may have on the Lake Monticello area. Traffic will be an important consideration since the Rivanna CPA is the most populated planning area in the county. This project appears to meet the intent of the R-3 district’s design criteria and aspects by incorporating a variety of land uses and densities.

The subject property is located within a designated growth area but also *“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 the proposed development is well planned within the context of the surrounding community.”*

## **Suggested Motion:**

I move that the Planning Commission recommend approval/denial/deferral of ZMP 18:01, a request to amend the Fluvanna County Zoning Map with respect to 61.95 acres of Tax Map 8, Section A, Parcel A14A, to rezone the same from A-1 Agricultural, General and B-1 Business, General to R-3, Residential Planned Community.

**Attachments:**

- A – Application, narrative and APO letter
- B – Aerial vicinity map
- C – Existing zoning map
- D – ZMP 15:02 approval letter
- E – Neighborhood Meeting sign-in sheet and comments
- F – TRC letter
- G – Proposed master plan
- H – Proposed ordinance
- I – Citizen correspondence

Copy: Steven L. and Codie C. Peters, Owner/Applicant – [auburnhillfarm@earthlink.net](mailto:auburnhillfarm@earthlink.net)  
Shimp Engineering, Representative – [justin@shimp-engineering.com](mailto:justin@shimp-engineering.com) and [kelsey@shimp-engineering.com](mailto:kelsey@shimp-engineering.com)  
File



COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA  
Application for Rezoning

Owner of Record: Steven L. & Codie C. PetersApplicant of Record: Steven PetersAddress: 2390 Auburn Hill Farm Charlottesville, Va 22902Address: same as owner

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

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

Email: auburnhillfarm@earthlink.netEmail: same as ownerRepresentative: Shimp EngineeringAddress: 912 E. High St. Charlottesville, Va 22902Phone: (434)227-5140

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

Email: justin@shimp-engineering.com, kelsey@shimp-engineering.com

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

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

Tax Map and Parcel(s) 8-A-A14AAcreage 61.95 Current Zoning A-1Is parcel in Land Use Valuation Program? ☐ No ☒ YesLocation of Parcel: intersection of Rt 53 and Rt 618

Deed Book and Page: \_\_\_\_\_

If any Deed Restrictions, please attach a copy

Requested Zoning R-3 Proposed Use of Property mixed use development with variety of housing types and various commercial uses**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: 12/5/2018 Signature of Owner/Applicant: [Signature]Subscribed and sworn to before me this 5 day of December, 20 18 Register # 7776374My commission expires: 3/31/2022 Notary Public: [Signature] Nicole M. Scro**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: 12-6-18 Pre-Application Meeting: \_\_\_\_\_ PH Sign Deposit Received: 12-6-18 Application #: ZMP 18-01\$1,000 fee paid: ✓ #2776 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: PalmyraPlanning Area: Rivanna CPA**Public Hearings****Planning Commission****Board of Supervisors**

Advertisement Dates: \_\_\_\_\_

Advertisement Dates: \_\_\_\_\_

APO Notification: \_\_\_\_\_

APO Notification: \_\_\_\_\_

Date of Hearing: \_\_\_\_\_

Date of Hearing: \_\_\_\_\_

Decision: \_\_\_\_\_

Decision: \_\_\_\_\_





COMMONWEALTH OF VIRGINIA  
**COUNTY OF FLUVANNA**  
**Public Hearing Sign Deposit**

Name: Steven Peters  
 Address: 2390 Auburn Hill Farm  
 City: Charlottesville  
 State: VA Zip Code: 22902

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] 30 Nov 2018  
 Applicant Signature Date

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

Office Use Only	
Application #: BZA _____ : CPA _____ : SUP _____ : ZMP <u>18</u> : 01 ZTA _____ :	
\$90 deposit paid per sign*: <u>✓ #2776 \$90</u>	Approximate date to be returned:



**Commonwealth of Virginia**  
**County of Fluvanna**  
**Rezoning Application Checklist**

The following information shall be submitted with the application and is to be provided by the applicant for the processing of the application:

<b>Applicant must supply</b>	<b>Staff Checklist</b>
Completed Rezoning Application signed by the current owner(s) or lessee or written confirmation from the current owner or lessee granting the right to submit the application	
<ul style="list-style-type: none"> <li>• Statement on proposed use of property and reason for rezoning</li> <li>• Ten (10) copies of plats showing existing and proposed improvements (if applicable)</li> <li>• Deed restrictions (if applicable)</li> <li>• Copy of the Tax Map showing the site (preferred)</li> <li>• General Location Map (preferred)</li> </ul>	
Supporting photographs are not required, but suggested for evidence	

*All maps and plans submitted are to be either 8.5"x 11" or 11"x 17". One original of any size may be for staff use at the public hearing.*

<b>Staff Only</b>	<b>Staff Checklist</b>
Preliminary review by planning staff for completeness and content:	
<ul style="list-style-type: none"> <li>• Technical Review Committee review and comment</li> <li>• Determine all adjacent property owners</li> <li>• Placed as a Public Hearing on the next available agenda of the Planning Commission.</li> </ul>	
Notification of the scheduled Public Hearing to the following:	
<ul style="list-style-type: none"> <li>• Applicant</li> <li>• All adjacent property owners</li> <li>• Local Newspaper advertisement</li> </ul>	
Staff Report to include, but not be limited to:	
<ul style="list-style-type: none"> <li>• General information regarding the application</li> <li>• Any information concerning utilities or transportation</li> <li>• Consistency with good planning practices</li> <li>• Consistency with the comprehensive plan</li> <li>• Consistency with adjacent land use</li> <li>• Any detriments to the health, safety and welfare of the community.</li> </ul>	

**For Applicant**

The Rezoning Application fee is made payable to the **County of Fluvanna**.

**Meetings for the processing of the application**

Applications must be submitted by the first working day of the month to have the process start that month. Applications received after the first working day will have the process start the following month.

**Process:**

1. Placed on next available Technical Review Committee Agenda.
2. Placed as a Public Hearing on the next available agenda of the Planning Commission the following month. Staff Report and Planning Commission recommendation forwarded to the Board.
3. Placed as a Public Hearing on the next available agenda of the Board of Supervisors (usually the same month as the Planning Commission).

**Applicant or a representative must appear at the scheduled hearings.**

The Technical Review Committee provides a professional critique of the application and plans. The Planning Commission may recommend to the Board of Supervisors: approval; approval subject to resubmittal or correction; or denial of the special use permit.

**Board Actions**

After considering all relevant information from the applicant and the public, the Board will deliberate on points addressed in the Staff Report.

The Board may approve; deny; or defer the request pending further consideration; or remand the case back to the Planning Commission for further consideration.

With **approval**, the development may proceed.

If **denied**, an appeal to the Courts may be prescribed by law

*No similar request for a Rezoning for the same use at the same site may be made within one year after the denial.*

# SHIMP

## ENGINEERING



PROJECT MANAGEMENT  
CIVIL ENGINEERING  
LAND PLANNING

**TMP: 8-A-A14A**  
**Colonial Circle R-3 Zoning Request**  
**and Special Use Permit for up to 10 DUA**  
**Project Narrative**  
**December 3, 2018**

### Project Proposal:

This proposal is to rezone 61.95 acres from A-1 (40.45 acres) and B-1 (21.5 acres) to R-3 with a special use permit for density of up to 10 Dwelling Units Per Acre. The site is located on the northeast corner of the intersection of S.R. 53 (Thomas Jefferson Parkway) and S.R. 618 (Lake Monticello Road). A roundabout is proposed by VDOT to replace the existing T-intersection adjacent to this site and this proposal assumes (as did the previous 21.5 acre commercial rezoning for this site) a completed roundabout by VDOT. Proposed phasing of the site includes the construction of the roundabout by VDOT.

#### Property Description/ Existing Conditions:

Tax Map 8-A-A14A  
61.95 acres  
Vacant  
2-10% existing slopes  
85-90% 1-2 year "scrub growth" (the site was recently logged)  
A-1 (40.45 acres) and B-1 (21.5 acres) zoning  
Existing wetlands have not been located on the site

#### Proposed Use:

R-3 Application Plan with a maximum development of:  
81,000 square feet commercial  
40 Single Family Detached Dwelling Units  
128 Single Family Detached + Townhome  
250 Townhomes + Multi-Family Units  
Walkable neighborhood design components  
Landscape Buffers along Lake Monticello Road and Th. Jefferson Pkwy  
6.9 Dwelling Units Per Acre (density calculated using 60.7 acres as property total, assuming 1.25 acres is dedicated to VDOT for ROW dedication)

Received  
DEC 03 2018  
Fluvanna County

**Surrounding Uses / List of Adjoiners:**

TAX MAP	PARCEL	OWNER	ZONING	LAND USE
8-((A))	15	Shifflett, Roy Lee & Crystal L.	A-1	Residential
8-((A))	4A	Harlow, Wayne H.	A-1	Residential
8-((A))	5A	Shifflett, Roy & Crystal Et Al	A-1	Agricultural
8-((A))	23	Marks, Edward	A-1	Agricultural
8-((A))	13	Shifflett, Roy & Crystal Et Al	A-1	Agricultural
8-(9)	5	Bland, George B. & Jo Ann	A-1	Residential
8-((A))	22B	Lake Monticello Owners Association	R-4	Campground
8-((A))	21	Effort Baptist Church	A-1	Church
8-((A))	A14	Peters, Steven L. & Codie C.	A-1	Agricultural (Easement)
8-((A))	A14A	Heinberg, Benjamin A. & Elizabeth B.	A-1	Agricultural (Easement)
8-((A))	11	Spradlin, Lindsay L. & Wife	A-1	Residential

**Consistency with Comprehensive Plan:**

Figure LU-13 on page 50 of the comprehensive plan designates this site as Neighborhood Mixed-Use (8-10 dwelling units per acre) while Figure LU-14 on page 51 designates this site as Neighborhood Residential with a proposed density of 4-8 dwelling units per acre. This site contains an approved 21.5 acre regional use (shopping center) and the Rivanna Community Plan recommends "clustering development around existing centers to preserve rural areas".

This zoning will achieve all four priorities (page 52), identified by Lake Monticello residents, for improving quality of life for residents inside and outside of Lake Monticello:

- To increase traffic safety and improve flow at key intersections.
- To enhance existing commercial centers in appearance, design, and available services focusing on "village center" concepts.
- To provide housing choices for a variety of age groups and income levels, appropriate to the area.
- To preserve the rural character of the surrounding area and protect natural resources..

Received  
DEC 03 2020  
Fluvanna County



Shimp Engineering  
912 E. High St.  
Charlottesville, VA 22902

December 3, 2018

Mr. Brad Robinson  
Fluvanna County Planning and Zoning  
132 Main Street  
P.O. Box 540  
Palmyra, VA 22963

**RE: Rezoning 2018-\_\_\_\_\_ Transmittal Letter, and Special Use Permit for Density of up to 10 DUA  
TMP 8-A-A14A**

Dear Mr. Robinson,

Please find ten (10) copies of the application plan and a project narrative included in this submittal for the Colonial Circle Rezoning and Special Use Permit Request for up to ten (10) Dwelling Units Per Acre. Sheet C8 "Consistency with the Comprehensive Plan" is included in the application plan and additionally is included as a separate 11x17 exhibit to show the planning maps in color. The Special Use Permit application requires a sketch plan on letter or tabloid size paper, however, due to the size of the property and the scale of the development, the project design is difficult to discern on smaller sized plots. Full-size plots have been provided to meet this requirement. Please let me know if you still would like smaller copies to conduct your review.

Please find hard copies of required application documents included in this submittal. Additionally, an "intent to serve" letter has been provided from Aqua Virginia. Aqua most recently reviewed the plan when it showed a maximum of 400 dwelling units; the plan has been updated to show a maximum of 418 dwelling units. We will work to get an updated letter from Aqua to address this change. It is our understanding a Special Use Permit will be required for major utilities. A special use permit will be submitted to accommodate a sewer to service the site and we will submit an application for this special use permit in the future. If you require any additional information to complete your review of the rezoning and special use permit request, please let me know at your earliest convenience. I look forward to working with you throughout this process.

Respectfully,

Kelsey Schlein

Received

DEC 03 2018

Fluvanna County



October 27, 2018

By Electronic Delivery:

Kelsey Schlein, Shimp Engineering, P.C.  
Colonial Circle R-3 Layout  
201 E. Main Street, Ste M  
Charlottesville, Virginia 22902  
[kelsey@shimp-engineering.com](mailto:kelsey@shimp-engineering.com)

**Re: Proposal Colonial Circle R-3 Layout, Fluvanna County, Virginia**

Dear Ms. Schlein;

Aqua Virginia ("Aqua") has reviewed the Residential Planned Community (R-3) Master Plan for Colonial Circle dated November 25, 2018, with a proposed 400 residential units and 81,000 SF of commercial space, located adjacent to the Lake Monticello utility service area. The developer has contacted Aqua with a request to provide water and wastewater utility service. Aqua has interest in doing so provided that the terms and conditions for such an agreement, including capacity, flows, monetary terms and other key terms, are negotiated into a final agreement and all required governmental approvals and permits are obtained.

Aqua Virginia, Inc., is a regulated Virginia public service corporation that is a wholly-owned subsidiary of Aqua America, Inc., a publicly-traded company whose shares are listed on the New York Stock Exchange under the ticker symbol "WTR". Aqua is one of the nation's largest investor owned water and wastewater utilities, founded in 1886, now serving more than three million people in eight states. Aqua has a market capitalization over \$6 billion. In Virginia, Aqua serves 173 communities and delivers services to over 80,000 residents. Aqua has a distinguished record and leads the industry in operating efficiency. We continuously invest using scale and experience to provide the most cost-effective utility services possible. Aqua and our utility rates are regulated by the Virginia State Corporation Commission (the "SCC"), the Virginia Department of Health (the "VDH"), and the Virginia Department of Environmental Quality (the "DEQ").

Should you have any questions or need to reach me, please call 804.310.0398 or email [CLParkerIV@AquaAmerica.com](mailto:CLParkerIV@AquaAmerica.com).

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Clifton Parker".

Clifton L. Parker, IV, PE  
Director, Business Development  
Aqua Virginia, Inc.

Received  
DEC 0 9 2018  
Fluvanna County



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## COUNTY OF FLUVANNA

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

December 7, 2018

Justin Shimp, P.E.  
Shimp Engineering  
201 E. Main Street  
Charlottesville, VA 22902

Delivered via email to [justin@shimp-engineering.com](mailto:justin@shimp-engineering.com)

Dear Mr. Shimp:

Pursuant to Sec. 22-7-3 (b) of Article 7 of the Fluvanna County Zoning Ordinance, the rezoning application (ZMP 18:01) and the Special Use Permit application (SUP 18:05) for Colonial Circle are hereby deemed to be complete applications.

Planning staff is reviewing these applications, and will provide comments at the Technical Review Committee meeting that is scheduled for Thursday, December 13, 2018 at 10 a.m. in the Fluvanna County Administration Building Morris Room.

If you have any questions, do not hesitate to contact me at (434) 591-1910 or [jstewart@fluvannacounty.org](mailto:jstewart@fluvannacounty.org).

Sincerely,

Jason M. Stewart, AICP  
Director of Planning & Community Development

Copy: File

Kelsey Schlein, Shimp Engineering – [kelsey@shimp-engineering.com](mailto:kelsey@shimp-engineering.com)



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Fax (434) 591-1911  
[www.fluvannacounty.org](http://www.fluvannacounty.org)

### MEMORANDUM

**Date:** January 28, 2019  
**From:** Valencia Porter  
**To:** Jason Stewart  
**Subject:** Planning Commission Meeting

---

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the February 12, 2019 Planning Commission Meeting.



## COUNTY OF FLUVANNA

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ATTACHMENT A

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

### NOTICE OF PUBLIC HEARING

January 28, 2019

«Name»  
«Address»  
«City\_State» «ZIP»  
TMP#«TMP»

**Re: Public Hearing on ZMP 18:01 & SUP 18:05**

Dear «Name»:

This letter is to notify you that the Fluvanna County Planning Commission will hold a public hearing on the above referenced items as noted below:

<b>Purpose:</b>	<b>Planning Commission Public Hearing</b>
<b>Day/Date:</b>	<b>Tuesday, February 12, 2019</b>
<b>Time:</b>	<b>7:00 PM</b>
<b>Location:</b>	<b>Fluvanna County Circuit Court Room, Palmyra, VA</b>

The applicant or applicant's representative will be present at the Planning Commission meeting for the rezoning and special use permit requests that are described as follows:

**ZMP 18:01 Steven L. & Codie C. Peters / Colonial Circle** – A request to rezone, from A-1 Agricultural, General and B-1 Business, General to R-3, Residential Planned Community, 61.95 acres of Tax Map 8, Section A, Parcel A14A. The property is located on the northeast corner of the intersection of Thomas Jefferson Parkway (Route 53) and Lake Monticello Road (State Route 618). The property is within the Rivanna Community Planning Area and the Palmyra Election District.

**SUP 18:05 Steven L. & Codie C. Peters / Colonial Circle Density** – A request to increase density above 2.9 dwelling units per acre with respect to 61.95 acres of Tax Map 8, Section A, Parcel A14A. The property is located on the northeast corner of the intersection of Thomas Jefferson Parkway (Route 53) and Lake Monticello Road (State Route 618). The property is within the Rivanna Community Planning Area and the Palmyra Election District.

You are welcome to attend the Public hearing and you will have an opportunity to comment, if desired. The tentative agenda and staff report for this action is available for public review on the County website at <http://fluvannacounty.org/meetings>. You can also view the report in the Fluvanna County Planning and Zoning Department during working hours (8:00 am – 5:00 pm, Monday through Friday).

If you have any questions regarding this rezoning or special use permit application or the Public Hearing, please contact me at 434-591-1910.

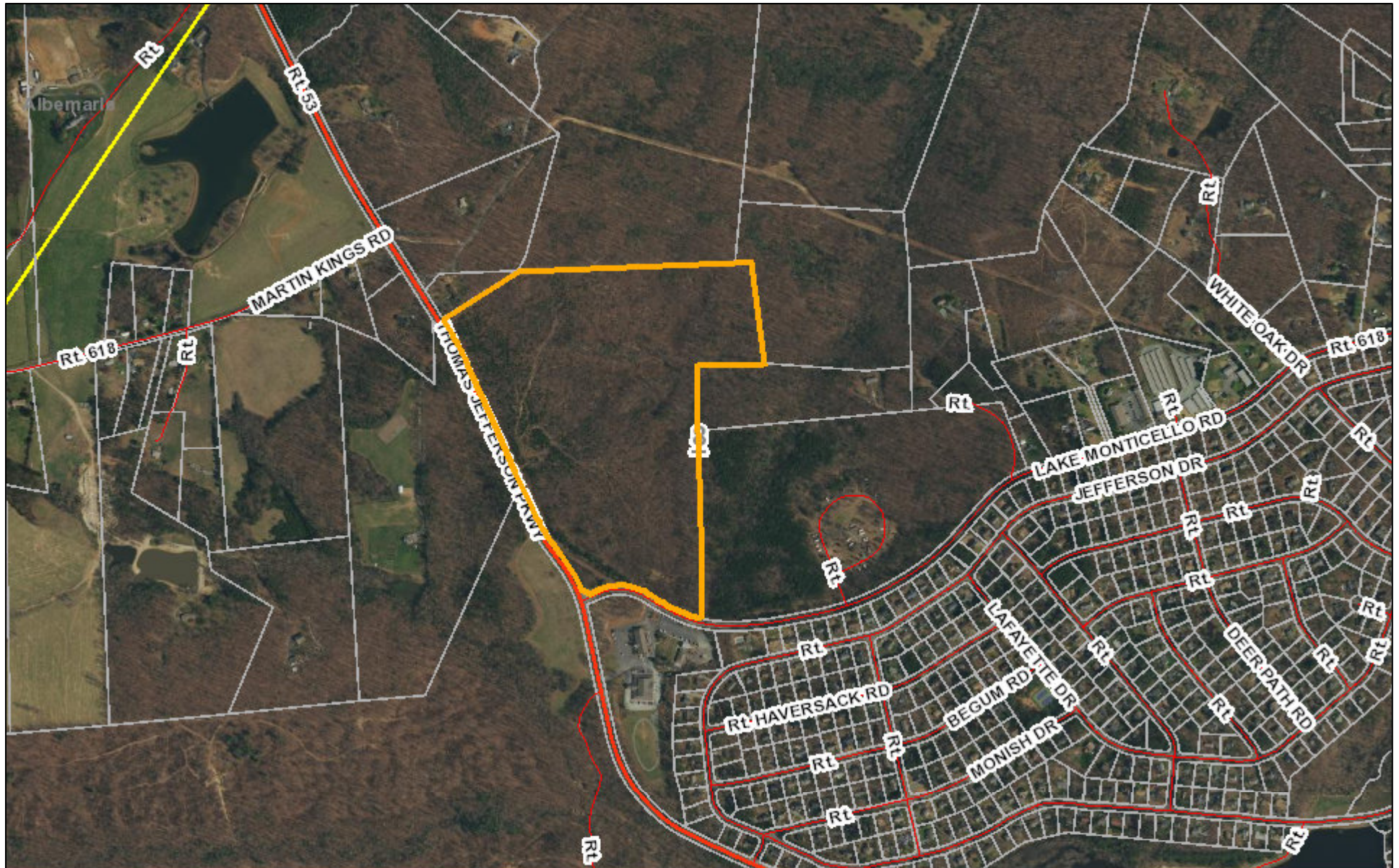
Sincerely,

A handwritten signature in black ink that reads "Jason Stewart". The signature is written in a cursive style with a large, stylized "J" and "S".

Jason Stewart  
Planning and Zoning Administrator

## ADJACENT PROPERTY OWNERS ZMP 18:01 & SUP 18:05

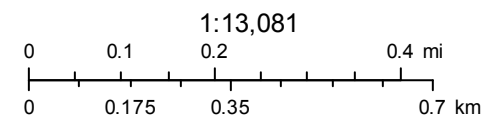
[illegible]



February 7, 2019

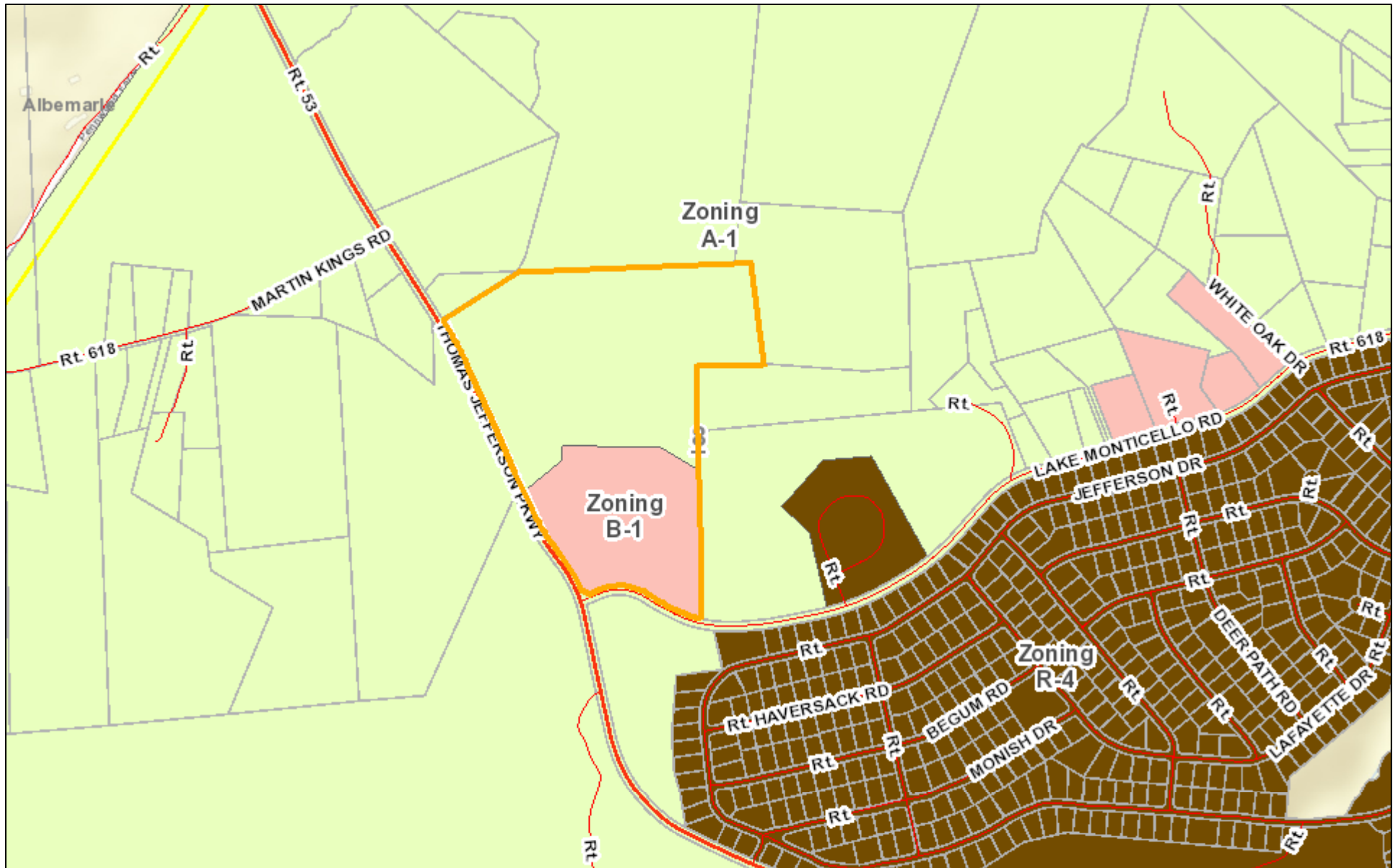
### Roads

<span style="color: red;">—</span> Secondary	<span style="color: black;">●</span> Place Names	<span style="border: 1px solid black;"> </span> Tax Map Grid
<span style="color: blue;">—</span> Interstate	<span style="color: green;">—</span> Town Boundary	<span style="border: 2px solid yellow;"> </span> County Boundary
<span style="color: red;">—</span> Primary	<span style="border: 1px solid gray;"> </span> Parcels	<span style="border: 1px solid gray;"> </span> Surrounding Counties
	<span style="color: green;">—</span> Railroads	



Virginia Geographic Information Network (VGIN)  
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

# Fluvanna County, VA WebGIS Parcels - PIN: 8 A A14A

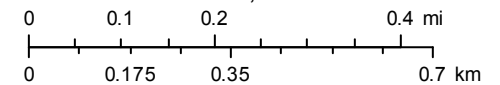


February 7, 2019

## Roads

<span style="color: red;">—</span> Secondary	<span style="color: black;">●</span> Place Names	<span style="border: 1px solid black;"> </span> Tax Map Grid
<span style="color: blue;">—</span> Interstate	<span style="color: green;">---</span> Town Boundary	<span style="border: 2px solid yellow;"> </span> County Boundary
<span style="color: red;">—</span> Primary	<span style="border: 1px solid gray;"> </span> Parcels	<span style="border: 1px solid gray;"> </span> Surrounding Counties
	<span style="color: green;">+</span> Railroads	

1:13,081



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),



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## COUNTY OF FLUVANNA

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

October 22, 2015

Steven L. Peters  
2390 Auburn Hill Farm  
Charlottesville, VA 22902

**Re: ZMP 15:02 – Rezoning from A-1 to B-1  
a portion of Tax Map 8-A-A14A**

Dear Mr. Peters:

Please accept this letter as notification of the action taken on October 21, 2015 by the Board of Supervisors with regard to the request referenced above. Your request to amend the Fluvanna County Zoning Map with respect to approximately 21.5 acres of Tax Map 8, Section A, Parcel A14A to rezone the same from A-1, Agricultural, General, to B-1, Business, General (conditional) was **approved (5-0)** by the Board of Supervisors.

We will return the \$90.00 public notice sign deposit fee.

