



FLUVANNA COUNTY PLANNING COMMISSION

REGULAR MEETING AGENDA

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

Tuesday, November 9, 2021

6:00 pm **Work Session**
7:00 pm Regular Meeting

TAB AGENDA ITEMS

WORK SESSION

- A. **Call to Order, Pledge of Allegiance and followed by a Moment of Silence**
 - B. **County Administrator's CIP Project Rankings Comments**
 - C. **Work Session: Capital Improvement Plan FY 2023 - 2027 Project Rankings**
 - D. **Adjournment**
-

REGULAR MEETING

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

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

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

4 – MINUTES: Review and Approval of Draft Minutes from October 12, 2021

5 – PUBLIC HEARINGS: None

6 – PRESENTATIONS: None

7 – SITE DEVELOPMENT PLANS: None

8 – SUBDIVISIONS: None

9 – UNFINISHED BUSINESS: This Public Hearing was Closed on September 14, 2021

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

10 – NEW BUSINESS: None

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

12 – ADJOURNMENT

Douglas Miles

Community Development Director Review

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

PLEDGE OF ALLEGIANCE

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

ORDER

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

PUBLIC HEARING RULES OF PROCEDURE

1. PURPOSE
 - The purpose of a public hearing is to receive testimony from the public on certain resolutions, ordinances or amendments prior to taking action.
 - A hearing is not a dialogue or debate. Its express purpose is to receive additional facts, comments and opinion on subject items.
2. SPEAKERS
 - Speakers should approach the lectern so they may be visible and audible to the Commission.
 - Each speaker should clearly state his/her name and address.
 - All comments should be directed to the Commission.
 - All questions should be directed to the Chairman. Members of the Commission are not expected to respond to questions, and response to questions shall be made at the Chairman's discretion.
 - Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
 - Speakers with questions are encouraged to call County staff prior to the public hearing.
 - Speakers should be brief and avoid repetition of previously presented comments.
3. ACTION
 - At the conclusion of the public hearing on each item, the Chairman will close the public hearing.
 - The Commission will proceed with its deliberation and will act on or formally postpone action on such item prior to proceeding to other agenda items.
 - Further public comment after the public hearing has been closed generally will not be permitted.

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**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES**

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

**October 12, 2021
6:00 pm Work Session
7:00 pm Regular Meeting**

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

MEMBERS ABSENT: Lewis Johnson

WORK SESSION: Calvin Hickman, Public Works Director
Aaron Spitzer, Parks & Recreation Director
Captain Peterson, Fluvanna Sheriff’s Office
John Lye, Lake Monticello Water Rescue Chief
Don Stribling, Fluvanna County Schools
Tori Melton, Fluvanna Finance Department

REGULAR MEETING: Eric Dahl, County Administrator
Douglas Miles, Community Development Director
Jason Overstreet, Senior Planner
Fred Payne, County Attorney
Valencia Porter, Administrative Programs Specialist

CAPITAL IMPROVEMENT PLAN (CIP) WORK SESSION – DEPARTMENT PRESENTATIONS

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

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

B. COUNTY ADMINISTRATOR COMMENTS:

Eric Dahl, County Administrator, he provided a brief summary of the FY 2023 – 2027 Capital Improvement Plan (CIP) and indicated that Fluvanna County Department Directors and Public Safety representatives will be presenting capital funding requests for funding consideration.

C. WORK SESSION:

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

The Public Works Director, Parks and Recreation Director, Sheriff’s Office Fleet Manager, Lake Monticello Fire Rescue Chief and Fluvanna County Schools Executive Director for Operations all provided brief presentations on their proposed funding projects and they answered questions.

Several of the same CIP requests from last year were presented so there was little change in these requests to the Planning Commissioners just more of status updates on these projects. The Schools Division had taken care of their additional school bus orders with other funding.

Mr. Dahl then summarized the next steps with in the CIP review process with Project Rankings scheduled to occur at the November 9th Planning Commission Work Session and then after the rankings a Public Hearing would be conducted on December 7th to complete the CIP process.

Chair Bibb closed the CIP Work Session at 6:45 pm.

1. **CALL TO ORDER, THE PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE:**
At 7:00 pm, Chair Bibb called the October 12, 2021 Regular Meeting to order, followed by the Pledge of Allegiance and a Moment of Silence.

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

Mr. Miles: Welcomed everyone in attendance and online, to October 2021 as National Community Planning Month as had been proclaimed by the Fluvanna County Board of Supervisors back on September 15, 2021 in support of good Planning in the County.

September 21, 2021 – TJ PDC Rural Transportation Technical Committee

A 2021 Virginia General Assembly Special Session Update was provided by David Blount and 2022 TJ PDC Rural Transportation Work Program was completed with new VDOT Smart Scale projects being discussed to include the recently awarded Route 250 & Troy Road Round-about design in Fluvanna County and located in the Zion Crossroads UDA.

Jon-Mikel Whalen, Planner / GIS Technician he has begun to attend the quarterly Rural Transportation meetings, which included a Private Roads discussion on best practices within the Thomas Jefferson Planning District Commission’s rural county jurisdictions.

September 24, 2021 – VDOT Smart Scale Funding – Round 5 Discussion

The County Administrator, Community Development Director and the Planner / GIS Technician met online with VDOT Land Use Engineers from the Louisa Residency and the VDOT Planning Manager from the VDOT Culpeper District on our 2022 - Round 5 Smart Scale project submissions with an emphasis placed on the Route 53 Corridor.

September 27, 2021 – APA Virginia Rural Transit Shuttle Planning Webinar

The Community Development Director attended the APA Virginia rural transit shuttle planning webinar on how regional transit shuttle systems like JAUNT around Virginia can operate better in providing regional transit like the new Afton Shuttle Express.

3. **PUBLIC COMMENTS #1:**
At 7:07 pm, Chair Bibb opened the Public Comments and with no one coming forward or online wishing to speak, Chair Bibb closed the Public Comments period at 7:08 pm.

4. **MINUTES:**

MOTION:	I move that the Planning Commission approve the Minutes of September 14, 2021, as presented.				
MEMBER:	Bibb (Chair)	Murray-Key (Vice Chair)	Johnson	Zimmer	Lagomarsino
ACTION:		Motion		Seconded	
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	Approved by a vote of 4-0-1				

5. **PUBLIC HEARINGS:**

SUP 21:06 Carysbrook Solar, LLC – A Special Use Permit request in the A-1, Agricultural, General District to construct a major utility use (solar generation facility) on 36 +/- acres of a 361.3 +/- acre parcel, Tax Map 42, Section 1, Parcel 1. The property is located on the east side of Carysbrook Road (SR 615) and generally north of James Madison Highway (Route 15) at 1084 Carysbrook Road. The subject parcel is within the Rural Preservation Area and the Fork Union Election District.

Mr. Miles: He presented the 3 megawatt solar generation facility request by Sun Tribe Solar, a Charlottesville based company, that was requesting a Special Use Permit (SUP) request on approximately 36 acres of a farm located along Carysbrook Road (SR 615).

Adjacent properties are zoned A-1, General Agricultural and either contain single-family dwellings or are vacant parcels. Carysbrook Elementary School and the County Schools Division Bus Garage is located to the south along with the Sun Tribe Solar array that now supplements the elementary school power needs that was installed back in 2020.

Recommended Special Use Permit Conditions:

1. This Special Use Permit is granted for a three (3) megawatt photovoltaic solar generation facility / major utility use to Carysbrook Solar, LLC or any successors as the owner or operator of such use located on a 36 acre portion of Tax Map 42 Section 1 Parcel 1.
2. All site activity required for construction, expansion and operation of the solar energy facility / major utility use shall be limited to the following days and times: All pile driving and site deliveries shall be limited to the hours from sunrise to sunset Monday through Saturday. All other site construction and expansion activity may occur Monday through Sunday from sunrise to sunset and be in compliance with the noise ordinance.
3. A Construction Traffic Management Plan, including certain mitigation measures shall be developed by the applicant, owner or operator and shall be submitted to the Virginia Department of Transportation (VDOT) and the County Administrator or his designee for review and approval. The Plan shall address traffic control measures along Carysbrook Road (SR 615) pre-and post-construction road evaluation and any necessary repairs to the public roads that are required as a result of any damage from the solar generation facility construction and/or expansion. All VDOT permits must be received and be approved by VDOT and an approved copy provided to the County Administrator or his designee prior to site construction or expansion occurring on the premises.
4. A Site Parking and Staging Plan shall be submitted as a part of the Site Development Plan approval process that demonstrates a site access plan directing both employee and delivery traffic to minimize conflicts with local traffic on Carysbrook Road (SR 615) and state roads leading to the site such as James Madison Highway (Route 15) to avoid traffic delays during peak construction times.
5. A Construction Mitigation Plan shall be submitted as a part of the Site Development Plan approval process that addresses dust mitigation where all construction roads and areas shall remain dust-free by the use of a water truck or other approved method to keep soil and sediment on the premises. Burning operations must follow all local and state burning restrictions and distances from property lines and combustibles. The plan must address both dust and smoke migration so as not to be of a general nuisance to adjoining property owners during site construction, expansion and/or burning operations on the premises.
6. A minimum fifty (50) foot setback shall be maintained from all public right-of-ways and all agriculturally and residentially zoned properties, either occupied or unoccupied, until such time that the property is converted to commercial or industrial uses, at such time the setback can become the underlying zoning district setback amount for such district.
7. A twenty-five (25) foot vegetative buffer utilizing double staggered rows of evergreen trees planted every ten (10) feet on center with a minimum planting height of four (4) feet and achieving eight (8) feet in height within three (3) years shall be installed when there is not mature vegetation on the perimeter of the premises along the public right-of-way or adjacent to agricultural or residential land uses. Site groundcover for the use should consist of a variety of native groundcovers that benefit bees, birds and beneficial insects and the use of any synthetic herbicides to control and maintain groundcover areas post-construction or post-expansion shall not be permitted on the premises.
8. The applicant, owner or operator shall coordinate directly with the Fluvanna County Fire Chief to provide solar energy educational information and/or training to the respective County personnel responding to the solar energy facility use in regards to how to respond to any emergencies that may occur on the premises. The Fire Chief shall be provided with the construction manager's direct contact information during construction or expansion and the remote manager's direct contact information during site operations.

9. A decommissioning plan shall be approved by the County Administrator or his designee prior to approval of a site development plan or any building permits being issued for the solar energy facility use. If the solar energy facility use is inactive completely or substantially discontinuing the delivery of electricity to an electrical grid for a continuous twenty-four (24) month period it shall be considered abandoned. The applicant, owner or operator shall provide notice to the County Administrator or his designee in writing once the property becomes inactive as a solar energy facility use. The decommissioning of the site shall commence within six (6) months of receipt of such notice from the applicant, owner or operator with Fluvanna County and a name and physical address of such entity that would perform such decommissioning of the site shall be provided for the premises.

John Townsend, Sun Tribe Development: presented the three (3) megawatt AC-Solar Generation Facility request by stating that they would clear less than three (3) acres and would use approximately thirty-six (36) acres of this 361 acre farm. He stated that this facility would produce enough energy to power about 500 homes and it would connect to the existing Dominion Energy distribution lines located on Tax Map 42 Section A Parcel 14 that is adjacent to the subject property. The proposed facility is setback 1,960 feet from Carysbrook Road and existing mature vegetation surrounds the proposed solar facility use.

He stated that the proposed solar generation facility would take about 4-6 months to be built with about twenty (20) construction employees and following all the recommended conditions in this request. The operation of the facility would take place remotely along with regular monthly site visits to check on the facility operations or to make any repairs. The eventual decommissioning would occur with the removal of all of the panels and the supporting equipment and the removal and/or recycling of everything from the premises.

At 7:33 pm, Chair Bibb opened the Public Hearing and requested that all public speakers provide their name and address when speaking on the item listed as a Public Hearing case.

Julia Rose at 749 Carysbrook Road: Stated that she and her husband, Richard, who was present, own Carysbrook Farm, and a portion of our farm it is the subject of this request.

Suzu Morris at 6840 Thomas Jefferson Pkwy: Stated that she has asked various people and that she has performed her own research about how and when solar panels and the related solar equipment is recycled or removed when solar projects are decommissioned. She was questioning this and did research as they specifically were approached to put one on their land and worked for several months to try to get answers about solar energy uses.

She stated she would hope that Fluvanna County and the solar companies installing the new solar facilities would look into the future decommissioning aspects. She even asked the CVEC person who works with Firefly broadband and solar panels by asking him the same question at a Fluvanna Farm Bureau meeting and he stated I really do not have an answer for that and that is a good question and an interesting question. She stated that no one from the federal government or state or local government seems to even look at that question because it is clean, green energy. She realized that actions have been taken to minimize the impact upon the viewshed and on the environment. Her research shows that you cannot put the panels in landfills, you cannot store them anywhere for more than three (3) months or there are potential fines. She stated that she is not saying this with Sun Tribe Solar but since solar energy is a new thing and it is being installed even faster now.

She guessed that it could be difficult to track down the solar companies because some of them sell the solar use to another company. Then the landowner or the town or city if they cannot track down the current company that owns it they may be stuck paying the bill for decommissioning the site. She stated depending on how old the panels become or how long that they have been on the property it could be hundreds of thousands of dollars.

She also asked if a solar company is not found whomever happens to own the land is then responsible for these damaged panels? She indicated that damaged panels could have hazardous materials to leech into both the soil and water. She would like for this question to be answered by someone and just how many and where and who are the specific entities that are decommissioning the solar energy facilities? She hopes that Fluvanna County will require the solar energy companies to provide these answers in the approval process.

Chair Bibb: asked Mr. Townsend since Sun Tribe Solar is leasing the property would you be responsible for the decommissioning or would the property owner be responsible?

Mr. Townsend: Stated that Sun Tribe Solar, as the site developer, would be required to post a bond that would cover the entire removal of the solar facility. So, there is no way in our contract that the landowner can get stuck with the decommissioning responsibility. There is no way that Fluvanna County can get stuck with removing the solar panels so that is covered up front. I do understand that is a valid concern and we want to make sure that is not actually a concern for anyone. The optimal use for disposal at the end of the life of the solar panels is by recycling them. He stated there are eleven (11) states and approximately twenty (20) solar photovoltaic specific recycling facilities. The materials that make up the majority of the solar panel equipment is glass, aluminum and steel and there are recycling systems in place throughout the country that handle that sort of solar equipment and can turn around and put those materials back into new solar equipment.

Recycling is the best option in the next 25 to 40 years for the life of this project. It is very likely that there are government agencies and several industry groups that are specifically focused on increasing the recycling capability and capacity for photovoltaic panels and equipment. We found several additional studies about the leeching concern that was brought up is not as serious of a concern and there are a few high-tech reasons for that and I am not the expert to go into it about that question. We provided a report from NC State from 2017 to Mr. Miles in our report that goes into the details about how the panels overall are safe for people and the environment. I would also like to state that if any panels were damaged on-site during the operational life they would either be removed or be replaced.

Mrs. Eager: Asked Mr. Townsend what is the value of the bond?

Mr. Townsend: replied that we work with a professional engineer to determine the value of the bond and I can tell you for a similar size project it could be a couple hundred thousand dollars. We would have to come up with a specific number for this solar project.

Mrs. Eager: Stated because these solar energy facilities are so new that there probably have not been many solar sites being decommissioned?

Mr. Townsend: Stated while that part is true and if we are not taking the salvage value of the solar equipment. I am not accounting for the physical act of removing the equipment as the contractor views the cost and value to removing the steel pilings, cabling and then removing the other supporting equipment for the solar panels and the inverter equipment.

Mrs. Eager: Asked so would you be able to sell the aluminum, tin and steel metals?

Mr. Townsend: Replied if municipalities allow for the salvage value to be accounted for when they work with us on our bond and for the total cost in order to remove the facility. That recycling or solar panel manufacturers would be looking at the raw material value to purchase and resell it or reuse it in the process but that is not my industry to comment on.

Mr. Miles: Stated that from the County's perspective that the decommissioning process is not what is going on in the solar industry but however, we do see it regularly within the communication tower industry when they have changed their tower arrays from 3G to 4G and even now most are going to 5G arrays in the tower industry from at least 25 years ago.

The solar industry may change from static to tilting panels to whatever the next solar panel technology is so we have built that into the recommended conditions. We have made sure that any expansion or replacement work would follow the same conditions that they would under the initial construction of the solar project. The solar bonding process would go through the County Attorney's Office and we would be looking at it periodically and they are required to notify Public Safety officials on who the site manager is and we would work with them on the bonding to make sure that it is still a valid bond rather than expired.

Mrs. Eager: Asked are you saying that they would have to add more to their bond?

Mr. Miles: Replied, not necessarily add more to their bond but to make sure that it is still active and would be able to be utilized if in the worst case scenario the decommissioning was not done by them. In most cases we are not concerned about that at this point and Mr. Townsend did indicate as part of their application in the large Sun Tribe binder there

is about an 18 page document from NC State University from 2017 that talks about all the concerns that have been raised so far about panels and how they are recycled and the main manufacturer of most of the solar panels that companies use has a program to integrate the solar panel materials back into the construction cycle or to recycle and process them.

Mr. Zimmer: Asked Mr. Payne to be clear, so in the bond if Sun Tribe or their successor owner were to go bankrupt would the bond be protected from that bankruptcy or that bond would still exist and be available for the landowners to decommission the solar facility?

Mr. Payne: Replied, in most general terms that is the reason that we have surety that if for any reason the principal cannot honor a bond then we look to ensure that can be done but it can be a little more complicated within bankruptcy. I do not think it is going to prevent the collection of decommissioning funds when we pull it and will look at our legal options.

Mike Holland resides at 2 Oliver Court and is an adjacent landowner: He stated he thinks he is the only Carysbrook native in the room here and to be a Carysbrook native you had to come back here straight from the hospital. In 1984, when I graduated from Fluvanna High School I could tell you the first and last names of everyone that lived between Cary's Creek and Dixie. You know I looked at their plan and I read everything that was publicly available and it looks good. I do want to point out as one of the adjacent landowners that Carysbrook Holdings owns a hundred foot stretch of land from the back of their property all the way to the Rivanna River. You cannot see that on the GIS and Mr. Townsend assured me that their new fence will be 50 feet from Carysbrook Holdings. It is a 100-foot stretch of land and that separates my adjacent property from the Rose farm.

I think that it is time for Carysbrook to have something new like a solar facility. I see all of the activity up on Route 53, I read the minutes from the last meeting and I am glad that I was not at that long meeting. As I do try to attend these meetings about every 10 years. I will come back sooner next time, but if there is something going on in Carysbrook I like to show up and I will speak if I come every five or ten years. So, you know you have to make your own decision with that I do not know how you make your decisions. I always look to the past and see what I can learn from wise people and make my decisions for the future. I was reading the book of Matthew when the letter came from Sun Tribe Solar and I have been following some of their activity and I was reading that and Jesus said number one love God and number two love your neighbor. Well the Roses are easy to love so I can love on them. Sun Tribe Solar is a newcomer I am going to try to show them some love too. Carysbrook has always been a loving place, so maybe it is time for something new maybe it is time to give a little more attention to this part of the county and stop trying to put everything onto Route 53 by the Lake where you do have all the traffic problems.

Brenda Finchum at 42 Colonial Road: She stated that she was the person that sent Mr. Townsend the questions earlier, thank you so much for being so prompt, and Mr. Miles for forwarding those questions. I really do appreciate it, and I am not going to waste your time because five minutes would not do it with global warming, because my views are very different, and my question was these solar panels are not disposal? Or not handled as hazardous waste? When there is any sort of malfunction or replacement on these panels and exactly how many panels your photo showed a double row panels? Do you know the approximate panels in this particular setup? I do not have the right amount and I am glad to hear that the remainder of the land and is to remain with the landowners. I am strongly behind people's personal rights and especially landowners to do what they want to do with their land, so I definitely would not want to interrupt plans for their property. I do want the Planning Commission to please consider when you review these solar panels and wind farms to not take it lightly. I know the public relations now is that this is all wonderful and good but when you look out there and you see the land mass that is being consumed by the thousands of acres and if you go over to Louisa County or you turn on the TV news you see some of the problems, and the decommissioning that will have to be done there.

Yes, that large one down the road, I do not think it is as far as what people are saying down the road just because how the solar facilities are reacting right now because this is new and everybody got on-board. They are pushing them and I really do not know that everybody has thought this through and because it looked like every other energy resource. I just think that we are kind of getting ahead of it because we do not have enough land

mass to do it another way. I just hope that for the future growth that you will watch more when someone comes out for another one of these 2,000 acre facilities here and 1,800 acres there or you know like out west 25,000 acres we do not have that much land in Virginia but that is my point of view on solar energy and we should use good judgement.