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

Sincerely,

Steve Tugwell  
Senior Planner

Copy: File



# Neighborhood Meeting Sign-In Sheet

Meeting Date: January 16, 2019

Name	Address	City/State/Zip	Reason for Attending
Angie Cooke	41 Ashlawn Blvd. (LMDA)	Palmyra, VA 22963	Information/Questions
Ben Heinberg	8271 TJ Pkwy	Chville, VA 22902	~
Tom Braithwaite	48 Wilwood Dr	Palmyra VA 22963	Info
Crystal Shifflett	8268 Thomas Jeff Pkwy	Chville VA 22902	Info
Samantha Wilcox	8294 Thomas Jeff Pkwy	Chville VA 22902	Info
LINDSAY SPADLIN	8281 THOMAS JEFF. PKWY	CHVILLE VA 22902	INFO

**ZMP 18:01 Neighborhood Meeting Notes**

January 16, 2019, 4:30 p.m.

Morris Room, County Administration Building

Attendees: 9 (including staff)

Questions/Comments

- How many units are proposed?
- Are there any amenities?
- How many stories are the apartments?
- Are there any turning lanes along Route 618?
- What is the lot size of the single-family dwellings?
- Will something be put up along the property line behind the single family homes?
- Is an exit proposed near the driveway?
- Has anyone considered congestion along Route 53?
- There are accidents at the intersection of Martin Kings Road and Route 53
- How many parking spaces total are proposed?
- Where is water going to come from for this development?
- Adding something like this adds an issue for residents of Lake Monticello
- Where is the entrance along Route 53 in relation to driveways across the road?
- What is the price point of proposed housing?
- How much square footage of retail is proposed?
- Is the retail portion under a height limit?
- Has VDOT commented on this proposal?
- Concerned about detention ponds
- Concerned about traffic and water tables
- Concerned about safety




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[www.fluvannacounty.org](http://www.fluvannacounty.org)

December 14, 2018

Justin Shimp, P.E.  
Shimp Engineering  
201 E. Main Street  
Charlottesville, VA 22902

Delivered via email to [justin@shimp-engineering.com](mailto:justin@shimp-engineering.com)

**Re: ZMP 18:01 and SUP 18:05 – Colonial Circle**

**Tax Map:** 8, Section A, Parcel A14A

Dear Mr. Shimp:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, December 13, 2018:

1. Planning staff asked about the price of the housing and what type of commercial uses are proposed. Some desirable uses are allowed by right while others may require approval of a special use permit in the future.
2. Building Inspections did not have any comments.
3. Chamber of Commerce did not have any comments.
4. Department of Forestry did not have any comments.
5. Erosion and Sediment Control noted the absence of adequate receiving natural channels on or adjacent to the site. The applicant stated an intent to use the VA DEQ "energy balance equation" to reduce post development discharges to a level that does not require proof of adequate receiving channels.
6. Fire Chief had the following questions or comments (applicant responses italicized):
  - Would like for the distance between fire hydrants to be 800 feet or less.
  - What will the width of the streets would be? (*Between 20 and 25 feet, and alleys would be less than 20 feet.*) Will there be parking on the alleys? (*Yes.*) At least 18 feet width is needed for a ladder truck.
  - Will the roads within the development be public or private? (*There will be a mixture of both public and private roads.*)
  - Fire Chief stated he would prefer not to have hammerheads as the terminus for streets, and that his comments also reflect the Virginia Department of Forestry and the Lake Monticello Volunteer Fire Department.

7. Health Dept. has not provided any comments at the date of this letter.
8. Sheriff's Office did not have any comments.
9. VDOT stated that the project will need to be coordinated with the roundabout construction. Official comments have not been provided at the date of this letter.

The Planning Commission will discuss this item during their 6 p.m. work session on Tuesday, January 8, 2019. Your attendance is required at this meeting.

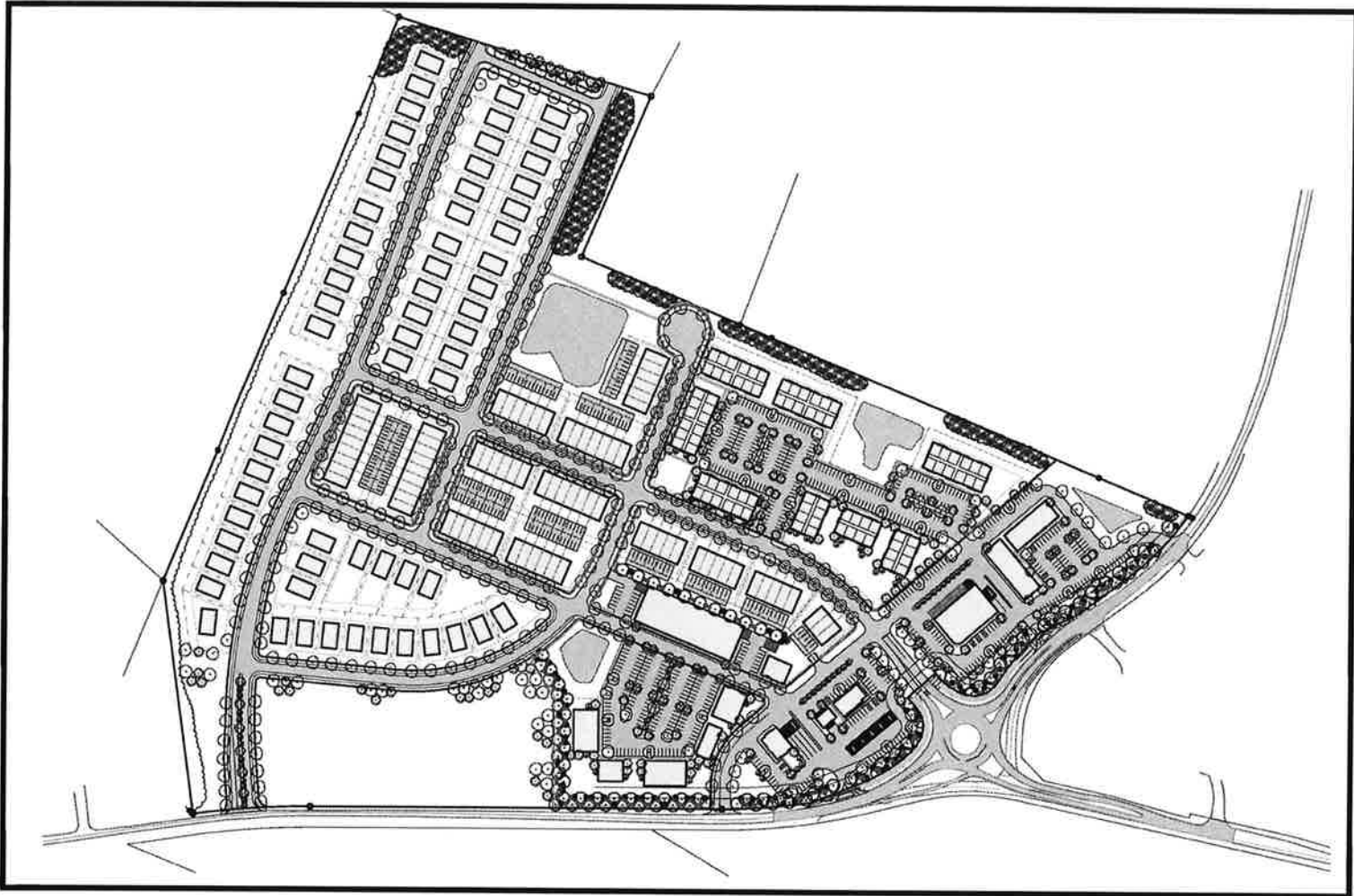
If you have any questions or need additional information, please contact me at 434-591-1910.

Sincerely,

Brad Robinson  
Senior Planner  
Dept. of Planning & Zoning

cc: File

# RESIDENTIAL PLANNED COMMUNITY (R-3) MASTER PLAN FOR COLONIAL CIRCLE



CONCEPTUAL DEVELOPMENT PLAN: THE SITE LAYOUT RENDERED ABOVE IS NOT PROFFERED WITH THIS ZMP APPLICATION

REZONING APPLICATION PLAN FOR:  
TAX MAP 8-((A)) PARCEL A14(A)  
CUNNINGHAM MAGISTERIAL DISTRICT  
FLUVANNA COUNTY, VIRGINIA  
APPLICATION DATE: December 3, 2018  
CURRENT REVISION DATE: January 3, 2019



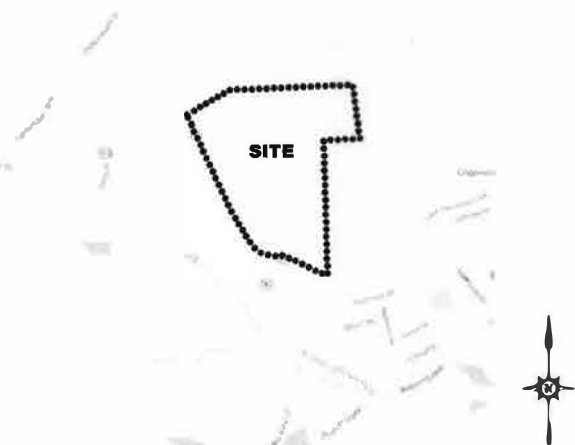
PROJECT MANAGEMENT  
CIVIL ENGINEERING  
LAND PLANNING

912 EAST HIGH STREET : CHARLOTTESVILLE, VA 22902 : (434) 227-5140

## SHEET INDEX

- C1 - COVER SHEET
- C2 - EXISTING BOUNDARY / ZONING CONDITIONS
- C3 - EXISTING CONDITIONS / DEMOLITION
- C4 - CONCEPTUAL PLAN OF DEVELOPMENT
- C5 - BLOCK GUIDELINES
- C6 - ENGINEERING GUIDELINES
- C7 - DESIGN GUIDELINES / DETAILS / SECTIONS
- C8 - CONSISTENCY WITH COMPREHENSIVE PLAN

VICINITY MAP: (created from Google Earth)

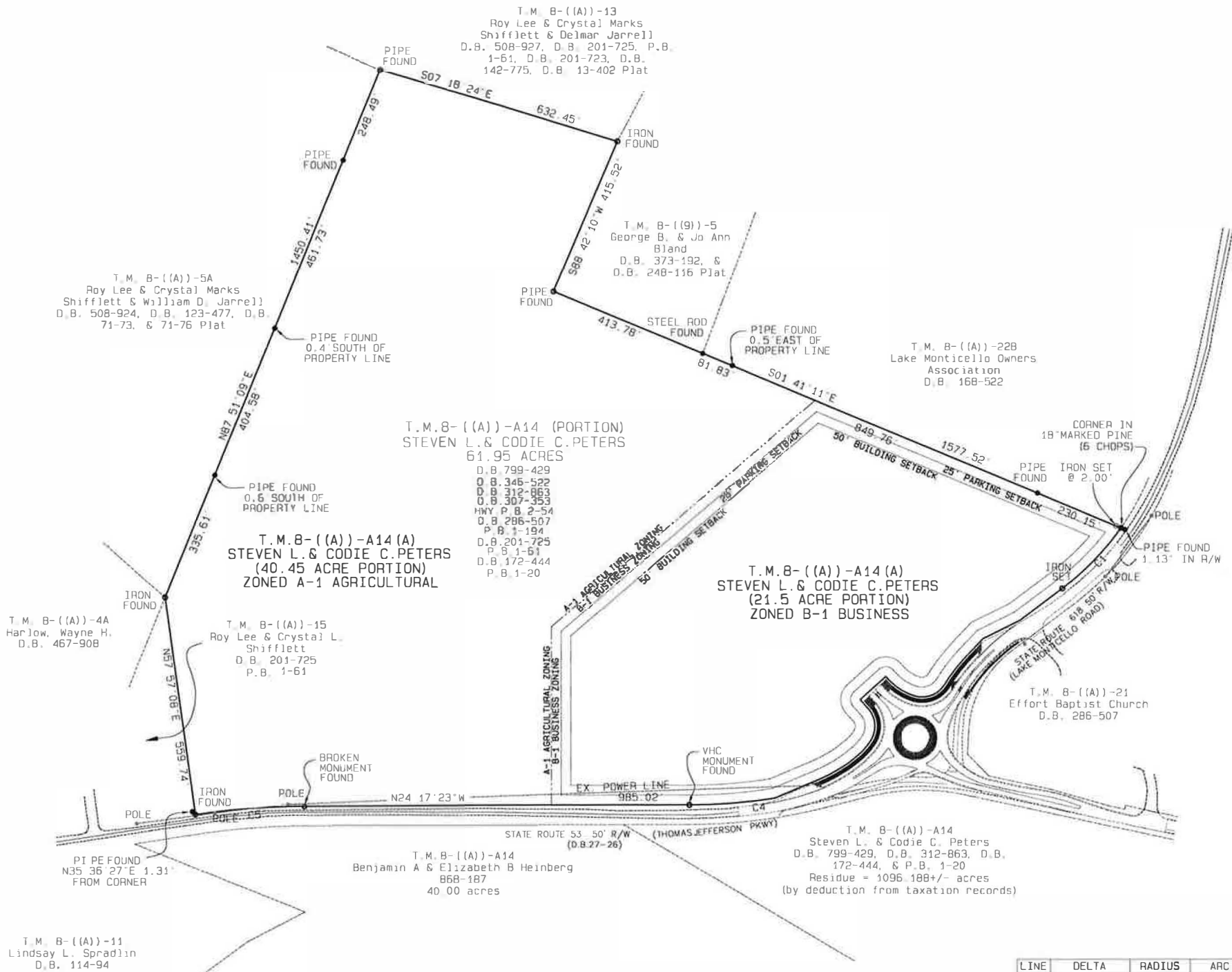


SCALE: 1" = 1,000'

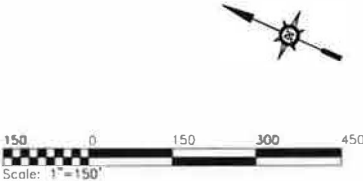
EXISTING CONDITIONS NOTES:

1. BOUNDARY SURVEY INFORMATION PROVIDED BY ROGER W. RAY & ASSOCIATES, CHARLOTTEVILLE VA.
2. TOPOGRAPHY (4 FT INTERVALS) PROVIDED BY FLUVANNA COUNTY GIS MAPPING.
3. ZMP 15-02, CREATING A 21.5 ACRE B-1 COMMERCIAL DISTRICT ON THE SITE, WAS APPROVED BY THE FLUVANNA COUNTY BOARD OF SUPERVISORS ON OCTOBER 21, 2015.
4. THE SITE LIES WITHIN THE RIVANNA COMMUNITY PLANNING AREA.
5. THIS PROPERTY LIES WITHIN THE WATER AND SEWER JURISDICTIONAL AREA FOR AQUA VIRGINIA, INC.
6. STEEP SLOPES, STREAMS, AND WETLANDS HAVE NOT BEEN IDENTIFIED ON THIS SITE.
7. IMPROVEMENTS SHOWN AT THE INTERSECTION OF S.R. 53 AND S.R. 618, IN CONJUNCTION WITH THIS APPLICATION PLAN, REFLECT PRELIMINARY CONSTRUCTION DRAWINGS AS PROVIDED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

ADJOINING PARCEL INFORMATION				
TAX MAP	PARCEL	OWNER	ZONING	LAND USE
8-((A))	15	Shifflett, Roy Lee & Crystal L.	A-1	Residential
8-((A))	4A	Harlow, Wayne H.	A-1	Residential
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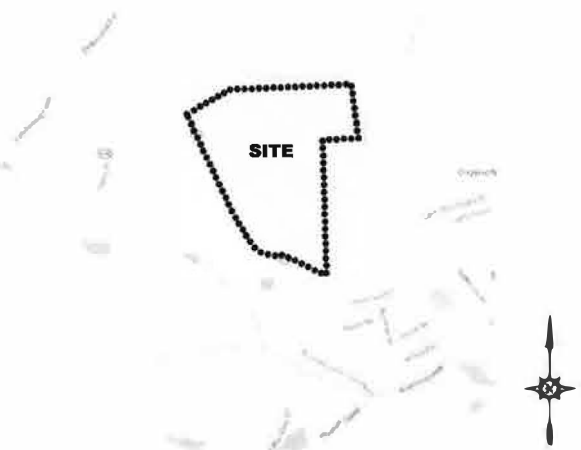
LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	18 04' 45"	685.28	216.23	109.02	215.34	N70 03' 04" W
C2	50 44' 24"	319.65	283.07	151.57	273.91	N86 22' 53" W
C3	15 44' 03"	598.00	164.22	82.63	163.70	N30 25' 21" W
C4	13 59' 59"	1407.50	343.91	172.82	343.06	N31 17' 23" W
C5	8 14' 28"	1934.86	278.30	139.39	278.06	N28 18' 45" W



EXISTING BOUNDARY / ZONING CONDITIONS

R-3 PRELIMINARY MASTER PLAN FOR:  
**COLONIAL CIRCLE**  
FLUVANNA COUNTY, VIRGINIA

VICINITY MAP: (created from Google Earth)

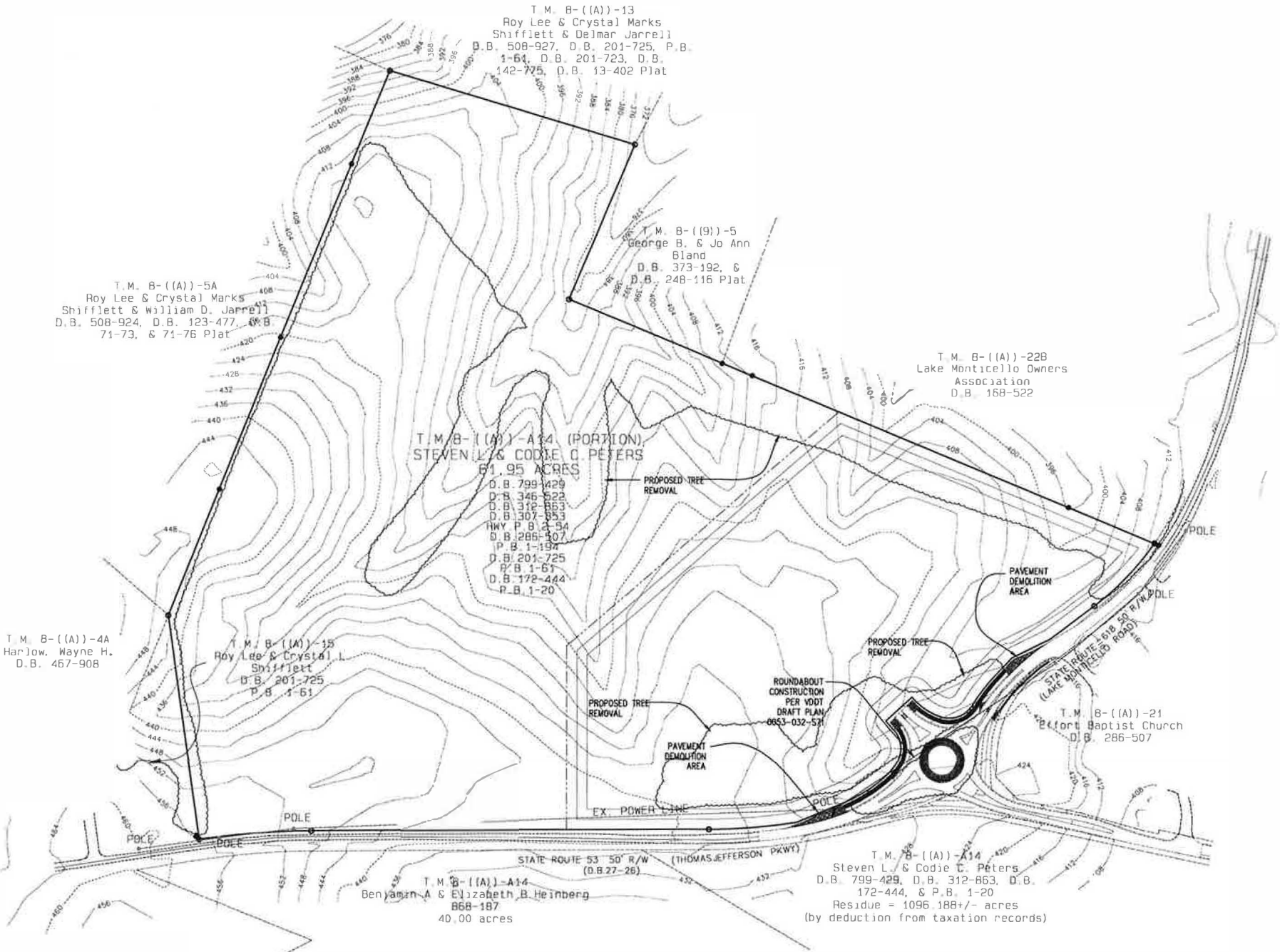


SCALE: 1" = 1,000'

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ADJOINING PARCEL INFORMATION				
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C2	50 44' 24"	319.65	283.07	151.57	273.91	N86 22' 53" W
C3	15 44' 03"	598.00	164.22	82.63	163.70	N30 25' 21" W
C4	13 59' 59"	1407.50	343.91	172.82	343.06	N31 17' 23" W
C5	8 14' 28"	1934.86	278.30	139.39	278.06	N28 18' 45" W



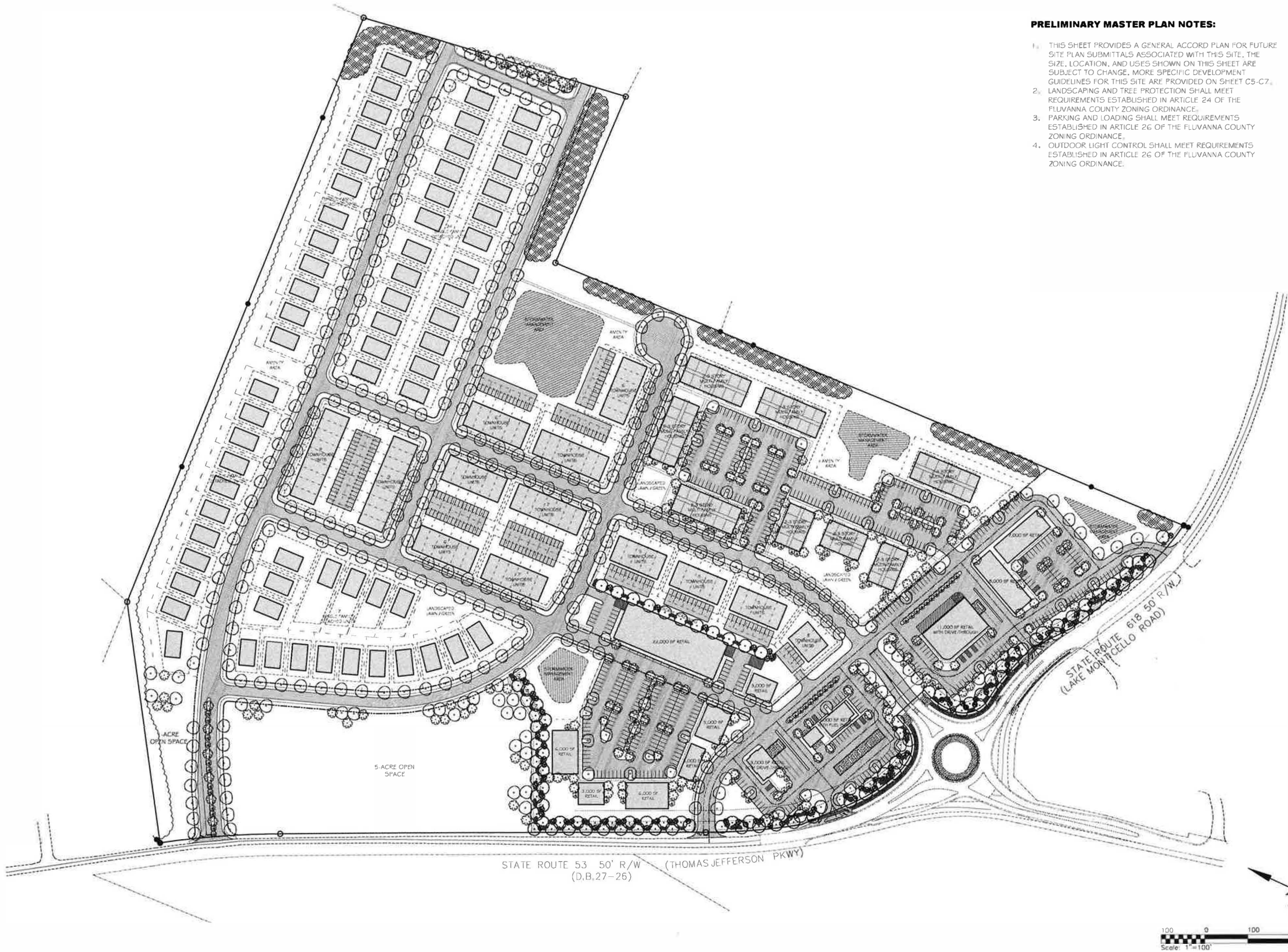
EXISTING CONDITIONS / DEMOLITION

Rev.	Date	Description

R-3 PRELIMINARY MASTER PLAN FOR:

COLONIAL CIRCLE  
FLUVANNA COUNTY, VIRGINIA

1. THIS SHEET PROVIDES A GENERAL ACCORD PLAN FOR FUTURE SITE PLAN SUBMITTALS ASSOCIATED WITH THIS SITE. THE SIZE, LOCATION, AND USES SHOWN ON THIS SHEET ARE SUBJECT TO CHANGE. MORE SPECIFIC DEVELOPMENT GUIDELINES FOR THIS SITE ARE PROVIDED ON SHEET C5-C7.
2. LANDSCAPING AND TREE PROTECTION SHALL MEET REQUIREMENTS ESTABLISHED IN ARTICLE 24 OF THE FLUVANNA COUNTY ZONING ORDINANCE.
3. PARKING AND LOADING SHALL MEET REQUIREMENTS ESTABLISHED IN ARTICLE 26 OF THE FLUVANNA COUNTY ZONING ORDINANCE.
4. OUTDOOR LIGHT CONTROL SHALL MEET REQUIREMENTS ESTABLISHED IN ARTICLE 26 OF THE FLUVANNA COUNTY ZONING ORDINANCE.



# CONCEPTUAL PLAN OF DEVELOPMENT

R-3 PRELIMINARY MASTER PLAN FOR:

**COLONIAL CIRCLE**  
FLUVANNA COUNTY, VIRGINIA

Date  
12/03/2018

Scale  
1" = 100'

Sheet No  
4 OF 8

File No  
15.011

MINIMUM SETBACKS			
BLOCK	FRONT	SIDE	REAR
A	N/A	N/A	N/A
B	20'	5'	20'
C (SFD)	20'	5'	15'
C (SFA)	12'	5'	15'
D	12'	5'	20'
E	50'	10'	20'

PROPOSED DEVELOPMENT KEY					
BLOCK	LAND USE	AREA (acres)	MAX. RESIDENTIAL DENSITY	MAX. COMMERCIAL DENSITY (square feet)	AREA (% total)
A	OPEN SPACE	15.6	0 UNITS	0	25.7
B	SFD and TFD	5.6	40 UNITS	0	9.2
C	SFD, TFD, SFA and THD	18.4	128 UNITS	0	30.3
D	SFA, THD, AND MFD	9.5	250 UNITS	0	15.7
E	COMMERCIAL	11.6	0 UNITS	81,000	19.1
TOTAL	MIXED-USE	60.7	418 UNITS	81,000	100.0

KEY: SINGLE-FAMILY DETACHED (SFD), TWO-FAMILY DWELLING (TFD), SINGLE-FAMILY ATTACHED (SFA), TOWNHOUSE DWELLING (THD), MULTI-FAMILY DWELLING (MFD)

PRELIMINARY MASTER PLAN NOTES:

- ACCESSORY DWELLINGS AND GROUP HOMES ARE ALSO PERMITTED IN EACH RESIDENTIAL BLOCK.
- MAXIMUM RESIDENTIAL DENSITY =  $418 \div 60.7 = 6.9$  DUA.
- MAXIMUM COMMERCIAL DENSITY = 81,000 SF.
- MAXIMUM COMMERCIAL FAR =  $81,000 \div 11.7$  ACRES = 0.16
- LANDSCAPING AND TREE PROTECTION SHALL MEET REQUIREMENTS ESTABLISHED IN ARTICLE 24 OF THE FLUVANNA COUNTY ZONING ORDINANCE.
- PARKING AND LOADING SHALL MEET REQUIREMENTS ESTABLISHED IN ARTICLE 26 OF THE FLUVANNA COUNTY ZONING ORDINANCE.
- OUTDOOR LIGHT CONTROL SHALL MEET REQUIREMENTS ESTABLISHED IN ARTICLE 26 OF THE FLUVANNA COUNTY ZONING ORDINANCE.
- RECREATION FACILITIES SHALL INCLUDE THE FOLLOWING:  
THREE ITEMS FROM SEC. 22-7-12 GROUP A,  
THREE ITEMS FROM SEC. 22-7-12 GROUP B, AND  
ONE ITEM FROM SEC. 22-7-12 GROUP C.
- POTENTIAL FUTURE COMMERCIAL USES, SUCH AS GAS STATION, CAR WASHES, LAUNDROMAT, RESTAURANT, AND GROCERY STORE ARE ANTICIPATED; HOWEVER, THESE USES WILL REQUIRE A SPECIAL USE PERMIT AT A FUTURE DATE.

POSSIBLE ACTIVE RECREATION AREA

BLOCK B

SCREENING BUFFER SHALL BE PROVIDED FOR ADJACENT A-I DISTRICT

SCREENING BUFFER SHALL BE PROVIDED FOR ADJACENT A-I DISTRICT

SCREENING BUFFER SHALL BE PROVIDED FOR ADJACENT A-I DISTRICT

BLOCK C

BLOCK D

BLOCK E

BLOCK A

STATE ROUTE 53 50' R/W (D.B.27-26)

(THOMAS JEFFERSON PKWY)

STATE ROUTE 618 50' R/W (LAKE MONTICELLO ROAD)

POSSIBLE ACTIVE RECREATION AREA

LANDSCAPING OF COMMERCIAL USES PER ARTICLE 24 OF THE FLUVANNA COUNTY ZONING ORDINANCE



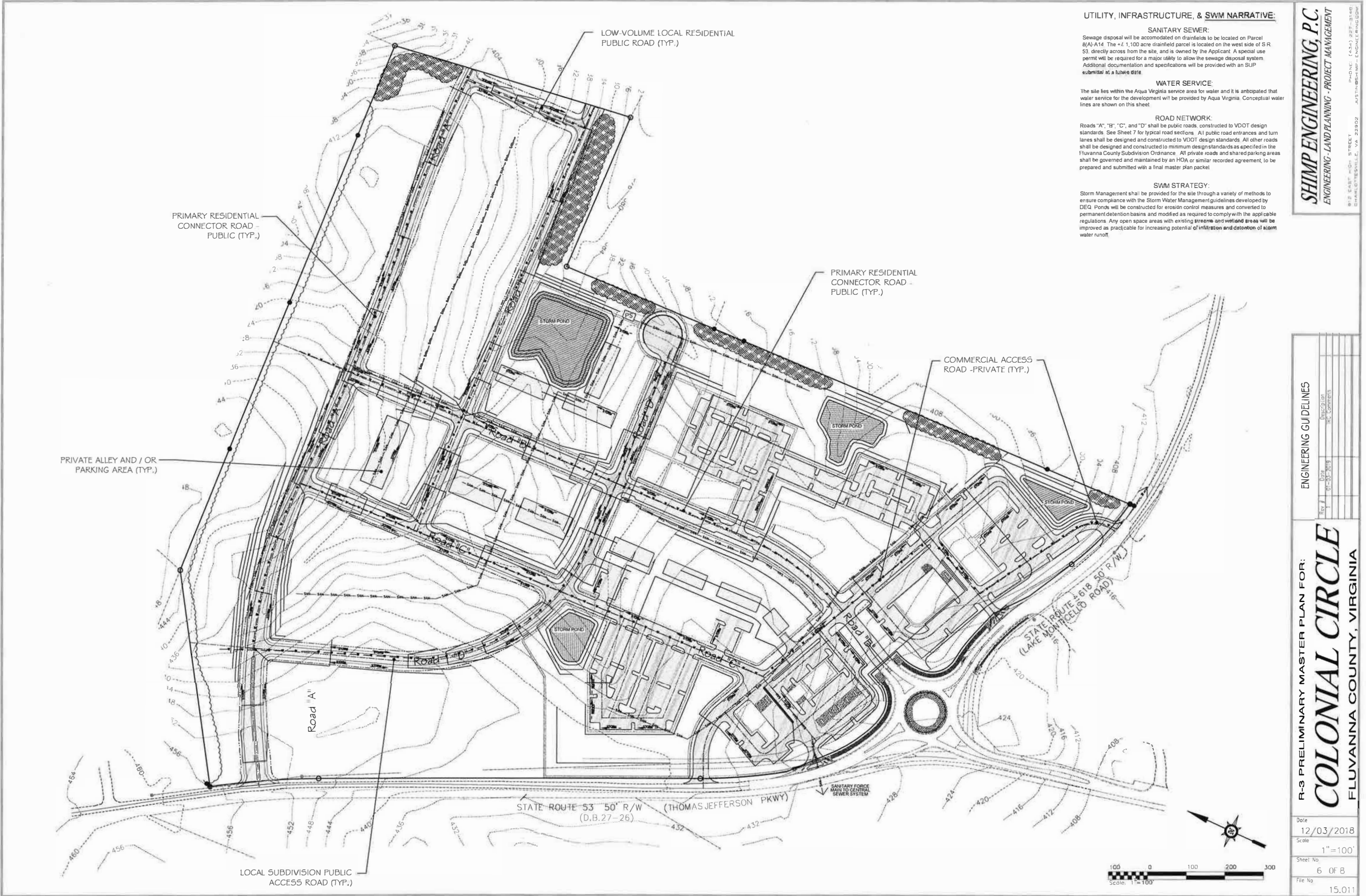
BLOCK GUIDELINES

R-3 PRELIMINARY MASTER PLAN FOR:  
**COLONIAL CIRCLE**  
FLUVANNA COUNTY, VIRGINIA

Date: 12/03/2018  
Scale: 1"=100'  
Sheet No: 5 OF 8  
File No: 15.011

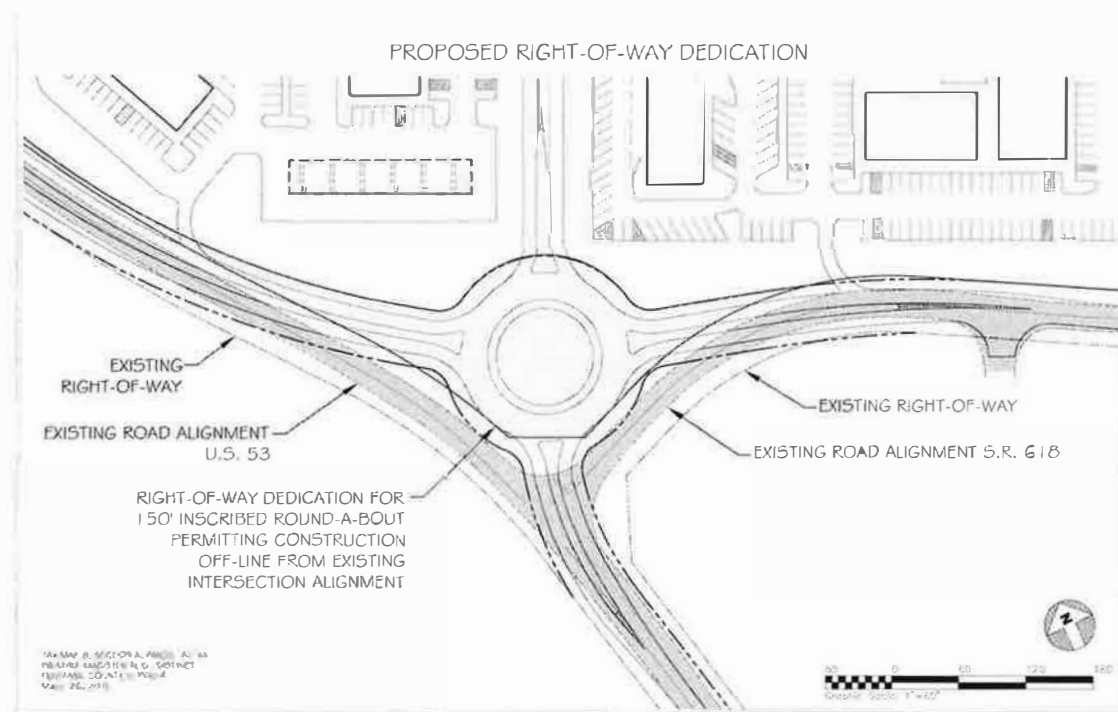
SHIMP ENGINEERING, P.C.  
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT

919 EAST HIGH STREET  
CHARLOTTEVILLE, VA 22902  
PHONE: (434) 227-5140  
JUS@SHIMPE.COM

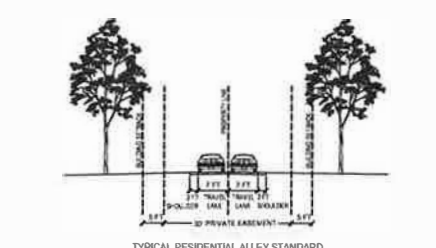
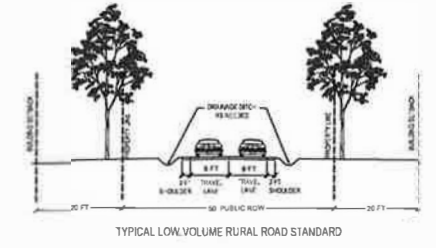
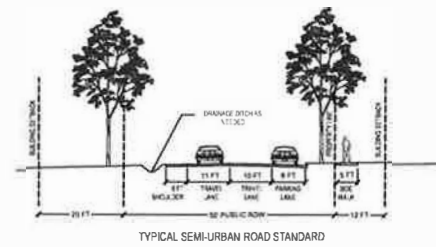
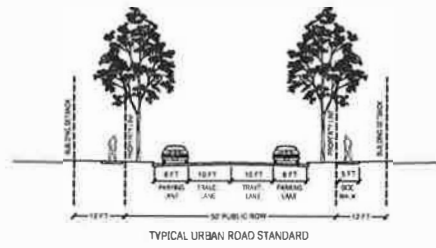
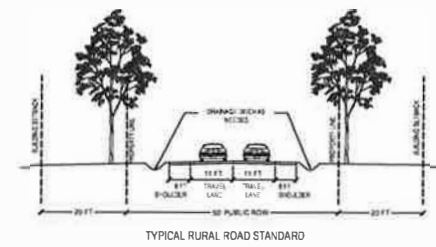




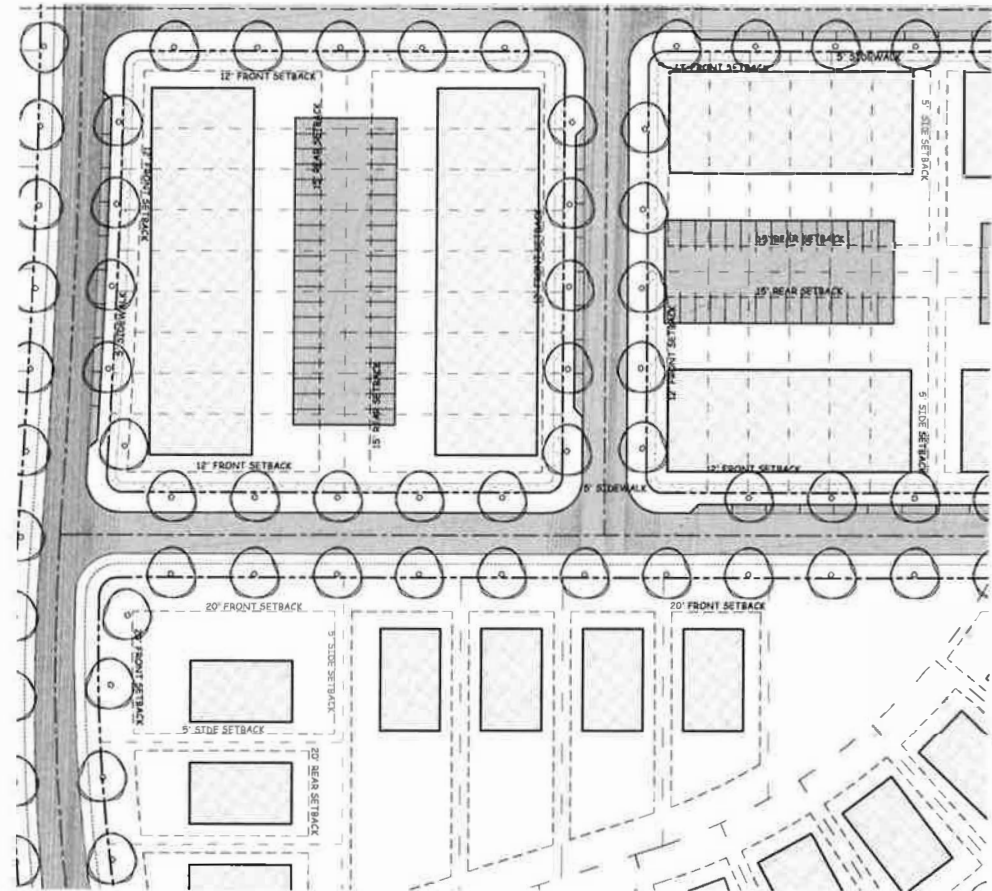
1 Previously approved sketch plan for commercial  
C6 SCALE: NTS



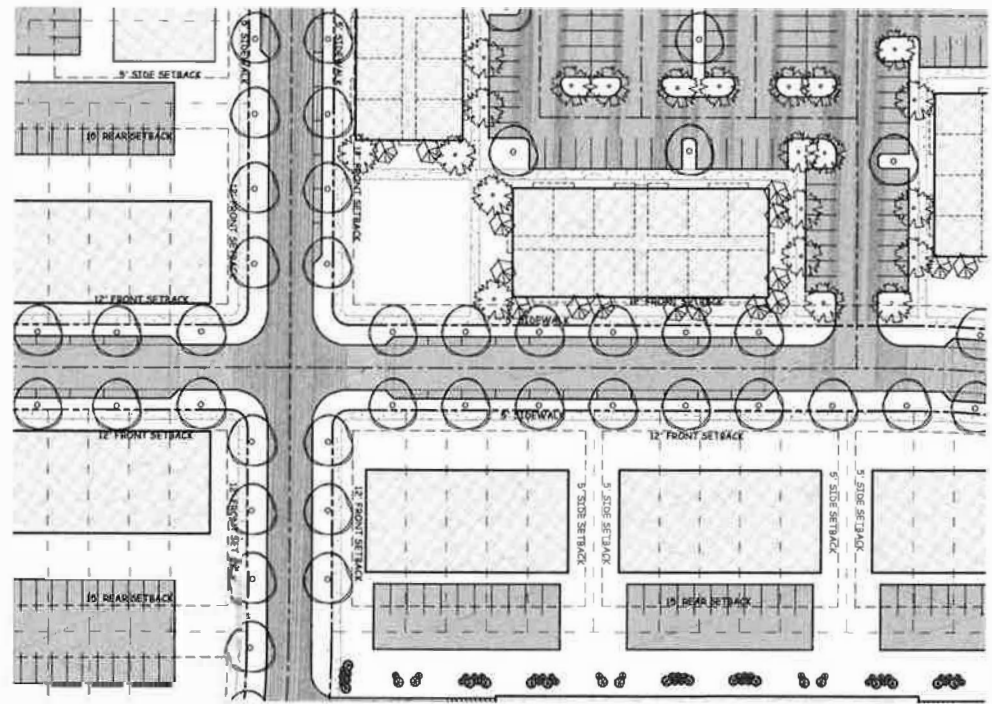
2 Roundabout Dedication Exhibit  
C6 SCALE: NTS



3 Development Road Standards  
C6 SCALE: 1" = 20'



4 Typical Unit Plot Plan: Blocks B & C  
C6 SCALE: 1" = 50'



5 Typical Unit Plot Plan: Blocks C & D  
C6 SCALE: 1" = 50'

Consistency with the Comprehensive Plan

Colonial Circle is located within the Rivanna Community Area. The site is designated as Neighborhood Mixed Use in Figure LU-13 from the adopted 2015 Comprehensive Plan. Per the Comprehensive Plan, Neighborhood Mixed Use areas are intended to provide a mixture of uses and residential dwelling types that serve a variety of incomes (Fluvanna County Comprehensive Plan §1). The development at Colonial Circle will serve as a necessary complement to the existing single family dwelling developments in and around Lake Monticello. The commercial uses will serve existing residents and the proposed dwellings will serve new residents to the County as well as existing residents of the County looking to remain a County resident but live in a different housing type such as a townhome. The development as proposed allows for single family dwellings, townhomes, and multi-family units. The mixture of housing types will allow for units within the development to be affordable to people of varying incomes, achieving the County's goal of creating mixed-income communities. The smaller units will appeal to young professionals commuting into Charlottesville, retirees looking to downsize, and one-parent families looking for affordable and low-maintenance housing options.

- Colonial Circle addresses the major priorities outlined in the summary of the Rivanna Community Plan. The priorities are as follows:
- to increase traffic safety and improve flow at key intersections
  - to enhance existing commercial centers in appearance, design, and available services, focusing on "village center" concepts
  - to provide housing choices for a variety of age groups and income levels, appropriate to the area
  - to preserve the rural character of the surrounding area and protect natural resources

The proposed Roundabout at the Intersection of Rt 53 and Lake Monticello will contribute to increased traffic safety and improved flow; additionally this traffic measure will help to mitigate traffic impacts from the proposed development. Colonial Circle is designed to feature a variety of housing choices, making the area appealing and accessible to multiple ages and income groups. A quarter of the development will be dedicated to open space; this space will directly service residents and visitors to Colonial Circle by making ample greenspace accessible. The project will be compliant by the surrounding rural character of the area outside of the Rivanna Community Planning Area. The property directly across Route 53 is under Conservation Easement ensuring the rural character around near the property will be preserved per the agreements recorded with the easement.



Figure LU-13, Neighborhood Mixed Use around Lake Monticello



Site within Rivanna Planning Area

CONSISTENCY WITH THE  
COMPREHENSIVE PLAN

R-3 PRELIMINARY MASTER PLAN FOR:  
**COLONIAL CIRCLE**  
FLUVANNA COUNTY, VIRGINIA

Date	12/03/2018
Scale	
Sheet No	8 OF 8
File No	15.011

**An Ordinance To Amend The Fluvanna County Zoning Map, With Respect To 61.95 acres of Tax Map 8, Section A, Parcel A14A to rezone the same from A-1, Agricultural, General and B-1, Business, General to R-3, Residential Planned Community (ZMP 18:01)**

BE IT ORDAINED BY THE FLUVANNA BOARD OF SUPERVISORS, pursuant to Virginia Code Section 15.2-2285, that the Fluvanna County Zoning Map be, and it is hereby, amended, as follows:

That 61.95 acres of Tax Map 8, Section A, Parcel A14A, be and is hereby, rezoned from A-1, Agricultural, General and B-1, Business, General to R-3, Residential Planned Community.

Lake Monticello Owners' Association  
 41 Ashlawn Blvd., Palmyra VA 22963  
 Tel 434-589-8263 ext. 4108 Fax 434-589-5696  
 acooke@lmoa.org  
 www.lmoavoice.org



JANUARY 21, 2019

Brad Robinson, CZA, Senior Planner  
 Fluvanna County Planning & Zoning  
 P.O. Box 540  
 Palmyra, Virginia 22963

VIA: USPS & EMAIL: brobinson@fluvannacounty.org

Re: Proposed Colonial Circle Development

Dear Brad:

Thank you for including the Lake Monticello Owners' Association (LMOA) in the recent Neighborhood Meeting to discuss the plans for the proposed development of Colonial Circle located at the intersection of Rt. 53 and Rt. 618. We have discussed the project and we would like to express the following concerns:

- 1.) There are currently (3) failed detention ponds affecting LMOA property and residents. They are located at Nahor Village, behind the Citgo, and behind the Goodwill. All three of these ponds have been in disrepair and damaging LMOA property for quite some time now. We would not want to see another development with ponds that have the potential for the same adverse effects to LMOA property.
- 2.) There is a concern that security could become an issue for owners who store their campers at the campground. We would ask that the County require that fencing or a wall is placed between our property and this development.
- 3.) Finally, we would ask that no advertisements of any sort that references Lake Monticello be allowed unless first approved by LMOA.

Please let me know if these concerns will be voiced at the Planning Commission meeting and/or the Board of Supervisors meeting or if we would be required to attend both. If you have any questions or would like to discuss any of our concerns please feel free to contact me directly at (434) 589-8263 or via email acooke@lmoa.org.

Respectfully,

Angie Cooke  
 Contracting Officer, LMOA

Received

JAN 29 2019

Planning Dept.

CC: STEVEN HURWITZ, GENERAL MANAGER LMOA; LMOA BOARD OF DIRECTORS

**From:** [Culbertson, Teresa C \\*HS](#)  
**To:** [Brad Robinson](#)  
**Subject:** concerns re: new development  
**Date:** Monday, January 28, 2019 9:46:08 AM

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I was given your email address as I won't be able to attend the planning meeting on 2/12. I would like to pass on the following concerns about the proposed development at the corner of 618 and 53.

- That area is very busy already with commuting traffic from Lake Monticello and other Fluvanna residents.
- I can't even imagine if there were 400 residences built there how badly that would impact the daily commute on 53. It is already very busy at certain times of the commute, and the last thing any of us need is more traffic on the road to add to the possibilities of commuting issues as well as traffic slowdowns. If this was a small community of 20 houses or something like that, that would be fine, but 400? In this rural area, with 53 being their primary commuting method? That is not a good thing.
- If more children are added to the area by not limiting this development to a certain age group, the schools will only be negatively impacted because the budget is already tight. There really is no room in the school budget for this.
- I do not have much confidence in the possibility of businesses coming into the development. It will depend on how the lease space is priced—we have plenty of available spaces for businesses now that are not fully used because of the costs to businesses in the area. If the development promises businesses, only to charge too much and have empty storefronts, we will just be left with more people clogging up the highways and coming into our already busy schools.

Thanks, Teresa



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# COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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

## STAFF REPORT

**To:** Fluvanna County Planning Commission  
**Case Number:** SUP 18:05  
**Tax Map:** Tax Map 8, Section A, Parcel A14A

**From:** Brad Robinson  
**District:** Palmyra  
**Date:** February 12, 2019

**General Information:** This request is to be heard by the Planning Commission on Tuesday, February 12, 2019 at 7:00 p.m. in the Circuit Court Room in the Courts Building.

**Owner:** Steven L. & Codie C. Peters

**Applicant:** Steven L. & Codie C. Peters

**Representative:** Shimp Engineering

**Requested Action:** Request for a special use permit to increase maximum gross residential density above 2.9 dwelling units per acre with respect to 61.95 acres of Tax Map 8, Section A, Parcel A14A. (Attachment A)

**Approval of this request is subject to rezoning of the property to R-3, Residential Planned Community.** Rezoning application ZMP 18:01 is being reviewed concurrently with this request.

**Location:** The affected property is located on the northeast corner of the intersection of Thomas Jefferson Parkway (Route 53) and Lake Monticello Road (State Route 618). The parcel is within the Rivanna Community Planning Area and the Palmyra Election District. (Attachment B)

**Existing Zoning:** A-1 Agricultural, General and B-1 Business, General

**Existing Land Use:** Vacant/undeveloped

**Planning Area:** Rivanna Community Planning Area

**Adjacent Land Use:** Adjacent properties are zoned A-1 and R-4, Residential, Limited.

**Zoning History:**

None

**Comprehensive Plan:**

**Land Use Chapter:**

The Comprehensive Plan designates this property as within the Rivanna Community Planning Area. 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.”*

The Rivanna Community Planning Area is the most developed planning area in the county and contains a mixture of residential and commercial uses to serve the population. A variety of retail, food service and professional service oriented businesses are located in and around the Rivanna CPA.

**Economic Development Chapter:**

According to this chapter, *“the primary infrastructure service areas will be the Zion Crossroads, Lake Monticello, and Fork Union community planning areas”*.

**Analysis:**

This is a special use permit application to increase the maximum gross residential density for a proposed mixed-use development to be known as Colonial Circle. The residential sections of the development could include a variety of residential uses such as single-family detached, single-family attached, two-family, multi-family and townhouse dwellings. The maximum number of residential units is proposed to be 418 units, which equates to approximately 6.9 units per acre and exceeds the R-3 district's by right density of 2.9 units per acre.

In accordance with Sec. 22-7-8, a special use permit is required for density between 3 and 10 units per acre in the R-3 district. This provision to increase density is the result of a 2018 amendment to the Zoning Ordinance (ZTA 18:05) and therefore this application is the first request to utilize this provision. ZTA 18:05 brought the Zoning Ordinance in line with the 2015 Comprehensive Plan which encourages a residential density of 10 dwelling units per acre in the Zion Crossroads Community Planning Area and 6 dwelling units per acre in the Rivanna Community Planning Area.

When evaluating proposed uses for a special use permit, in addition to analyzing the potential adverse impacts of the use, staff utilizes two (2) general guidelines for evaluation as set forth in the zoning ordinance.

**First, the proposed use should not tend to change the character and established pattern of the area or community.**

The subject property is located within the Rivanna Community Planning Area which is developed primarily with single-family detached dwellings. The proposed development would

provide a mixture of residential dwelling types for a variety of incomes which is needed for the county, however it would also introduce higher-density residential uses into the immediate area that are not traditionally found throughout the Rivanna CPA. The subject property is located on the periphery of the CPA where land use transitions from single-family dwellings on smaller lot sizes to rural residential uses on larger parcels.

**Second, the proposed use should be compatible with the uses permitted by-right in that zoning district and shall not adversely affect the use/or value of neighboring property.**

All of the proposed residential uses are permitted by right in the R-3 district in accordance with Sec. 22-7-9.1. Properties in nearby Lake Monticello are zoned R-4 which also permits these residential uses by right [Sec. 22-8-2.1]. The nearest site zoned R-3 is approximately 1.5 miles south of the subject property at Nahor Village.

Sec. 22-1-2 of the zoning ordinance states its purpose is “*to facilitate the creation of a convenient, attractive and harmonious community*” as well as “*to protect against over-crowding of land*”.

(Attachment C)

#### **Neighborhood Meeting:**

A neighborhood meeting was held January 16, 2019. There were nine (9) attendees including staff and the applicant. The attendees had several questions or concerns primarily related to rezoning application ZMP 18:01 and the overall development as opposed to the specific request to increase density. A summary of the questions and concerns can be found in Attachment D.

#### **Technical Review Committee:**

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, December 13, 2018:

1. Planning staff asked about the price of the housing and what type of commercial uses are proposed. Some desirable uses are allowed by right while others may require approval of a special use permit in the future.
2. Building Inspections did not have any comments.
3. Chamber of Commerce did not have any comments.
4. Department of Forestry did not have any comments.
5. Erosion and Sediment Control noted the absence of adequate receiving natural channels on or adjacent to the site. The applicant stated an intent to use the VA DEQ "energy balance equation" to reduce post development discharges to a level that does not require proof of adequate receiving channels.
6. Fire Chief had the following questions or comments (applicant responses italicized):

- Would like for the distance between fire hydrants to be 800 feet or less.
  - What will the width of the streets would be? (*Between 20 and 25 feet, and alleys would be less than 20 feet.*) Will there be parking on the alleys? (*Yes.*) At least 18 feet width is needed for a ladder truck.
  - Will the roads within the development be public or private? (*There will be a mixture of both public and private roads.*)
  - Fire Chief stated he would prefer not to have hammerheads as the terminus for streets, and that his comments also reflect the Virginia Department of Forestry and the Lake Monticello Volunteer Fire Department.
7. Health Dept. has not provided any comments at the date of this letter.
  8. Sheriff's Office did not have any comments.
  9. VDOT stated that the project will need to be coordinated with the roundabout construction. Official comments have not been provided at the date of this letter.