At 7:53 pm, Chair Bibb he closed the Public Hearing, and opened it up to the Planning Commissioners for discussion purposes and any further information from the applicant.

Mr. Townsend: I would just like to point out two things, one is that we are only using about 36 acres of a large 360 acre parcel, so about 10 percent there so it is not one of the huge projects that was mentioned there, and again back to the decommissioning portion. There are thousands of solar panels that make up solar facilities, but that is exactly why the recycling facilities are designed to handle that sort of capacity. So, again the majority of the equipment the materials are recyclable it will be reused for new panels in the future. I commented about them not considered as toxic as far as I do know in the United States silicones are not considered toxic and that is definitely true in Europe with solar panels.

Chair Bibb: Stated that he was all over the country this Summer and he saw a lot of these solar facilities and most of the solar locations were very well maintained. He saw both the stationary and tilting type of panels but the ones that really bothered him the most were the wind farms and what they looked like compared to the solar facilities that were better.

Mr. Zimmer: Stated that with my own work at the Virginia Department of Forestry we get quite engaged with both the discussion and the impacts of some of the solar facilities that you do see across Virginia. I would say that this solar request does the least potential impact as it is fully screened, so there is little or no visual impact, it is not clearing forest land, it is utilizing some farmland which if this were to be decommissioned could go back into farmland. So, this is relatively small site and not taking up a large amount of acreage. I know that there is currently one proposed out in Charlotte County which is not all that far from here that is 21,000 acres in size. If this has thousands of solar panels I cannot even imagine what 21,000 acres would be it must be millions of solar panels on the site.

Vice Chair Murray-Key: Stated that she thought that the applicant’s representative did a good job of answering the community’s questions and you talked about other facilities that are around the country. I think it will be very helpful since we have had some of the individuals ask about where they are located. So, you know I would ask that you would submit that to Mr. Miles so that would be available, so the individuals that have those concerns about where they are and they can actually do a more focused study on what they are looking at and do some research, and Planning Commissioners can do it, as well.

MOTION:	I move that the Planning Commission recommends Approval of SUP 21:06 , a special use permit request to allow for a major utility / solar energy facility on 36 +/- acres known as Tax Map 42 Section 1 Parcel 1 and subject to the nine (9) recommended conditions within the Staff Report.				
MEMBER:	Bibb (Chair)	Murray-Key (Vice Chair)	Johnson	Zimmer	Lagomarsino
ACTION:		Motion			Second
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	Recommended Approval by a 4-0-1 with conditions				

6. **PRESENTATIONS:**

2040 Comprehensive Plan Update – Douglas Miles, Community Development Director

The Comprehensive Plan Process has to look at Housing, especially affordable housing, and that has been completed first and foremost in the Regional Housing Plan that has been on-going for two years and with citizen and business input since September 2019.

The next main topic that Fluvanna County has been working on is the Future Land Use and our fieldwork and GIS map work was completed during the Spring and the Summer of 2020 at the start of COVID-19 and went out into the field to perform our research.

Fluvanna County Staff is consistently working on our Rural Preservation efforts through Agricultural-Forestall Districts, Conservation Easements and general farm preservation via continued farming and ranching throughout most of Fluvanna County at this time.



2040 Comprehensive Plan Status Update

Chapters		Comprehensive Plan Status
1	Natural Environment & County Demographics	Update 2040 Environmental Chapter with the Regional data Completed Demographics in Fall 2020 / Add in 2020 Census
2	Public Safety (and CIP Future Building needs)	Worked with Captain Hill on Sheriff Department Updates Need to complete with County & Lake Fire and Rescue Staff
3	County Infrastructure and New Broadband Services	Zion Crossroads Water & Sewer Infrastructure completion Fourth Utility: Countywide Broadband Services completion
4	VDOT Transportation and Pedestrian Trail systems	Completed TRANS Subcommittee: Winter and Spring 2021 Completed VDOT Palmyra TAP Grant Application – Main St.
5	County Transportation: VDOT Thoroughfare Plan	Transportation Consultant interconnectivity of County roads in conjunction VDOT Smartscale funding - Secondary roads
6	Parks & Rec Master Plan	Pleasant Grove Master Plan Consultant - last done in 2011
7	Affordable Housing (Regional & County)	Completed the TJ PDC Regional Housing – Fluvanna Chapter Completed Seniors or Age in Place Housing options research
8	Education & Schools	Continued work with Schools Division on CIP infrastructure
9	Future Land Use	Commercial & Industrial Growth and Rural Preservation
10	Implementation Goals	Completion of Goals = Community and Board Priorities



Comprehensive Plan Subcommittees

- **Future Land Use-ZXR Gateway Plan Subcommittee** for Mixed Use: commercial / industrial / higher density residential uses on planned Transit Lines with well planned Transportation improvements and Gateway design standards with Louisa County
- **Rural and Historic Preservation Subcommittee** review Rural Cluster provisions **Not be permitted in defined Community Planning Areas (CPA) rather in the Rural Preservation Area with true conservation**

11

Mr. Miles indicated that those that would like to be considered for subcommittee appointments will be able to complete the Subcommittee Application for possible appointment in January 2022 for either Future Land Use or for Rural Preservation.

7. **SITE DEVELOPMENT PLANS:**

None

8. **SUBDIVISIONS:**

None

9. **UNFINISHED BUSINESS:**

None

10. NEW BUSINESS:

None

11. PUBLIC COMMENTS #2:

At 8:29 pm, Chair Bibb opened the second round of Public Comments and he asked that speakers provide their name and address and to limit their time to five minutes.

Tom Diggs at 947 Jefferson Drive: Stated that he appreciated the presentation on the Comprehensive Plan, but he would ask the Planning Commission to ask County staff to please put as much of this on the website, as possible. For the last three months he has been checking on a weekly basis for any information on the comprehensive plan and its development and there is nothing publicly available on the county's website regarding it. In particular, he would like to see the information that has been collected in the surveys by County Administration that Mr. Miles referenced, so that not only I but anyone in the county would be able to simply review what has already been done.

Chair Bibb: Stated that a lot of things have been done different this year due to COVID-19 and several things will balance back out once we move forward with the new plan.

Mr. Miles: Stated that we will be doing that on the existing Community Development as a blank page that will be converted over to a Comprehensive Plan webpage for the existing, completed documents and links to the completed Residential Survey data.

The Planning Commission Subcommittee Application will be posted on this same page for the residents who are interested in serving on one of these new subcommittees. Planning Commission subcommittees are created each year at their January meeting.

Steve Smith at 6 Sunset Court: Stated that he was looking down the items one through nine and it looks like we are doing a lot of studies and doing a lot of meetings. I do not see that community members are involved in these meetings. So, is there an advisory board or other subcommittees that will be formed to work on the comprehensive plan?

Mr. Miles: Replied yes the Zion Crossroads one that we have been working on with the TJ PDC is probably the largest one that we have done work on in the surveys, and the business owner meetings that we did hold prior to COVID with them. A lot of the work that we have done as you are stating has been studies and reports, but that is the goal now is to get some of the other subcommittees up and running and working on the final chapters of the document, especially Future Land Use and Rural Preservation.

Suzy Morris at 6840 Thomas Jefferson Pkwy: Stated that the most concerning thing is finally now we are given this tonight, and it would appear by the presentation that a lot of these things are deemed already finished and there has been no citizen input, except online surveys, no citizen notification, and when I checked with several other counties around one of the most important things is citizen participation. As some of them do it chapter by chapter, they take a chapter and have community meetings, some of them do it in various areas of the community, and the community people are allowed to have input and they consider that very important, and since this is deemed, and it says that this Comp Plan has been done with community input it would appear that there needs to really be a lot of community input and citizens need to participate in this process.

I know COVID shut some things down. I do not think that we need to say well we have done this and we have done that, and this chapter is done and that chapter is done and we can pick certain people who want to serve on things who want input on it and they can pick a chapter or a section. These things go with all of Fluvanna County and every area of this will impact and affect current residents and residents who come, children and grandchildren will affect this county and if we are looking at things to go and plan for the future to 2040 we need community input and citizen input. I am concerned

that it does not seem to be deemed necessary. It would appear that citizens do not have the knowledge or concerns that they should be encouraged, and asked and that you should go out and try to find them and allow for them to serve on a committee. I know that I gave one of the Board members a list and I apologize because my printer was not working and I do not type so I wrote it. I know it was given to the Planning Director on the ways to communicate on the new Comp Plan and he would be able to start conducting community outreach this Fall along with County Administration staff.

I care about this whole county and care about what happens and if you do not have a plan you have a future plan to just fail. So, I encourage you to figure out a way to get more citizens involved. I totally agree with what Mrs. Murray-Key says that citizens should be involved and encouraged. I noticed on this map you do not have the Rural Preservation areas because there are several right near the lake there on 53. I noticed that in 2015 it is important because each one of those areas matters and it preserves some of the rural character which has come out from day one, and through 2015. As, Rural Preservation and the word rural appears over 200 times in the 2015 Comp Plan.

Chair Bibb: Asked Mr. Miles that Planning Staff has not considered that anything has been completed yet in the new plan and there is still room for citizen participation?

Mr. Miles: Replied that there are certain chapters that yes have been completed by the Thomas Jefferson Planning District Commission staff in conjunction with all of our staff members. The Regional Housing – Fluvanna Housing Chapter has been completed with citizen input and that began in September 2019 and it was completed in August 2021.

Chair Bibb: Stated that as you have presented tonight it is the Planning Commission's document and so none of it is completed until we make our own recommendations.

Mr. Miles: Stated that I have provided information in my presentation tonight as we typically do during our Fluvanna Leadership Development Program presentations to let individuals understand as Mr. Payne indicated that you are in charge and County staff is just doing the main work for the Planning Commission and community to all review it.

Mr. Lagomarsino: Asked would it be better to characterize what you have provided tonight that on the specific tasks related to those chapters that have been completed but actually the chapter is not done but needs the community's input and comments?

Mr. Payne: Stated the document is not complete and it has not been presented to you for your endorsement which will require Public Hearings and community comments.

Mr. Miles: Stated that we have tried to do as much work on the Plan that was possible throughout the pandemic to include field work and especially virtual or website based with the other regional agencies online and through online survey work for any input.

The most involved survey was the 2020 Residents Survey that has been conducted and compiled by County Administration staff during the end of 2020. Fluvanna County does this survey outreach about every 4-5 years and the last one it was completed in 2016.

So residents and business owners can go online to read through the survey responses and the top three responses were more Economic Development growth, installation of water and sewer infrastructure and Growth management / Rural preservation balance.

The main goal of the Comprehensive Plan is to be a one-stop resource of information about Fluvanna County rather than having developers and residents having to search various websites throughout our region or in the County for the correct information.

Please remember that we are preparing the Comprehensive Plan in-house with all our County Staff members participating especially the Planning and GIS staff members and we have two very highly qualified GIS staff members who are preparing GIS maps and charts and have taken on mapping projects like Redistricting maps and Census analysis.

Mrs. Eager: Asked did you say that the Thomas Jefferson Planning District Commission has had the most input into our Comp Plan?

Mr. Miles: Replied yes of the completed documents like the Regional Housing Plan that contains the Fluvanna Housing chapter to be considered for adoption in our new Plan.

Mrs. Eager: Stated that she never felt that they really represented the uniqueness of Fluvanna County as there are several counties in the PDC and it focuses on Albemarle County and the City of Charlottesville's metropolitan needs and not the rural counties.

Vice Chair Murray-Key: Stated she can speak to that because she has been part of that along with Mrs. Mozell Booker from the Board of Supervisors, and working and looking at housing in general and the main purpose of the TJ PDC Regional Housing Plan goals.

The meetings over the past two maybe even two and a half years was to focus on each locality, so that folks can really look at the cost of living for each locality, and the cost of traveling to commute and the types of homes that can go into areas and yes there had been a strong focus on Charlottesville and Albemarle County due to their housing costs.

For a long period of time my focus has been the rural community and we have put a lot of work into doing that. If you log onto the website of the Thomas Jefferson Planning District Commission Regional Housing Partnership it talks about all those specific areas, and worked with Fluvanna County Staff and residents to get a lot of that information.

I would encourage people to get involved in series that are going on maybe for a year where we are talking about different options of housing and opportunities and it is open to the community. There are several speakers and several series and I would encourage people to go there and look at what has come out thus far because it is definitely not where it was two and a half maybe three years ago on their website.

Mr. Miles: Stated that Mrs. Murray-Key, Christine Jacobs, as Housing Coordinator and now she is the Executive Director and I conducted the Fluvanna Housing Chapter public engagement sessions in September and October of 2019 prior to the start of COVID-19. They were open to the general public and we were able to get some valuable feedback.

Mr. Dahl, County Administrator: Stated that the planning research that is done by the TJ PDC regional staff members is not just them putting their own ideas into documents. They are acting as an extension of our Planning Staff because we have limited staff and with them and Fluvanna County being a member of the PDC they work together on the projects with our staff to get the work done. There were business and resident surveys that have been completed for the Zion Crossroads Gateway Plan and the Housing Plan.

I do not care if it was in person, if it was online like the Residents Survey, or by paper copy answers for those without proper internet or they just preferred answering by paper and dropping it off at our office. We also have increased our Facebook and Twitter social media postings along with weekly FAN Mail or County website posts to get the word out during the pandemic. We have returned to some additional paper documents and that will probably be the same with the Draft Comprehensive Plan chapters and subcommittee work. So, when I do hear the community is not already involved in the process we are definitely providing many opportunities to be more involved and we do look forward to do that more this Fall and into the New Year.

Donna D'Aguanno at 148 Crepe Myrtle Drive: Stated that she is really confused now. I moved here right at the start of the pandemic back in March of 2020. So, maybe you put out surveys during that time or before that time. I do not know I have never seen any of the surveys maybe other people have. I have been to the website and I like Mr. Diggs and Mrs. Morris we have been checking in and you must have that well hidden somewhere in there because we do our searches. We try and look for it and all of this is a real mystery all of it. So, if you guys are doing what you are saying you are doing I do not know where it is, so maybe what I would suggest is putting things on your landing page. So, instead of seeing where you are landing and just seeing the county page you are telling residents we have a Draft Comp Plan. So you are really doing that and also the public notices I have to say doing whatever cursory you know searches when those all started back in the 1950s that was the way people did things there was no internet.

You know because people had the newspapers they did not have community television and you know the closed captioned televisions, but that is very old-fashioned and even the way you do public announcements are sometimes so laden with legal text in it that it is hard to understand and everything could be simplified for the public. Just like the warnings on cigarette packages things on your medication why at this point are we all trying to decipher public notices that to me is strange. It is almost like written in code for you guys and the lawyers but not for the general public. So, it should be changed immediately because you are working for the citizens and we do want to be involved.

Mrs. Morris is a tremendous wealth of information and also you can do an insert into the Fluvanna Review paper. So, there are many more ways, you have got community centers and senior centers, places for handouts. Burying stuff on your website is not a community service, so if you want people to be engaged get it right out to the people.

Chair Bibb: Replied we are as a Planning Commission are now getting involved in this ourselves because we could not do the same things because of COVID-19 and all the restrictions we had so many things we had to do online. As we all could not really get together and discuss the things that we are going to have to these two committees that are going to be appointed are covering a lot of what is involved in the Comp Plan, and you have to realize too we are citizens. We are not Board members we are also citizens on the Planning Commission, we are appointed members and we serve at the pleasure of the Board. We are citizens and we are going to give our own input on anything that comes before us. We will work on this Comp Plan together in the new subcommittees.

Debra Kurre at 19 Laguna Road: Stated that this has been a great meeting and for the individual who comes every 10 years. I used to come a lot more and I have been out for five years and am now coming back and listening to everyone and being able to get information about the overall community is wonderful. COVID has been a very really interesting time to be alive and I appreciate that in the sense that it is teaching us all how to communicate better how to be more aware and to be aware and I appreciate everything that everyone said. Mr. Chair Bibb I do appreciate you all serving as the appointed volunteers that is very powerful. I would like to thank Douglas Miles for being very thorough tonight in what they are doing what is going on with the new comprehensive plan. I think that being able to move this to an every two year event, you know have it being an on-going thing and looking at everything within the Plan.

So that maybe by every five years you have looked at everything but because this is a 2040 Comprehensive Plan. I have also been on the TJ PDC website and I have looked at several other counties too. As one county in particular stood out for me and that they had a full summary kind of an executive summary of community input and what the community input was and I just thought I was fascinated by that. I mean it was right on the top of the page and when you went into the Comprehensive Plan on their Planning Department webpage, and I was pretty fascinated by that. So, it told me that they were coming from the bottom up at least to get the community input. On the better communications you know I get envelopes from the County because we have several

properties and personal property so I get like four or five envelopes twice a year, and it might be a way to you pony up and do two things at one time and put your surveys in those envelopes so that people who do not use Facebook, who are not on that all the time or online have access. We live in a rural community so broadband does not exist for everybody, but I get envelopes in fact I just got some and so that would be a great place to be able to put a written letter to the community. Here is what is going on and here are some updates and by the way what do you think or are you interested in these upcoming committees that are going to be formed and would you like to serve on one.

There are a lot of retired people in Fluvanna County and are a wealth of information or are in the Fluvanna County Leadership Development Program. A lot of those people are also new to the area which is wonderful, but they may not have all of the wealth of information or the history to understand kind of where we have come from. I have only been here for 30 years and as I talk with Mrs. Morris and as I talk with other people and even used to love to talk to Lynn Gardner and other people that have been around that were here when Lake Monticello was developed and other people down in Fork Union.

My husband he used to work at the Thomasville Furniture plant and there were about 300 people working in that plant at one time. All I am saying is I would like to see you make an application to be real easy I mean like you know one page and another way to get communication out is to go through the churches and the clubs within the County.

With no one else coming forward or online Chair Bibb closed the Public Comments period at 8:59 pm.

12. ADJOURNMENT:

Chair Bibb adjourned the Regular Planning Commission meeting of October 12, 2021 at 8:59 pm.

Minutes were recorded by Valencia Porter, Administrative Programs Specialist.

Barry A. Bibb, Chair
Fluvanna County Planning Commission

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

Planning Commission CIP Rankings

The Planning Commission is being asked to rank projects in the CIP using a rating of 1 (High), 2 (Medium) or 3 (Low) as described below:

1.High

- Project is important to the current and continuing operations of the County.
- High importance to department, office or agency to expand/enhance services.

2. Medium

- County operations can continue, but some adverse impact could occur if not funded.
- Adds value to department, office or agency's services.

3. Low

- Project is not imminently necessary, but could become a higher priority in future.
- Long range objective, but not immediately necessary.

FY23-27 CIP Request Report

Office/Department/Agency: ALL

of Projects Requested: 26

Total Project Costs:

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

FY23-27 CIP Request Report

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

of Projects Requested: **7**

Total Project Costs:

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

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

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

Section 2 - PROJECT COSTS

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

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

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

Project Title:

Pleasant Grove Park Spray Ground

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

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

FY 2024:

FY 2025:

FY 2026:

FY 2027:

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

FY 23 CIP Request

Inclusive Structure



Spray Pad

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

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

Section 2 - PROJECT COSTS

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

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

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

Project Title:

Pleasant Grove Park Soccer Fencing

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

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

FY 2024:

FY 2025:

FY 2026:

FY 2027:

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

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

Section 2 - PROJECT COSTS

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

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

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

Project Title:

Pleasant Grove Park Multi-Purpose Shelter

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

FY 2024:

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

FY 2025:

FY 2026:

FY 2027:

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

FY 24 CIP Request



Multi-Purpose Shelter

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

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

Section 2 - PROJECT COSTS

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

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

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

Project Title:

Pleasant Grove Park Athletic Fields (Baseball & Softball)

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

FY 2024:

FY 2025:

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

FY 2026:

FY 2027:

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

FY 25 CIP Request



Outdoor basketball and tennis courts



Baseball/Softball Fields

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

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

Section 2 - PROJECT COSTS

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

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

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

Project Title:

Pleasant Grove Park Basketball and Tennis Courts

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

FY 2024:

FY 2025:

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

FY 2026:

FY 2027:

FY 25 CIP Request



Outdoor basketball and tennis courts



Baseball/Softball Fields

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

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

Section 2 - PROJECT COSTS

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

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

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

Project Title:

Pleasant Grove Park Fluvanna County Multi-Generational Center

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

FY 2024:

FY 2025:

FY 2026:

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

FY 2027:

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

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

Section 2 - PROJECT COSTS

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

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

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

Project Title:

Pleasant Grove Park Outdoor Swimming Pool and Pool House

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

FY 2024:

FY 2025:

FY 2026:

FY 2027:

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

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

FY 27 CIP Request



Community Pool and Pool House

FY23-27 CIP Request Report

Office/Department/Agency:

Public Works

of Projects Requested:

9

Total Project Costs:

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

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

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

Section 2 - PROJECT COSTS

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

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

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

Project Title:

Capital Reserve Maintenance

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

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

FY 2024:

FY 2025:

FY 2026:

FY 2027:

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

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

Section 2 - PROJECT COSTS

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

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

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

Project Title:

Public Works Major Equipment

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

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

FY 2024:

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

FY 2025:

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

FY 2026:

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

FY 2027:

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





FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

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

Section 2 - PROJECT COSTS

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

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

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

Project Title:

Fluvanna County Courthouse HVAC & Lighting Controls

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

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

FY 2024:

FY 2025:

FY 2026:

FY 2027:

Sample Floorplan Graphic




Occupied
Cool

Damper
15.0 %

Exhaust
0.0 %

Cool
21.4 %

Fan
72.0 %



Discharge Temp
54 °F

Setpoint
55.0 °F

Duct Static
1.86 in W.C.

Setpoint
1.80 in W.C.

Occupied
Cool


Air Valve
48.0 %

Fan
100.0 %

Heat
0.0 %

Air Flow
695.0 CFM

Discharge
60.8 °F



Space Temp
73.6 °F

Setpoint
73.5 °F

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

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

Section 2 - PROJECT COSTS

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

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

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

Project Title:

Public Works Equipment Shed

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

Equipment Shed 36x48x12'

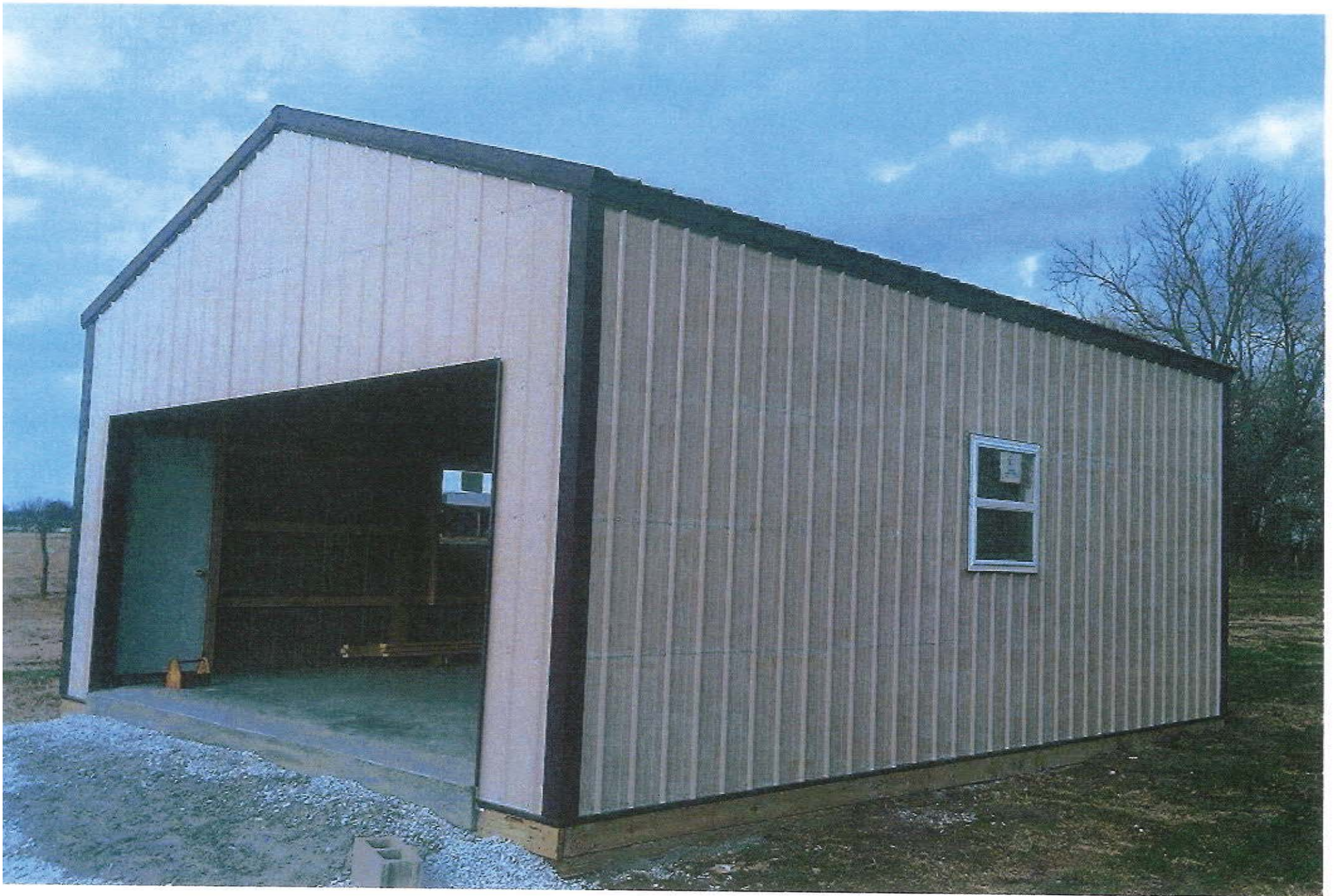
Funded in 2021. Costs have exceeded funding, due to inflation, material increases, labor increases. Requesting \$80,00 increase to finish outfitting building.

FY 2024:

FY 2025:

FY 2026:

FY 2027:



FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

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

Section 2 - PROJECT COSTS

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

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

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

Project Title:

Library Heating & Cooling Controls System Replacement

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

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

FY 2024:

FY 2025:

FY 2026:

FY 2027:

Sample Floorplan Graphic



Occupied Cool

Discharge Temp 54 °F

Setpoint 55.0 °F

Duct Static 1.86 in W.C.

Setpoint 1.80 in W.C.

Damper 15.0 %

Exhaust 0.0 %

Cool 21.4 %

Fan 72.0 %

Occupied Cool

Space Temp 73.6 °F

Setpoint 73.5 °F

Air Valve 48.0 %

Fan 100.0 %

Heat 0.0 %

Air Flow 695.0 CFM

Discharge 60.8 °F

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

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

Section 2 - PROJECT COSTS

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

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

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

Project Title:

Energy Recovery Unit - Public Safety

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

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

The unit replacement cost is \$200,000.

FY 2024:

FY 2025:

FY 2026:

FY 2027:





FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

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

Section 2 - PROJECT COSTS

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

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

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

Project Title:

Social Services Vehicle Fleet

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

Replace 2012 Chevrolet Impala

FY 2024:

Replace 2014 Ford Explorer

FY 2025:

Replace 2015 Ford Focus

FY 2026:

Replace 2015 Ford C-Max

FY 2027:

Replace 2016 Ford Focus Hatchback

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

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

Section 2 - PROJECT COSTS

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

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

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

Project Title:

Fluvanna County Buildings Major Paving Project

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

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

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

Pleasant Grove
Convenience Center
Carysbrook Complex

Fluvanna Sheriff's Office and Entrance
Fluvanna County Library

FY 2024:




FY 2025:

FY 2026:

FY 2027:

Fluvanna Circuit Court Paving

Legend




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

Fluvanna County Circuit Court



Fluvanna Circuit Court Paving

Legend

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

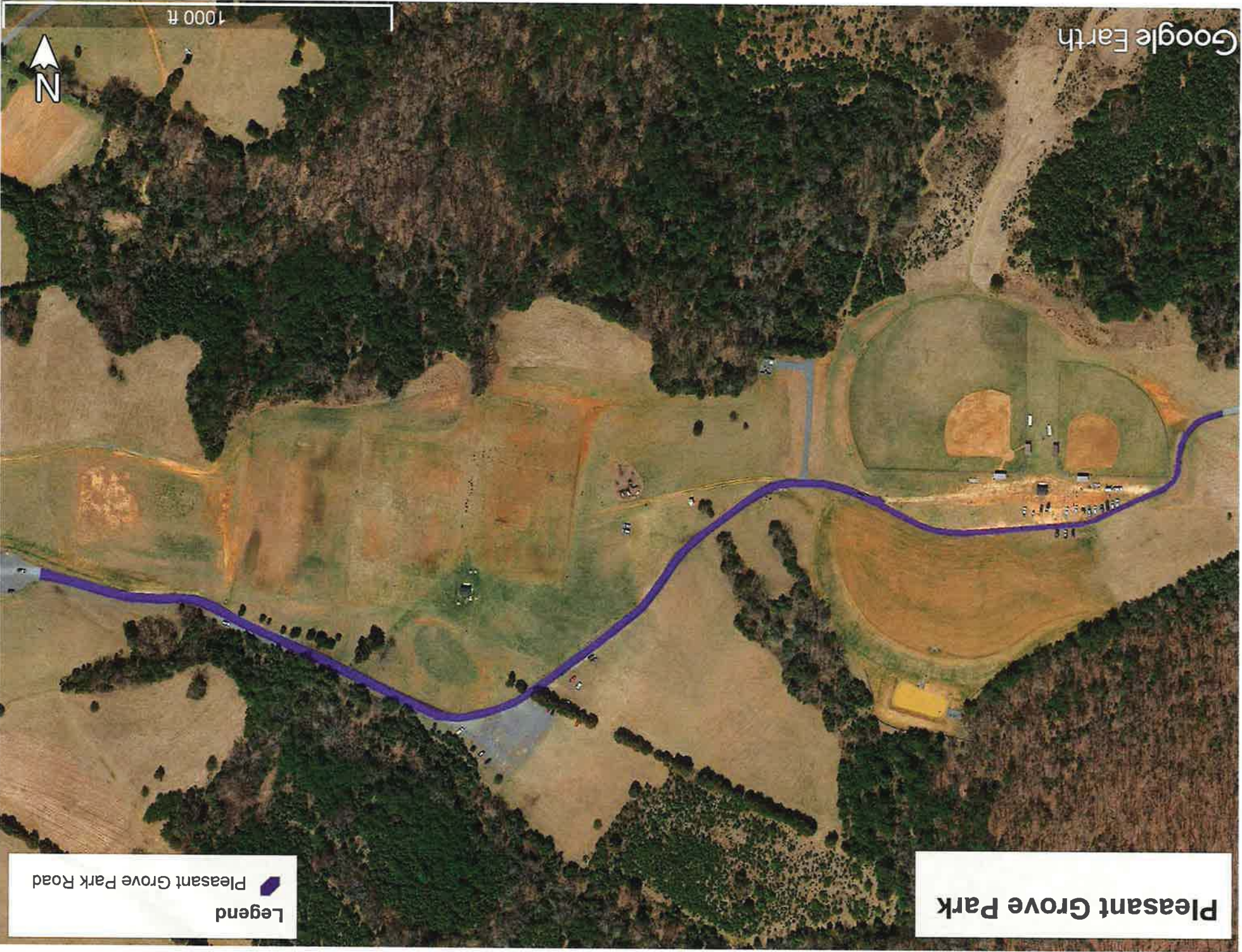
Fluvanna County Circuit Court

Google Earth

300 ft



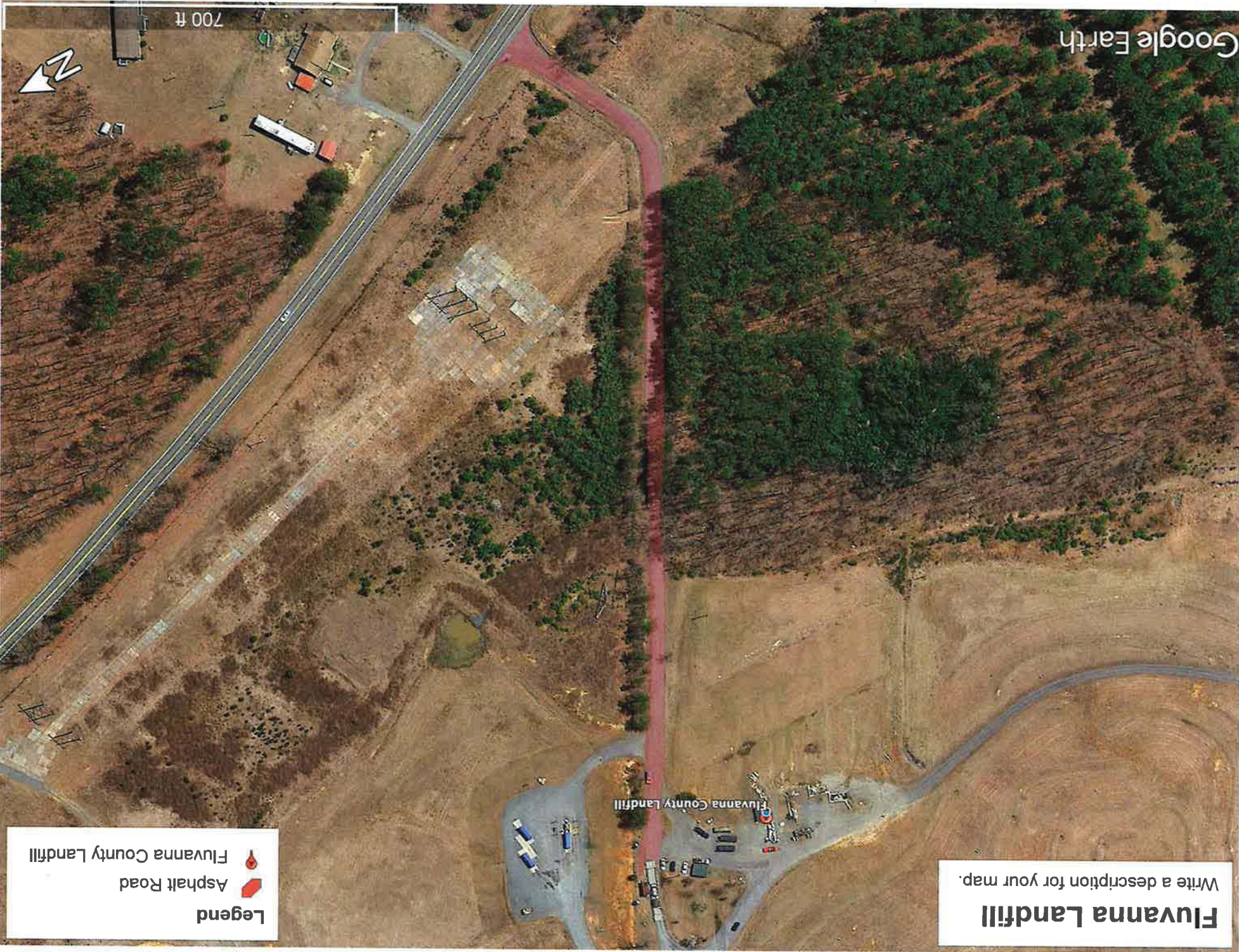
Pleasant Grove Park



1000 ft





Legend
Pleasant Grove Park Road



Fluvanna Landfill
Write a description for your map.

Legend

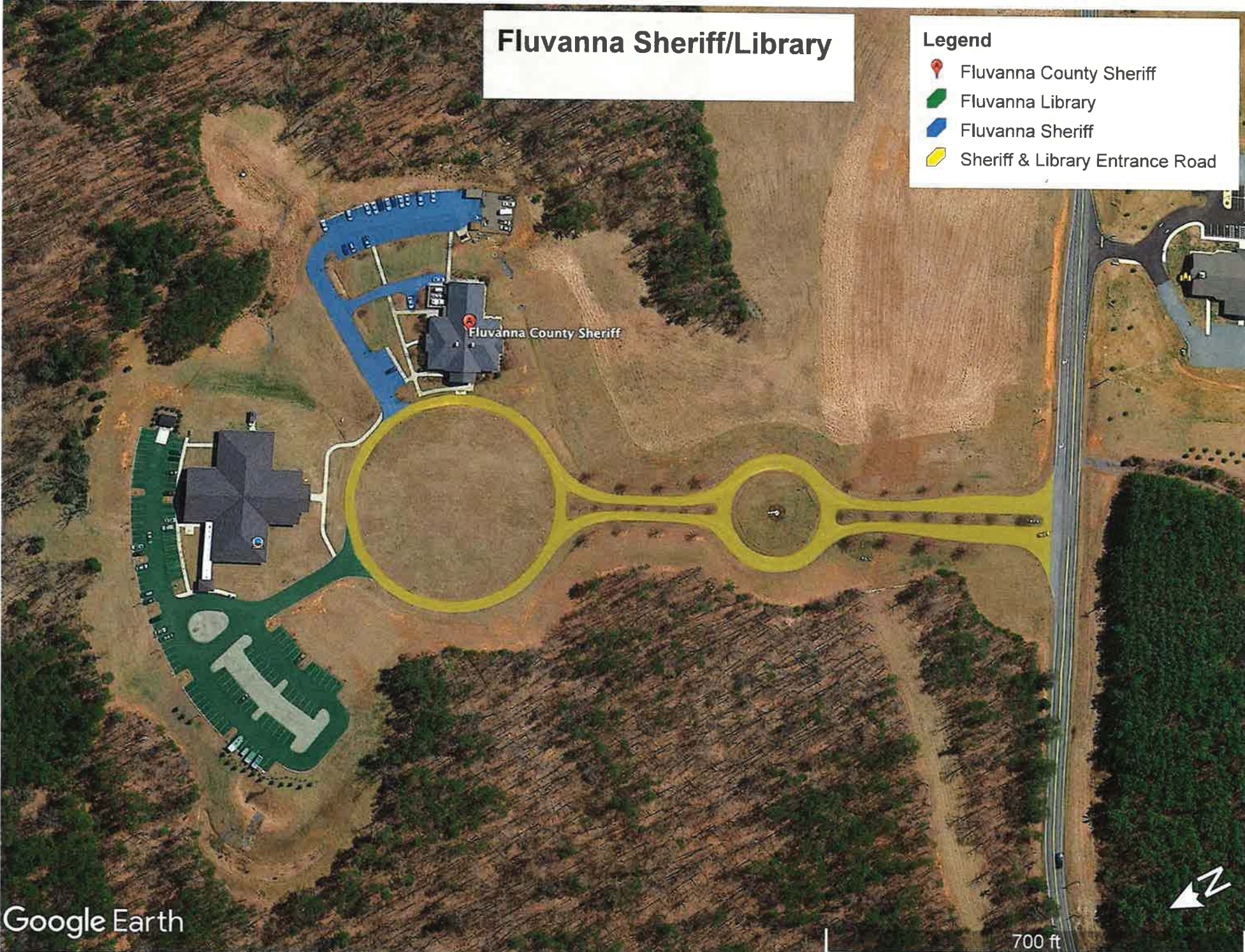
-  Asphalt Road
-  Fluvanna County Landfill