(Attachment E)

### **Conclusion:**

The Planning Commission should consider any potential adverse impacts, such as traffic entering and exiting the property, noise, dust, vibration, or visual clutter. The Planning Commission can recommend conditions to ensure the proposed use will not be detrimental to the character and development of the adjacent area.

### **Recommended Conditions:**

If approved, Staff recommends the following conditions:

1. Prior to development of the site, site development plans and subdivision plats that meet the requirements of the Fluvanna County zoning and subdivision ordinances must be submitted for review and approval.
2. The maximum gross residential density for all dwelling units, including single-family detached, single-family attached, two-family, multi-family and townhouse dwellings, shall not exceed 418 units. Any increase in density shall require submittal of a special use permit application in accordance with the procedures of Sec. 22-17-4.
3. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time.
4. Under Sec. 22-17-4 F (2) of the Fluvanna County Code, the Board of Supervisors has the authority to revoke a Special Use Permit if the property owner has substantially breached the conditions of the Special Use Permit.
5. This Special Use Permit shall become void two years from the date of approval if the approved use has not been initiated.

**Suggested Motion:**

I move that the Planning Commission recommend approval/denial/deferral of SUP 18:05, a request to increase maximum gross residential density above 2.9 units per acre with respect to 61.95 acres of Tax Map 8, Section A, Parcel A14A, [if approved] subject to the five (5) conditions listed in the staff report.

**Attachments:**

- A – Application, narrative and APO letter
- B – Aerial Vicinity Map
- C – ZMP 18:01 proposed master plan
- D – Neighborhood meeting sign-in sheet and comments
- E – TRC letter
- F – Citizen correspondence

Copy: Steven L. and Codie C. Peters, Owner/Applicant – [auburnhillfarm@earthlink.net](mailto:auburnhillfarm@earthlink.net)  
Shimp Engineering, Representative – [justin@shimp-engineering.com](mailto:justin@shimp-engineering.com) and [kelsey@shimp-engineering.com](mailto:kelsey@shimp-engineering.com)  
File

COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA

## Application for Special Use Permit (SUP)

Owner of Record: Steven L. &amp; Codie C. Peters

Applicant of Record: Steven Peters

Address: 2390 Auburn Hill Farm Charlottesville, VA 22902

Address: same as owner

Phone: Fax:

Phone: Fax:

Email:

Email:

Representative: Shimp Engineering

Address: 912 E. High St. Charlottesville, Va 22902

Phone: (434)227-5140 Fax:

Email: justin@shimp-engineering, kelsey@shimp-engineering

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) 8-A-A14A

Acreage 61.95 Zoning A-1 (portion B-1)

Deed Book and Page:

Location of Parcel: intersection of Route 53 and Route 618

If any Deed Restrictions, please attach a copy

Request for an SUP for the purpose of: density of up to ten (10) dwelling units per acre

\*Ten copies of a sketch plan (8.5x11 inches or 11x17 inches) must be submitted, showing size and location of the lot, dimensions and location of the proposed building, structure or proposed use, and the dimensions and location of the existing structures on the lot.

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

Date: 5 Dec 2018 Signature of Owner/Applicant:

Subscribed and sworn to before me this 5

day of December, 2018

Notary Public: Nicole M. Scro, Notary

Register # 7776374

My commission expires: 03/31/2022

Certification: Date: 04/19/2018



## Office Use Only

Date Received: 12-6-18 Pre-Application Meeting: PH Sign Deposit Received: 12-6-18 Application #: SUP 18 : 05

\$800.00 fee plus mailing costs paid: V# 2175 Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified Mail

Amendment of Condition: \$400.00 fee plus mailing costs paid:

Telecommunications Tower fee plus mailing costs paid:

Telecom Consultant Review fee paid:

Election District: Palmyra

Planning Area: Rivanna CPA

## Public Hearings

## Planning Commission

## Board of Supervisors

Advertisement Dates:

Advertisement Dates:

APO Notification:

APO Notification:

Date of Hearing:

Date of Hearing

Decision:

Decision:



**Commonwealth of Virginia**  
**County of Fluvanna**  
**Public Hearing Sign Deposit**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

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.

  
 Applicant Signature

5 DEC 2018  
 Date

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

**OFFICE USE ONLY**

Application #: **BZA** \_\_\_\_\_ : **CPA** \_\_\_\_\_ : **SUP 18 : 05** **ZMP** \_\_\_\_\_ : **ZTA** \_\_\_\_\_ :

\$90 deposit paid per sign\*:

✓ #2775 \$90

Approximate date to be returned:

Describe briefly the **improvements** proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.

see attached narrative and application plan

**NECESSITY OF USE:** Describe the reason for the requested change.

The Comprehensive Plan recommends for mixed-use, mixed-income development in the Rivanna Community Planning Area; a special use permit request for up to ten (10) dwelling units per acre is consistent with this vision.

**PROTECTION OF ADJOINING PROPERTY:** Describe the effects of the proposed use on adjacent property and the surrounding neighborhood. What protection will be offered adjoining property owners?

There will be adequate screening between the development and adjacent properties. The anticipated roadway improvements at the intersection of Route 53 and Lake Monticello Road will mitigate traffic impacts and improve the safety and efficiency of the intersection.

**ENHANCEMENT OF COUNTY:** Why does the applicant believe that this requested change would be advantageous to the County of Fluvanna? (Please substantiate with facts.)

The project is located within a designated growth area , just outside of Lake Monticello, Fluvanna's most populous and well-established residential community. The project will create the opportunity for more commercial uses and neighborhood services in the Rivanna Community Planning Area and will establish a variety of housing types, something that is much needed in the County overall.

**PLAN:** Furnish plot plan showing boundaries and dimensions of property, width of abutting right-of-ways, location and size of buildings on the site, roadways, walks, off-street parking and loading space, landscaping, etc. Architect's sketches showing elevations of proposed buildings and complete plans are desirable and may be required with the application.  
Remarks:

Please see application plan

## Commonwealth of Virginia

## County of Fluvanna

## Special Use Permit Checklist

The following information shall be submitted with the application and is to be provided by the applicant for the processing of the application:

Applicant must supply	Staff Checklist
Completed Special Use Permit signed by the current owner(s) or lessee or written confirmation from the current owner or lessee granting the right to submit the application	
Ten (10) copies of a Site Plan for any expansion or new construction Include: <ul style="list-style-type: none"> <li>Plot plan or survey plat at an appropriate scale</li> <li>Location and dimension of existing conditions and proposed development</li> <li><i>Commercial and Industrial Development</i>: parking, loading, signs, lighting, buffers and screening</li> <li>Copy of the Tax Map showing the site (preferred)</li> <li>General Location Map (preferred)</li> </ul>	
Supporting photographs are not required, but suggested for evidence	

*All maps and plans submitted are to be either 8.5"x 11" or 11"x 17". One original of any size may be for staff use at the public hearing.*

Staff Only	Staff Checklist
Preliminary review by planning staff for completeness and content:	
<ul style="list-style-type: none"> <li>Technical Review Committee review and comment</li> <li>Determine all adjacent property owners</li> <li>Placed as a Public Hearing on the next available agenda of the Planning Commission.</li> </ul>	
Notification of the scheduled Public Hearing to the following:	
<ul style="list-style-type: none"> <li>Applicant</li> <li>All adjacent property owners</li> <li>Local Newspaper advertisement</li> </ul>	
Staff Report to include, but not be limited to:	
<ul style="list-style-type: none"> <li>General information regarding the application</li> <li>Any information concerning utilities or transportation</li> <li>Consistency with good planning practices</li> <li>Consistency with the comprehensive plan</li> <li>Consistency with adjacent land use</li> <li>Any detriments to the health, safety and welfare of the community.</li> </ul>	

Page 5 of 5  
**For Applicant**

The Special Use Permit application fee is made payable to the **County of Fluvanna**.

**Meetings for the processing of the application**

Applications must be submitted by the first working day of the month to have the process start that month. Applications received after the first working day will have the process start the following month.

**Process:**

1. Placed on next available Technical Review Committee Agenda.
2. Placed as a Public Hearing on the next available agenda of the Planning Commission the following month. Staff Report and Planning Commission recommendation forwarded to the Board.
3. Placed as a Public Hearing on the next available agenda of the Board of Supervisors (usually the same month as the Planning Commission).

**Applicant or a representative must appear at the scheduled hearings.**

The Technical Review Committee provides a professional critique of the application and plans. The Planning Commission may recommend to the Board of Supervisors: approval; approval subject to resubmittal or correction; or denial of the special use permit.

**Board Actions**

After considering all relevant information from the applicant and the public, the Board will deliberate on points addressed in the Staff Report.

The Board may approve; deny; or defer the request pending further consideration; or remand the case back to the Planning Commission for further consideration.

With **approval**, the development may proceed.

If **denied**, an appeal to the Courts may be prescribed by law

*No similar request for a Special Use Permit for the same use at the same site may be made within one year after the denial.*

# SHIMP

## ENGINEERING



PROJECT MANAGEMENT  
CIVIL ENGINEERING  
LAND PLANNING

**TMP: 8-A-A14A**  
**Colonial Circle R-3 Zoning Request**  
**and Special Use Permit for up to 10 DUA**  
**Project Narrative**  
**December 3, 2018**

### Project Proposal:

This proposal is to rezone 61.95 acres from A-1 (40.45 acres) and B-1 (21.5 acres) to R-3 with a special use permit for density of up to 10 Dwelling Units Per Acre. The site is located on the northeast corner of the intersection of S.R. 53 (Thomas Jefferson Parkway) and S.R. 618 (Lake Monticello Road). A roundabout is proposed by VDOT to replace the existing T-intersection adjacent to this site and this proposal assumes (as did the previous 21.5 acre commercial rezoning for this site) a completed roundabout by VDOT. Proposed phasing of the site includes the construction of the roundabout by VDOT.

#### Property Description/ Existing Conditions:

Tax Map 8-A-A14A  
61.95 acres  
Vacant  
2-10% existing slopes  
85-90% 1-2 year "scrub growth" (the site was recently logged)  
A-1 (40.45 acres) and B-1 (21.5 acres) zoning  
Existing wetlands have not been located on the site

#### Proposed Use:

R-3 Application Plan with a maximum development of:  
81,000 square feet commercial  
40 Single Family Detached Dwelling Units  
128 Single Family Detached + Townhome  
250 Townhomes + Multi-Family Units  
Walkable neighborhood design components  
Landscape Buffers along Lake Monticello Road and Th. Jefferson Pkwy  
6.9 Dwelling Units Per Acre (density calculated using 60.7 acres as property total, assuming 1.25 acres is dedicated to VDOT for ROW dedication)

Received  
DEC 03 2018  
Fluvanna County

**Surrounding Uses / List of Adjoiners:**

TAX MAP	PARCEL	OWNER	ZONING	LAND USE
8-((A))	15	Shifflett, Roy Lee & Crystal L.	A-1	Residential
8-((A))	4A	Harlow, Wayne H.	A-1	Residential
8-((A))	5A	Shifflett, Roy & Crystal Et Al	A-1	Agricultural
8-((A))	23	Marks, Edward	A-1	Agricultural
8-((A))	13	Shifflett, Roy & Crystal Et Al	A-1	Agricultural
8-(9)	5	Bland, George B. & Jo Ann	A-1	Residential
8-((A))	22B	Lake Monticello Owners Association	R-4	Campground
8-((A))	21	Effort Baptist Church	A-1	Church
8-((A))	A14	Peters, Steven L. & Codie C.	A-1	Agricultural (Easement)
8-((A))	A14A	Heinberg, Benjamin A. & Elizabeth B.	A-1	Agricultural (Easement)
8-((A))	11	Spradlin, Lindsay L. & Wife	A-1	Residential

**Consistency with Comprehensive Plan:**

Figure LU-13 on page 50 of the comprehensive plan designates this site as Neighborhood Mixed-Use (8-10 dwelling units per acre) while Figure LU-14 on page 51 designates this site as Neighborhood Residential with a proposed density of 4-8 dwelling units per acre. This site contains an approved 21.5 acre regional use (shopping center) and the Rivanna Community Plan recommends "clustering development around existing centers to preserve rural areas".

This zoning will achieve all four priorities (page 52), identified by Lake Monticello residents, for improving quality of life for residents inside and outside of Lake Monticello:

- To increase traffic safety and improve flow at key intersections.
- To enhance existing commercial centers in appearance, design, and available services focusing on "village center" concepts.
- To provide housing choices for a variety of age groups and income levels, appropriate to the area.
- To preserve the rural character of the surrounding area and protect natural resources..

Received  
DEC 03 2020  
Fluvanna County



Shimp Engineering  
912 E. High St.  
Charlottesville, VA 22902

December 3, 2018

Mr. Brad Robinson  
Fluvanna County Planning and Zoning  
132 Main Street  
P.O. Box 540  
Palmyra, VA 22963

**RE: Rezoning 2018-\_\_\_\_\_ Transmittal Letter, and Special Use Permit for Density of up to 10 DUA  
TMP 8-A-A14A**

Dear Mr. Robinson,

Please find ten (10) copies of the application plan and a project narrative included in this submittal for the Colonial Circle Rezoning and Special Use Permit Request for up to ten (10) Dwelling Units Per Acre. Sheet C8 "Consistency with the Comprehensive Plan" is included in the application plan and additionally is included as a separate 11x17 exhibit to show the planning maps in color. The Special Use Permit application requires a sketch plan on letter or tabloid size paper, however, due to the size of the property and the scale of the development, the project design is difficult to discern on smaller sized plots. Full-size plots have been provided to meet this requirement. Please let me know if you still would like smaller copies to conduct your review.

Please find hard copies of required application documents included in this submittal. Additionally, an "intent to serve" letter has been provided from Aqua Virginia. Aqua most recently reviewed the plan when it showed a maximum of 400 dwelling units; the plan has been updated to show a maximum of 418 dwelling units. We will work to get an updated letter from Aqua to address this change. It is our understanding a Special Use Permit will be required for major utilities. A special use permit will be submitted to accommodate a sewer to service the site and we will submit an application for this special use permit in the future. If you require any additional information to complete your review of the rezoning and special use permit request, please let me know at your earliest convenience. I look forward to working with you throughout this process.

Respectfully,

Kelsey Schlein

Received

DEC 03 2018

Fluvanna County



October 27, 2018

By Electronic Delivery:

Kelsey Schlein, Shimp Engineering, P.C.  
Colonial Circle R-3 Layout  
201 E. Main Street, Ste M  
Charlottesville, Virginia 22902  
[kelsey@shimp-engineering.com](mailto:kelsey@shimp-engineering.com)

**Re: Proposal Colonial Circle R-3 Layout, Fluvanna County, Virginia**

Dear Ms. Schlein;

Aqua Virginia ("Aqua") has reviewed the Residential Planned Community (R-3) Master Plan for Colonial Circle dated November 25, 2018, with a proposed 400 residential units and 81,000 SF of commercial space, located adjacent to the Lake Monticello utility service area. The developer has contacted Aqua with a request to provide water and wastewater utility service. Aqua has interest in doing so provided that the terms and conditions for such an agreement, including capacity, flows, monetary terms and other key terms, are negotiated into a final agreement and all required governmental approvals and permits are obtained.

Aqua Virginia, Inc., is a regulated Virginia public service corporation that is a wholly-owned subsidiary of Aqua America, Inc., a publicly-traded company whose shares are listed on the New York Stock Exchange under the ticker symbol "WTR". Aqua is one of the nation's largest investor owned water and wastewater utilities, founded in 1886, now serving more than three million people in eight states. Aqua has a market capitalization over \$6 billion. In Virginia, Aqua serves 173 communities and delivers services to over 80,000 residents. Aqua has a distinguished record and leads the industry in operating efficiency. We continuously invest using scale and experience to provide the most cost-effective utility services possible. Aqua and our utility rates are regulated by the Virginia State Corporation Commission (the "SCC"), the Virginia Department of Health (the "VDH"), and the Virginia Department of Environmental Quality (the "DEQ").

Should you have any questions or need to reach me, please call 804.310.0398 or email [CLParkerIV@AquaAmerica.com](mailto:CLParkerIV@AquaAmerica.com).

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Clifton L. Parker, IV".

Clifton L. Parker, IV, PE  
Director, Business Development  
Aqua Virginia, Inc.

Received  
DEC 0 9 2018  
Fluvanna County



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## 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](http://www.fluvannacounty.org)

### MEMORANDUM

**Date:** January 28, 2019  
**From:** Valencia Porter  
**To:** Jason Stewart  
**Subject:** Planning Commission Meeting

---

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the February 12, 2019 Planning Commission Meeting.



## COUNTY OF FLUVANNA

*"Responsive & Responsible Government"*

ATTACHMENT A

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

### NOTICE OF PUBLIC HEARING

January 28, 2019

«Name»  
«Address»  
«City\_State» «ZIP»  
TMP#«TMP»

**Re: Public Hearing on ZMP 18:01 & SUP 18:05**

Dear «Name»:

This letter is to notify you that the Fluvanna County Planning Commission will hold a public hearing on the above referenced items as noted below:

<b>Purpose:</b>	<b>Planning Commission Public Hearing</b>
<b>Day/Date:</b>	<b>Tuesday, February 12, 2019</b>
<b>Time:</b>	<b>7:00 PM</b>
<b>Location:</b>	<b>Fluvanna County Circuit Court Room, Palmyra, VA</b>

The applicant or applicant's representative will be present at the Planning Commission meeting for the rezoning and special use permit requests that are described as follows:

**ZMP 18:01 Steven L. & Codie C. Peters / Colonial Circle** – A request to rezone, from A-1 Agricultural, General and B-1 Business, General to R-3, Residential Planned Community, 61.95 acres of Tax Map 8, Section A, Parcel A14A. The property is located on the northeast corner of the intersection of Thomas Jefferson Parkway (Route 53) and Lake Monticello Road (State Route 618). The property is within the Rivanna Community Planning Area and the Palmyra Election District.

**SUP 18:05 Steven L. & Codie C. Peters / Colonial Circle Density** – A request to increase density above 2.9 dwelling units per acre with respect to 61.95 acres of Tax Map 8, Section A, Parcel A14A. The property is located on the northeast corner of the intersection of Thomas Jefferson Parkway (Route 53) and Lake Monticello Road (State Route 618). The property is within the Rivanna Community Planning Area and the Palmyra Election District.

You are welcome to attend the Public hearing and you will have an opportunity to comment, if desired. The tentative agenda and staff report for this action is available for public review on the County website at <http://fluvannacounty.org/meetings>. You can also view the report in the Fluvanna County Planning and Zoning Department during working hours (8:00 am – 5:00 pm, Monday through Friday).

If you have any questions regarding this rezoning or special use permit application or the Public Hearing, please contact me at 434-591-1910.

Sincerely,

A handwritten signature in black ink that reads "Jason Stewart". The signature is written in a cursive style with a large, stylized "J" and "S".

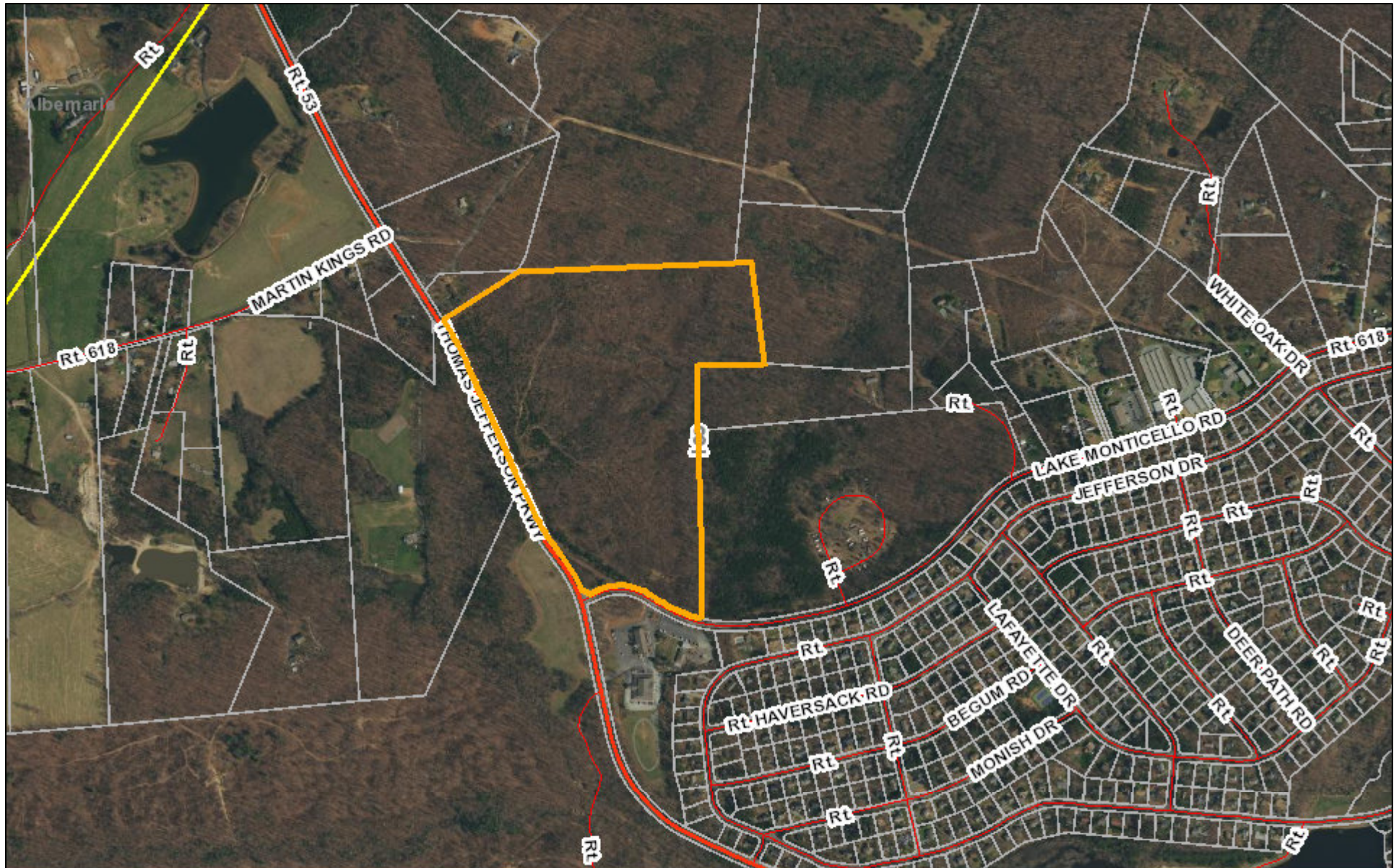
Jason Stewart  
Planning and Zoning Administrator

## ADJACENT PROPERTY OWNERS ZMP 18:01 & SUP 18:05

[illegible]

# Fluvanna County, VA WebGIS Parcels - PIN: 8 A A14A

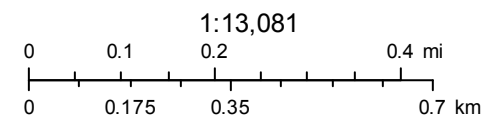
ATTACHMENT B



February 7, 2019

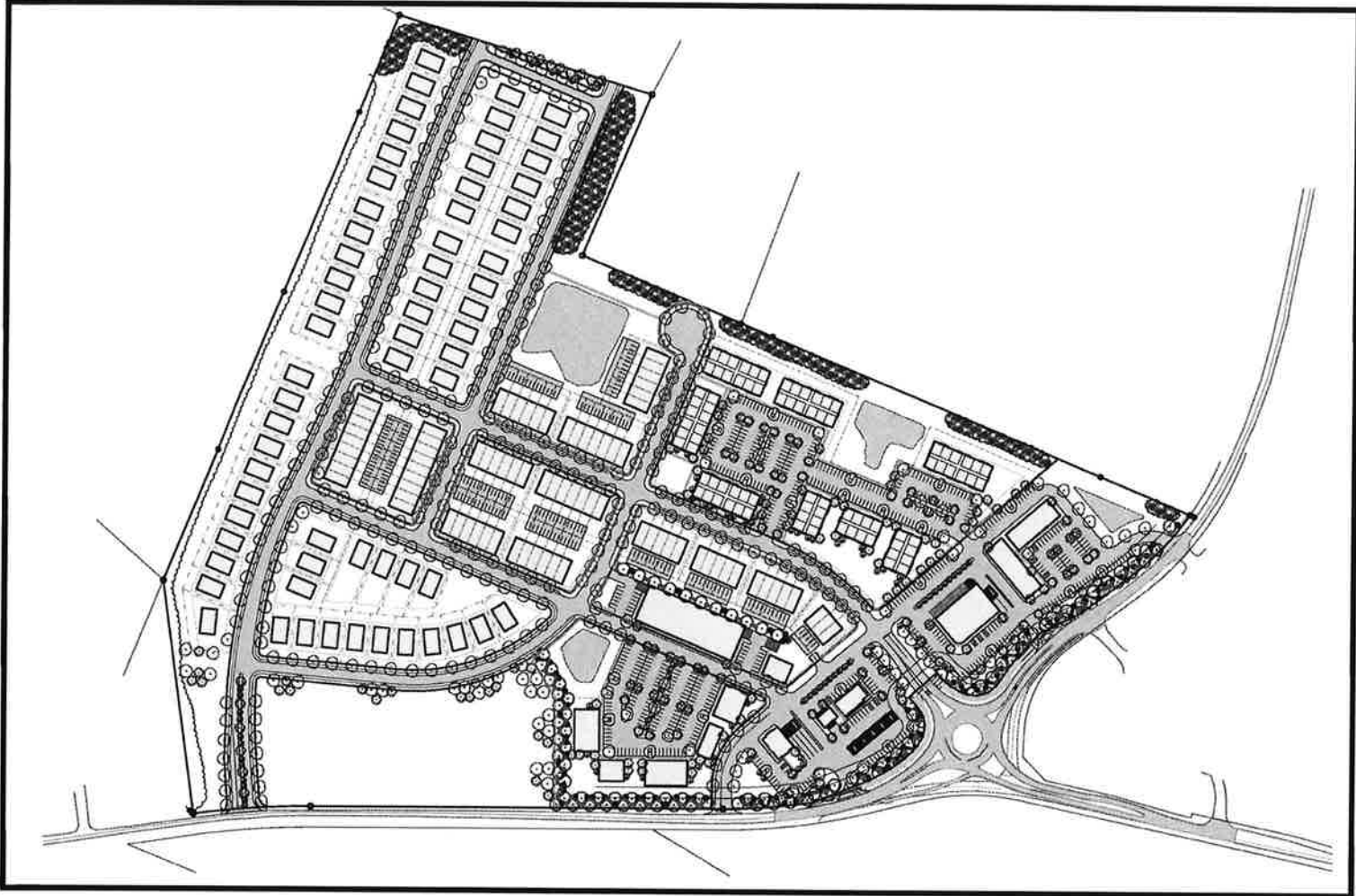
## Roads

<span style="color: red;">—</span> Secondary	<span style="color: black;">●</span> Place Names	<span style="border: 1px solid black;"> </span> Tax Map Grid
<span style="color: blue;">—</span> Interstate	<span style="color: green;">---</span> Town Boundary	<span style="border: 2px solid yellow;"> </span> County Boundary
<span style="color: red;">—</span> Primary	<span style="border: 1px solid gray;"> </span> Parcels	<span style="border: 1px solid gray;"> </span> Surrounding Counties
<span style="color: gray;">—</span> Other	<span style="color: black;">+</span> Railroads	



Virginia Geographic Information Network (VGIN)  
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

# RESIDENTIAL PLANNED COMMUNITY (R-3) MASTER PLAN FOR COLONIAL CIRCLE



CONCEPTUAL DEVELOPMENT PLAN: THE SITE LAYOUT RENDERED ABOVE IS NOT PROFFERED WITH THIS ZMP APPLICATION

REZONING APPLICATION PLAN FOR:  
TAX MAP 8-((A)) PARCEL A14(A)  
CUNNINGHAM MAGISTERIAL DISTRICT  
FLUVANNA COUNTY, VIRGINIA  
APPLICATION DATE: December 3, 2018  
CURRENT REVISION DATE: January 3, 2019