Fluvanna County Landfill

Fluvanna Sheriff/Library

Legend

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



Carysbrook Complex Parking

Legend

-  Asphalt Paving
-  Carysbrook Performing Arts Center



Kent Store Fire Department

Legend
Asphalt Paving



Google Earth

300 ft

Palmyra Volunteer Fire Company

Legend
Asphalt Paving

Palmyra Volunteer Fire Company 1



Google Earth

200 ft



Fork Union Fire & Community Center



Legend

-  Fork Union Community Center Paving
-  Fork Union Fire Paving



Fork Union Fire & Community Center

Legend

-  Fork Union Community Center Paving
-  Fork Union Fire Paving

Google Earth

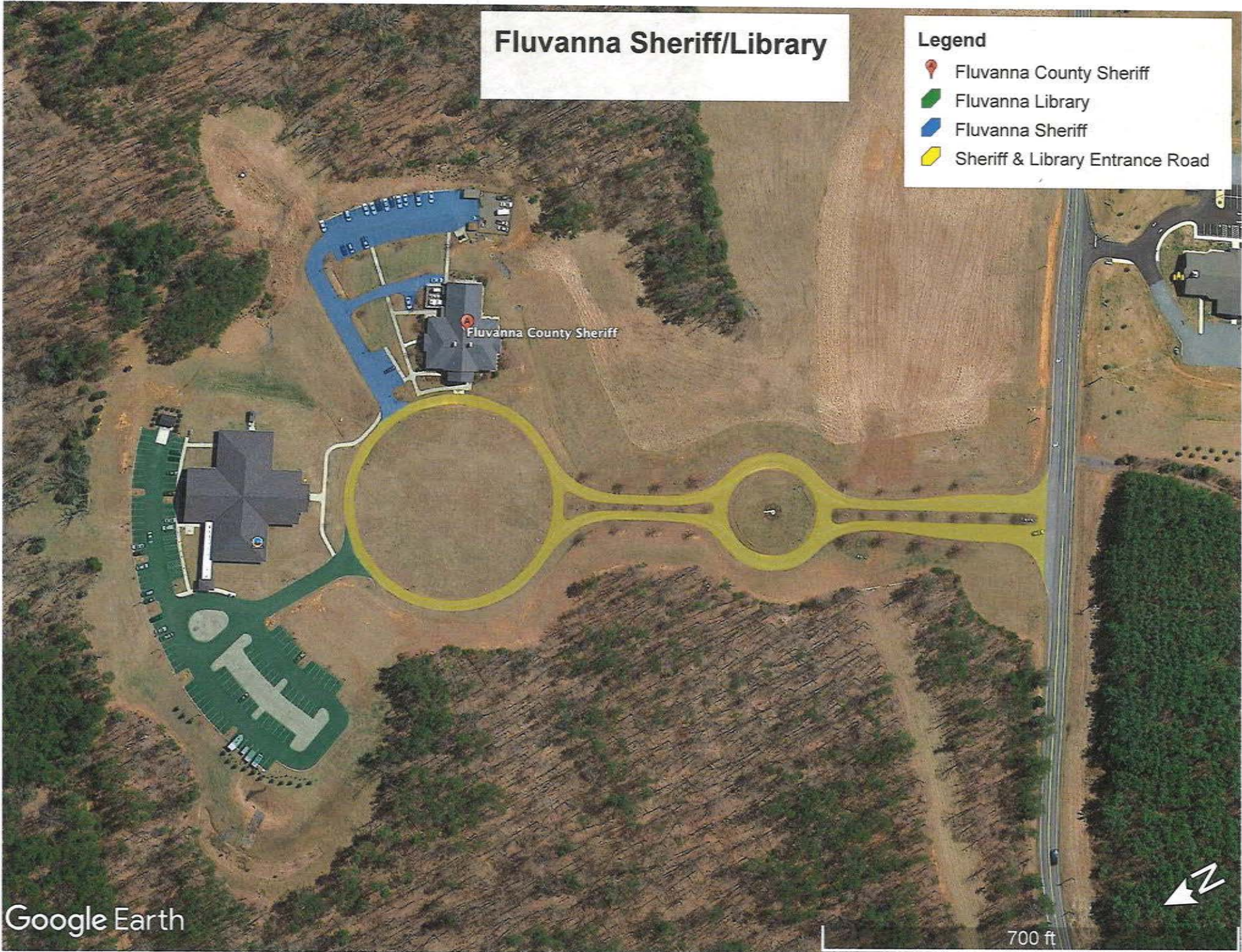
200 ft



Fluvanna Sheriff/Library

Legend

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





Google Earth

700 ft



Carysbrook Complex Parking

Legend

-  Asphalt Paving
-  Carysbrook Performing Arts Center



Kent Store Fire Department

Legend
Asphalt Paving



Google Earth

300 ft

Palmyra Volunteer Fire Company

Legend
Asphalt Paving

Palmyra Volunteer Fire Company 1

Google Earth

200 ft



FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

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

Section 2 - PROJECT COSTS

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

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

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

Project Title:

County Vehicle Replacement

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

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

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

FY 2024:

funding estimate includes replacement of 4-5 vehicles

FY 2025:

funding estimate includes replacement of 4-5 vehicles

FY 2026:

funding estimate includes replacement of 4-5 vehicles

FY 2027:

funding estimate includes replacement of 4-5 vehicles







FY23-27 CIP Request Report

Office/Department/Agency:

Public Safety

of Projects Requested:

2

Total Project Costs:

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

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

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

Section 2 - PROJECT COSTS

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

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

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

Project Title:

Vehicle Replacement

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

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

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

FY 2024:

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

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

FY 2025:

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

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

FY 2026:

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

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

FY 2027:

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

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

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

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

Section 2 - PROJECT COSTS

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

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

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

Project Title:

Fluvanna Fire and Rescue Apparatus Replacement

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

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

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

FY 2024:

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

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

FY 2025:

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

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

FY 2026:

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

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

FY 2027:

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

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

FY23-27 CIP Request Report

Office/Department/Agency:

Schools

of Projects Requested:

8

Total Project Costs:

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

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

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

Section 2 - PROJECT COSTS

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

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

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

Project Title:

Capital Reserve Maintenance

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

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

FY 2024:

FY 2025:

FY 2026:

FY 2027:

Capital Reserve Maintenance (\$200,000)

2018-2019, CRM Projects

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

2019-2020, CRM Projects

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

2020-2021, CRM Projects

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

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

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

Section 2 - PROJECT COSTS

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

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

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

Project Title:

Instructional Technology

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

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

FY 2024:

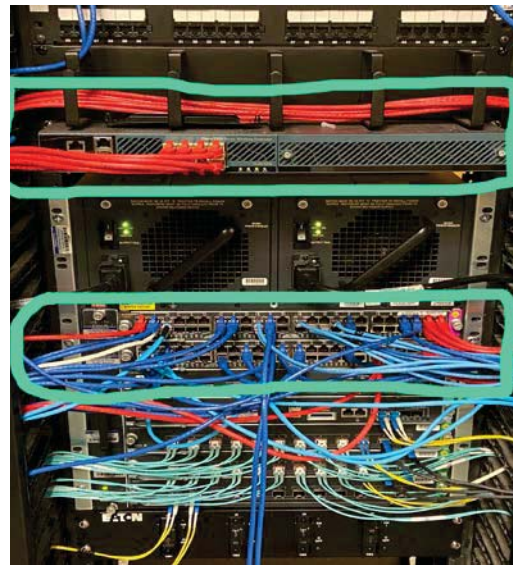
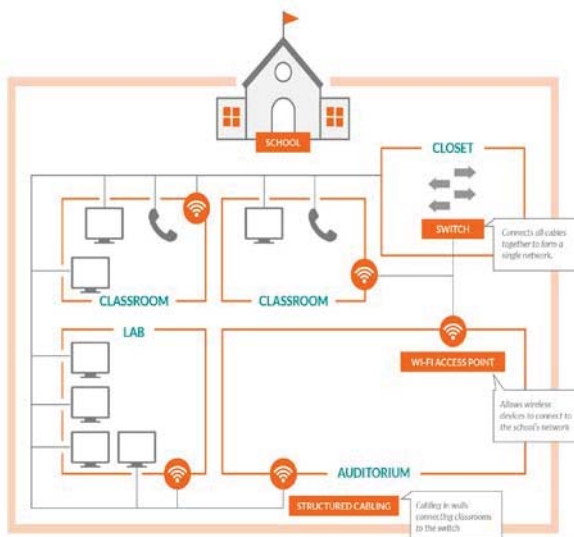
FY 2025:

FY 2026:

FY 2027:

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

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





FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

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

Section 2 - PROJECT COSTS

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

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

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

Project Title:

School Vestibules

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

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

FY 2024:

FY 2025:

FY 2026:

FY 2027:

School Safety Vestibules (\$150,000)

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

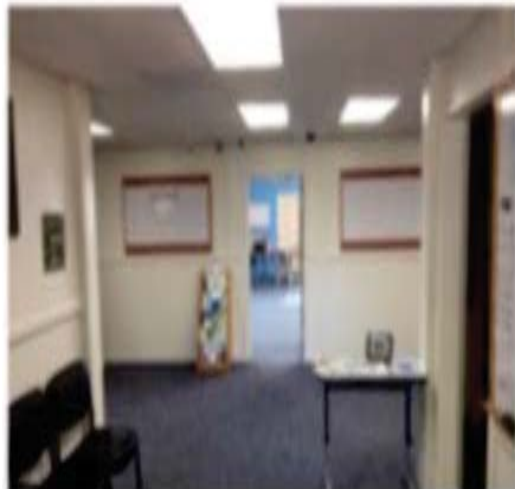
West Central Primary - Requested



Carysbrook Elementary - Requested



Abrams Academy - Requested



FCHS - Completed



Fluvanna Middle School - Completed



Central Elementary - Completed



FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

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

Section 2 - PROJECT COSTS

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

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

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

Project Title:

Paving and Resurfacing

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

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

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

FY 2024:

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

FY 2025:

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

FY 2026:

FY 2027:

FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

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

Section 2 - PROJECT COSTS

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

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

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

Project Title:

FMS Field Lights

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

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

FY 2024:

FY 2025:

FY 2026:

FY 2027:

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

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

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



FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

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

Section 2 - PROJECT COSTS

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

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

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

Project Title:

FMS Annex Bleacher and Floor Upgrade

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

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

FY 2024:

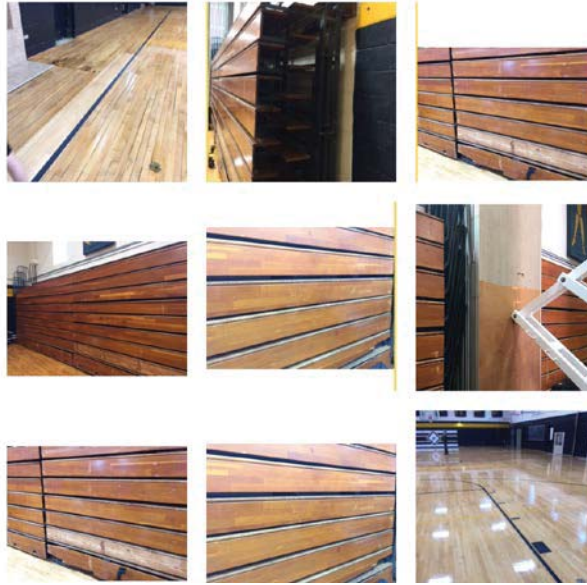
FY 2025:

FY 2026:

FY 2027:

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

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



FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

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

Section 2 - PROJECT COSTS

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

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

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

Project Title:

Bus Fleet

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

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

FY 2024:

FY 2025:

FY 2026:

FY 2027:

Bus and Vehicle Fleet (\$675,000)

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



FY2023-2027 CAPITAL IMPROVEMENT PLAN REQUEST

Fluvanna County

Section 1 - PROJECT INFORMATION

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

Section 2 - PROJECT COSTS

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

Section 3 - PROJECTED OPERATIONAL COSTS & REVENUES

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

Project Title:

Student Transport and Vehicles

Section 4 - PROJECT DESCRIPTIONS OR SPECIAL EXPLANATIONS

FY 2023:

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

FY 2024:

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

FY 2025:

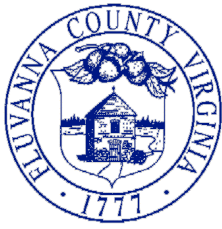
Our student transport requirements increase each year along with yearly maintenance on our older vehicles.

FY 2026:

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

FY 2027:

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



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

132 Main Street
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
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PLANNING COMMISSION STAFF REPORT

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

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

Bold Text indicates updated County staff report information

General Information:

This R-3, Residential Planned Community conditional rezoning request, was deferred by the applicant, Southern Development, for sixty (60) days back on September 14th to the November 9, 2021 Planning Commission meeting at 7:00 pm within the Carysbrook Performing Arts Center in order to address infrastructure concerns.

Requested Action:

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

Applicant Deferral:

Southern Development has submitted a thirty (30) day deferral letter request to have their R-3, conditional rezoning case to be heard at the December 7, 2021 Planning Commission meeting. This deferral request letter was submitted on October 26, 2021.

Existing Zoning:

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

Proposed Zoning:

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

Planning Area:

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

Adjacent Land Uses:

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

Zoning Case History:

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

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

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

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

Village Gardens Textual Statement – August 25, 2021:

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

Southern Development designs communities to meet the existing needs while addressing future growth patterns. Village Oaks, an R-3 Residential Planned Community is currently being built by Southern Development, located on Lake Monticello Road and outside of the Lake Monticello Main Gate area addresses the strong demand for housing in the region and it has encouraged us to assemble all of these adjacent parcels in the Rivanna Community Planning Area. An existing

commercial parcel fronting on Route 53 is 5.8 acres; the Galaska parcel is 49.8 acres; the Haden parcel is 49.8 acres and the Fox parcel is 17.3 acres for a total acreage amount of 122.6 acres that would be development with single-family homes and with townhouses in behind the dollar store.

Southern Development Comprehensive Plan Summary:

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

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

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

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

Southern Development Community Meeting – June 24, 2021:

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

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

The surrounding homeowners they generally felt that these questions should have been addressed or answered by the applicant. However, they have been contacting this Summer the Fluvanna County Administrator and Community Development Director for the answers to their questions via e-mails and telephone calls. Some of their thoughts and concerns they are summarized below:

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

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

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

Community Meeting with the LMOA – September 9, 2021:

Southern Development representatives conducted a Zoom neighborhood community meeting on September 9, 2021 with the Lake Monticello Owners' Association (LMOA) General Manager and a hundred residents from over 4,000 homes, a commercial restaurant, golf course and five neighborhood beaches along with 350 acre Lake Monticello with Tufton Pond being closest to the proposed residential development. The majority of the LMOA residents, were first and foremost concerned about the second, emergency access to the proposed R-3 neighborhood with potential residents of Village Gardens or others utilizing the Lake Monticello gated community amenities. As the proposed site access will be open without a LMOA gate controlling the Village Gardens residents and the general public from using their available amenities. Southern Development representatives have indicated that they will be providing their Village Gardens residents with their own clubhouse, courts and trails as required by the R-3, Residential Planned Community master plan requirements. They have not provided any written, proffered conditions to restrict the access onto Jefferson Drive other than stating it will be for emergency access use.

R-3 Rezoning Proffered Conditions:

Three Southern Development representatives met on August 17th with the County Administrator, Building Official and Community Development Director all in an effort to discuss Fluvanna County's infrastructure concerns about the available water, sewer and fire suppression and road improvements that they had been discussing with VDOT and their civil engineering consultant.

The applicant submitted on August 25, 2021 revised proffers by generally stating water, sewer and transportation improvements and that have been written as follows along with County Staff comments shown in *italic* for discussion purposes at the Planning Commission's Public Hearing:

1. A minimum of 35% of the housing shall be designed with at least one bedroom on the first floor, such that all typical living functions can be accommodated on the first floor of the home. *This is a Southern Development managed condition during the construction process and no plans have been provided as required in an R-3, Residential Planned Community by the applicant "plans of typical units provided" as is stated in the R-3 text. Southern Development will submit the "plans of typical units" for the proposed units.*
2. Village Gardens will be developed in a minimum of 4 phases. *Southern Development needs to further define these four (4) phases and more importantly to indicate what phase will be constructed first and when and where the site construction entrance as is mentioned within Condition 6 will be installed to serve this phased development. Southern Development has generally defined these four (4) phases and will submit them with a revised Master Plan and revised proffered conditions for this case request.*
3. Adequate water and sewer shall be provided prior to Final Plat approval for each phase, including: *Will there be Aqua Virginia contracts signed prior to each Preliminary Plat being reviewed by Fluvanna County, Virginia Department of Health (VDH) and the Virginia Department of Transportation in conjunction with their Master Plan document. Southern Development has provided a Draft Water and Sewer System Construction Agreement page between Southern Development Group, Inc. and Aqua Virginia, Inc.*

The agreement would be for 53,000 gallons per day, on average and the Developer will convey water and sewer system to Aqua Virginia, Inc. once completed by the Developer

- a. A developer agreement with Aqua Virginia specifying infrastructure contributions (connection fees and/or developer installed on-site infrastructure); *What type of on-site developer infrastructure will be installed by Southern Development in a mutual agreement with Aqua Virginia and as in conjunction with looping the adjoining lines.*
- b. Water line sizing and looping necessary as determined by the design engineer to provide water pressure and fire flow per the Building Code and Fire Code;
- c. Sewer line sizing to provide required sewer service per the Virginia Sewer Collection and Treatment Regulations;

- d. Water and sewer system approval by the Virginia Department of Health.
4. The commercial usage will be limited to a maximum of 9,000 square feet. Furthermore, gas service stations will be excluded from the allowable uses. *Why will the commercial property be limited to a maximum of 9,000 square feet. The R-3 zoning district states: "The scale of housing and the commercial uses should be appropriate to support the residential needs at a neighborhood scale" therefore Village Gardens could provide the office and commercial uses to support the residential units that they are proposing to add in this portion of the Rivanna Community Planning Area. **Southern Development has indicated that Commercial within community will be added along the northern line of Garden Lane with building locations with an undefined, total square footage amount.***
 5. Prior to issuance of the first Certificate of Occupancy, Route 53 will be improved with new left and right turn lanes on Route 53 at the intersection with the new entrance to Village Gardens, per VDOT specifications. *This proffered condition needs to become technically more specific relative to the location of the new entrance to be located on Tax Map 17 Section A 10 and supported by the turn lane analysis warrants to be provided to VDOT & FLUVANNA. We would recommend the use of a specific intersection diagram to illustrate what could be installed to provide for the safety improvements on Route 53. **Please see EPR Traffic Report - November 2, 2021 for further technical information.***
 6. The construction entrance (add) and/or temporary logging entrance for the project shall be established from Route 53. *When will the construction entrance be established and VDOT & FLUVANNA would like to have additional assurances and advanced notice of site timbering to avoid this type of activity from occurring on such short notice there. **Please see EPR Traffic Report - November 2, 2021 for further technical information.***
 7. The existing access to Jefferson Drive from Garden Lane shall be extinguished. *Fluvanna County, Lake Monticello Fire, and other major utility companies such as Aqua Virginia, Dominion Energy to name a few could utilize this state maintained road for public safety purposes. As the utilization of a four way intersection of Garden Lane, Smokewood Drive and Jefferson Drive during times of emergency should remain and be discussed more in detail with the appropriate partners and public safety officials. As Tufton Gate (Monish) has been under consideration for operational changes for better access and public safety enhancements as FLUVANNA wants to consider maintaining this state maintained road. **Please see EPR Traffic Report - November 2, 2021 for further technical information.***

Fluvanna County Zoning Ordinance:

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

The location of the open areas which shall comprise not less than twenty-five percent (25%) of the whole. The open areas shall include parks, recreation facilities, residential clubhouse grounds, lakes, trails, and land or water left in undisturbed natural condition and unoccupied by building lots, structures, streets and roads and parking lots. This area may be used for active recreation facilities identified in Section 22-7-12. The open areas of the tract shall be delineated

due to their noteworthy features and value to the continued rural character of the County, including, but not limited to, lands with high scenic, open space and water quality protection values including riparian corridors and wildlife habitat; high environmental sensitivity such as steep slopes, wetlands, floodplains; high recreational value and/or having noteworthy historical, archaeological or cultural features.

The Preliminary Master Plan shall contain the following information:

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

Zoning Ordinance Classifications:

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

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

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

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

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

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

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

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

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

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

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

R-3 zoning states that a preliminary master plan must contain information regarding the adequate provision for general sewer, storm drainage, and water supply. The property is located within Aqua Virginia's service area who has expressed an interest in providing water and wastewater utility service provided terms and conditions for such an agreement are negotiated and all governmental approvals and permits are obtained. An intent to serve letter from AQUA to the

applicant has not been included with the application but we understand that the two parties are both working towards that becoming a reality along with respective civil engineering consultants.

2015 Comprehensive Plan:

Land Use Chapter:

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

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

The 2015 Comprehensive Plan under Land Use Patterns states:

"It is not sufficient for an applicant to receive approval for a rezoning simply because a property is within a community planning area. Each application is considered by the county to see if a proposed development is well planned within the context of the surrounding community. Applications that do not address a project's external costs to the community and provide a clear, fiscal benefit to the county will not be favorably received. This decision is subjective, and completely within the purview of the Board of Supervisors; however, the (2015) Comprehensive Plan will be used as reference in evaluating all such discretionary projects."

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

Aqua Virginia Comments:

Aqua Virginia has provided these cursory comments that due to pressure concerns the Village Gardens Expansion should be connected to the high-pressure zone on our water system. A loop should be added to connect the Eastern side of the development and run parallel to the tank main. Low pressure customers currently near the water tank could connect to this new looped system to achieve better water pressure service and helping an estimated 72 existing Aqua water customers.

Conclusion:

Aqua Virginia, as the main utilities provider, Fluvanna County as the local government, Lake Monticello Owners' Association, as the adjoining large, private development with defined interests and along with VDOT and in general, some very concerned County business owners and residents find there are many outstanding issues, reports and studies to be completed for Village Gardens. Fluvanna County staff mainly needs to see additional progress made in conjunction mainly with VDOT staff on further defining the road construction and re-alignment design and the VDOT turn lane warrant analysis. As of the writing of this report, one long term small business located on Garden Lane, has expressed his serious concerns with what has come up again about Garden Lane and Route 53 being potentially redesigned without his professional input and involvement. These specific comments were provided to staff and staff met on-site on Friday, September 10th and this small business owner plans to speak during the Public Hearing:

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

Small businesses are the backbone of Fluvanna County and we have some business owners along Garden Lane that have been busy running their businesses during COVID-19 and somehow surviving through it all. Now they are faced with several potential changes to the existing state road system to attempt to serve for the most part a large, residential planned community. So we need to provide them with answers and allow for the applicant to meet with them face to face and to solve some of these issues together so that each business use can be successful in the County.