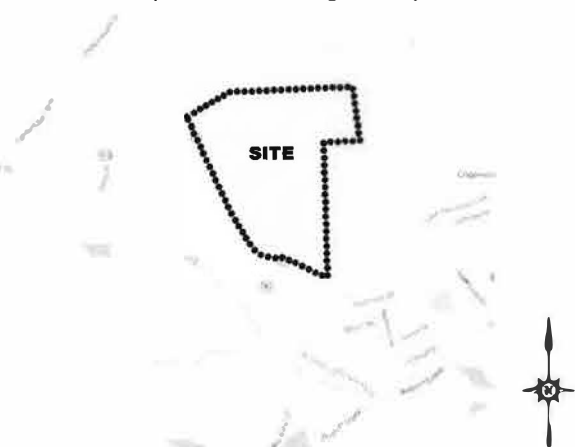
PROJECT MANAGEMENT  
CIVIL ENGINEERING  
LAND PLANNING

912 EAST HIGH STREET : CHARLOTTESVILLE, VA 22902 : (434) 227-5140

## SHEET INDEX

C1 -	COVER SHEET
C2 -	EXISTING BOUNDARY / ZONING CONDITIONS
C3 -	EXISTING CONDITIONS / DEMOLITION
C4 -	CONCEPTUAL PLAN OF DEVELOPMENT
C5 -	BLOCK GUIDELINES
C6 -	ENGINEERING GUIDELINES
C7 -	DESIGN GUIDELINES / DETAILS / SECTIONS
C8 -	CONSISTENCY WITH COMPREHENSIVE PLAN

VICINITY MAP: (created from Google Earth)



SCALE: 1" = 1,000'

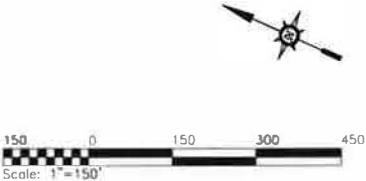
EXISTING CONDITIONS NOTES:

- 1. BOUNDARY SURVEY INFORMATION PROVIDED BY ROGER W. RAY & ASSOCIATES, CHARLOTTEVILLE VA.
- 2. TOPOGRAPHY (4 FT INTERVALS) PROVIDED BY FLUVANNA COUNTY GIS MAPPING.
- 3. ZMP 15-02, CREATING A 21.5 ACRE B-1 COMMERCIAL DISTRICT ON THE SITE, WAS APPROVED BY THE FLUVANNA COUNTY BOARD OF SUPERVISORS ON OCTOBER 21, 2015. THE SITE LIES WITHIN THE RVANNA COMMUNITY PLANNING AREA.
- 4. THIS PROPERTY LIES WITHIN THE WATER AND SEWER JURISDICTIONAL AREA FOR AQUA VIRGINIA, INC.
- 5. STEEP SLOPES, STREAMS, AND WETLANDS HAVE NOT BEEN IDENTIFIED ON THIS SITE.
- 6. IMPROVEMENTS SHOWN AT THE INTERSECTION OF S.R. 53 AND S.R. 618, IN CONJUNCTION WITH THIS APPLICATION PLAN, REFLECT PRELIMINARY CONSTRUCTION DRAWINGS AS PROVIDED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

ADJOINING PARCEL INFORMATION				
TAX MAP	PARCEL	OWNER	ZONING	LAND USE
8-((A))	15	Shifflett, Roy Lee & Crystal L.	A-1	Residential
8-((A))	4A	Harlow, Wayne H.	A-1	Residential
8-((A))	5A	Shifflett, Roy & Crystal Et Al	A-1	Agricultural
8-((A))	23	Marks, Edward	A-1	Agricultural
8-((A))	13	Shifflett, Roy & Crystal Et Al	A-1	Agricultural
8-((9))	5	Bland, George B. & Jo Ann	A-1	Residential
8-((A))	22B	Lake Monticello Owners Association	R-4	Campground
8-((A))	21	Effort Baptist Church	A-1	Church
8-((A))	A14	Peters, Steven L. & Codie C.	A-1	Agricultural (Easement)
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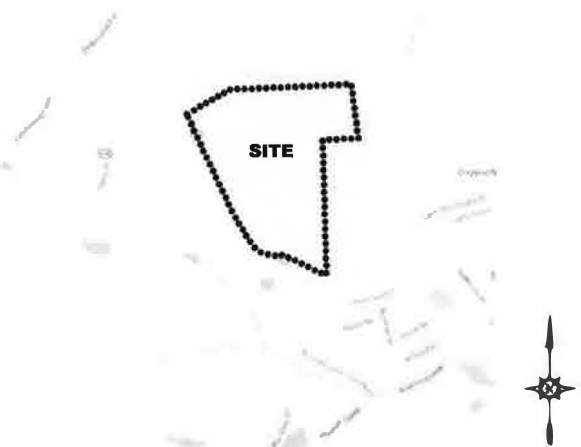
LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	18 04' 45"	685.28	216.23	109.02	215.34	N70 03' 04" W
C2	50 44' 24"	319.65	283.07	151.57	273.91	N86 22' 53" W
C3	15 44' 03"	598.00	164.22	82.63	163.70	N30 25' 21" W
C4	13 59' 59"	1407.50	343.91	172.82	343.06	N31 17' 23" W
C5	8 14' 28"	1934.86	278.30	139.39	278.06	N28 18' 45" W



EXISTING BOUNDARY / ZONING CONDITIONS

R-3 PRELIMINARY MASTER PLAN FOR:  
**COLONIAL CIRCLE**  
FLUVANNA COUNTY, VIRGINIA

VICINITY MAP: (created from Google Earth)

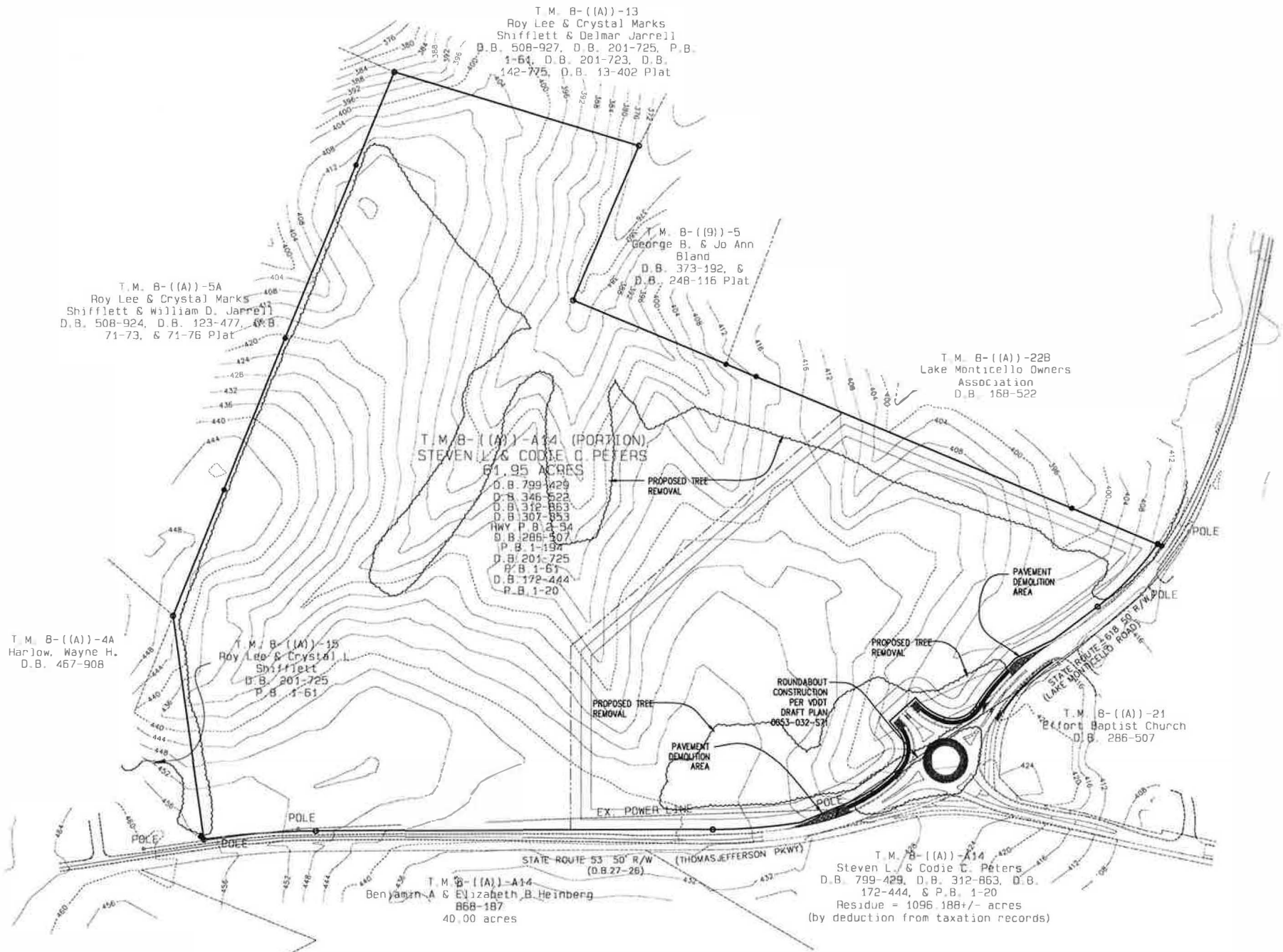


SCALE: 1" = 1,000'

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- 4. THE SITE LIES WITHIN THE RIVANNA COMMUNITY PLANNING AREA.
- 5. THIS PROPERTY LIES WITHIN THE WATER AND SEWER JURISDICTIONAL AREA FOR AQUA VIRGINIA, INC.
- 6. STEEP SLOPES, STREAMS, AND WETLANDS HAVE NOT BEEN IDENTIFIED ON THIS SITE.
- 7. IMPROVEMENTS SHOWN AT THE INTERSECTION OF S.R. 53 AND S.R. 618, IN CONJUNCTION WITH THIS APPLICATION PLAN, REFLECT PRELIMINARY CONSTRUCTION DRAWINGS AS PROVIDED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

ADJOINING PARCEL INFORMATION				
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B-((A))	23	Marks, Edward	A-1	Agricultural
B-((A))	13	Shifflett, Roy & Crystal El Al	A-1	Agricultural
B-((A))	5	Bland, George B. & Jo Ann	A-1	Residential
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B-((A))	21	Effort Baptist Church	A-1	Church
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B-((A))	A14A	Peters, Steven L. & Codie C.	A-1	Agricultural (Easement)
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LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	18 04' 45"	685.28	216.23	109.02	215.34	N70 03' 04" W
C2	50 44' 24"	319.65	283.07	151.57	273.91	N86 22' 53" W
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C5	8 14' 28"	1934.86	278.30	139.39	278.06	N28 18' 45" W



EXISTING CONDITIONS / DEMOLITION

Rev	Date	Description

R-3 PRELIMINARY MASTER PLAN FOR:

COLONIAL CIRCLE  
FLUVANNA COUNTY, VIRGINIA

SHIMP ENGINEERING, P.C.  
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT  
912 EAST HIGH STREET  
CHARLOTTEVILLE, VA 22903  
PHONE: (434) 227-5140  
JUSTIN@SHIMP-ENGINEERING.COM

PRELIMINARY MASTER PLAN NOTES:

- 1. THIS SHEET PROVIDES A GENERAL ACCORD PLAN FOR FUTURE SITE PLAN SUBMITTALS ASSOCIATED WITH THIS SITE. THE SIZE, LOCATION, AND USES SHOWN ON THIS SHEET ARE SUBJECT TO CHANGE. MORE SPECIFIC DEVELOPMENT GUIDELINES FOR THIS SITE ARE PROVIDED ON SHEET C5-C7.
- 2. LANDSCAPING AND TREE PROTECTION SHALL MEET REQUIREMENTS ESTABLISHED IN ARTICLE 24 OF THE FLUVANNA COUNTY ZONING ORDINANCE.
- 3. PARKING AND LOADING SHALL MEET REQUIREMENTS ESTABLISHED IN ARTICLE 26 OF THE FLUVANNA COUNTY ZONING ORDINANCE.
- 4. OUTDOOR LIGHT CONTROL SHALL MEET REQUIREMENTS ESTABLISHED IN ARTICLE 26 OF THE FLUVANNA COUNTY ZONING ORDINANCE.

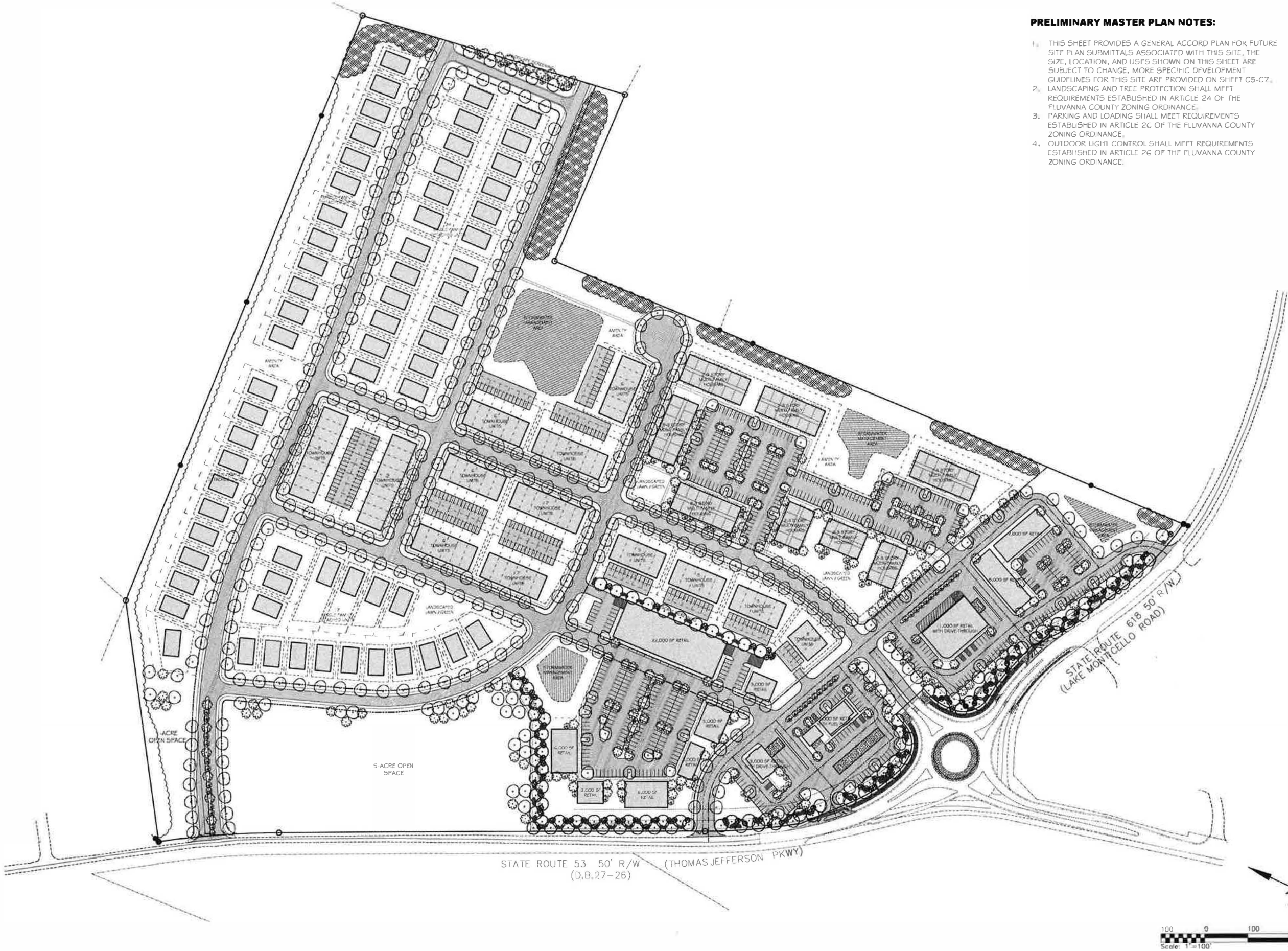
CONCEPTUAL PLAN  
OF DEVELOPMENT

Rev #	Date	Description
1	01-02-2019	INC. COMMENTS

R-3 PRELIMINARY MASTER PLAN FOR:

COLONIAL CIRCLE  
FLUVANNA COUNTY, VIRGINIA

Date	12/03/2018
Scale	1" = 100'
Sheet No.	4 OF 8
File No.	15.011



MINIMUM SETBACKS			
BLOCK	FRONT	SIDE	REAR
A	N/A	N/A	N/A
B	20'	5'	20'
C (SFD)	20'	5'	15'
C (SFA)	12'	5'	15'
D	12'	5'	20'
E	50'	10'	20'

PROPOSED DEVELOPMENT KEY					
BLOCK	LAND USE	AREA (acres)	MAX. RESIDENTIAL DENSITY	MAX. COMMERCIAL DENSITY (square feet)	AREA (% total)
A	OPEN SPACE	15.6	0 UNITS	0	25.7
B	SFD and TFD	5.6	40 UNITS	0	9.2
C	SFD, TFD, SFA and THD	18.4	128 UNITS	0	30.3
D	SFA, THD, AND MFD	9.5	250 UNITS	0	15.7
E	COMMERCIAL	11.6	0 UNITS	81,000	19.1
TOTAL	MIXED-USE	60.7	418 UNITS	81,000	100.0

KEY: SINGLE-FAMILY DETACHED (SFD), TWO-FAMILY DWELLING (TFD), SINGLE-FAMILY ATTACHED (SFA), TOWNHOUSE DWELLING (THD), MULTI-FAMILY DWELLING (MFD)

PRELIMINARY MASTER PLAN NOTES:

- 1. ACCESSORY DWELLINGS AND GROUP HOMES ARE ALSO PERMITTED IN EACH RESIDENTIAL BLOCK.
- 2. MAXIMUM RESIDENTIAL DENSITY =  $418 \div 60.7 = 6.9$  DUA.
- 3. MAXIMUM COMMERCIAL DENSITY = 81,000 SF.
- 4. MAXIMUM COMMERCIAL FAR =  $81,000 \div 11.7$  ACRES = 0.16
- 5. LANDSCAPING AND TREE PROTECTION SHALL MEET REQUIREMENTS ESTABLISHED IN ARTICLE 24 OF THE FLUVANNA COUNTY ZONING ORDINANCE.
- 6. PARKING AND LOADING SHALL MEET REQUIREMENTS ESTABLISHED IN ARTICLE 26 OF THE FLUVANNA COUNTY ZONING ORDINANCE.
- 7. OUTDOOR LIGHT CONTROL SHALL MEET REQUIREMENTS ESTABLISHED IN ARTICLE 26 OF THE FLUVANNA COUNTY ZONING ORDINANCE.
- 8. RECREATION FACILITIES SHALL INCLUDE THE FOLLOWING:  
THREE ITEMS FROM SEC. 22-7-12 GROUP A,  
THREE ITEMS FROM SEC. 22-7-12 GROUP B, AND  
ONE ITEM FROM SEC. 22-7-12 GROUP C.
- 9. POTENTIAL FUTURE COMMERCIAL USES, SUCH AS GAS STATION, CAR WASHES, LAUNDROMAT, RESTAURANT, AND GROCERY STORE ARE ANTICIPATED; HOWEVER, THESE USES WILL REQUIRE A SPECIAL USE PERMIT AT A FUTURE DATE.

POSSIBLE ACTIVE RECREATION AREA

BLOCK B

BLOCK C

BLOCK D

BLOCK E

BLOCK A

SCREENING BUFFER SHALL BE PROVIDED FOR ADJACENT A-I DISTRICT

SCREENING BUFFER SHALL BE PROVIDED FOR ADJACENT A-I DISTRICT

STATE ROUTE 53 50' R/W (D.B. 27-26)

(THOMAS JEFFERSON PKWY)

STATE ROUTE 618 50' R/W (LAKE MONTICELLO ROAD)

POSSIBLE ACTIVE RECREATION AREA

LANDSCAPING OF COMMERCIAL USES PER ARTICLE 24 OF THE FLUVANNA COUNTY ZONING ORDINANCE

BLOCK GUIDELINES

R-3 PRELIMINARY MASTER PLAN FOR:

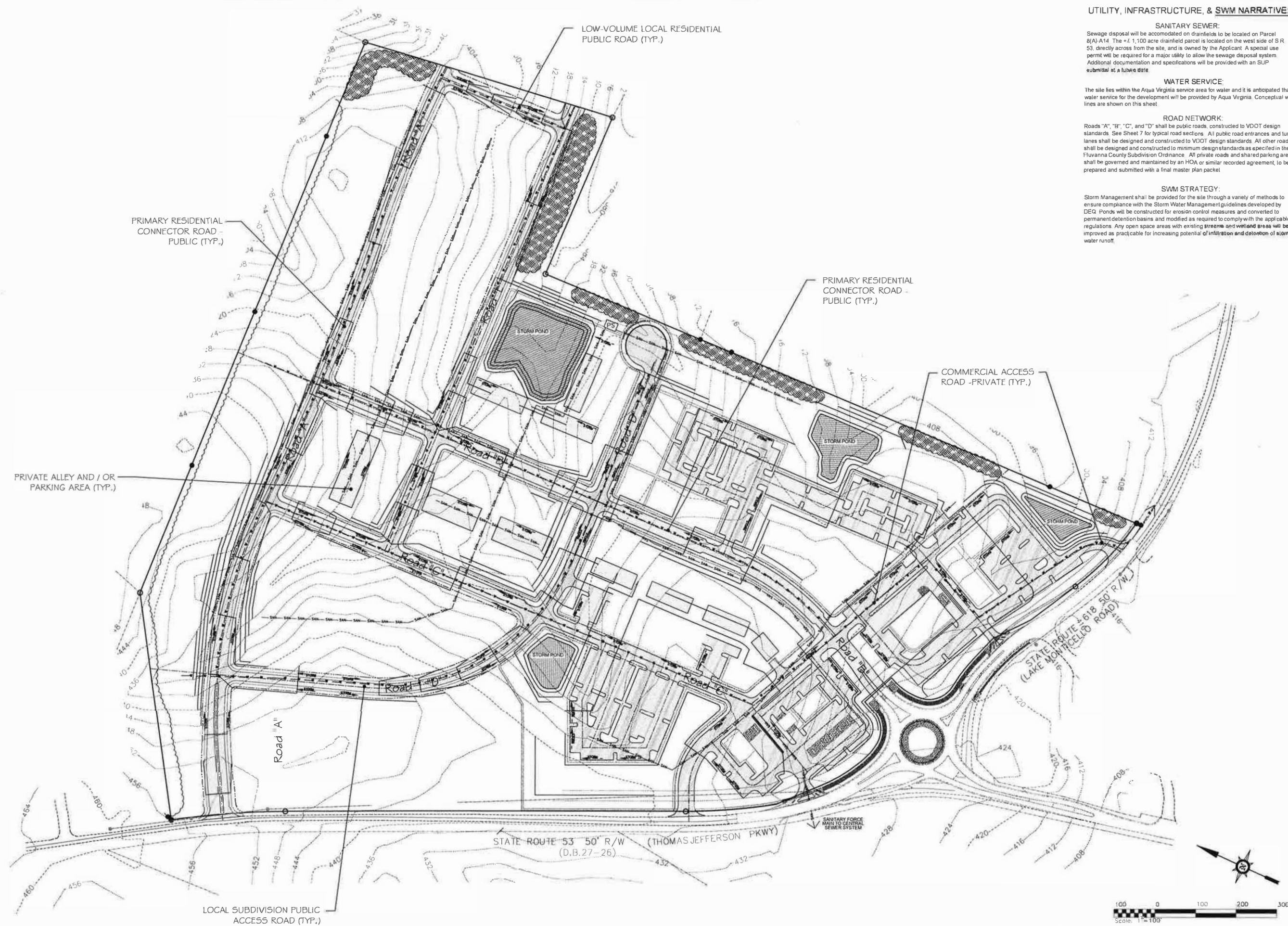
COLONIAL CIRCLE  
FLUVANNA COUNTY, VIRGINIA

Date: 12/03/2018  
Scale: 1" = 100'  
Sheet No: 5 OF 8  
File No: 15.011

SHIMP ENGINEERING, P.C.  
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT

919 EAST HIGH STREET  
CHARLOTTEVILLE, VA 22902  
PHONE: (434) 227-5140  
JUS@SHIMPE.COM





## UTILITY, INFRASTRUCTURE, & SWM NARRATIVE

## SANITARY SEWER

Sewage disposal will be accommodated on drainfields to be located on Parcel 8(A)-A14. The  $\pm 1,100$  acre drainfield parcel is located on the west side of S R 93, directly across from the site, and is owned by the Applicant. A special use permit will be required for a major utility to allow the sewage disposal system. Additional documentation and specifications will be provided with an SUP submitted at a future date.

## WATER SERVICE

The site lies within the Aqua Virginia service area for water and it is anticipated that water service for the development will be provided by Aqua Virginia. Conceptual water lines are shown on this sheet.

## ROAD NETWORK

roads "A", "B", "C", and "D" shall be public roads, constructed to VDOT design standards. See Sheet 7 for typical road sections. All public road entrances and turns shall be designed and constructed to VDOT design standards. All other roads shall be designed and constructed to minimum design standards as specified in the Ivanna County Subdivision Ordinance. All private roads and shared parking areas shall be governed and maintained by an HOA or similar recorded agreement, to be prepared and submitted with a final master plan packet!

**SWM STRATEGY:**

Storm Management will be provided for the site through a variety of methods to ensure compliance with the Storm Water Management guidelines developed by EQ Ponds will be constructed for erosion control measures and converted to permanent detention basins and modified as required to comply with the applicable regulations. Any open space areas with existing streams and wetland areas will be improved as practicable for increasing potential of infiltration and detention of storm water runoff.

## ENGINEERING GUIDELINES

R-3 PRELIMINARY MASTER PLAN FOR:

R-3 PRELIMINARY MASTER PLAN FOR:  
**COLONIAL CIRCLE**  
FLUVANNA COUNTY, VIRGINIA

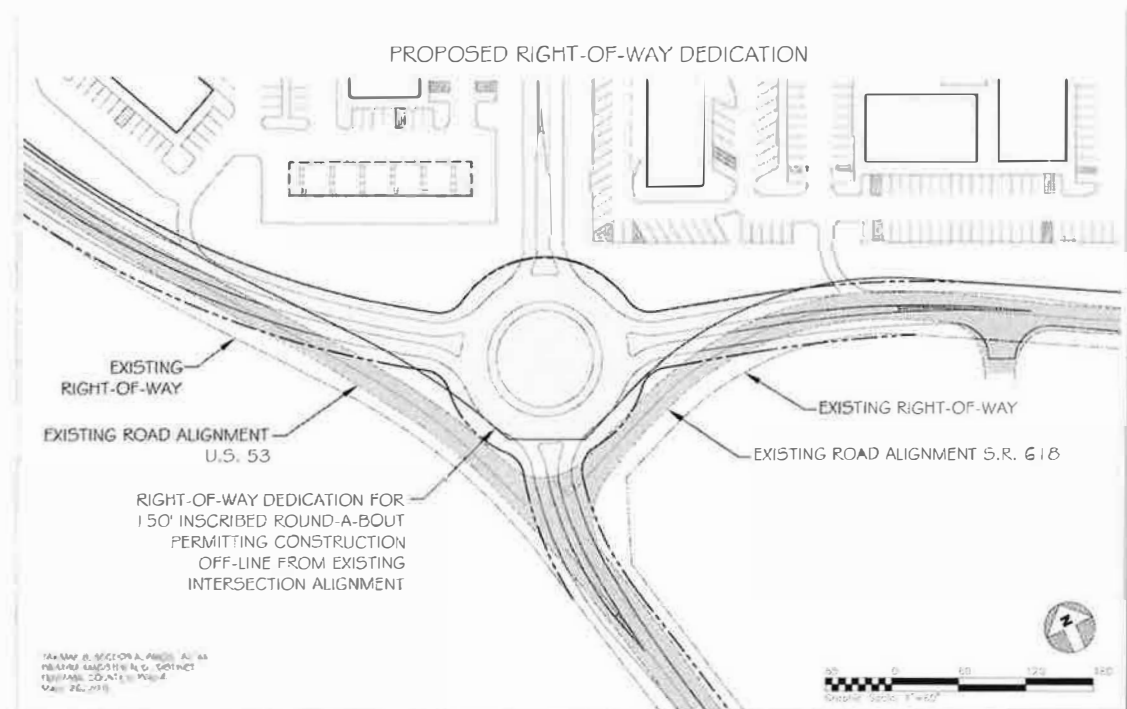
FLUVANNA COUNTY, VIRGINIA

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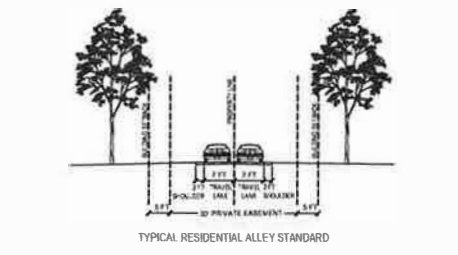
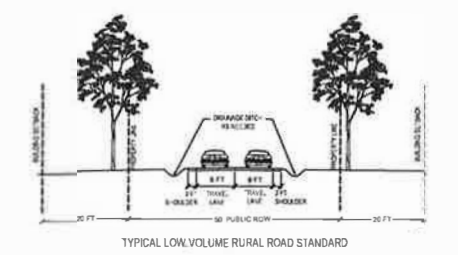
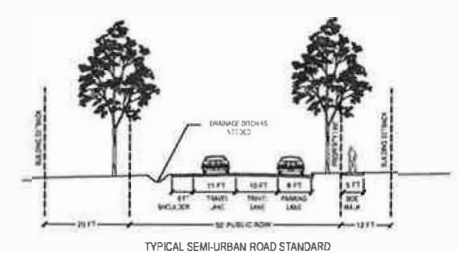
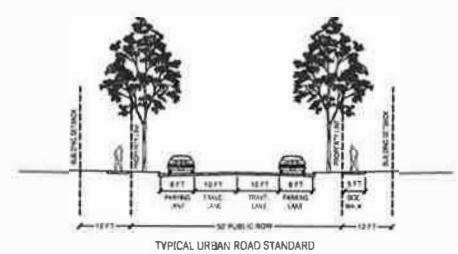
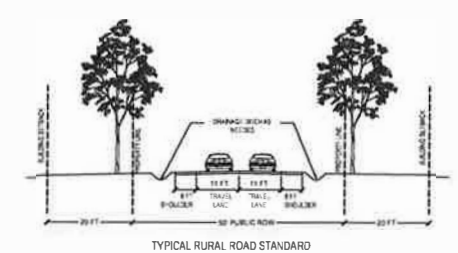
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Sheet No  
6 OF 8  
File No  
15.011



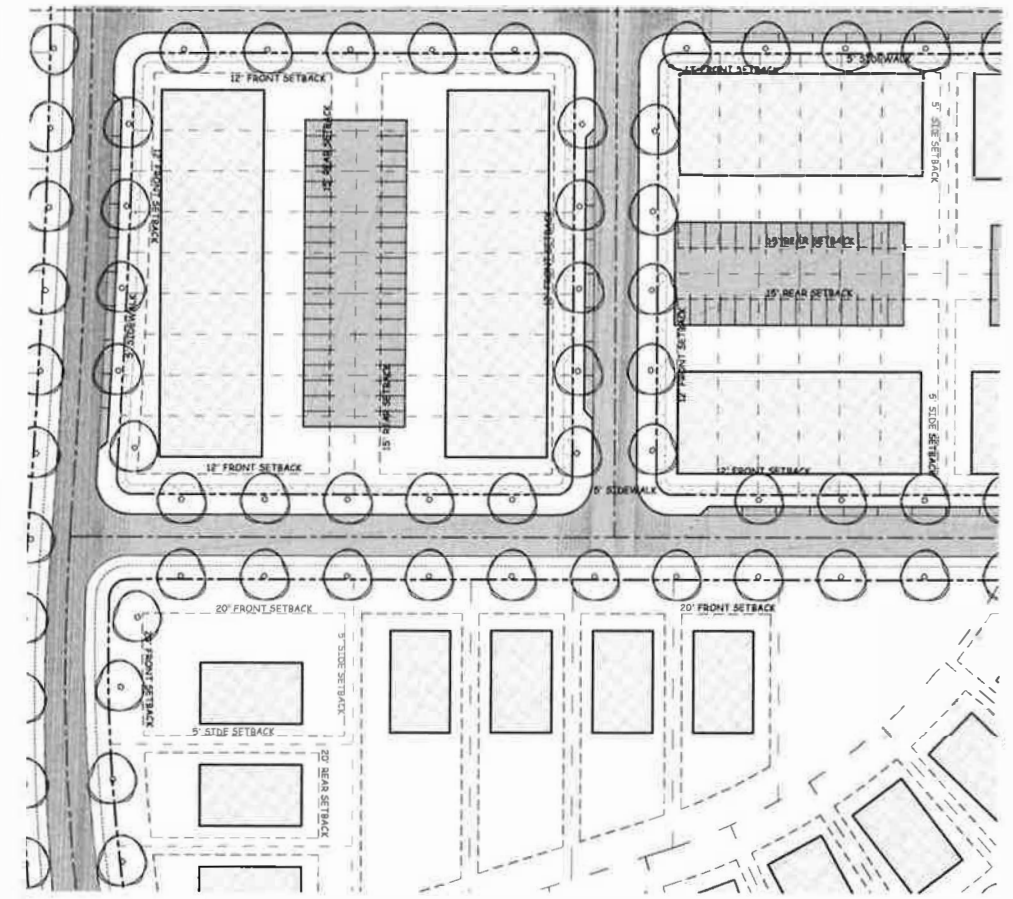
1 Previously approved sketch plan for commercial  
C6 SCALE: NTS



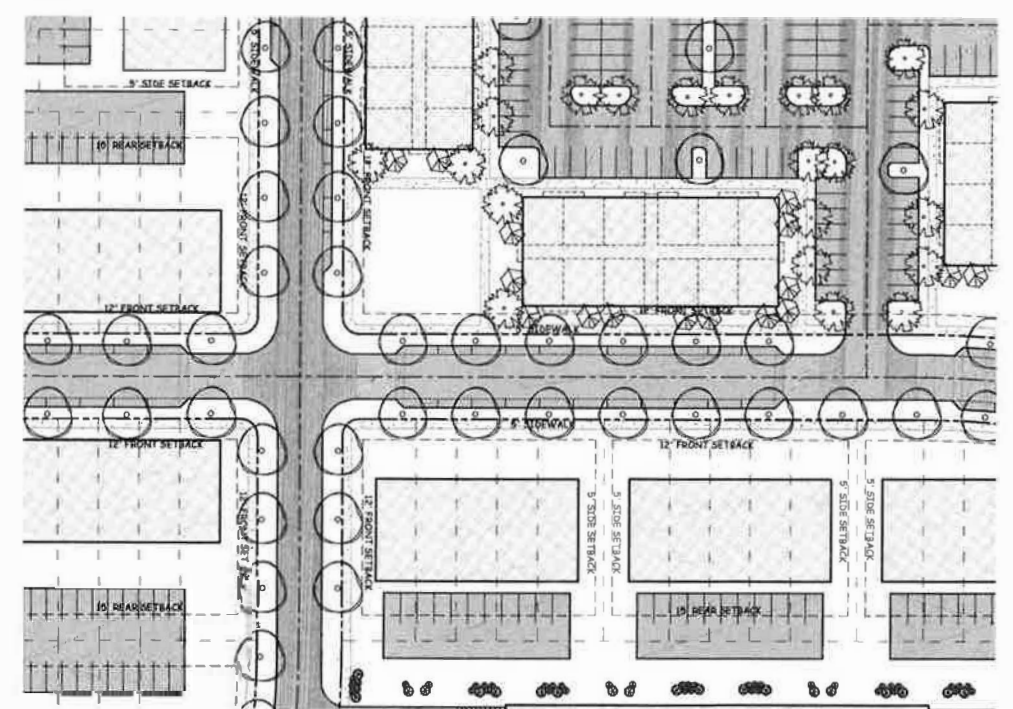
2 Roundabout Dedication Exhibit  
C6 SCALE: NTS



3 Development Road Standards  
C6 SCALE: 1" = 20'



4 Typical Unit Plot Plan: Blocks B & C  
C6 SCALE: 1" = 50'



5 Typical Unit Plot Plan: Blocks C & D  
C6 SCALE: 1" = 50'

SHIMP ENGINEERING, P.C.  
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT  
915 E 45th Street  
Charlottesville, VA 22902  
PHONE: (434) 227-5140  
JUSTIN@SHIMP-ENGINEERING.COM

DESIGN GUIDELINES

Rev	Date	Description
1	01-03-2019	IRC CAP FINISH

R-3 PRELIMINARY MASTER PLAN FOR:  
**COLONIAL CIRCLE**  
FLUVANNA COUNTY, VIRGINIA

Date	12/03/2018
Scale	AS SHOWN
Sheet No	7 OF 8
File No	15.011

Consistency with the Comprehensive Plan

Colonial Circle is located within the Rivanna Community Area. The site is designated as Neighborhood Mixed Use in Figure LU-13 from the adopted 2015 Comprehensive Plan. Per the Comprehensive Plan, Neighborhood Mixed Use areas are intended to provide a mixture of uses and residential dwelling types that serve a variety of incomes (Fluvanna County Comprehensive Plan §1). The development at Colonial Circle will serve as a necessary complement to the existing single family dwelling developments in and around Lake Monticello. The commercial uses will serve existing residents and the proposed dwellings will serve new residents to the County as well as existing residents of the County looking to remain a County resident but live in a different housing type such as a townhome. The development as proposed allows for single family dwellings, townhomes, and multi-family units. The mixture of housing types will allow for units within the development to be affordable to people of varying incomes, achieving the County's goal of creating mixed-income communities. The smaller units will appeal to young professionals commuting into Charlottesville, retirees looking to downsize, and one-parent families looking for affordable and low-maintenance housing options.

- Colonial Circle addresses the major priorities outlined in the summary of the Rivanna Community Plan. The priorities are as follows:
- to increase traffic safety and improve flow at key intersections
  - to enhance existing commercial centers in appearance, design, and available services, focusing on "village center" concepts
  - to provide housing choices for a variety of age groups and income levels, appropriate to the area
  - to preserve the rural character of the surrounding area and protect natural resources

The proposed Roundabout at the Intersection of Rt 53 and Lake Monticello will contribute to increased traffic safety and improved flow; additionally this traffic measure will help to mitigate traffic impacts from the proposed development. Colonial Circle is designed to feature a variety of housing choices, making the area appealing and accessible to multiple ages and income groups. A quarter of the development will be dedicated to open space; this space will directly service residents and visitors to Colonial Circle by making ample greenspace accessible. The project will be compliant by the surrounding rural character of the area outside of the Rivanna Community Planning Area. The property directly across Route 53 is under Conservation Easement ensuring the rural character around near the property will be preserved per the agreements recorded with the easement.



Figure LU-13, Neighborhood Mixed Use around Lake Monticello



Site within Rivanna Planning Area

CONSISTENCY WITH THE  
COMPREHENSIVE PLAN

R-3 PRELIMINARY MASTER PLAN FOR:  
**COLONIAL CIRCLE**  
FLUVANNA COUNTY, VIRGINIA

Date	12/03/2018
Scale	
Sheet No	8 OF 8
File No	15.011



# Neighborhood Meeting Sign-In Sheet

Meeting Date: January 16, 2019

Name	Address	City/State/Zip	Reason for Attending
Angie Cooke	41 Ashlawn Blvd. (LMDA)	Palmyra, VA 22963	Information/Questions
Ben Heinberg	8271 TJ Pkwy	Chville, VA 22902	~
Tom Braithwaite	48 Wilwood Dr	Palmyra VA 22963	Info
Crystal Shifflett	8268 Thomas Jeff Pkwy	Chville VA 22902	Info
Samantha Wilcox	8294 Thomas Jeff Pkwy	Chville VA 22902	Info
LINDSAY SPADLIN	8281 THOMAS JEFF. PKWY	CHVILLE VA 22902	INFO

**ZMP 18:01 Neighborhood Meeting Notes**

January 16, 2019, 4:30 p.m.

Morris Room, County Administration Building

Attendees: 9 (including staff)

Questions/Comments

- How many units are proposed?
- Are there any amenities?
- How many stories are the apartments?
- Are there any turning lanes along Route 618?
- What is the lot size of the single-family dwellings?
- Will something be put up along the property line behind the single family homes?
- Is an exit proposed near the driveway?
- Has anyone considered congestion along Route 53?
- There are accidents at the intersection of Martin Kings Road and Route 53
- How many parking spaces total are proposed?
- Where is water going to come from for this development?
- Adding something like this adds an issue for residents of Lake Monticello
- Where is the entrance along Route 53 in relation to driveways across the road?
- What is the price point of proposed housing?
- How much square footage of retail is proposed?
- Is the retail portion under a height limit?
- Has VDOT commented on this proposal?
- Concerned about detention ponds
- Concerned about traffic and water tables
- Concerned about safety




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## COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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

December 14, 2018

Justin Shimp, P.E.  
Shimp Engineering  
201 E. Main Street  
Charlottesville, VA 22902

Delivered via email to [justin@shimp-engineering.com](mailto:justin@shimp-engineering.com)

**Re: ZMP 18:01 and SUP 18:05 – Colonial Circle**

**Tax Map:** 8, Section A, Parcel A14A

Dear Mr. Shimp:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, December 13, 2018:

1. Planning staff asked about the price of the housing and what type of commercial uses are proposed. Some desirable uses are allowed by right while others may require approval of a special use permit in the future.
2. Building Inspections did not have any comments.
3. Chamber of Commerce did not have any comments.
4. Department of Forestry did not have any comments.
5. Erosion and Sediment Control noted the absence of adequate receiving natural channels on or adjacent to the site. The applicant stated an intent to use the VA DEQ "energy balance equation" to reduce post development discharges to a level that does not require proof of adequate receiving channels.
6. Fire Chief had the following questions or comments (applicant responses italicized):
  - Would like for the distance between fire hydrants to be 800 feet or less.
  - What will the width of the streets would be? (*Between 20 and 25 feet, and alleys would be less than 20 feet.*) Will there be parking on the alleys? (*Yes.*) At least 18 feet width is needed for a ladder truck.
  - Will the roads within the development be public or private? (*There will be a mixture of both public and private roads.*)
  - Fire Chief stated he would prefer not to have hammerheads as the terminus for streets, and that his comments also reflect the Virginia Department of Forestry and the Lake Monticello Volunteer Fire Department.

7. Health Dept. has not provided any comments at the date of this letter.
8. Sheriff's Office did not have any comments.
9. VDOT stated that the project will need to be coordinated with the roundabout construction. Official comments have not been provided at the date of this letter.

The Planning Commission will discuss this item during their 6 p.m. work session on Tuesday, January 8, 2019. Your attendance is required at this meeting.

If you have any questions or need additional information, please contact me at 434-591-1910.

Sincerely,

Brad Robinson  
Senior Planner  
Dept. of Planning & Zoning

cc: File

Lake Monticello Owners' Association  
 41 Ashlawn Blvd., Palmyra VA 22963  
 Tel 434-589-8263 ext. 4108 Fax 434-589-5696  
 acooke@lmoa.org  
 www.lmoavoice.org



JANUARY 21, 2019

Brad Robinson, CZA, Senior Planner  
 Fluvanna County Planning & Zoning  
 P.O. Box 540  
 Palmyra, Virginia 22963

VIA: USPS & EMAIL: brobinson@fluvannacounty.org

Re: Proposed Colonial Circle Development

Dear Brad:

Thank you for including the Lake Monticello Owners' Association (LMOA) in the recent Neighborhood Meeting to discuss the plans for the proposed development of Colonial Circle located at the intersection of Rt.53 and Rt. 618. We have discussed the project and we would like to express the following concerns:

- 1.) There are currently (3) failed detention ponds affecting LMOA property and residents. They are located at Nahor Village, behind the Citgo, and behind the Goodwill. All three of these ponds have been in disrepair and damaging LMOA property for quite some time now. We would not want to see another development with ponds that have the potential for the same adverse effects to LMOA property.
- 2.) There is a concern that security could become an issue for owners who store their campers at the campground. We would ask that the County require that fencing or a wall is placed between our property and this development.
- 3.) Finally, we would ask that no advertisements of any sort that references Lake Monticello be allowed unless first approved by LMOA.

Please let me know if these concerns will be voiced at the Planning Commission meeting and/or the Board of Supervisors meeting or if we would be required to attend both. If you have any questions or would like to discuss any of our concerns please feel free to contact me directly at (434) 589-8263 or via email acooke@lmoa.org.

Respectfully,

Angie Cooke  
 Contracting Officer, LMOA

Received

JAN 29 2019

Planning Dept.

CC: STEVEN HURWITZ, GENERAL MANAGER LMOA; LMOA BOARD OF DIRECTORS

**From:** [Culbertson, Teresa C \\*HS](#)  
**To:** [Brad Robinson](#)  
**Subject:** concerns re: new development  
**Date:** Monday, January 28, 2019 9:46:08 AM

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I was given your email address as I won't be able to attend the planning meeting on 2/12. I would like to pass on the following concerns about the proposed development at the corner of 618 and 53.

- That area is very busy already with commuting traffic from Lake Monticello and other Fluvanna residents.
- I can't even imagine if there were 400 residences built there how badly that would impact the daily commute on 53. It is already very busy at certain times of the commute, and the last thing any of us need is more traffic on the road to add to the possibilities of commuting issues as well as traffic slowdowns. If this was a small community of 20 houses or something like that, that would be fine, but 400? In this rural area, with 53 being their primary commuting method? That is not a good thing.
- If more children are added to the area by not limiting this development to a certain age group, the schools will only be negatively impacted because the budget is already tight. There really is no room in the school budget for this.
- I do not have much confidence in the possibility of businesses coming into the development. It will depend on how the lease space is priced—we have plenty of available spaces for businesses now that are not fully used because of the costs to businesses in the area. If the development promises businesses, only to charge too much and have empty storefronts, we will just be left with more people clogging up the highways and coming into our already busy schools.

Thanks, Teresa



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# COUNTY OF FLUVANNA

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## STAFF REPORT

**To:** Fluvanna County Planning Commission  
**Case Number:** SUB 18:48  
**Tax Map:** Tax Map 18, Section A, Parcel 54

**From:** Brad Robinson  
**District:** Palmyra  
**Date:** February 12, 2019

**General Information:**

This item is scheduled to be heard by the Planning Commission on Tuesday, February 12, 2019 at 7:00 p.m. in the Fluvanna County Circuit Court Room.

**Proposed Sub. Name:**

Island Hill

**Applicant:**

Southern Development Homes

**Owner:**

Teresa Kent-Hennessy et al

**Representative:**

Roudabush, Gale & Associates Inc.

**Requested Action:**

Approval of a sketch plan request for a rural cluster major subdivision with respect to 115.554 acres of Tax Map 18, Section A, Parcel 54. The applicant is proposing 49 building lots with 91.40 acres designated as open space. (Attachment A)

**Location:**

The affected property is located along Broken Island Road (Route 1040), approximately 0.1 miles south of its intersection with South Boston Road (Route 600). (Attachment B)

**Existing Zoning:**

A-1, Agricultural, General

**Total Area of Development:**

115.554 acres (20.23 acres in lots, 3.92 acres in right-of-way, and 91.40 acres in open space, or 79%)

**Total Number of Lots Proposed:**

49 residential, plus one dwelling in open space

**Average Lot Size:**

0.41 acres

**Existing Land Use:**

Vacant/undeveloped land

**Adjacent Land Uses:**

Adjacent properties are zoned A-1; R-3, Residential, Planned Community; and R-4, Residential, Limited.

**Comprehensive Plan:** Rural Residential Planning Area

**Zoning History:** None

**Analysis:**

Section 24-4-10 of the Zoning Ordinance outlines requirements for all rural cluster subdivisions in an A-1 zoning district. Pursuant to the Subdivision Ordinance, a yield plan and sketch plan are required to be submitted contemporaneously for review by the Planning Commission. The yield plan is used to determine the number of lots that could practically be developed on the subject property as a conventional subdivision, in accordance with all applicable regulations. The sketch plan is a conceptual, informal map of the proposed subdivision used for the purpose of discussion and providing the subdivider with comments before investing in preparation of a preliminary or final plat.

The applicant has submitted the required copies of a yield plan and rural cluster sketch plan. The yield plan and sketch plan are similar in detail and have been designed to conform to the required density, setback, frontage, and yard requirements.

**Yield Plan Analysis (Attachment C):**

The yield plan was prepared based on what could be practicably developed on the property as a conventional major subdivision. In an A-1 zoning district, the maximum residential density allowed is one (1) dwelling unit per two (2) acres. Based on the property's acreage alone 57.75 lots would be permitted; however, consideration must also be given to the area of land which would be occupied by roads and other areas not usable for building or individual sale such as steep slopes or flood plain [Sec. 19-4-5]. As a result, the applicant shows fifty (50) lots on the yield plan which complies with this requirement. Staff has reviewed the yield plan in detail to ensure all lots would be buildable if developed as shown on the plan.

**Rural Cluster Sketch Plan Analysis (Attachment C):**

Staff review of the sketch plan confirms that the gross density of the development does not exceed one dwelling unit per 2 acres as required by the A-1 zoning district [Sec. 22-4-10.3.1]. The maximum density allowed is 50 dwelling units as shown on the yield plan. The applicant proposes forty-nine (49) residential lots plus one dwelling in open space, which equates to a total of fifty (50) dwelling units and a gross density of 0.87 dwelling units per acre. The development is proposed to have approximately 3.92 acres in road right-of-way and 20.23 acres in rural cluster lots. A total of 91.40 acres is proposed to be retained in open space, which equates to 79% and exceeds the minimum  $\frac{3}{4}$  of the area of the development required [Sec. 22-4-10.3.3].

The proposed lots in the development will be accessed from new public roads and are required to meet the R-4 residential district's setback requirements [Sec. 22-4-10.3.5], with the exception of Lot 1 which must meet the A-1 district's requirements due its frontage along a public road [Sec.

22-4-10.3.6]. The applicant has proposed one entrance into the subdivision from Broken Island Road (Route 1040), which will be approximately 670 feet from the intersection with South Boston Road (Route 600).

The proposed sketch plan has been designed with consideration to existing topography and soil suitability as to maximize the efficient use and utility of the land [Sec. 22-4-10.3.7]. The applicant has delineated areas with steep slopes (greater than 20%) and wetlands, as well as the required building setback on all proposed lots.

The open space has been designed to “promote the uses designated for such open space and to protect and promote the rural character of the area, and provide for contiguous greenways and wildlife corridors” [Sec. 22-4-10.3.7(e)]. The proposed residential lots are clustered together on a portion of the subject parcel, with the open space primarily at the rear of the development against the Rivanna River. The applicant has indicated one home will be built on the open space, which has been accounted for in the gross density of 50 lots as required by Section 22-4-10.3.4(a).

In accordance with Section 19-7-7.1 of the Subdivision Ordinance, all major subdivisions are required to reserve a riparian protection area of at least fifty (50) feet wide along both sides of intermittent streams; at least seventy-five (75) feet wide along both sides of perennial streams; and at least 100 feet wide along both sides of the Hardware River, Rivanna River, and James River. The property contains both intermittent and perennial streams and also borders the Rivanna River. The applicant has provided the required protection areas.

The applicant has indicated that the proposed lots within the development will be served by water and sanitary sewer utilities as provided by available Aqua Virginia connections. The water connection is located within the existing right-of-way of Broken Island Road. Existing manholes are located along the northern property line for sewer connections.

Following approval of the sketch plan, road plans and profiles for the development must be submitted to VDOT for review in addition to review of a preliminary and final plat. Prior to developing the site, the development would require an approved erosion and sediment control plan reviewed by the county erosion control inspector in order to obtain a land disturbing permit. This is required before site work can begin on the property.

### **Planning Commission – January 8, 2019**

This project was initially reviewed by the Planning Commission at the January 8, 2019 meeting and was deferred by a vote of 5-0 due to concerns regarding density on the yield plan, proposed setbacks for Lot 1 on the rural cluster plan, and emergency access for the subdivision. The Planning Commission wanted to know if the roads on the yield plan would be allowed by VDOT due to the steep slopes and whether lots are permitted within a flood zone as shown. The setbacks on Lot 1, which has frontage along a public road (Broken Island Road), were found to not be in compliance with Sec. 22-4-10.3.6 which states “Each building lot fronting on an existing public road shall conform to the minimum frontage, setback and yard requirements for conventional development in this district.”

Staff met with the applicant on January 15, 2019 to discuss the above issues or concerns. The applicant considered incorporating an additional access point into the subdivision along the northern boundary, which eventually did not prove feasible due to utility easements and the location of existing buildings in the adjacent development. The applicant has stated the right-of-way of the proposed roads within the rural cluster will be at least 50 feet in width which should allow the ability to both enter and exit the subdivision during emergency.

The applicant has revised the proposal to address the setback issue with Lot 1 on the rural cluster plan, which now complies with the A-1 District requirements. The applicant has also attempted to obtain input from VDOT regarding the roads on the yield plan. VDOT comment is still outstanding at the date of this report.

### **Technical Review Committee:**

The following comments were generated from the December 13, 2018 Technical Review Committee meeting:

1. Planning staff noted that a home proposed on the open space parcel needs to be included in the calculation of maximum gross density permitted for the cluster development, in accordance with Section 22-4-10.3(4) of the Zoning Ordinance. The applicant will be revising the plan from 50 lots back to 49 lots as originally proposed.
2. Building Inspections did not have any comments.
3. Chamber of Commerce did not have any comments.
4. Department of Forestry did not have any comments.
5. Erosion and Sediment Control did not have any comments.
6. Fire Chief stated that he would like for the distance between fire hydrants to be 800 feet or less; would like for cul-de-sacs to have a 100 foot paved diameter; and would prefer not to have hammerheads as the terminus for streets. He indicated his comments also reflected the Virginia Department of Forestry and the Lake Monticello Volunteer Fire Department.
7. Health Dept. has not provided any comments at the date of this letter.
8. Sheriff's Office did not have any comments.
9. VDOT asked what the location was for sight distance and stated any buffers required for the development will need to be reviewed. Official comments have not been provided at the date of this letter.

(Attachment D)

### **Conclusion:**

It appears that the proposed subdivision has met the requirements of the Fluvanna County Subdivision and Zoning Ordinances. The density and open space requirements of Rural Cluster

Subdivisions in the A-1 zoning district have been met. According to the submitted sketch plan, the proposed development does not exceed the maximum allowable density of one dwelling unit per two acres, and the required 75% of open space has been provided.

The proposed subdivision also appears to meet the intent of the Comprehensive Plan, which states that “Rural residential areas conserve open space by clustering development or developing on larger lots. Projects should achieve the goal of preserving as much open space, and thus rural character, as possible.”

**Recommended Conditions:**

If approved, staff recommends the following general conditions:

1. The rural cluster subdivision will contain no more than forty-nine (49) separate residential lots, as shown on the submitted sketch plan;
2. Prior to final plat approval, meeting VDOT requirements;
3. Prior to final plat approval, meeting all Health Department requirements.
4. Preliminary and final subdivision plat review and approval.

**Suggested Motion:**

I move that the Planning Commission approve SUB 18:48, a request for forty-nine (49) residential lots plus open space, with respect to 115.554 acres of Tax Map 18, Section A, Parcel 54, subject to the four (4) conditions listed in the staff report.