Fluvanna County and VDOT – Louisa Residency staff members received the EPR Traffic Report dated November 2, 2021 and we have only performed a cursory review of the report and will need additional time to review it along with the applicant and their transportation consultant prior to providing review comments or recommendations in this staff report.

We do appreciate that this has been prepared for our review and look forward to working with Southern Development and EPR on their Traffic Report analysis and report findings. The general public can review this document for any additional information on the request.

Suggested Motion:

I move that the Planning Commission (Accept / Recommend) (approval/denial/Deferral) of ZMP 21:04, a request to amend the Fluvanna County Zoning Map with respect to 122.6 acres of Tax Maps 8, Section A, Parcel 18A, 17 Section A Parcel 10 and 17 Section 9 Parcels 1 & 2 to rezone from A-1, Agricultural, General, and R-3, Residential Planned Community to R-3, Residential, Planned Community and subject to the proffers dated August 25, 2021.

Attachments:

Application and Proffers – August 25, 2021	No changes at this time
Village Gardens Master Plan – August 23, 2021	No changes at this time

Southern Development Deferral Letter Request – October 26, 2021
Lake Monticello Owners’ Association Letter – November 1, 2021
Engineering & Planning Resources Traffic Report – November 2, 2021
Draft Page - Aqua Water and Sewer System Construction Agreement

October 26, 2021

Mr. Eric Dahl
County Administrator
Fluvanna County

Re: Deferral of Village Gardens Rezoning Request (ZMP 21-04)

Dear Mr. Dahl,

Southern Development Group, Inc is requesting a one-month deferral of application ZMP 21-04. This request is based on feedback provided by numerous groups such as the Fluvanna Planning Commission, Villages at Nahor Neighborhood Association, the Lake Monticello Owners Association and various community members. Below are some of the topics we heard expressed for Village Gardens:

- Expanded information on potential traffic impacts on Rte. 53
- Connectivity to Lake Monticello and Tufton Pond and potential impacts
- Connectivity to Villages at Nahor and potential impacts
- Orientation of commercial component within Village Gardens
- Confirmation from AQUA, VA on providing water and sewer services

We've heard and appreciated the feedback from the community. Our engineers have made great strides towards addressing these concerns. We feel requesting a deferral until the December 7th agenda will allow the team to finalize the design to provide the greatest benefit for the community.

Thank you very much for your consideration of this request. We are very excited about the potential of this new community!

Sincerely,



Keith Lancaster
Planner
Southern Development

RECEIVED

OCT 26 2021

Fluvanna County
Planning Dept



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

132 Main Street
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
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PUBLIC HEARING NOTICE

September 3, 2021

RE: ZMP 21:04 Southern Development / Village Gardens R-3 Conditional Rezoning Case Request

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

Meeting: Planning Commission Public Hearing
Date: Tuesday, September 14, 2021 at 7:00 pm

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

NOTE: This will Not be held at the Fluvanna County Library

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

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

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

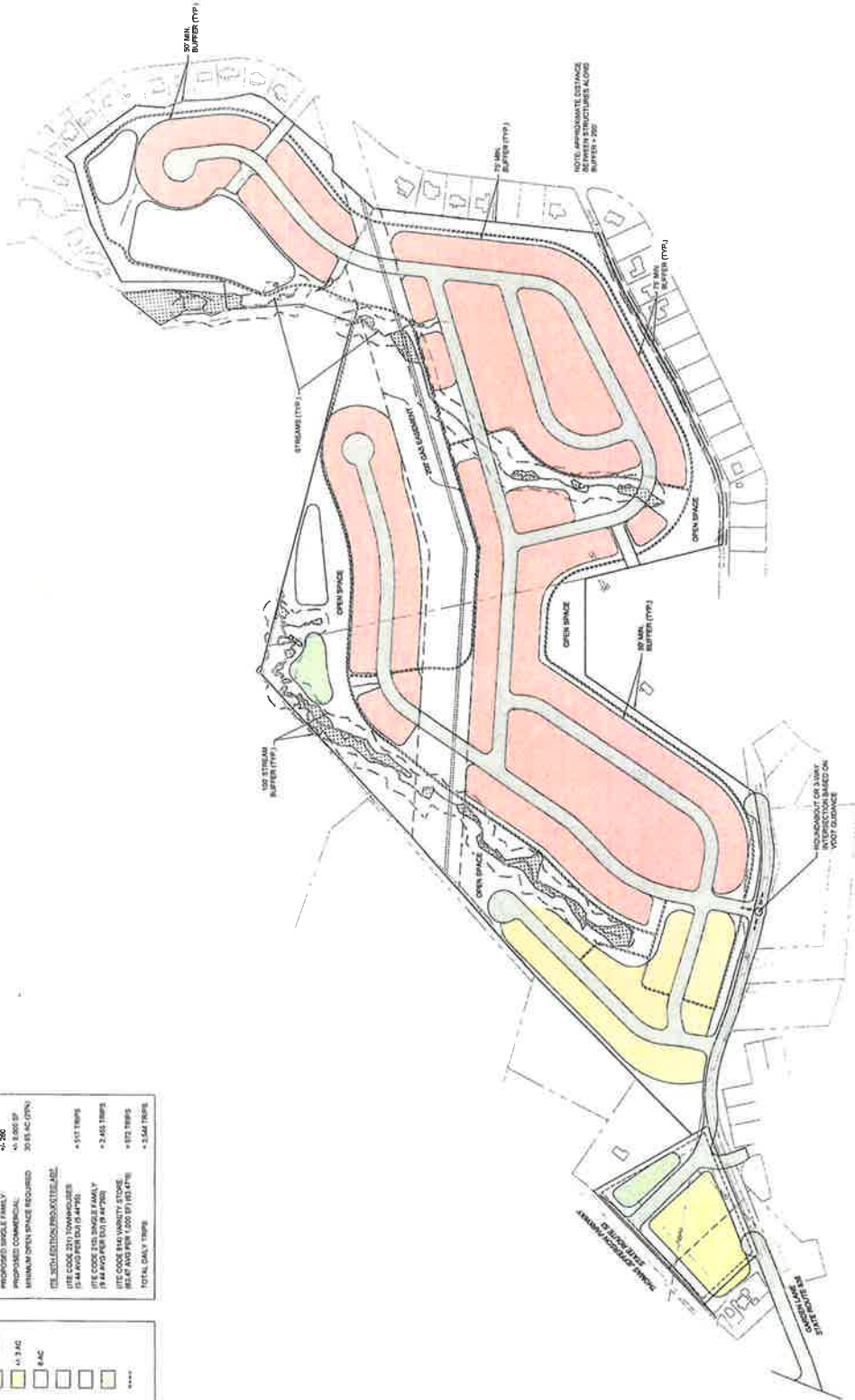
Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director

PROJECT AREA	122 B AC
MAXIMUM ALLOWABLE DENSITY (A/L)	23 DENS
ALLOWABLE RESIDENTIAL UNITS	355
PROPOSED TOWNHOUSES	16-96
PROPOSED SINGLE FAMILY	41-296
PROPOSED COMMERCIAL	41-296 SP
MINIMUM OPEN SPACE REQUIRED	20.88 AC (TP)
TEL. UTILITIES PROPOSED	
TEL. COOK 2111 TOWNHOUSES	* 537 TRIPS
(15.44 AC) (P. 10.1) (1.44 TP)	
TEL. CODE 2103 SINGLE FAMILY	* 2,463 TRIPS
(18.44 AC) (P. 10.1) (1.44 TP)	
TEL. CODE 140 VARIETY ETCHES	* 193 TRIPS
(18.44 AC) (P. 10.1) (1.44 TP)	
TOTAL DAILY TRIPS	* 3,144 TRIPS

LEGEND:	
SINGLE FAMILY RESIDENTIAL	1-16 AC
TOWNHOUSES RESIDENTIAL	4-10 AC
COMMERCIAL	1-3 AC
AREA	8 AC
SP RESERVED	
TRAIL	
RURAL SECTION	
RIGHT-OF-WAY	
CONCEPTUAL SWM FACILITY	
PROPOSED TRAIL	



VILLAGE GARDENS - MASTER PLAN

FLUVANNA COUNTY - AUGUST 23, 2021



MEMORANDUM

TO: CHARLIE ARMSTRONG

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

ORGANIZATION: SOUTHERN DEVELOPMENT

DATE: NOVEMBER 2ND, 2021

PHONE NUMBER:

SENDER'S REFERENCE NUMBER:

RE: VILLAGE GARDENS

YOUR REFERENCE NUMBER:

URGENT FOR YOUR USE PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

Project Overview

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

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

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

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

Traffic Volumes

2021 Existing Traffic Volumes

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

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

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

2026 No Build Traffic Volumes

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

2026 Build Traffic Volumes

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

Garden Lane Closure

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

Trip Generation

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

Table 1 Site Trip Generation

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

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

Site Trip Distribution and Assignment

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

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

During the afternoon peak hour:

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

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

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

Turn Lane Warrant Analysis

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

Table 4 Turn Lane Warrant Analysis Summary

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

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

Traffic Operations Analysis

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

2021 Existing Conditions Analysis

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

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

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

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

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

2026 No Build Conditions Analysis

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

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

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

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

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

2026 Build Conditions Analysis

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

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

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

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

Crash Analysis

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

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

Findings and Recommendations

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

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

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

End of Memorandum

Attachments

Figures

Appendix A Traffic Count Reports

Appendix B Turn Lane Warrant Forms

Appendix C Existing HCM Reports

Appendix D Existing SimTraffic Queue Reports

Appendix E 2026 No Build HCM Reports

Appendix F 2026 No Build SimTraffic Queue Reports

Appendix G 2026 Build HCM Reports

Appendix H 2026 Build SimTraffic Queue Reports

Appendix I Crash Analysis

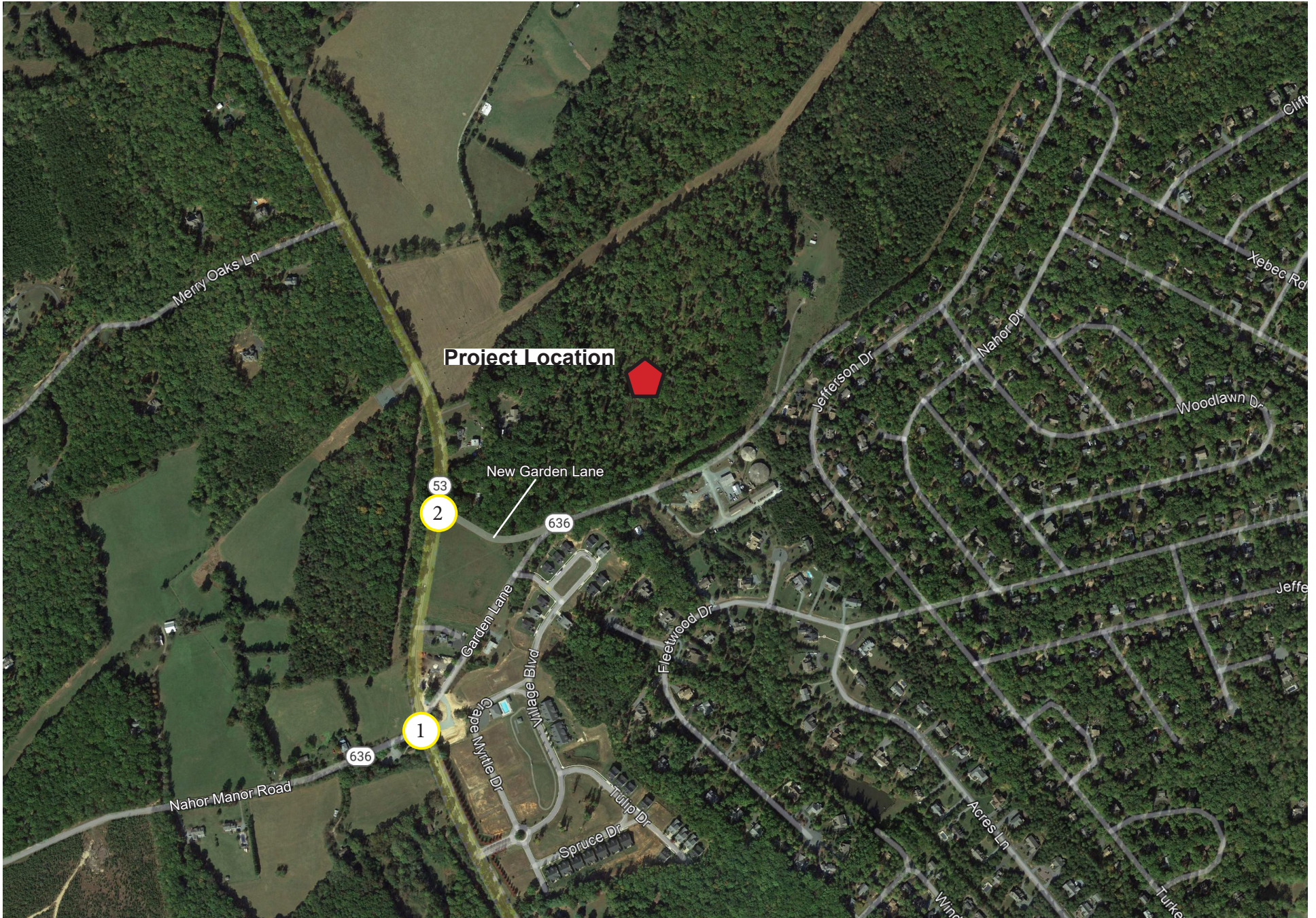
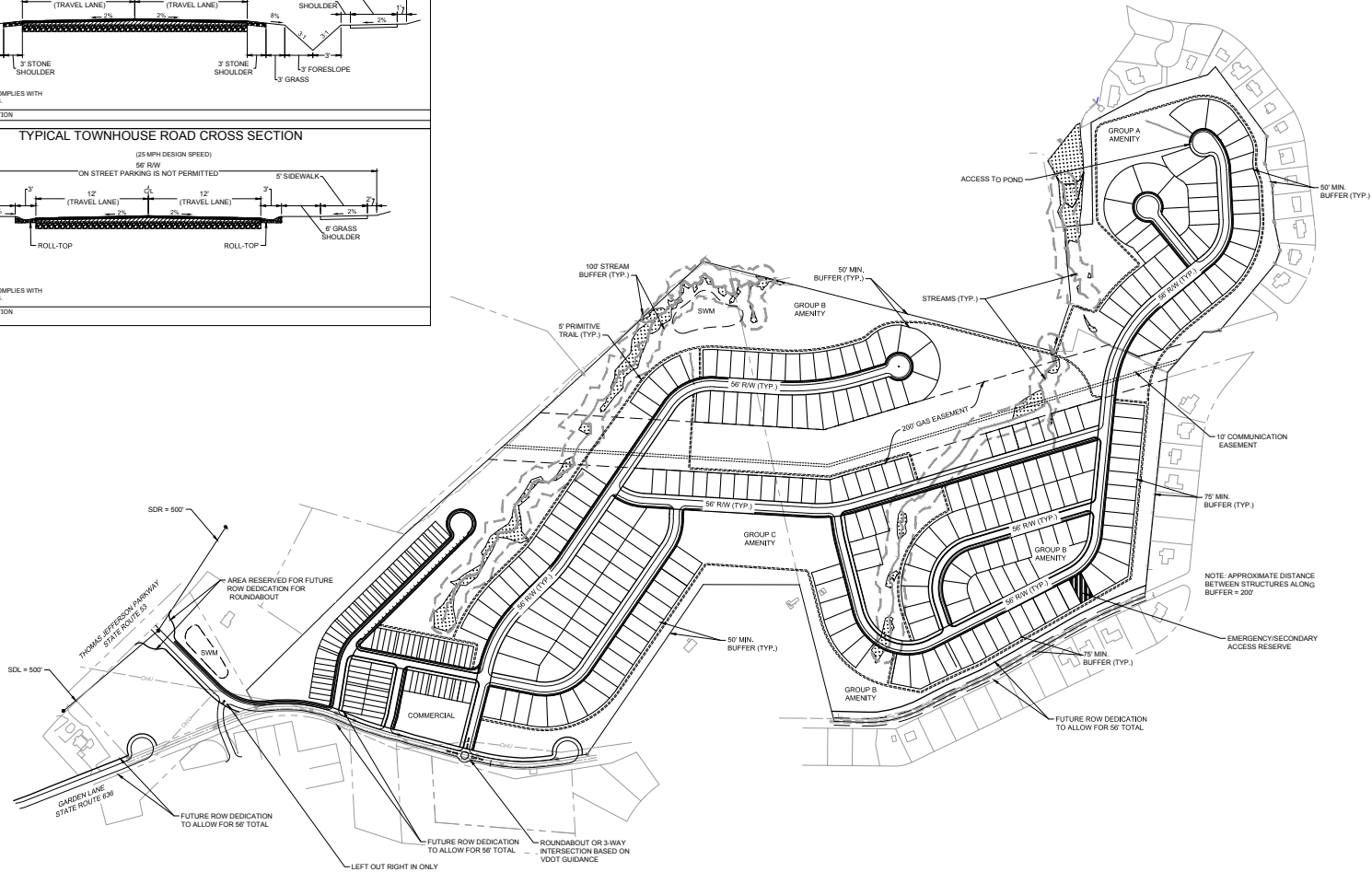
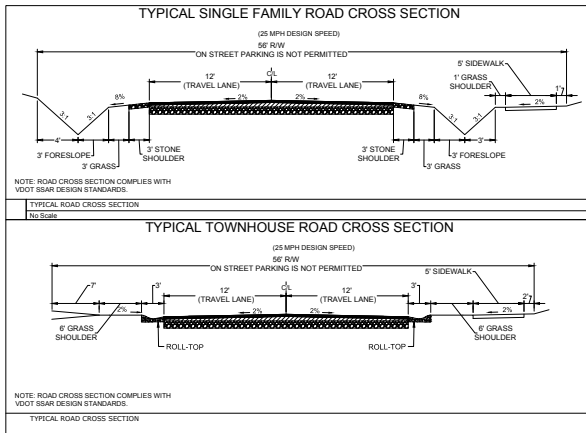


Figure 1 Site Location and Study Intersections



VILLAGE GARDENS - CONCPETUAL LAYOUT

FLUVANNA COUNTY - OCTOBER 13, 2021



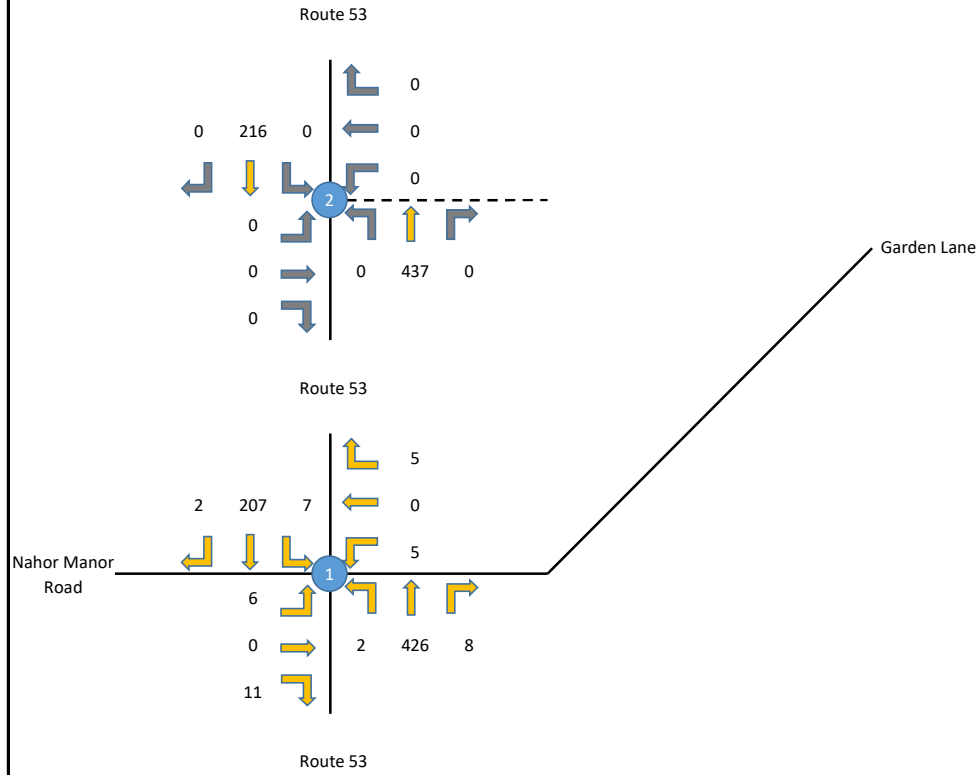
©2021 All rights reserved. Village Gardens/000000-VillageGardens-SPLAN103.dwg (Printed on 10/13/2021 2:28 PM by Jeremy Liu)