**Attachments:**

- A – Application, and written authorization letter from the property owner
- B – Aerial Vicinity Map
- C – Revised Cluster Sketch Plan and Yield Plan
- D – Original Cluster Sketch Plan and Yield Plan
- E – TRC Comment Letter

Copy:

Applicant: Southern Development Homes, 170 S. Pantops Dr, Charlottesville, VA 22911

Owner: Teresa Kent-Hennessy, 11401 Hilbingdon Rd, Richmond, VA 23238

Representative: Roudabush, Gale & Assoc., 914 Monticello Rd, Charlottesville, VA 22902

File



# COMMONWEALTH OF VIRGINIA COUNTY OF FLUVANNA Subdivision Application

<b>Owner of Record:</b> Teresa Kent-Hennessy	<b>Applicant of Record:</b> Southern Development Homes
E911 Address: 11401 Hilbingdon Rd, Richmond, VA 23238	E911 Address: 170 S Pantops Dr. Charlottesville, VA 22911
Phone: _____ Fax: _____	Phone: _____ Fax: _____
Email: _____	Email: _____
<b>Tax Map and Parcel(s):</b> 18-A-54	<b>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.</b>
<b>Acreage:</b> 115.55 <b>Zoning:</b> A-1 <b>Number of Lots:</b> 49	
Surveyor: Roudabush, Gale & Assoc. Inc.	
Subdivision Name: Island Hill	
E911 Address of Parcel: _____	Is property in Agricultural Forestal District? <input checked="" type="radio"/> No <input type="radio"/> Yes
Description of Property: Cluster Subdivision	If Yes, what district: _____
	<b>Deed Book Reference:</b> _____
	Deed Restrictions? <input type="radio"/> No <input type="radio"/> Yes (Attach copy)

Please check appropriate box:

Type	Forms Required
<input type="checkbox"/> Minor - 2-5 Lots	Sketch Plan Checklist Preliminary Subdivision Checklist Final Subdivision Checklist
<input checked="" type="checkbox"/> Major - 6+ Lots	Sketch Plan Checklist Preliminary Subdivision Checklist Final Subdivision Checklist

I declare that the statements made and information given on this application are true, full and correct to the best of my knowledge and belief. I agree to conform fully to all terms of any certificate or permit which may be issued on account of this application.

Southern Development Homes

Applicant Name (Please Print)

Applicant 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: 12-3-18	Fee Paid: 3450.00	Application #: SUB 18 : 48
Election District: Palmyra	Planning Area: Rural Residential	Number of Lots: 49 50
<b>Minor (2-5 Lots)</b>	<b>Major (6 or more Lots)</b>	
\$ 500.00 + GIS Fee	<u>\$1,000.00 + GIS Fee</u>	Approval/Denial Date:
Resubmission of Preliminary or Final Plat: \$100.00		Approval/Denial Date:
GIS Fee: 2450	\$ 50.00 per lot (residue is considered a lot)	
Additional Fees Due at Time of Review		
Road Maintenance Agreement Review:	\$200.00	Revisions: \$50.00
Dedication Common Lands Document Review:	\$200.00	Revisions: \$50.00
Homeowner Association Document Review:	\$200.00	Revisions: \$50.00
Health Department Subdivision Review:	\$250.00 + \$25.00 per lot	Existing System Review \$50.00
Street Sign Installation:	\$200.00 Per Intersection	

*The undersigned owner of the property TMP 18 A 54 (115.5 acres more or less, bounded by Broken Island Road on the west and the Rivanna River to the east) hereby designates Southern Development Group, Inc (contract purchaser) as the authorized agent for all matters concerning the sketch plan and subdivision plan submitted to the County for a Rural Cluster subdivision per the Fluvanna County subdivision and zoning ordinance.*

  
Teresa S Kent-Hennessy

Received  
DEC 8 2018  
Fluvanna County

## August 2012

✓ Sketch plans must be drawn to a scale of 1" = 50', 100', or 200', whichever is most convenient for the subject parcel [Sec. 19-4-2].

**Additional Notes:**

[illegible]

The Subdivision Agent reviews the sketch plan in accordance with the design criteria contained in Article 7: Subdivision Design Standards of the Fluvanna County Subdivision Ordinance. The review shall informally advise the subdivider of the extent to which the proposed subdivision conforms to the standards of Article 7 and the objectives and policy recommendations of the Comprehensive Plan, and may suggest possible plan modifications that would increase its degree of conformance. The review shall include, but is not limited to:

- ### Sketch Plan Information [Sec. 19-4-3]

- ☒ Name, address, and telephone number of the owner and the subdivider.
- ☒ Name, address, and telephone number of the professional engineer, surveyor, planner, architect, landscape architect, or site designer responsible for preparing the plan, if any.
- ☒ Graphic scale, date, and north arrow.
- ☒ Approximate tract boundaries.
- ☒ Zoning district.
- ☒ Streets on and adjacent to the tract.
- ☒ 100-year floodplain limits and approximate location of wetlands, if any.
- ☒ Approximate location of topographic and physical features including fields, pastures, meadows, wooded areas, trees of special merit, steep slopes, rock outcrops, ponds, existing rights-of-way

**Staff Review Only**  
Sketch Plan (Continued)

[illegible]

### Proposed Development [Sec. 19-4-4]

- ✓ Schematic layout indicating a general concept for land conservation and development.
- ✓ Proposed general street and lot layout.
- ✓ Proposed location of buildings, major structures, parking areas, driveways, and other improvements.
- ✓ General description of proposed method of water supply, sewage disposal, and stormwater management.

### Yield Plan Required for Cluster Development [Sec. 19-4-5]

The yield plan will be submitted to the Planning Commission as it reviews the sketch plan of any major subdivision. In no case shall any cluster subdivision be approved which shows more lots than could be practicably developed as a conventional subdivision of the subject property.

Is the applicant seeking approval of a cluster subdivision?

- ☒ Yes  
☐ No

If yes, a yield plan must be submitted with the sketch plan, and shall be in similar detail to the sketch plan, together with any additional data which may be necessary. If a yield plan is required, the following provisions must be met:

- ☒ The yield plan shall show the number of lots which could be practicably developed on the subject property as a conventional subdivision, in accordance with all applicable law, including, in particular, the design requirements of the Fluvanna County Subdivision Ordinance and the following elements of the Fluvanna County Zoning Ordinance.
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Density           | <input checked="" type="checkbox"/> Road Frontage     |
| <input checked="" type="checkbox"/> Lot Size          | <input checked="" type="checkbox"/> Yard Requirements |
| <input checked="" type="checkbox"/> Building Setbacks |   |

**Staff Review Only**  
Sketch Plan (Continued)

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page or a sheet of stationery.

- ### Other Requirements

Riparian Protection Areas [Sec. 19-7-7.1]

☒ Stream crossings for roads, streets and driveways.

**Staff Review Only**  
Sketch Plan (Continued)

[illegible]

### Landscape Preservation Buffers [Sec. 19-8-10]

- ☐ The minimum width of landscape preservation buffers shall be forty feet (40') measured from the edge of the existing or reserved right-of-way. Along all scenic byways, the landscaped buffer shall be no less than one-hundred feet (100') in width.
- ☐ The preservation of existing trees and shrubs within the required landscape preservation buffers shall be maximized to provide continuity and improved screening. All trees located within the buffer shall be retained, unless removal is necessary to accommodate utilities that run generally perpendicular to the buffer. Where necessary, the buffer shall be supplemented with a combination of trees and shrubs, both evergreen and deciduous. Berms constructed within the landscape preservation buffer shall be no taller than five feet (5') in height; have a slope no steeper than 2:1; disturb as little existing vegetation as possible; and have a non-linear, undulating form.

Modifications to the landscape preservation buffer requirements may be granted by the Subdivision Agent in certain instances.

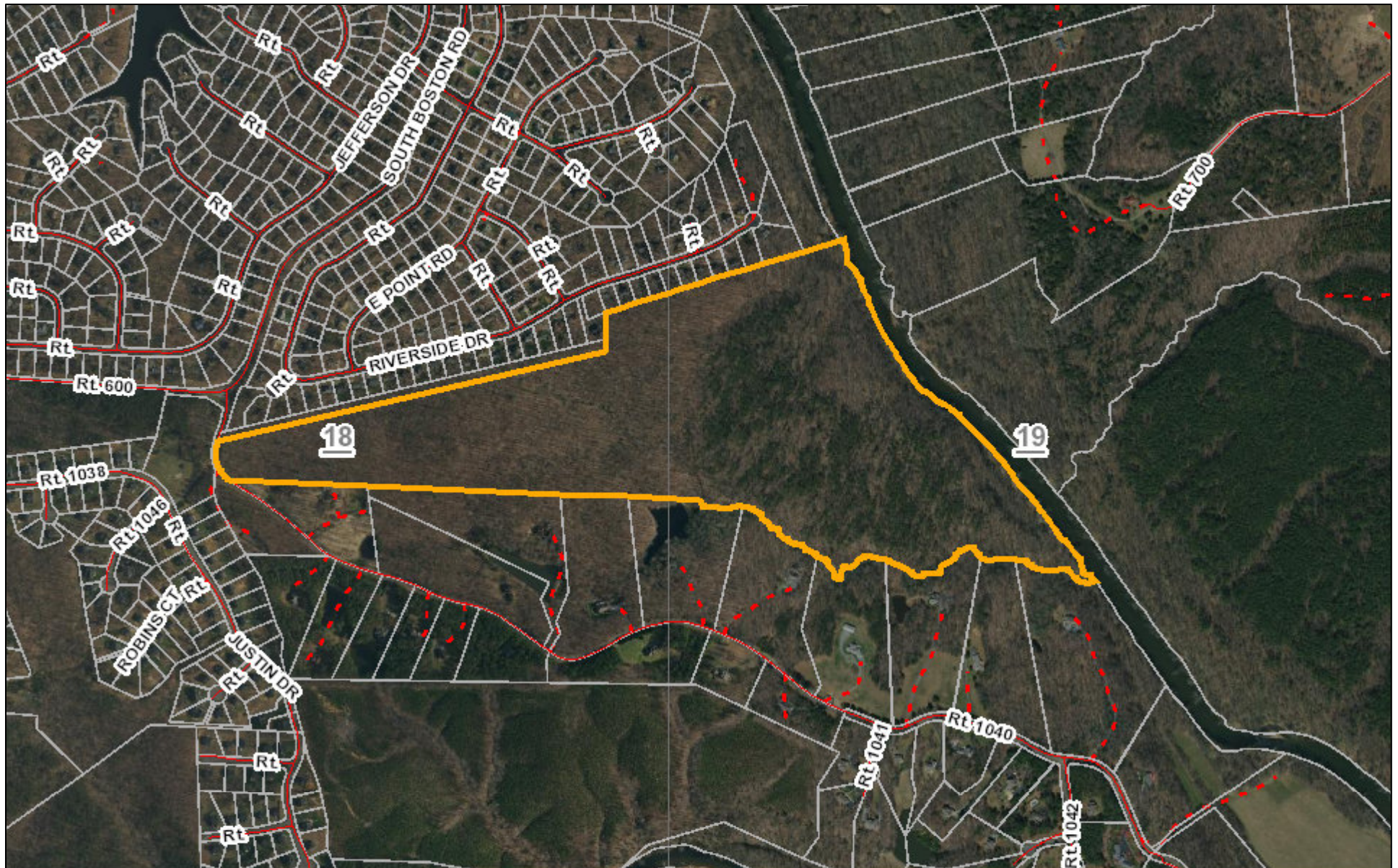
### Other Property Characteristics

- ☐ Determine if the property is within an Agricultural & Forest District (AFD).
- ☐ Determine if there are any legal restrictions on the property, such as covenants and/or deed restrictions.

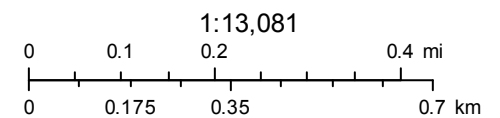
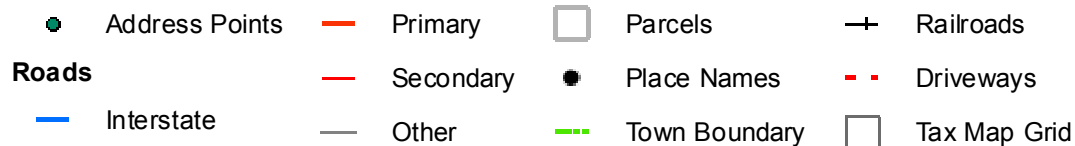
**Staff Review Only**  
Sketch Plan (Continued)

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, leaving small margins at the top and bottom. There are no vertical margin lines, and the paper is completely blank except for the lines.

# Fluvanna County, VA WebGIS Parcels - PIN: 18 A 54



January 3, 2019



Virginia Geographic Information Network (VGIN)  
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

SITE DATA

OWNER: KENT-HENNESSY, TERESA S ET AL  
11401 HILBINGDON RD  
RICHMOND VA 23238

DEVELOPER: SOUTHERN DEVELOPMENT HOMES  
170 SOUTH PANTOPS DRIVE  
CHARLOTTESVILLE, VA 22911

PLAN PREPARER: ROUDABUSH, GALE, & ASSOCIATES  
914 MONTICELLO ROAD  
CHARLOTTESVILLE, VA, 22902  
(434)-977-0205

TAX MAP PARCEL No: 18-A-54

PARCEL AREA: 115.55 ACRES

ZONING: A-1

EXISTING USE: VACANT

PROPOSED USE: CLUSTER SUBDIVISION

BUILDING HEIGHT: 35' MAXIMUM

SETBACKS: FRONT - 25'  
SIDE - 10'  
REAR - 25'

AREA SUMMARIES: LOTS - 20.23 ACRES  
RIGHT-OF-WAY - 3.92 ACRES  
OPEN SPACE - 91.40 ACRES

ROAD FRONTAGE: 60'; 50' ON A CUL-DE-SAC

MINIMUM LOT AREA: 15,000 SF

MAXIMUM GROSS RESIDENTIAL DENSITY: 1 DU/2 ACRES

MAXIMUM ALLOWABLE NUMBER OF LOTS: 57.75

PROPOSED GROSS RESIDENTIAL DENSITY: 0.87 DU/2 ACRES

PROPOSED NUMBER OF LOTS: 50

MAGISTERIAL DISTRICT: CUNNINGHAM

STORMWATER MANAGEMENT: VIA FACILITIES DESIGNED TO CURRENT STATE STANDARDS

WATERSHED: RIVANNA RIVER

TOPOGRAPHY: GENERATED FROM TERRAIN DATA FOR THE UNITED STATES AND ITS TERRITORIES USING USGS 10 AND 30 METER DIGITAL ELEVATION MODEL (DEMS) FROM THE NATIONAL ELEVATION DATASET (NED)

DATUM: VERTICAL - NAVD 88; HORIZONTAL - NAD 83

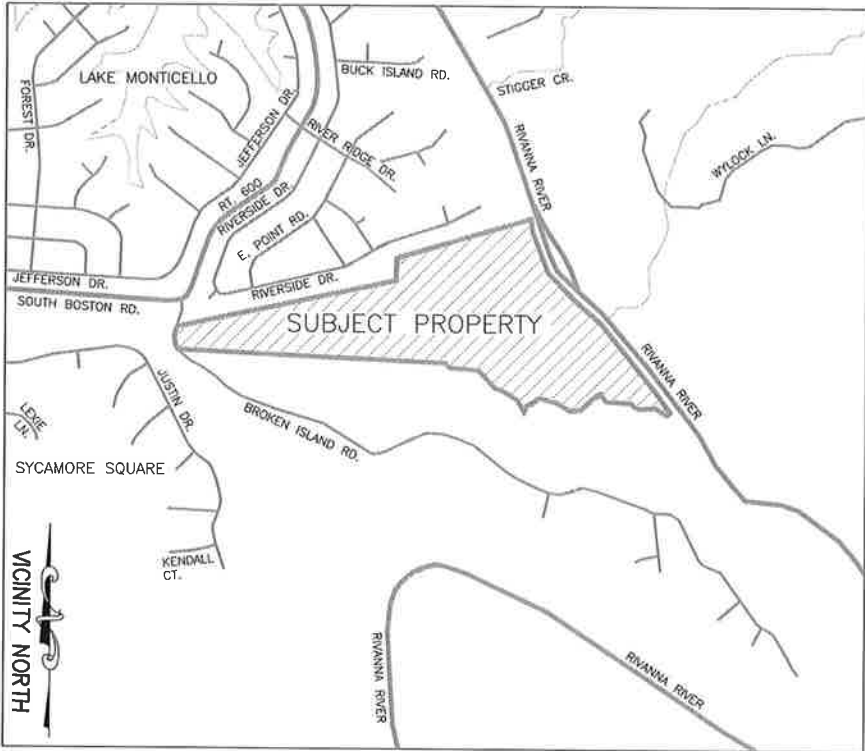
STEEP SLOPES: 20%+

FLOODPLAIN: THE DEVELOPMENT ON THE SUBJECT PROPERTY IS LOCATED WITHIN "ZONE X" AS SHOWN ON FLOOD INSURANCE MAP COMMUNITY PANEL NUMBER 51065C0068C. EFFECTIVE DATE: MAY 16, 2008.

THE RIPARIAN PROTECTION AREAS ARE SHOWN PER SUBDIVISION ORDINANCE SEC. 19-7-7.1. IN ORDER TO PROTECT LOCAL WATER QUALITY, DEVELOPMENT MUST FOLLOW REGULATIONS SET FORTH IN SUBDIVISION ORDINANCE SEC. 19-7-7.1.

WATER AND SANITARY SEWER UTILITIES WILL SERVE THE SUBJECT PROPERTY VIA THE AVAILABLE AQUA VIRGINIA CONNECTIONS. WATER CONNECTION LOCATED WITHIN THE BROKEN ISLAND RIGHT-OF-WAY NORTHWEST OF THE PROPOSED ENTRANCE. SANITARY SEWER CONNECTION FROM THE EXISTING MANHOLES LOCATED ALONG THE NORTHERN PROPERTY LINE.

SKETCH PLAN  
ISLAND HILL



VICINITY MAP  
SCALE: 1"=1000 FEET

SHEET INDEX

- SHEET 1 — COVER SHEET  
SHEET 2 — CONCEPTUAL LOT LAYOUT  
SHEET 3 — YIELD PLAN

LOT AREAS - CLUSTER PLAN

- Lot 1: 161,145 SF, 3.70 AC  
Lot 2: 18,340 SF, 0.42 AC  
Lot 3: 16,623 SF, 0.38 AC  
Lot 4: 17,799 SF, 0.41 AC  
Lot 5: 18,975 SF, 0.44 AC  
Lot 6: 18,325 SF, 0.42 AC  
Lot 7: 16,282 SF, 0.37 AC  
Lot 8: 16,324 SF, 0.37 AC  
Lot 9: 16,264 SF, 0.37 AC  
Lot 10: 18,464 SF, 0.42 AC  
Lot 11: 21,846 SF, 0.50 AC  
Lot 12: 20,110 SF, 0.46 AC  
Lot 13: 19,068 SF, 0.44 AC  
Lot 14: 18,661 SF, 0.43 AC  
Lot 15: 18,867 SF, 0.43 AC  
Lot 16: 19,696 SF, 0.45 AC  
Lot 17: 21,196 SF, 0.49 AC  
Lot 18: 23,456 SF, 0.54 AC  
Lot 19: 31,208 SF, 0.72 AC  
Lot 20: 42,638 SF, 0.98 AC  
Lot 21: 34,236 SF, 0.79 AC  
Lot 22: 22,295 SF, 0.51 AC  
Lot 23: 19,638 SF, 0.45 AC  
Lot 24: 15,741 SF, 0.36 AC  
Lot 25: 15,250 SF, 0.35 AC  
Lot 26: 20,763 SF, 0.48 AC  
Lot 27: 20,620 SF, 0.47 AC  
Lot 28: 27,049 SF, 0.62 AC  
Lot 29: 15,271 SF, 0.35 AC  
Lot 30: 16,267 SF, 0.37 AC  
Lot 31: 15,957 SF, 0.37 AC  
Lot 32: 16,025 SF, 0.37 AC  
Lot 33: 15,505 SF, 0.36 AC  
Lot 34: 23,492 SF, 0.54 AC  
Lot 35: 17,953 SF, 0.41 AC  
Lot 36: 17,167 SF, 0.39 AC  
Lot 37: 20,175 SF, 0.46 AC  
Lot 38: 19,732 SF, 0.45 AC  
Lot 39: 21,303 SF, 0.49 AC  
Lot 40: 23,960 SF, 0.55 AC  
Lot 41: 19,377 SF, 0.44 AC  
Lot 42: 18,822 SF, 0.43 AC  
Lot 43: 17,575 SF, 0.40 AC  
Lot 44: 15,007 SF, 0.34 AC  
Lot 45: 15,003 SF, 0.34 AC  
Lot 46: 15,170 SF, 0.35 AC  
Lot 47: 15,779 SF, 0.36 AC  
Lot 48: 16,812 SF, 0.39 AC  
Lot 49: 21,969 SF, 0.50 AC

AVERAGE LOT SIZE: 22,637 SF, 0.52 AC

Open Space: 3,782,948 SF, 86.84 AC  
Total: 3,780,048 SF, 86.84 AC (75% OF TOTAL PARCEL AREA)

Received  
JAN 25 2019  
Fluvanna County

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PHONE 434-977-0205 - FAX 434-296-9220 - EMAIL INFO@ROUDABUSH.COM

REVISIONS  
DEC. 19, 2018  
PER TRC COMMENTS  
JAN. 3, 2019  
PER COUNTY  
COMMENTS  
JAN. 14, 2019  
PER PC AND CLIENT  
COMMENT  
JAN. 25, 2018  
PER PC AND CLIENT  
COMMENT

DATE  
DEC. 3, 2018

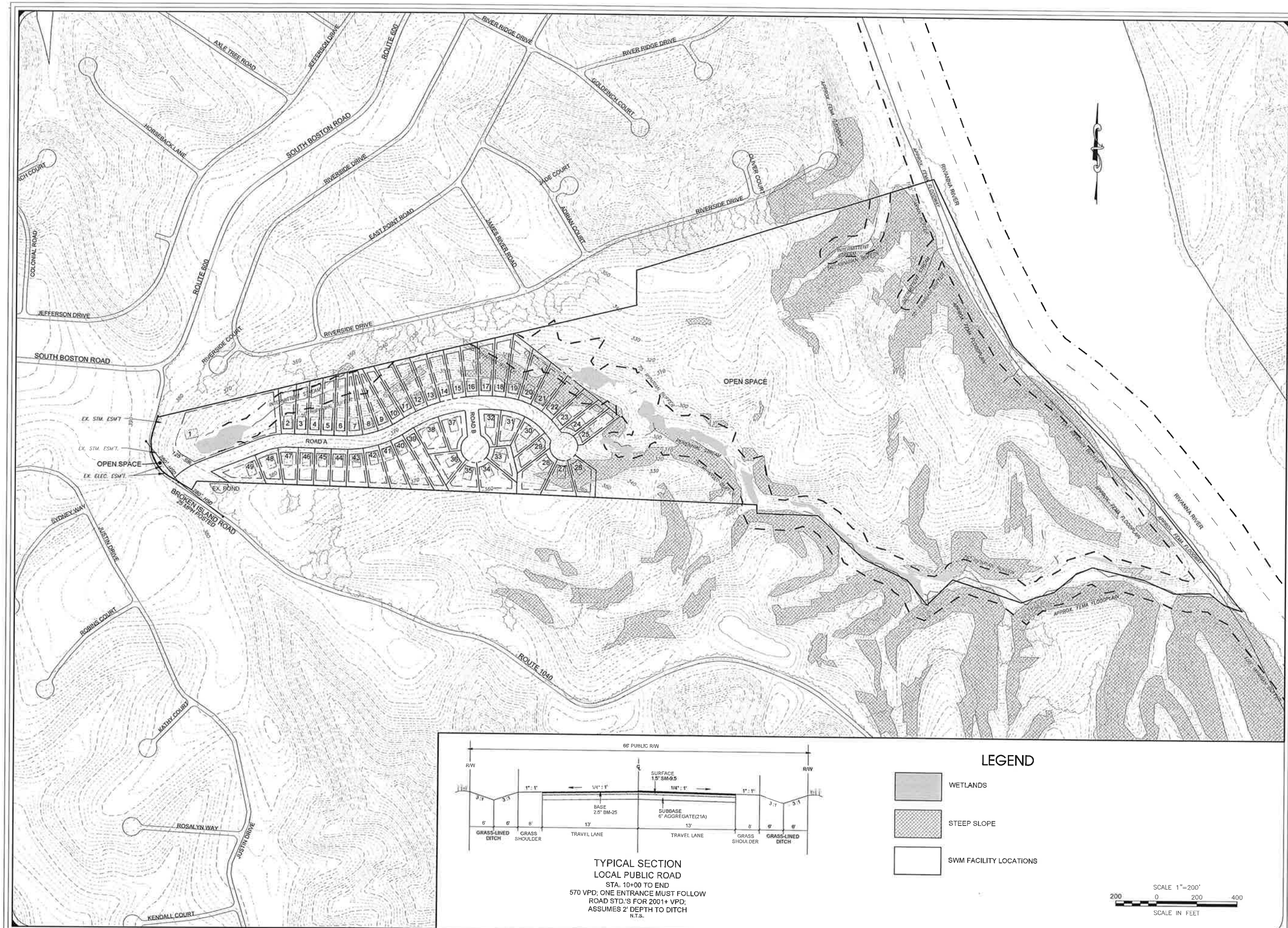
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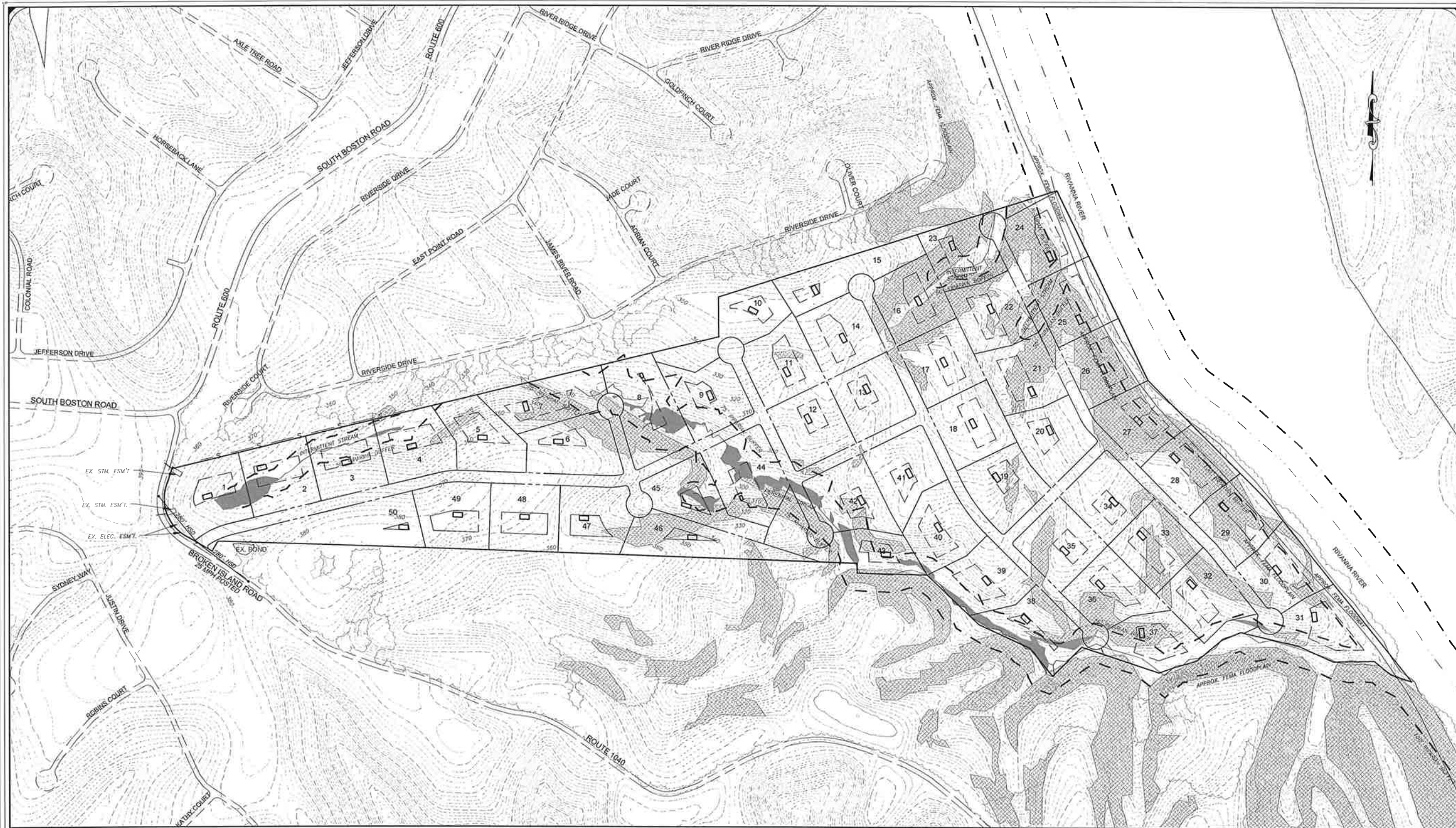
CONTOUR INTERVAL  
N/A

COVER SHEET  
SKETCH PLAN  
ISLAND HILL  
FLUVANNA COUNTY, VIRGINIA

FILE NUMBER  
18.0526

SHEET  
1 of 3

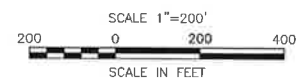




LOT AREAS		
Lot 1: 101,299 SF, 2.33 AC	Lot 18: 87,120 SF, 2.00 AC	Lot 36: 87,297 SF, 2.00 AC
Lot 2: 87,120 SF, 2.00 AC	Lot 19: 87,128 SF, 2.00 AC	Lot 37: 97,513 SF, 2.24 AC
Lot 3: 87,120 SF, 2.00 AC	Lot 20: 87,259 SF, 2.00 AC	Lot 38: 87,445 SF, 2.01 AC
Lot 4: 87,276 SF, 2.00 AC	Lot 21: 87,120 SF, 2.00 AC	Lot 39: 87,120 SF, 2.00 AC
Lot 5: 87,320 SF, 2.00 AC	Lot 22: 87,120 SF, 2.00 AC	Lot 40: 87,120 SF, 2.00 AC
Lot 6: 93,305 SF, 2.14 AC	Lot 23: 87,183 SF, 2.00 AC	Lot 41: 87,139 SF, 2.00 AC
Lot 7: 94,257 SF, 2.16 AC	Lot 24: 87,706 SF, 2.01 AC	Lot 42: 87,616 SF, 2.01 AC
Lot 8: 113,426 SF, 2.60 AC	Lot 25: 87,120 SF, 2.00 AC	Lot 43: 102,302 SF, 2.35 AC
Lot 9: 87,241 SF, 2.00 AC	Lot 26: 87,120 SF, 2.00 AC	Lot 44: 105,897 SF, 2.43 AC
Lot 10: 87,194 SF, 2.00 AC	Lot 27: 87,136 SF, 2.00 AC	Lot 45: 87,125 SF, 2.00 AC
Lot 11: 87,125 SF, 2.00 AC	Lot 28: 87,123 SF, 2.00 AC	Lot 46: 93,816 SF, 2.15 AC
Lot 12: 87,232 SF, 2.00 AC	Lot 29: 87,166 SF, 2.00 AC	Lot 47: 87,187 SF, 2.00 AC
Lot 13: 87,232 SF, 2.00 AC	Lot 30: 87,146 SF, 2.00 AC	Lot 48: 87,120 SF, 2.00 AC
Lot 14: 87,120 SF, 2.00 AC	Lot 31: 107,413 SF, 2.47 AC	Lot 49: 87,133 SF, 2.00 AC
Lot 15: 87,326 SF, 2.00 AC	Lot 32: 87,140 SF, 2.00 AC	Lot 50: 116,093 SF, 2.67 AC
Lot 16: 87,120 SF, 2.00 AC	Lot 33: 87,120 SF, 2.00 AC	
Lot 17: 87,120 SF, 2.00 AC	Lot 34: 87,165 SF, 2.00 AC	
	Lot 35: 87,165 SF, 2.00 AC	

NOTE:  
ALL LOTS WILL FIT A HOUSE FOOTPRINT OUTSIDE OF THE RIPARIAN BUFFER.  
ON LOTS 24, 26, 27, 30 AND 31, THE HOUSE FOOTPRINT IS OUTSIDE OF THE FEMA FLOODWAY. FINISHED FLOOR ELEVATIONS TO BE SET AT BASE FLOOD ELEVATION (BFE) + ONE (1) FOOT. FOUNDATIONS TO BE SET PER FEMA POLICY.