Figure 2 Conceptual Site Plan

Adjusted Existing 2021 Traffic Volumes AM

Covid Adjustment Rate

1.21



Adjusted Existing 2021 Traffic Volumes PM

Covid Adjustment Rate

1.05

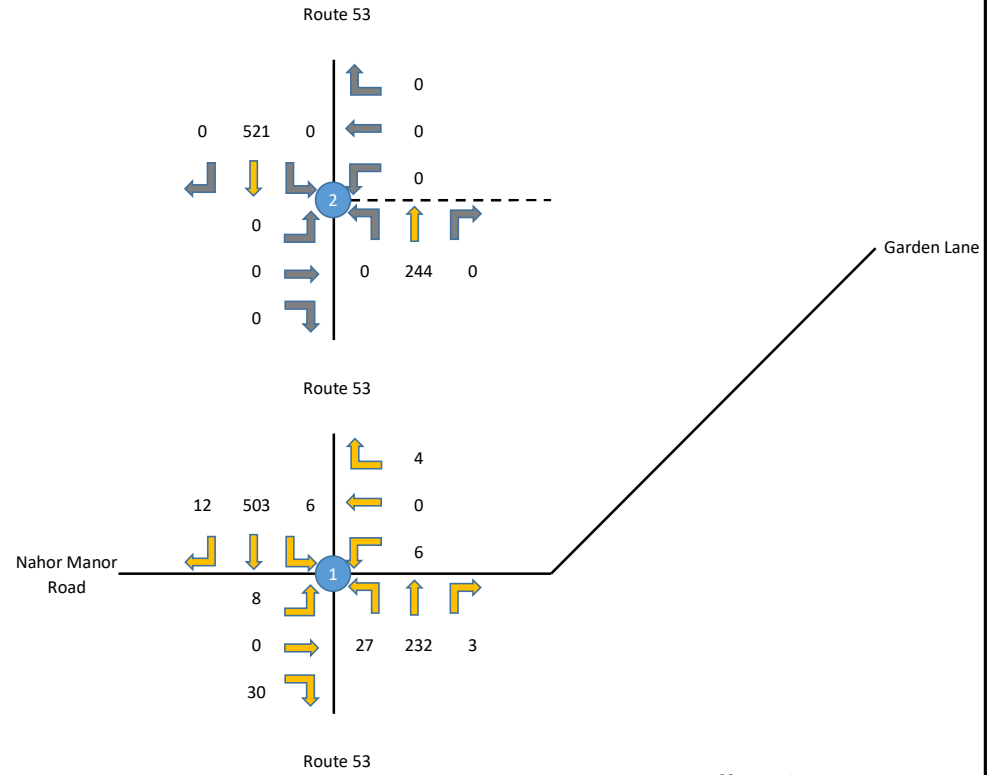


Figure 3 2021 Traffic Volumes

2026 No Build Traffic Volumes AM

2026 No Build Traffic Volumes PM

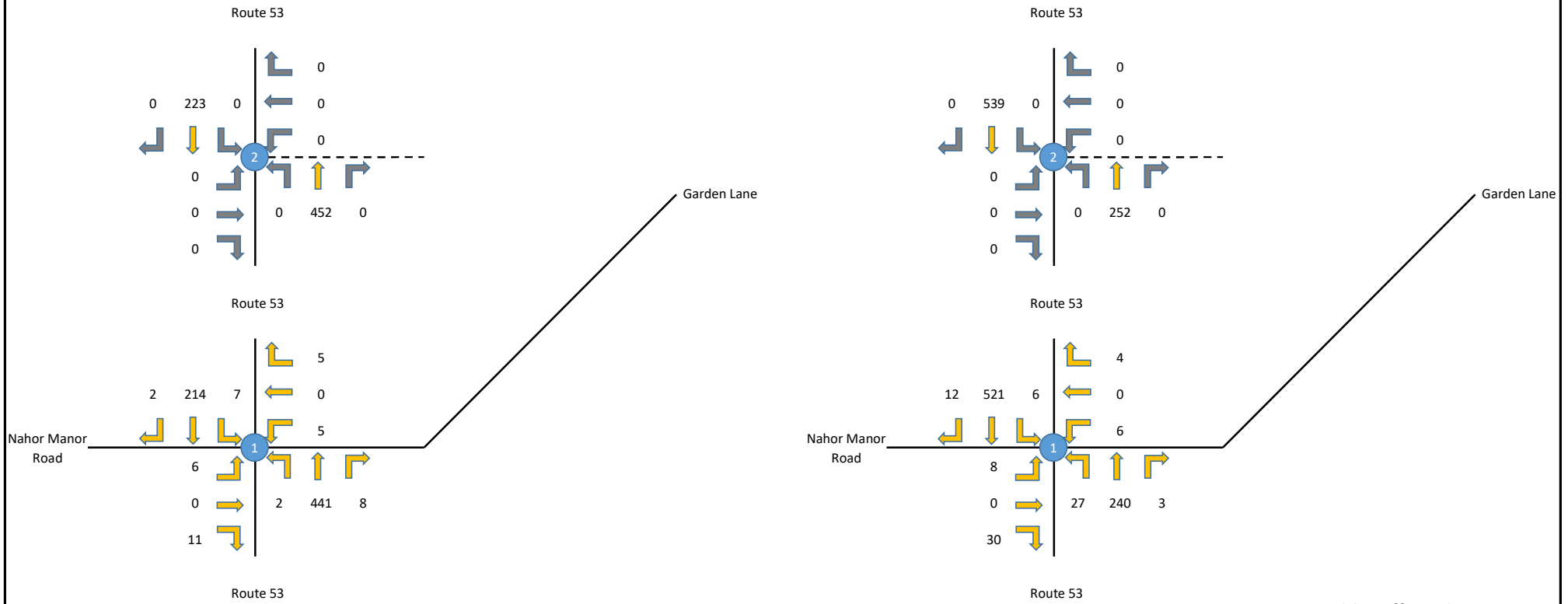
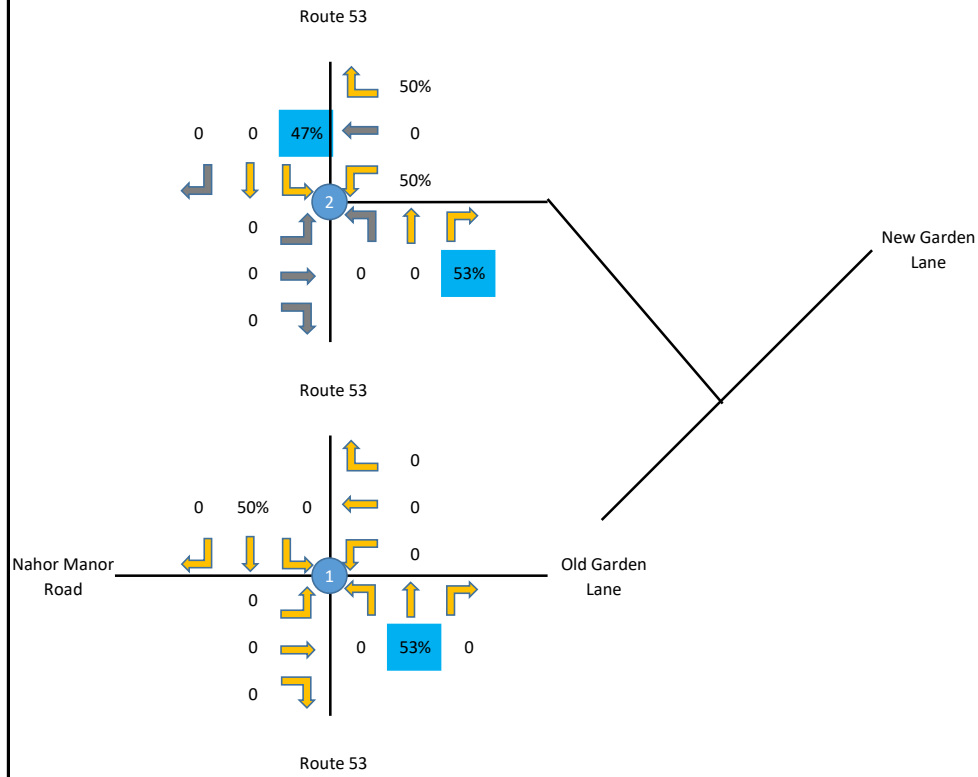


Figure 4 2026 No Build Traffic Volumes

Site Trip Distribution AM



Site Trip Distribution PM

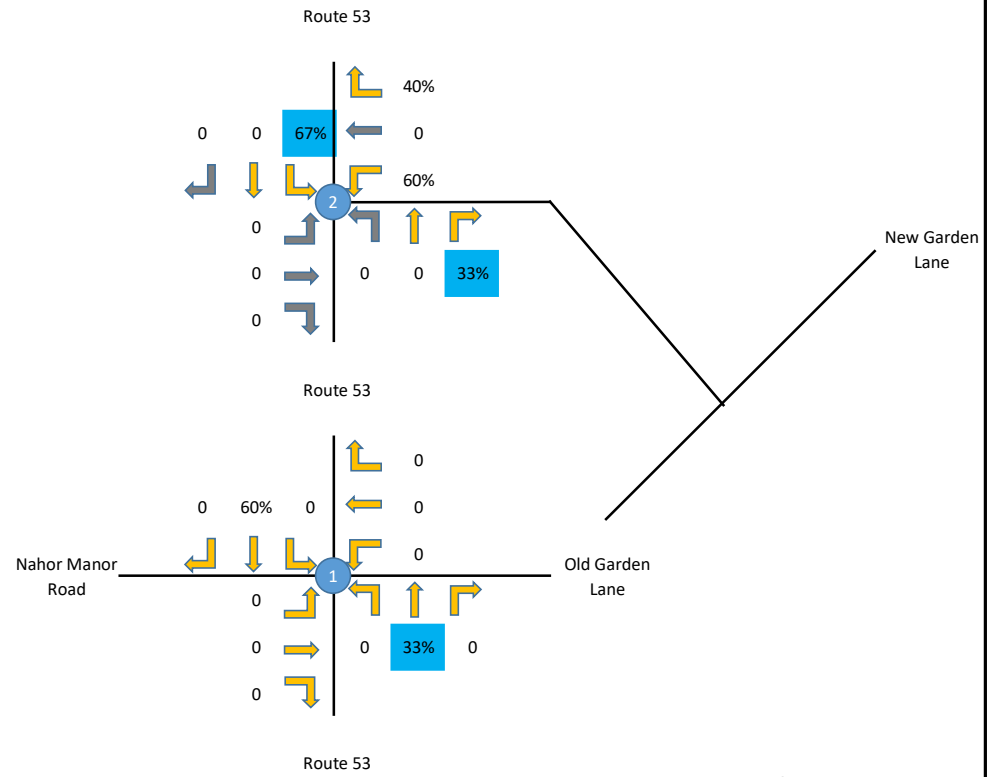
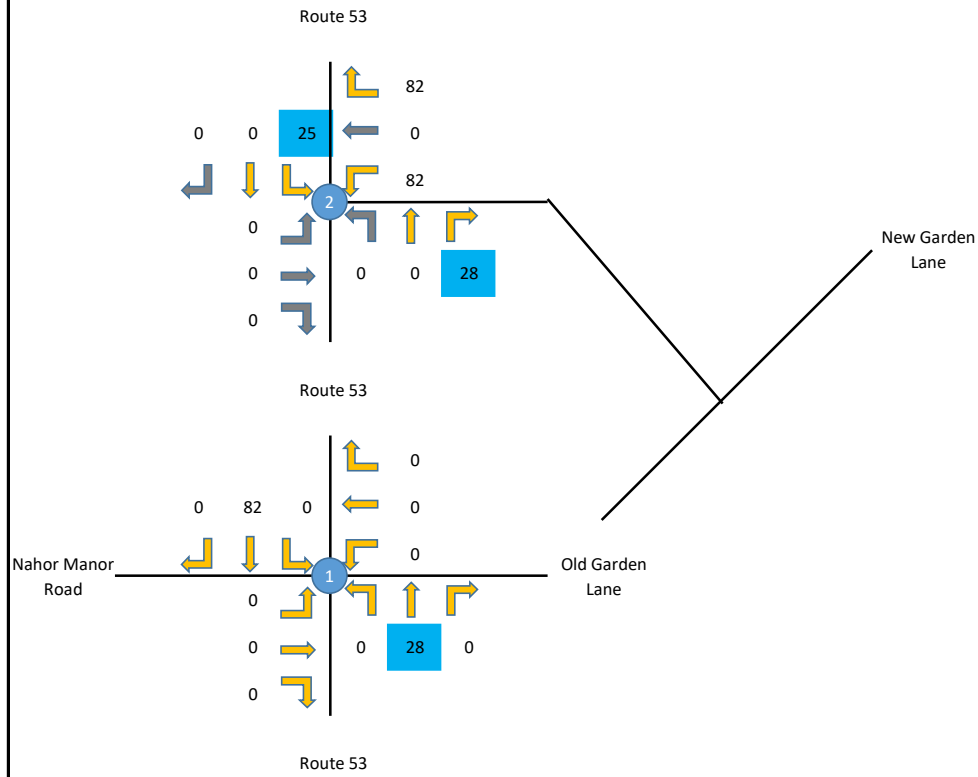


Figure 5 Site Trip Distribution

Site Trip Assignment AM



Site Trip Assignment PM

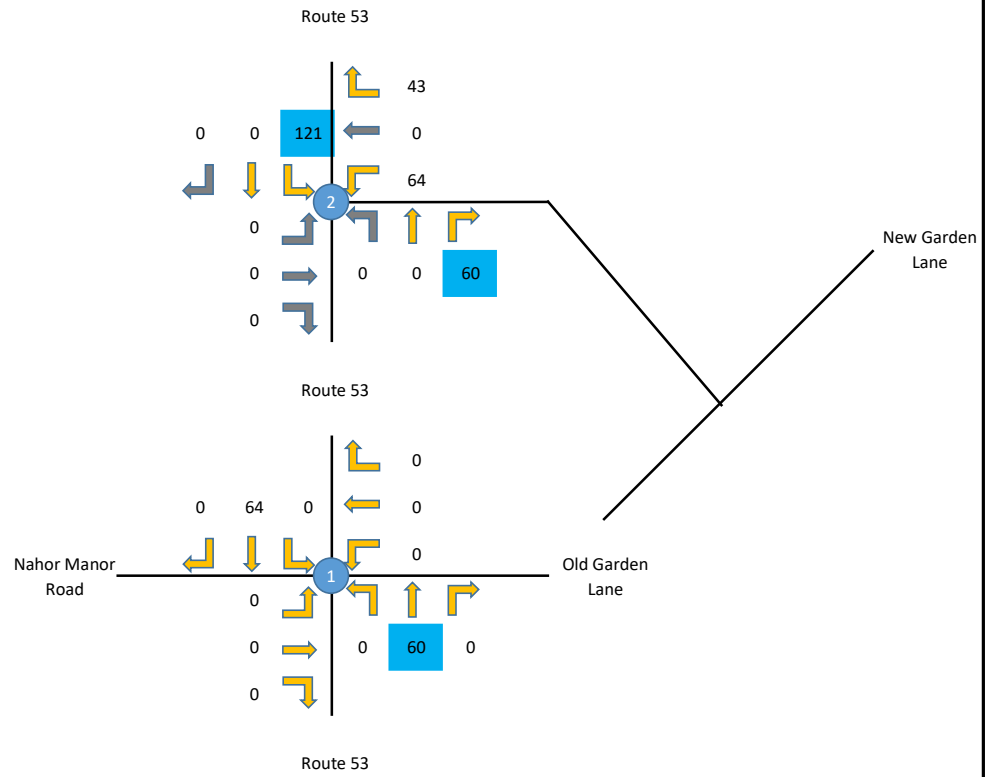
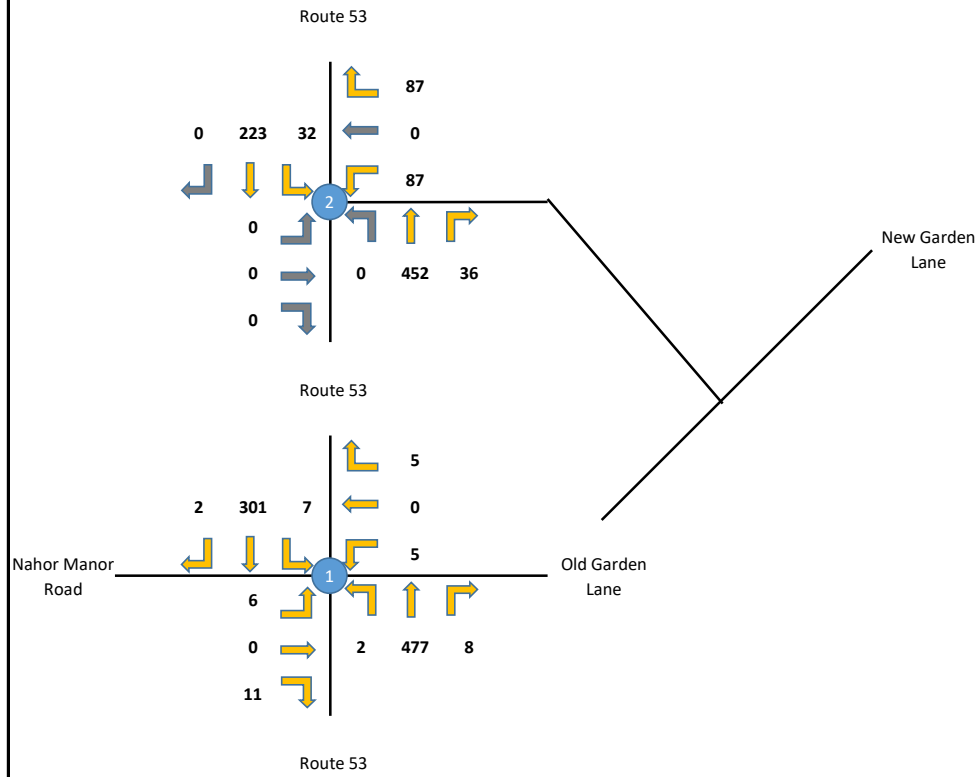


Figure 6 Site Trip Assignment

2026 Build Traffic Volumes AM



2026 Build Traffic Volumes PM

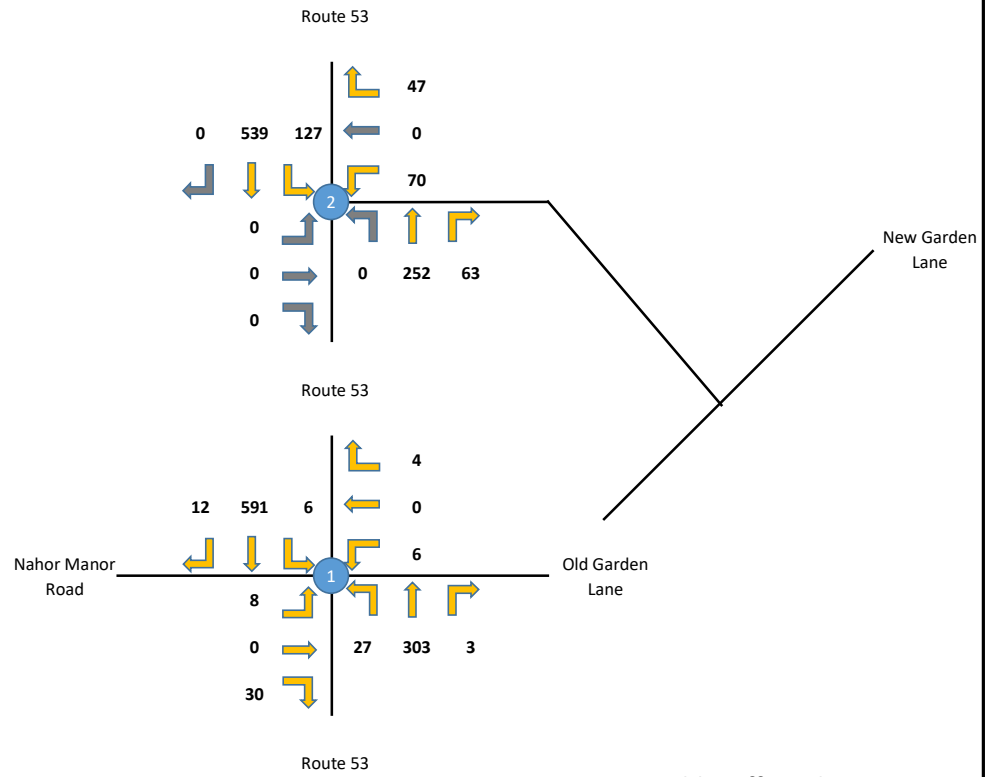


Figure 7 2026 Build Traffic Volumes

WATER AND SEWER SYSTEM CONSTRUCTION AGREEMENT

THIS AGREEMENT (Agreement), made, as of this ___ day of 2021, (“Effective Date”) by and between **Southern Development Group, Inc.**, having a business address of 142 South Pantops Drive, Charlottesville, Virginia 22911, (hereinafter collectively referred to as "**Developer**"); and **Aqua Virginia, Inc.**, a Virginia corporation, having a business address of 2414 Granite Ridge Road, Rockville, Virginia 23146 (hereinafter referred to as "**Aqua**");

WITNESSETH:

WHEREAS, Developer is currently the record title owner and developer of the real property located in Fluvanna County, Virginia, more particularly described on the attached **Exhibit A**, which includes 247 single family detached units, 81 townhomes, and 2 commercial establishment(s). The residential lots and commercial establishment(s), which will be developed in a phase, is commonly referred to as **Village Gardens** (herein referred to as "**Development**").