## LEGEND



## SITE DATA

CONVENTIONAL SUBDIVISION	
PARCEL AREA:	115.55 ACRES
SETBACKS:	FRONT - 125'
	SIDE - 50'
	REAR - 75'
AREA SUMMARIES:	LOTS 104.12 ACRES
	RIGHT-OF-WAY 11.43 ACRES
ROAD FRONTAGE:	300'
MINIMUM LOT AREA:	2 ACRES
MAXIMUM GROSS RESIDENTIAL DENSITY: 1 DU/2 ACRES	
MAXIMUM ALLOWABLE NUMBER OF LOTS: 57.75	
PROPOSED GROSS RESIDENTIAL DENSITY: 0.87 DU/2 ACRES	
PROPOSED NUMBER OF LOTS: 50	

**ROUDABUSH, GALE & ASSOCIATES, INC.**  
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PHONE 434-577-0265 - FAX 434-295-5220 - EMAIL INFO@ROUDABUSH.COM

REVISIONS	
DEC. 19, 2018	PER TRC COMMENTS
JAN. 3, 2019	PER COUNTY COMMENTS
JAN. 14, 2019	PER PC AND CLIENT COMMENT
JAN. 25, 2018	PER PC AND CLIENT COMMENT

DATE  
DEC. 3, 2018

SCALE  
1" = 200'

CONTOUR INTERVAL  
2-FOOT

YIELD PLAN  
SKETCH PLAN  
**ISLAND HILL**  
FLUVANNA COUNTY, VIRGINIA

FILE NUMBER  
18.0526

SHEET  
3 of 3

SITE DATA

OWNER: KENT-HENNESSY, TERESA S ET AL  
11401 HILBINGDON RD  
RICHMOND VA 23238

DEVELOPER: SOUTHERN DEVELOPMENT HOMES  
170 SOUTH PANTOPS DRIVE  
CHARLOTTESVILLE, VA 22911

PLAN PREPARER: ROUDABUSH, GALE, & ASSOCIATES  
914 MONTICELLO ROAD  
CHARLOTTESVILLE, VA. 22902  
(434)-977-0205

TAX MAP PARCEL No: 18-A-54

PARCEL AREA: 115.55 ACRES

ZONING: A-1

EXISTING USE: VACANT

PROPOSED USE: CLUSTER SUBDIVISION

BUILDING HEIGHT: 35' MAXIMUM

SETBACKS: FRONT - 25'  
SIDE - 10'  
REAR - 25'

AREA SUMMARIES: LOTS - 20.23 ACRES  
RIGHT-OF-WAY - 3.92 ACRES  
OPEN SPACE - 91.40 ACRES

ROAD FRONTAGE: 60'; 50' ON A CUL-DE-SAC

MINIMUM LOT AREA: 15,000 SF

MAXIMUM GROSS RESIDENTIAL DENSITY: 1 DU/2 ACRES

MAXIMUM ALLOWABLE NUMBER OF LOTS: 57.75

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PROPOSED NUMBER OF LOTS: 50

MAGISTERIAL DISTRICT: CUNNINGHAM

STORMWATER MANAGEMENT: VIA FACILITIES DESIGNED TO CURRENT STATE STANDARDS

WATERSHED: RIVANNA RIVER

TOPOGRAPHY: GENERATED FROM TERRAIN DATA FOR THE UNITED STATES AND ITS TERRITORIES USING USGS 10 AND 30 METER DIGITAL ELEVATION MODEL (DEMS) FROM THE NATIONAL ELEVATION DATASET (NED)

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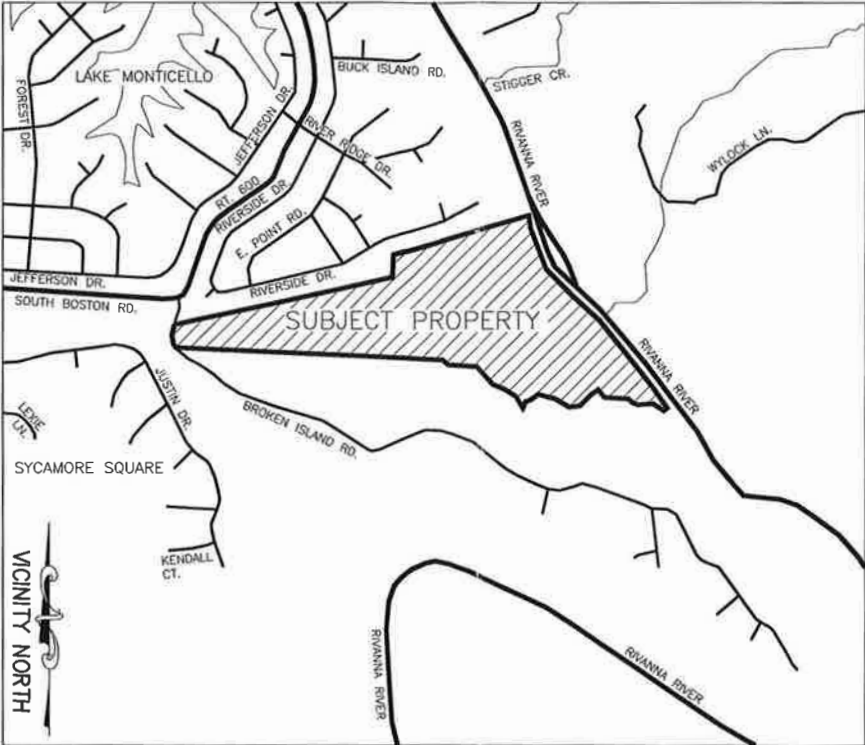
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SKETCH PLAN  
ISLAND HILL



VICINITY MAP  
SCALE: 1"=1000 FEET

Received  
DEC 21 2018  
Fluvanna County

ATTACHMENT D

SHEET INDEX

- SHEET 1 — COVER SHEET
- SHEET 2 — CONCEPTUAL LOT LAYOUT
- SHEET 3 — YIELD PLAN

LOT AREAS - CLUSTER PLAN

- Lot 1: 23,247 SF, 0.53 AC
- Lot 2: 22,945 SF, 0.53 AC
- Lot 3: 16,497 SF, 0.38 AC
- Lot 4: 15,274 SF, 0.35 AC
- Lot 5: 15,943 SF, 0.37 AC
- Lot 6: 16,613 SF, 0.38 AC
- Lot 7: 16,355 SF, 0.38 AC
- Lot 8: 15,299 SF, 0.35 AC
- Lot 9: 15,364 SF, 0.35 AC
- Lot 10: 15,272 SF, 0.35 AC
- Lot 11: 16,464 SF, 0.38 AC
- Lot 12: 18,688 SF, 0.43 AC
- Lot 13: 17,067 SF, 0.39 AC
- Lot 14: 16,095 SF, 0.37 AC
- Lot 15: 15,716 SF, 0.36 AC
- Lot 16: 15,908 SF, 0.37 AC
- Lot 17: 16,681 SF, 0.38 AC
- Lot 18: 17,160 SF, 0.39 AC
- Lot 19: 17,097 SF, 0.39 AC
- Lot 20: 18,823 SF, 0.43 AC
- Lot 21: 19,458 SF, 0.45 AC
- Lot 22: 19,458 SF, 0.45 AC
- Lot 23: 19,458 SF, 0.45 AC
- Lot 24: 18,265 SF, 0.42 AC
- Lot 25: 15,441 SF, 0.35 AC
- Lot 26: 22,925 SF, 0.53 AC
- Lot 27: 20,620 SF, 0.47 AC
- Lot 28: 27,049 SF, 0.62 AC
- Lot 29: 15,271 SF, 0.35 AC
- Lot 30: 16,267 SF, 0.37 AC
- Lot 31: 15,957 SF, 0.37 AC
- Lot 32: 16,025 SF, 0.37 AC
- Lot 33: 15,505 SF, 0.36 AC
- Lot 34: 23,492 SF, 0.54 AC
- Lot 35: 17,953 SF, 0.41 AC
- Lot 36: 17,167 SF, 0.39 AC
- Lot 37: 20,175 SF, 0.46 AC
- Lot 38: 19,732 SF, 0.45 AC
- Lot 39: 21,303 SF, 0.49 AC
- Lot 40: 23,960 SF, 0.55 AC
- Lot 41: 19,377 SF, 0.44 AC
- Lot 42: 18,822 SF, 0.43 AC
- Lot 43: 17,575 SF, 0.40 AC
- Lot 44: 15,007 SF, 0.34 AC
- Lot 45: 15,003 SF, 0.34 AC
- Lot 46: 15,170 SF, 0.35 AC
- Lot 47: 15,779 SF, 0.36 AC
- Lot 48: 16,812 SF, 0.39 AC
- Lot 49: 19,511 SF, 0.45 AC

ROUDABUSH, GALE & ASSOCIATES, INC.  
ENGINEERS, SURVEYORS AND LAND PLANNERS  
A PROFESSIONAL CORPORATION  
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914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902  
PHONE 434-977-0206 - FAX 434-298-5220 - EMAIL INFO@ROUDABUSH.COM

REVISIONS  
DEC. 19, 2018  
PER TRC  
COMMENTS

DATE  
DEC. 3, 2018

SCALE  
AS SHOWN

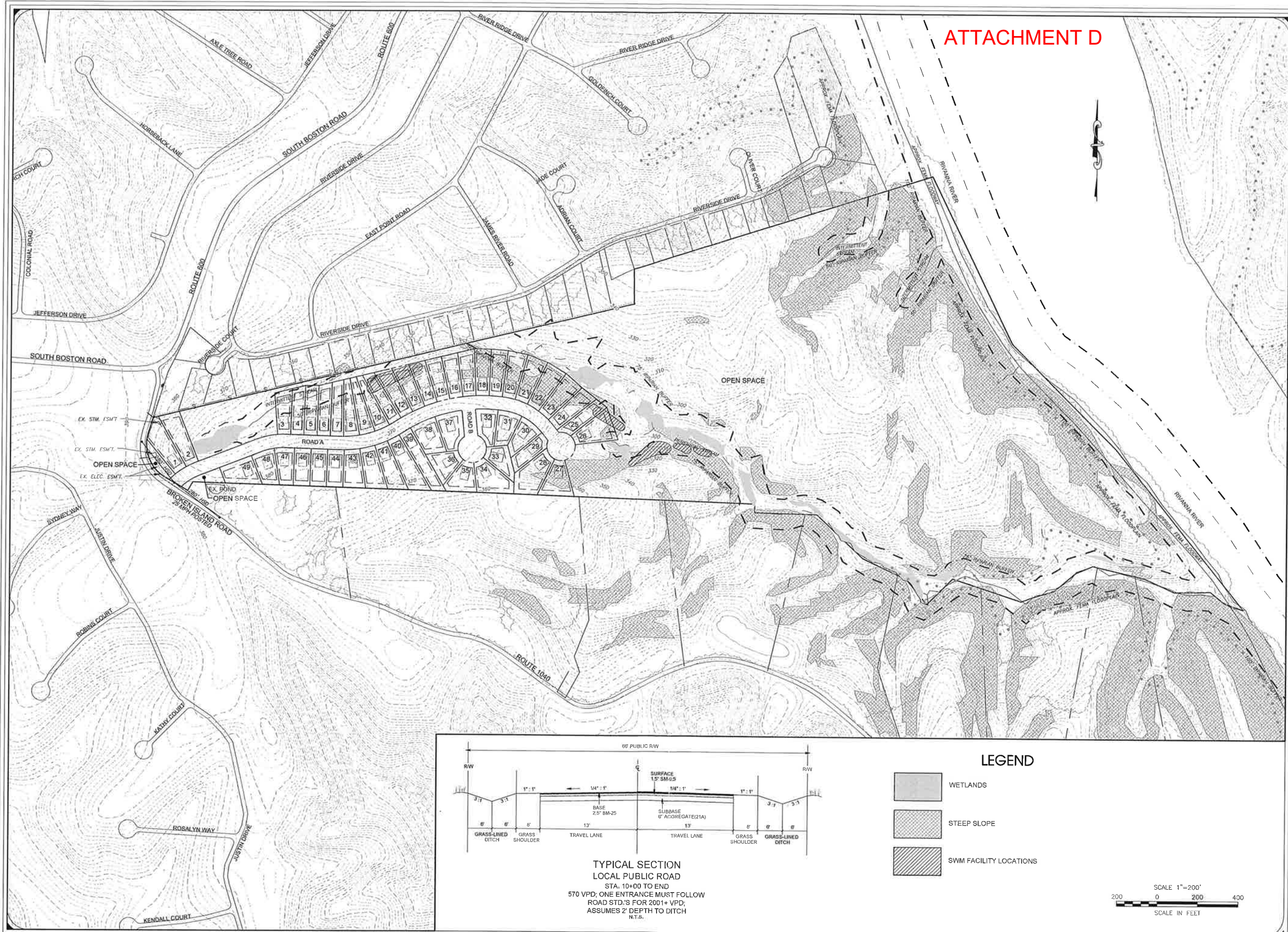
CONTOUR INTERVAL  
N/A

COVER SHEET  
SKETCH PLAN  
ISLAND HILL  
FLUVANNA COUNTY, VIRGINIA

FILE NUMBER  
18.0526

SHEET  
1 of 3

ATTACHMENT D



**ROUDABUSH, GALE & ASSOCIATES, INC.**  
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REVISIONS  
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PER TRC  
COMMENTS

DATE  
DEC. 3, 2018

SCALE  
1" = 200'

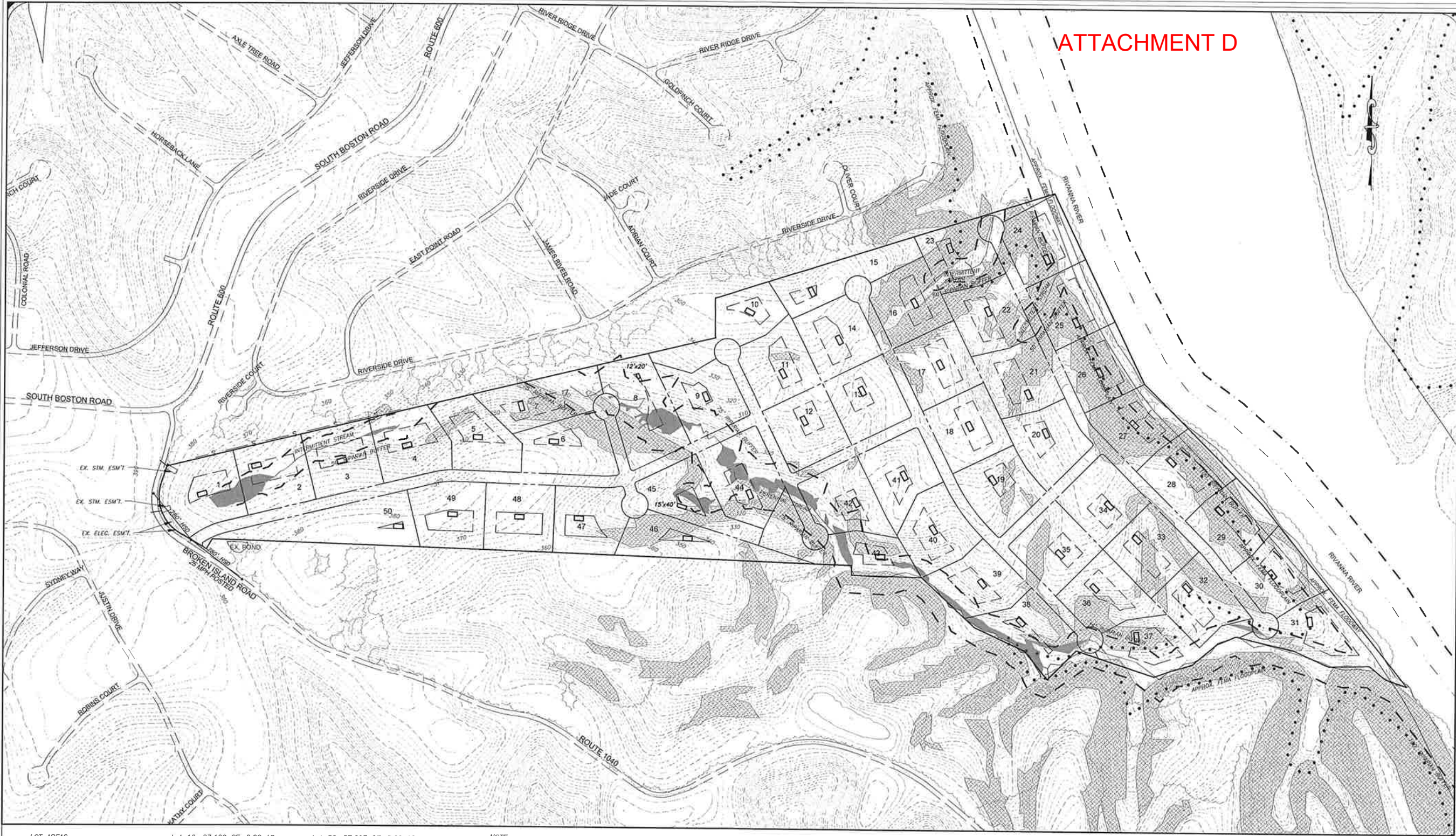
CONTOUR INTERVAL  
2-FOOT

CONCEPTUAL LOT LAYOUT  
SKETCH PLAN  
**ISLAND HILL**  
FLUVANNA COUNTY, VIRGINIA

FILE NUMBER  
18.0526

SHEET  
2 of 3

ATTACHMENT D



LOT AREAS

Lot 1: 101,299 SF, 2.33 AC
Lot 2: 87,120 SF, 2.00 AC
Lot 3: 87,120 SF, 2.00 AC
Lot 4: 87,276 SF, 2.00 AC
Lot 5: 87,320 SF, 2.00 AC
Lot 6: 93,305 SF, 2.14 AC
Lot 7: 94,257 SF, 2.16 AC
Lot 8: 113,426 SF, 2.60 AC
Lot 9: 87,241 SF, 2.00 AC
Lot 10: 87,194 SF, 2.00 AC
Lot 11: 87,125 SF, 2.00 AC
Lot 12: 87,232 SF, 2.00 AC
Lot 13: 87,232 SF, 2.00 AC
Lot 14: 87,120 SF, 2.00 AC
Lot 15: 87,326 SF, 2.00 AC
Lot 16: 87,120 SF, 2.00 AC
Lot 17: 87,120 SF, 2.00 AC

Lot 18: 87,120 SF, 2.00 AC
Lot 19: 87,128 SF, 2.00 AC
Lot 20: 87,259 SF, 2.00 AC
Lot 21: 87,120 SF, 2.00 AC
Lot 22: 87,120 SF, 2.00 AC
Lot 23: 87,183 SF, 2.00 AC
Lot 24: 87,706 SF, 2.01 AC
Lot 25: 87,120 SF, 2.00 AC
Lot 26: 87,120 SF, 2.00 AC
Lot 27: 87,136 SF, 2.00 AC
Lot 28: 87,123 SF, 2.00 AC
Lot 29: 87,166 SF, 2.00 AC
Lot 30: 87,146 SF, 2.00 AC
Lot 31: 107,413 SF, 2.47 AC
Lot 32: 87,140 SF, 2.00 AC
Lot 33: 87,120 SF, 2.00 AC
Lot 34: 87,165 SF, 2.00 AC
Lot 35: 87,165 SF, 2.00 AC

Lot 36: 87,297 SF, 2.00 AC
Lot 37: 97,513 SF, 2.24 AC
Lot 38: 87,445 SF, 2.01 AC
Lot 39: 87,120 SF, 2.00 AC
Lot 40: 87,120 SF, 2.00 AC
Lot 41: 87,139 SF, 2.00 AC
Lot 42: 87,616 SF, 2.01 AC
Lot 43: 102,302 SF, 2.35 AC
Lot 44: 104,984 SF, 2.41 AC
Lot 45: 88,037 SF, 2.02 AC
Lot 46: 93,816 SF, 2.15 AC
Lot 47: 87,187 SF, 2.00 AC
Lot 48: 87,120 SF, 2.00 AC
Lot 49: 87,133 SF, 2.00 AC
Lot 50: 116,093 SF, 2.67 AC

NOTE:  
ALL LOTS WILL FIT A 20'X40' HOUSE FOOTPRINT OUTSIDE OF THE RIPARIAN BUFFER UNLESS OTHERWISE NOTED. (LOT 8 12'X20' FOOTPRINT; LOT 45 15'X40' FOOTPRINT)

ON LOTS 24, 26, 27, 30 AND 31, THE HOUSE FOOTPRINT IS OUTSIDE OF THE FEMA FLOODWAY. FINISHED FLOOR ELEVATIONS TO BE SET AT BASE FLOOD ELEVATION (BFE) + ONE (1) FOOT. FOUNDATIONS TO BE SET PER FEMA POLICY.

**LEGEND**

WETLANDS

STEEP SLOPE



**SITE DATA**

CONVENTIONAL SUBDIVISION	115.55 ACRES
PARCEL AREA:	
SETBACKS:	FRONT = 125'
	SIDE = 50'
	REAR = 75'
AREA SUMMARIES:	LOTS 104.12 ACRES
	RIGHT-OF-WAY 11.43 ACRES
ROAD FRONTAGE:	300'
MINIMUM LOT AREA:	2 ACRES
MAXIMUM GROSS RESIDENTIAL DENSITY:	1 DU/2 ACRES
MAXIMUM ALLOWABLE NUMBER OF LOTS:	57.75
PROPOSED GROSS RESIDENTIAL DENSITY:	0.87 DU/2 ACRES
PROPOSED NUMBER OF LOTS:	50

**ROUDABUSH, GALE & ASSOCIATES, INC.**  
ENGINEERS, SURVEYORS AND LAND PLANNERS  
A PROFESSIONAL CORPORATION  
SERVING VIRGINIA SINCE 1968  
814 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902  
PHONE 434-977-0205 - FAX 434-298-5220 - EMAIL INFO@ROUDABUSH.COM

**REVISIONS**

DEC. 19, 2018	PER TRC
	COMMENTS

**DATE**

DEC. 3, 2018
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**SCALE**

1" = 200'
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**CONTOUR INTERVAL**

2-FOOT
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**YIELD PLAN  
SKETCH PLAN  
ISLAND HILL**  
FLUVANNA COUNTY, VIRGINIA

**FILE NUMBER**

18.0526
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**SHEET**

3 of 3
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## COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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

December 14, 2018

Keith Lancaster  
Southern Development Homes  
170 S. Pantops Drive  
Charlottesville, VA 22911

Delivered via email to [klancaster@southern-development.com](mailto:klancaster@southern-development.com)

**Re: SUB 18:48 – "Island Hill" Rural Cluster Major Subdivision**  
**Tax Map:** 18, Section A, Parcel 54

Dear Mr. Lancaster:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, December 13, 2018:

1. Planning staff noted that a home proposed on the open space parcel needs to be included in the calculation of maximum gross density permitted for the cluster development, in accordance with Section 22-4-10.3(4) of the Zoning Ordinance. The applicant will be revising the plan from 50 lots back to 49 lots as originally proposed.
2. Building Inspections did not have any comments.
3. Chamber of Commerce did not have any comments.
4. Department of Forestry did not have any comments.
5. Erosion and Sediment Control did not have any comments.
6. Fire Chief stated that he would like for the distance between fire hydrants to be 800 feet or less; would like for cul-de-sacs to have a 100 foot paved diameter; and would prefer not to have hammerheads as the terminus for streets. He indicated his comments also reflected the Virginia Department of Forestry and the Lake Monticello Volunteer Fire Department.
7. Health Dept. has not provided any comments at the date of this letter.
8. Sheriff's Office did not have any comments.
9. VDOT asked what the location was for sight distance and stated any buffers required for the development will need to be reviewed. Official comments have not been provided at the date of this letter.

The Planning Commission will have a meeting to discuss this item on Tuesday, January 8, 2019.  
Your attendance is required at this meeting.

If you have any questions or need additional information, please contact me at 434-591-1910.

Sincerely,

Brad Robinson  
Senior Planner  
Dept. of Planning & Zoning

cc: File  
Jim Taggart, Roudabush, Gale & Assoc. - [JTaggart@roudabush.com](mailto:JTaggart@roudabush.com)