WHEREAS, Developer wishes to receive water and sewer services from Aqua’s Lake Monticello water and sewer facilities located in Fluvanna County, Virginia (“System”), which Systems is owned and operated by Aqua Virginia, Inc., and

WHEREAS, developer has requested Aqua to supply water and accept sewer from its development in the estimated amount of 53,000 gallons per day on average;

WHEREAS, Aqua is experienced in the business of providing water and sewer services and desires to provide these services as set forth in this Agreement, upon the terms and conditions of this Agreement;

WHEREAS, Aqua’s water and sewer systems are regulated by the Virginia State Corporation Commission as regulated waterworks within Aqua's existing Certificate of Public Convenience and Necessity ("**CPCN**") and under Aqua's existing Rates, Rules, and Regulations ("**Tariff**");

WHEREAS, when construction of the water and sewer system is completed in accordance with the terms and conditions stated herein, Developer will convey the water and sewer system to Aqua;

WHEREAS, Aqua agrees to accept the conveyance of the completed water and sewer system, and to provide potable water and sewer service to Development in accordance with the terms and conditions of its approved Tariff.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties intending to be legally bound hereby, agree as follows:



1969

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

November 1, 2021

Eric Dahl, County Administrator
For the Board of Supervisors
Fluvanna County
Post Office Box 540 / 132 Main Street
Palmyra, Virginia, USA 2296

Douglas Miles
Director, Community Development
(For the Planning Commission)
Fluvanna County
Post Office Box 540 / 132 Main Street
Palmyra, Virginia, USA 2296

Dear Mr. Dahl:

At its October 28, 2021 meeting, the Lake Monticello Owners' Association Board of Directors unanimously voted to direct me to communicate to you and other officials our Association's complete opposition to the requested rezoning of several parcels related to the "Village Gardens" proposal, ZMP-21:04 in so far as that would enable the Village Gardens proposal to go forward.

We have studied the proposal and reviewed the material from the September 14, 2021 hearing conducted at the Planning Commission's meeting that day. The unavoidable conclusion is the proposed project would certainly cause irreparable and permanent harm in many ways.

We have witnessed the concerns of large numbers of our members and other county residents in several venues including developer-hosted town halls, the Commission's hearing on September 14, 2021 and our internal communications, both to our board and our staff. We are aware, as you are, of the public outcry against the project expressed in many communications to the Commission. In fact, the formation of the group, "Save Rural Fluvanna" also demonstrates widespread dissatisfaction with the proposed project, having many members and full-page ads in the "Fluvanna Review." We are also keenly and personally aware of similar negative views expressed to us by many of our residents who are deeply troubled by what to them looks like the wrong project, in the wrong place.

We share their concerns and opposition to the project.

We also share the deep concerns of our neighbors in the Villages at Nahor and other nearby residents and business owners.

Overall, it is clear to us, the project brings too much additional and inappropriate density to our area. It would, in effect, irreparably damage the goal of preserving open space in the Rivanna Community Planning Area (CPA) and present traffic problems likely to bedevil the area for decades.

Below is a high-level summary of some of our concerns. Naturally, there is more detail behind each of these, but even at this summary level, the problems overwhelmingly point to the appropriateness of the commission recommending denial of the rezoning request.

1. Traffic volume and safety – obvious, unresolved issues with traffic entering and leaving Rt. 53 and traveling through the area. Additionally, the impact on our Villages at Nahor neighbors would be catastrophic – changing, even ruining, the character and livability of their neighborhood. Previous dialog, including at your September 14th hearing, covered the likelihood, even the expectation, backed up traffic leaving the development via Rt 53 would cause drivers to divert through the Villages. But that neighborhood is a 55 and older subdivision with residents with medical needs living in the quiet, relaxed atmosphere they expected when buying. Further, it would be reasonable to expect the classic cut-through problems (vehicle/pedestrian issues, speeding, noise) which plague such traffic conditions. A related concern is the years of logging and then, construction traffic entering/leaving via a single access. That would exacerbate conditions on Rt. 53, creating safety challenges and by slowing traffic, impair the road's throughput.
2. Water & Sewer service to a huge number of new residences when there are already low-pressure problems in the area. Also, the impact on the Rivanna River water source is problematic, worsening the risk to the supply already susceptible to drought stress.
3. This proposal focuses on only one of the CPAs in the Comprehensive Plan, the Rivanna CPA (Lake Monticello and immediate surrounding area.) The other CPAs seem better fits for further residential development while the Rivanna CPA could benefit from commercial development instead of even more residential as has been proposed. Those considerations are critical to preserving the open space element of the CPA concept. In fact, more large-scale projects would make it impossible to meet the Comprehensive Plan's goals for this particular CPA. Recent building in the Rivanna CPA, including large projects underway or approved already are adding significant population. Still, further residential development could fit the plan, but not of the scope of this proposal.
4. Erosion and Sedimentation (E&S) effect on the Lake Monticello Watershed and ecosystem (by rule, not addressed in Planning Commission Process, but later, during building approvals). But it is important to look at the amount of effort taken by the County (and our organization) to gain even basic compliance with E&S requirements. That included Sycamore Square, The Villages at Nahor, and Crofton Plaza. We appreciate the County's efforts in moving on stormwater drainage in these areas, though it has taken years to eliminate the highly negative effects of incomplete or poorly maintained facilities on these nearby properties have had on our residents' property and our common areas including Tufton Pond and ultimately, Lake Monticello - part of the Chesapeake Watershed. We shudder at the thought of the possible damage to private property, our common areas and the Watershed by a project of this scope.
5. There are fire and safety suppression concerns with the limited access points to the proposed dense residential development. There are also related issues with the use of Garden Lane, both for emergencies and for its affect on the existing entrances to Lake Monticello. Also, there would be a predictable over-taxing of existing services, not just police and fire/rescue, but also schools and other civic service reponses.

6. We believe the proposed use violates the restrictive covenants on the Fox property. Though these are matters between the landowners and us, they directly affect the use that may be allowed. Overall, we opposed the project because its scope and impact on the quality of life in this corner of the county would be so negative and permanent. We will closely monitor developments but our position remains as stated: opposition to the requested re-zoning.

Yours truly,

A handwritten signature in black ink, appearing to read "Larry Henson", with a long, sweeping flourish extending to the right.

Larry Henson,
President

CC: Fluvanna County Planning Commission:

Chair, Barry Bibb

Vice-Chair, Gequetta Murray-Key

Patricia Eager

Ed Zimmer

Lewis Johnson

Howard Lagomarsino

Fluvanna County Board of Supervisors

Chair, John M. Sheridan

Vice-Chair, Tony O'Brien

Mozell Booker

Patricia Eager

Donald Weaver

Douglas Miles

From: [REDACTED]
Sent: Thursday, September 30, 2021 10:25 AM
To: Douglas Miles; Eric Dahl; Barry Bibb
Subject: Village Gardens Development

[EXTERNAL EMAIL] USE CAUTION.

As a homeowner directly adjacent to the proposed Village Gardens Development, I do not share the concerns being expressed by some of my less affected neighbors. Development is inevitable. Therefore, I would prefer that it be developed by a reputable developer such as Southern Development.

Sent from my iPhone

[REDACTED]

Douglas Miles

From: Gequetta Murray-Key
Sent: Tuesday, October 12, 2021 9:35 AM
To: barbara Novak; Douglas Miles
Subject: Re: Housing in Fluvanna County

Good morning Mrs. Novak,

Please be advised that I have reviewed your email and I'm sending a copy to the planning Director. I will consider all perspectives.

Respectfully Submitted,

**Gequetta "G." Murray-Key
Vice Chair - Planning Commission
Fluvanna County (Rivanna District)**

On Oct 2, 2021, at 2:01 PM, Barbara Novak <[REDACTED]> wrote:

[EXTERNAL EMAIL] USE CAUTION.

Dear PC Board of Fluvanna County,

Please let it be known, I am against another High Density Development like Village Oaks, especially one that abuts a Senior Community. If you need people to bring Economic Development, which we definitely need, then consider another small Senior Community, perhaps an up-scale gated community, not especially next to an exiting one. Seniors pay taxes, support local businesses, etc, and are not on the road (Hwy. 53 and S. Boston) every day and night to and from Charlottesville. Please preserve Fluvanna's rural character.

Thank you for your time as Board Members for Fluvanna County.

B. J.

████████████████████

Douglas Miles

From: Gequetta Murray-Key
Sent: Saturday, October 16, 2021 9:29 AM
To: Michaeline Klob; Douglas Miles
Cc: ruralfluco@gmail.com
Subject: Re: Save Rural Fluvanna

Good morning Mr. Klob,

Please be advised that I have reviewed your email and I'm sending a copy to the Planning Director. I will consider all perspectives.

Respectfully Submitted,

**Gequetta "G." Murray-Key
Vice Chair - Planning Commission
Fluvanna County (Rivanna District)**

On Oct 14, 2021, at 7:04 PM, Michaeline Klob <[REDACTED]> wrote:

[EXTERNAL EMAIL] USE CAUTION.

I am writing to endorse Fluvanna County being known for its quality of life and rural character. Please work to maintain these characteristics.

Michaeline Klob, registered voter
Palmyra, Virginia



Douglas Miles

From: Howard Lagomarsino
Sent: Monday, October 18, 2021 11:52 PM
To: Douglas Miles
Subject: Fwd: Village Gardens Proposal

Here is the first

Sent from my iPad

Begin forwarded message:

From: Rebecaa Persico <[REDACTED]>
Date: October 14, 2021 at 9:29:27 AM EDT
To: Ed Zimmer <ezimmer@fluvannacounty.org>, Lewis Johnson <ljohnson@fluvannacounty.org>, Gequetta Murray-Key <gkey@fluvannacounty.org>, Barry Bibb <bbibb@fluvannacounty.org>, Howard Lagomarsino <hlagomarsino@fluvannacounty.org>
Cc: Mozell Booker <mbooker@fluvannacounty.org>, Patricia Eager <peager@fluvannacounty.org>, Tony O'Brien <tobrien@fluvannacounty.org>, Mel Sheridan <msheridan@fluvannacounty.org>, Donald Weaver <dweaver@fluvannacounty.org>, ruralfluco@gmail.com
Subject: Village Gardens Proposal

[EXTERNAL EMAIL] USE CAUTION.

Dear Planning Commissioners,

Since the late evening of the Sep. 14th Zoning Meeting when you approved (at a last minute interruption) an extension to Southern Development, many lives of Fluvanna residents have been disrupted. Many are upset, mad, suffering mental anguish, and find ourselves, once again, in a position to convince county officials to save rural Fluvanna.

Countless hours have already been logged in zoom meetings, discussions, phone calls, research, distributing petitions, seeking endorsements, ad preparation, and sleepless nights. It's important to repeat, as some have already done, a few key points from this week's Fluvanna Review advertisement, plus other points:

ANOHER HIGH-DENSITY HOUSING DEVELOPMENT ALONG ROUTE 53 WILL BRING:

- Increased taxes
- Higher Aqua Virginia bills
- More stress on Rivanna River
- More dangerous entrances onto Rt. 53
- More accidents due to more traffic
- More deer darting across Rt. 53 looking for a new home
- More demands for VDOT involvement
- More commuter nightmares - e.g. dodging the darting deer
- More crime due to a growing "Baby Pantops" population
- More demand on Police, Fire & Rescue

- More demand on schools and social services
- More destruction of Fluvanna's environment
- More loss of habitat for wildlife
- Decreased quality of life, especially for Seniors in Villages at Nahor

Respectfully, I ask each of you to review and contemplate each of the above key points. I would appreciate an explanation for reasons to approve rezoning from A-1 to R-3 for this proposal.

Thank you,
Rebecca Persico
160 Crape Myrtle Drive
Villages at Nahor

Sent from Mail for Windows



Virus-free. www.avast.com

Douglas Miles

From: Howard Lagomarsino
Sent: Monday, October 18, 2021 11:54 PM
To: Douglas Miles
Subject: Fwd: Save Rural Fluvanna

Two of six

Sent from my iPad

Begin forwarded message:

From: Paula Harmata <[REDACTED]>
Date: October 14, 2021 at 5:40:11 PM EDT
To: Barry Bibb <bbibb@fluvannacounty.org>, Ed Zimmer <ezimmer@fluvannacounty.org>, Howard Lagomarsino <hlagomarsino@fluvannacounty.org>, Lewis Johnson <ljohnson@fluvannacounty.org>
Cc: ruralfluco@gmail.com
Subject: RE: Save Rural Fluvanna

[EXTERNAL EMAIL] USE CAUTION.

I live in Alexandria Virginia but have owned a second home here at Lake Monticello for 12 years. We chose Lake Monticello because it is less than 3 hours from DC and has that country vibe. Because of COVID I have been living up here since March 2020 and I never want to go back to Northern Virginia.

I am very concerned and scared of the proposed new development being proposed. I compare Route 53 to the George Washington Parkway (along the Potomac). There are no stop signs/lights passed Old Towne and every day there are accidents (some deadly) because of all the traffic and speeders. When I drive into town on 53 it is a semi relaxing trip but every now and then there is an accident or a tailgater and lets not forget that deer that jump in the street.

Adding more developments is going to cause danger for those driving on 53. There is no way in widening the road to a four lane road to make it safe for the people that commute on 53.

Adding more development to our county is not only going to ruin the vibe of this gorgeous county but will cause a great deal of danger to those that drive on 53 each day.

Let's think about peoples safety, safety first.

Paula Harmata



Douglas Miles

From: Howard Lagomarsino
Sent: Monday, October 18, 2021 11:54 PM
To: Douglas Miles
Subject: Fwd: "SAVE RURAL FLUVANNA"

Four of six

Sent from my iPad

Begin forwarded message:

From: Glen Showalter <[REDACTED]>
Date: October 17, 2021 at 2:35:42 PM EDT
To: ruralfluco@gmail.com
Cc: Ed Zimmer <ezimmer@fluvannacounty.org>, Lewis Johnson <ljohnson@fluvannacounty.org>, Gequetta Murray-Key <gkey@fluvannacounty.org>, Barry Bibb <bbibb@fluvannacounty.org>, Howard Lagomarsino <hlagomarsino@fluvannacounty.org>
Subject: "SAVE RURAL FLUVANNA"

[EXTERNAL EMAIL] USE CAUTION.

Total support for the full page statement to save rural Fluvanna County, page 5 of the "Fluvanna Review" , Oct. 14-20, 2021

Prof. Glenn Showalter, M.Ed.
LM resident

--

"The authentic life begins with the simple desire to be who God created us to be and cooperate with God by playing the part He has designed for us in human history. The adventure of salvation begins when we stop asking, "What's in it for me?" and turn humbly to God in our hearts and ask, "How may i serve?" p.59 "Rediscovering Catholicism" by Matthew Kelly



Douglas Miles

From: Douglas Miles
Sent: Tuesday, October 19, 2021 10:01 AM
To: Barry Bibb; Gequetta Murray-Key; Lewis Johnson; Ed Zimmer
Cc: Patricia Eager
Subject: FW: STOP RE-ZONING OF AGRICULTURAL LAND FOR HIGH-DENSITY HOUSING

Good Morning Planning Commissioners and Mrs. Eager (FYI)

Thanks,
Douglas

From: Howard Lagomarsino <hlagomarsino@fluvannacounty.org>
Sent: Monday, October 18, 2021 11:55 PM
To: Douglas Miles <dmiles@fluvannacounty.org>
Subject: Fwd: STOP RE-ZONING OF AGRICULTURAL LAND FOR HIGH-DENSITY HOUSING

Five of six

Sent from my iPad

Begin forwarded message:

From: "Cindia H. von Ottenritter" <[REDACTED]>
Date: October 18, 2021 at 7:52:05 AM EDT
To: Howard Lagomarsino <hlagomarsino@fluvannacounty.org>
Cc: ruralfluco@gmail.com
Subject: STOP RE-ZONING OF AGRICULTURAL LAND FOR HIGH-DENSITY HOUSING

[EXTERNAL EMAIL] USE CAUTION.

Dear Mr. Lagomarsino,

- Please, deny permission to build Village Gardens proposed by Douglas Miles and Southern Development.
- As written in the Fluvanna Review (7/4/2019), Douglas Miles revealed that planners work with a 10-20 year timeframe. PLEASE STOP THIS RE-ZONING NOW or Thomas Jefferson Pkway could become just like Albemarle's Rte. 29 within 10-20 years!!
- I am not opposed to reasonable single-family home development in Fluvanna, but I STRONGLY OPPOSE re-zoning Agricultural Property for high-density developments.

THANK YOU FOR VOTING "NO" TO RE-ZONING AGRICULTURAL LAND FOR HIGH-DENSITY HOUSING!

Sincerely,
Cindia von Ottenritter

Douglas Miles

From: Howard Lagomarsino
Sent: Monday, October 18, 2021 11:56 PM
To: Douglas Miles
Subject: Fwd: Concerns RE Potential So. Development of project on Rt 53 & Garden Lane

Six of six

Sent from my iPad

Begin forwarded message:

From: Sheila McCormick <[REDACTED]>
Date: October 18, 2021 at 12:56:49 PM EDT
To: Ed Zimmer <ezimmer@fluvannacounty.org>, Lewis Johnson <ljohnson@fluvannacounty.org>, Gequetta Murray-Key <gkey@fluvannacounty.org>, Barry Bibb <bbibb@fluvannacounty.org>, Howard Lagomarsino <hlagomarsino@fluvannacounty.org>, Mike Sheridan <mikesh Sheridan@fluvannacounty.org>, Eric Dahl <edahl@fluvannacounty.org>
Subject: Concerns RE Potential So. Development of project on Rt 53 & Garden Lane

[EXTERNAL EMAIL] USE CAUTION.

Hello, Fellow Citizens,

I had been searching in Nahor Villages for several years, before I sold my Dunlora home and found my new home on Spruce Drive. Moving in barely a year ago., The feeling of relief at getting out of the "madness" of the allowed Albemarle County development, on two lane roads at the intersection of John Warner Parkway and RIO Rd, was tremendous.

The safety, convenience, and low traffic through this small community - were major factors in choosing this location for my Forever Home.

I do pray that You and the Fluvanna Planning Commission - are better stewards of our precious rural Fluvanna County land..

My 10 allotted minutes time w/Charif Soubra, of So. Development was disheartening. The worst fears of the scraping the land of every tree, bush and precious top soil-- combined with a sprawling amount of Unlimited prefab (- like Ryan houses) across from entrance to Lake M-. tremendous traffic that RT # 53 cannot accommodate, and the potential for crime, theft and assault on this 55& plus community is frightening.

Albe County you probably saw, just approved Breezy Hill which was approved after "downsizing 3-4 times (originally 250+proposed by So. Development) ---WAS approved @ BUT instead AT 80 homes!

***Due to the amount of additional traffic on Rt 250 W!!! IF 250 (which is 4 lanes in some areas) can't handle but 80 new residences-- WHAT DOES that say about potential traffic back up our little Rt 53 ???

Perhaps 80-90 houses is a true realistic amount of development for this location. I look forward to meeting with you soon, to gather your input on this potentially disastrous future for this irreplaceable land.

Thank you for your time and consideration,

Sheila McCormick
Villages @ Nahor, Spruce Drive.



Douglas Miles

From: Howard Lagomarsino
Sent: Tuesday, October 19, 2021 11:25 PM
To: Douglas Miles
Subject: Fwd: Against High-Density Housing Developments

Another email for the file

Sent from my iPad

Begin forwarded message:

From: Anne and Michael Luniewski <[REDACTED]>
Date: October 19, 2021 at 3:24:28 PM EDT
To: Ed Zimmer <ezimmer@fluvannacounty.org>, Lewis Johnson <ljohnson@fluvannacounty.org>, Gequetta Murray-Key <gkey@fluvannacounty.org>, Barry Bibb <bbibb@fluvannacounty.org>, Howard Lagomarsino <hlagomarsino@fluvannacounty.org>
Subject: Against High-Density Housing Developments

[EXTERNAL EMAIL] USE CAUTION.

To the Planning Commissioners,

I am writing to express my concern about the number of housing developments being approved and considered by Fluvanna County. I have lived at Lake Monticello for seventeen years, and I chose to move to this area because it has a small town feel and is primarily rural. I've watched developments pop up around the lake – near the Riverside/Slice Gate section, across from the Main Lake, and several areas near Food Lion. Now one is going up near Effort Church and another one is proposed at Nahor. It is too much. Most of the county is rural preservation yet the area I live is becoming another suburban of Charlottesville – one where people don't make their home but come for cheap housing and commute. I don't want this for any of Fluvanna County but especially this part which is already over exploited. The beauty and appeal of Fluvanna County will be lost. I love living here, this is the place I came once I graduated college and left my hometown, and this is the place I hope to retire. Please be mindful of the decisions you are making. There are plenty of houses as is, there is no need for new ones.

Thank you for your consideration.

Anne Luniewski

████████████████████

Douglas Miles

From: Ed Zimmer
Sent: Wednesday, October 20, 2021 8:42 PM
To: Douglas Miles
Subject: Fwd: Save Rural Fluvanna

Sent from my iPad

Begin forwarded message:

From: Janice Hamm <[REDACTED]>
Date: October 20, 2021 at 11:58:00 AM EDT
To: Ed Zimmer <ezimmer@fluvannacounty.org>, ljohnson@fluvannacounty.org, Gequetta Murray-Key <gkey@fluvannacounty.org>, Barry Bibb <bbibb@fluvannacounty.org>, Howard Lagomarsino <hlagomarsino@fluvannacounty.org>
Cc: ruralfluco@gmail.com
Subject: Save Rural Fluvanna

[EXTERNAL EMAIL] USE CAUTION.

Fluvanna County needs protection from developers trying to change farmland to high-density housing developments. I am concerned about the water supply and the destruction to the beauty and peace we now enjoy. Please work together for the protection of all we hold dear in our home area.

Thank you,
Janice H. Hamm
764 Jordan Store Road
Kents Store

[REDACTED]

Douglas Miles

From: Howard Lagomarsino
Sent: Thursday, October 21, 2021 11:53 PM
To: Douglas Miles
Subject: Fwd: High density housing development

Sent from my iPad

Begin forwarded message:

From: Daniel Porada <[REDACTED]>
Date: October 21, 2021 at 3:58:17 PM EDT
To: Howard Lagomarsino <hlagomarsino@fluvannacounty.org>
Cc: ruralfluco@gmail.com
Subject: High density housing development

[EXTERNAL EMAIL] USE CAUTION.

Dear Mr Lagomarsino, My wife and I have lived in Palmyra for the last five plus years. The area that we relocated from was rural 45 years ago. It unfortunately turned into a highly populated area with increases in traffic, crime, excessive commercial development along with increases in taxes. Our quiet farmland area was turned into a large housing development. Concerned about seeing a repeat in what we had hoped was our peaceful retirement in a once again rural setting. We are very concerned about the increase in traffic on 53 due to the fact that when we put a deposit on our home we were side swiped to the tune of 16 thousand dollars. Not enough EMS, fire and police to support and cover this type of growth. Not to mention not enough medical care, pharmacies or grocery stores. Please help preserve the beauty of this rural area and deny further development and congestion.



Douglas Miles

From: Howard Lagomarsino
Sent: Friday, October 22, 2021 11:31 PM
To: Douglas Miles
Subject: Fwd: DO YOU WANT IT TO BE ON YOUR CONSCIENCE? VOTE NO TO SOUTHERN DEVELOPMENT!

Sent from my iPad

Begin forwarded message:

From: Iam Scrambled <[REDACTED]>
Date: October 22, 2021 at 3:32:10 PM EDT
To: Howard Lagomarsino <hlagomarsino@fluvannacounty.org>, Ed Zimmer <ezimmer@fluvannacounty.org>, LJohnson@fluavannacounty.org, Gequetta Murray-Key <gkey@fluvannacounty.org>, Barry Bibb <bbibb@fluvannacounty.org>
Cc: ruralfluco@gmail.com
Subject: DO YOU WANT IT TO BE ON YOUR CONSCIENCE? VOTE NO TO SOUTHERN DEVELOPMENT!

[EXTERNAL EMAIL] USE CAUTION.

HOW CAN ANY AGRICULTURAL LAND BE REZONED FOR DEVELOPMENT WHEN THE IMPACT OF ALREADY APPROVED BUT NOT YET BUILT DEVELOPMENT CANNOT BE EVALUATED?

DO YOU WANT IT ON YOUR CONSCIENCE when increased traffic causes accidents on Fluvanna roads? **DO YOU WANT IT ON YOUR CONSCIENCE** when the accidents cause the injuries and deaths of innocent people?

DO YOU WANT IT ON YOUR CONSCIENCE when increased demand on emergency services results in citizens not getting to the hospital in time and dying? **DO YOU WANT IT ON YOUR CONSCIENCE** when increased demand for police response and social services results in more crime and its consequences?

DO YOU WANT IT ON YOUR CONSCIENCE when the quality of education declines because the school infrastructure is not sufficient to manage the unknown demand for additional teachers, staff, materials, buildings, busses, and other resources?

DO YOU WANT IT ON YOUR CONSCIENCE when increased taxes force existing residents of Fluvanna county from their properties because they can't afford the higher taxes supporting development and services for new residents?

DO YOU WANT IT ON YOUR CONSCIENCE when the health of Lake Monticello and the Rivanna River suffers from increased pollution which will affect generations?

DO YOU WANT IT ON YOUR CONSCIENCE when rural Fluvanna just becomes a suburb for urban Cville, decreasing the quality of life for its residents and destroying the habitat for wildlife and creating other environmental concerns?

PLANNING COMMISSIONERS, CONSIDER WHAT YOU WANT YOUR LEGACY AS PUBLIC SERVANTS FOR FLUVANNA COUNTY TO BE...

VOTE NO! TO REZONING LAND AND APPROVING HIGH DENSITY HOUSING DEVELOPMENTS!!!



Douglas Miles

From: Howard Lagomarsino
Sent: Monday, October 25, 2021 10:34 PM
To: Douglas Miles; Douglas Miles; Barry Bibb
Subject: Fwd: SAVE RURAL FLUVANNA

Sent from my iPad

Begin forwarded message:

From: B SAUNDERS <[REDACTED]>
Date: October 25, 2021 at 9:11:54 AM EDT
To: Ed Zimmer <ezimmer@fluvannacounty.org>, Lewis Johnson <ljohnson@fluvannacounty.org>, Gequetta Murray-Key <gkey@fluvannacounty.org>, Barry Bibb <bbibb@fluvannacounty.org>, Howard Lagomarsino <hlagomarsino@fluvannacounty.org>
Cc: ruralfluca@gmail.com
Subject: SAVE RURAL FLUVANNA

[EXTERNAL EMAIL] USE CAUTION.

“Fluvanna wants to be known for its Quality of life and rural character”

We do not have the infrastructure to support a project of this size. Roads, water service, first responders and schools will suffer without upgrades. Increase taxes for these upgrades along with an increase in crime will make our county less attractive. Please do not allow this project to proceed.

Thanks

Sent from Mail for Windows

~~XXXXXXXXXXXXXXXXXXXX~~

1

Douglas Miles

From: Howard Lagomarsino
Sent: Monday, October 25, 2021 10:34 PM
To: Douglas Miles
Subject: Fwd: Save Rural Fluvanna Campaign

Sent from my iPad

Begin forwarded message:

From: Greg Morris <[REDACTED]>
Date: October 25, 2021 at 2:46:33 PM EDT
To: Ed Zimmer <ezimmer@fluvannacounty.org>, Lewis Johnson <ljohnson@fluvannacounty.org>, Gequetta Murray-Key <gkey@fluvannacounty.org>, Barry Bibb <bbibb@fluvannacounty.org>, Howard Lagomarsino <hlagomarsino@fluvannacounty.org>
Cc: ruralfluco@gmail.com
Subject: Save Rural Fluvanna Campaign

[EXTERNAL EMAIL] USE CAUTION.

To the Members of the Fluvanna County Planning Commission:

We are writing to you regarding the "Save Rural Fluvanna" campaign.

Bottom line upfront, we are asking you to please vote against Southern Development's proposed rezoning for the Village Gardens high-density residential development project.

There are several concerns associated with this project to include, but not limited to, increased traffic on US Route 53, destruction of the environment, loss of wildlife habitat, increase in property taxes, and increased demand on the Fluvanna Sheriff's Department as well as Fluvanna's Fire & Rescue.

There will also be a significant impact to the Nahor Village neighborhood, a 55+ community, with increased vehicle and foot traffic. The purpose of these communities is

to allow the residents to enjoy peace, quiet, and safety, all of which will be at jeopardy if this project is approved.

The charm of living in Fluvanna is it's rural setting which gives us the luxury of living in the country without being too far from a city. By approving Southern Development's residential development project, the quaint country lifestyle that we all cherish and enjoy will be eradicated, and for what purpose?

Thank you for your time and consideration.



Sincerely,

Greg and Olivia Morris

62 Fox Chase Lane

Palmyra, VA 22963

Douglas Miles

From: Howard Lagomarsino
Sent: Monday, October 25, 2021 10:35 PM
To: Douglas Miles
Subject: Fwd: Village Green Southern Development project

Sent from my iPad

Begin forwarded message:

From: Kellie O'Connor <[REDACTED]>
Date: October 25, 2021 at 3:37:03 PM EDT
To: Ed Zimmer <ezimmer@fluvannacounty.org>, Lewis Johnson <ljohnson@fluvannacounty.org>, Gequetta Murray-Key <gkey@fluvannacounty.org>, Barry Bibb <bbibb@fluvannacounty.org>, Howard Lagomarsino <hlagomarsino@fluvannacounty.org>
Subject: Village Green Southern Development project

[EXTERNAL EMAIL] USE CAUTION.

Good Afternoon,

I am emailing you concerning the proposed Village Green housing development located at 53 and Garden Lane.

My husband and I are residents of Lake Monticello where we have lived since relocating from Northern VA in 2007. We are very concerned about the proposal of 355 homes and the impact that would have on the area surrounding it. Our top concern is traffic on 53 including the entrance to access these homes would be. 53 is already a very busy road with many spots that are very dangerous. Our home is a mile from the Monish/Tufton gate which is already a very difficult and dangerous spot. By adding another entrance to this proposed development you would be adding another dangerous spot within approximately a mile of one another. Is VDOT going to do a full study of the impact these homes would have on the current traffic on 53?

Our other concerns are the impacts to the school system, police, fire and rescue as well as where is the water coming from for these homes?

Please take into consideration all the factors here before moving forward on this project.

Thank you,
Kellie and Kevin O'Connor
594 Jefferson Drive
Palmyra, VA 22963

--

Kellie O'Connor

[REDACTED]

[REDACTED]

Douglas Miles

From: Douglas Miles
Sent: Tuesday, October 26, 2021 10:47 AM
To: Barry Bibb; Gequetta Murray-Key; Lewis Johnson; Ed Zimmer
Cc: Caitlin Solis; Eric Dahl; Patricia Eager; Howard Lagomarsino
Subject: FW: STOP Rezoning Agricultural Land For High Density Residential

Good Morning Planning Commissioners:

Please find this Village Gardens e-mail message that was sent directly to Commissioner Lagomarsino and I am copying you on it.

I have been saving all of these e-mails electronically and I have been receiving the forwarded e-mails from Mr. Lagomarsino and from those of you receiving them directly and also Mr. Lagomarsino has been forwarding the ones you have received collectively.

Thanks,
Douglas

From: Howard Lagomarsino <hlagomarsino@fluvannacounty.org>
Sent: Monday, October 25, 2021 10:35 PM
To: Douglas Miles <dmiles@fluvannacounty.org>
Subject: Fwd: STOP Rezoning Agricultural Land For High Density Residential

Sent from my iPad

Begin forwarded message:

From: Steve & Maureen Smith <[REDACTED]>
Date: October 25, 2021 at 4:07:24 PM EDT
To: Howard Lagomarsino <hlagomarsino@fluvannacounty.org>
Subject: STOP Rezoning Agricultural Land For High Density Residential

[EXTERNAL EMAIL] USE CAUTION.

Howard,

We Chose Fluvanna To Retire in 2010, After Searching The USA For Five Years.

We expected our Fluvanna County Elected Officials would Carefully Plan Our Future In Fluvanna.

Where's the Commercial Development & Water at Zion Crossroads that YOU'VE been promising for years?

WHAT DO YOU TELL YOUR CONSTITUENTS when increased traffic causes backups and accidents on our roads?

WHAT DO YOU TELL YOUR CONSTITUENTS when increased demand on emergency services results in citizens not getting to the hospital in time for life saving care?

WHAT DO YOU TELL YOUR CONSTITUENTS when the quality of education declines because the school infrastructure is insufficient to manage the increased demand for additional teachers, staff, materials, buildings, busses, drivers, and other resources?

WHAT DO YOU TELL YOUR CONSTITUENTS when increased Property Taxes force the existing residents of Fluvanna County out of their homes because they can't afford your higher taxes to support new developments and services for new residents?

WHAT DO YOU TELL YOUR CONSTITUENTS when your watershed management ruins Fluvanna's ground water, the health of Lake Monticello and all the Rivanna River watershed suffers from increased pollution that affects future generations?

WHAT DO YOU TELL YOUR CONSTITUENTS when rural Fluvanna just becomes a crowded suburb for Charlottesville, decreasing the quality of life for our residents, destroying our history, our habitat for wildlife, and creating other environmental concerns?

PLANNING COMMISSIONERS: PLEASE CONSIDER WHAT YOU WANT YOUR LEGACY TO BE AS PUBLIC SERVANTS FOR FLUVANNA.

PLEASE VOTE NO TO REZONING LAND AND OPPOSE HIGH DENSITY HOUSING DEVELOPMENTS!!!

Maureen & Steve Smith

Douglas Miles

From: Howard Lagomarsino
Sent: Wednesday, October 27, 2021 11:58 PM
To: Douglas Miles
Subject: Fwd: Save Rural Flucanna

Sent from my iPad

Begin forwarded message:

From: PETER HOLMES <[REDACTED]>
Date: October 27, 2021 at 8:23:22 PM EDT
To: Ed Zimmer <ezimmer@fluvannacounty.org>, Lewis Johnson <ljohnson@fluvannacounty.org>, Gequetta Murray-Key <gkey@fluvannacounty.org>, Barry Bibb <bbibb@fluvannacounty.org>, Howard Lagomarsino <hlagomarsino@fluvannacounty.org>
Cc: ruralfluco@gmail.com
Subject: Re: Save Rural Flucanna

[EXTERNAL EMAIL] USE CAUTION.

I still have not gotten a reply

Sent from my iPhone

On Oct 23, 2021, at 1:22 PM, PETER HOLMES <petejholmes@aol.com> wrote:

Please keep Fluvanna County Rural!!!!

If you are going to continue to remove trees to allow development, you better think of the infrastructure first. Roads, water, drainage all the problems we now face first. And take a look around lake Monticello right now all the right always are in awful shape with trees that have fallen or been removed from the roads.

Currently, trying to get out of Crofton, Riverside, and Cherokee is impossible due to the subdivision that is underway and not full. Drainage is also a big issue. Raising our taxes to upgrade the current issues are not in the picture for residential areas that have been already neglected.

Please consider the current mess we are in. How do you handle that? (Lights, stop signs?)

Sincerely,

Resident of Crofton

Sent from my iPhone



Douglas Miles

From: Howard Lagomarsino <hlagomarsino@msn.com>
Sent: Thursday, October 28, 2021 1:23 PM
To: Douglas Miles
Subject: Fwd: Save Rural Fluvanna

[EXTERNAL EMAIL] USE CAUTION.

Sent from Samsung Galaxy smartphone.
Get [Outlook for Android](#)

From: Peggy Shanklin <[REDACTED]>
Sent: Thursday, October 28, 2021 1:21:49 PM
To: mbooker@fluvannacounty.org <mbooker@fluvannacounty.org>; Tony O'Brien <tobrien@fluvannacounty.org>; dweaver@fluvannacounty.org <dweaver@fluvannacounty.org>; peager@fluvannacounty.org <peager@fluvannacounty.org>; msheridan@fluvannacounty.org <msheridan@fluvannacounty.org>; ezimmer@fluvannacounty.org <ezimmer@fluvannacounty.org>; ljohnson@fluvannacounty.org <ljohnson@fluvannacounty.org>; hlagomarsino@msn.com <hlagomarsino@msn.com>; bbibb@fluvannacounty.org <bbibb@fluvannacounty.org>; gkey@fluvannacounty.org <gkey@fluvannacounty.org>
Cc: ruralfluco@gmail.com <ruralfluco@gmail.com>
Subject: Save Rural Fluvanna

Good afternoon all,

My name is Peggy Shanklin. I have lived here in the county since Nov. of 2001. I am a REALTOR, a mom, and a very involved community member.

I have done a great deal of research into the proposed changes to our community, the same changes you are about to vote on.

Believe me, I too, want what is best for Fluvanna, as I know each and every one of you does as well.

I realize growth is part of life, even here. I am not opposed to it unless it is done without a strong plan in place. I do not see how allowing all these homes to be built will be in anyone's best interest.

The water (Aqua) is not able to handle what we have. I realize they are saying they can, but they have been incorrect in the past. I work and live by the intersection of of Lake Monticello Rd. and Rt. 600. The stench has been horrible for the past few months. This tells me they cannot handle what they have. Anymore "business" and I will be concerned about living here due to health reasons.

Last month, my friend needed emergency medical care. She drove to the Lake Rescue, and no one was there! She had to wait for Louisa rescue to come to her aid. Imagine if we added a few more hundred homes to the mix?

And traffic. I love telling people I live in a home light town. That I have stopped for horses, cows, chickens, and even back in the day, a peacock. I don't see how 53 will be able to handle thousands of more cars. They will need to turn it into a 4-lane road. And if they do that, where will it go? Monticello is certainly not going to change to 4 lanes.

And the schools. We just built the high school. The kids are no longer in trailers, UNLESS you bring more in that we can handle.

Please, stop, look at the people who voted you in. See what they are saying. Keep our community unique. Let's care for what we have.

Sincerely,

Peggy Shanklin

Peggy Shanklin
Realtor®
Long and Foster Realty
3661 Lake Monticello Rd
Palmyra VA 22963
Cell 434-962-2762
Office 434-589-7653

Licensed to Sell Real Estate in The Commonwealth Of VA
Equal Housing opportunity. Not Intended to solicit your business if you have a brokerage relationship with another Realtor. All information deemed reliable but not guaranteed.

ALERT! Long & Foster Real Estate will never send you wiring information via email or request that you send us personal financial information by email. If you receive an email message like this concerning any transaction involving Long & Foster Real Estate, do not respond to the email and immediately contact your agent via phone.



E-mails sent or received shall neither constitute acceptance of conducting transactions via electronic means nor create a binding contract until and unless a written contract is signed by the parties.

Douglas Miles

From: Wayne Nye [REDACTED] >
Sent: Friday, October 29, 2021 12:01 PM
To: Barry Bibb; Ed Zimmer; Gequetta Murray-Key; Howard Lagomarsino; Lewis Johnson; Douglas Miles
Cc: Mozell Booker; Tony O'Brien; Donald Weaver; Mel Sheridan; Patricia Eager; ruralfluco
Subject: What Should Fluvanna Be Known For?

[EXTERNAL EMAIL] USE CAUTION.

Dear Planning Commissioners, Supervisors, and All Others,

Please note the following advertisement appearing on page 5 of the October 28th edition of the Fluvanna Review enclosed below.

My spouse and I fully endorse this ad in the text and the intent that it delivers:

*Fluvanna county needs an new, clear Comprehensive Plan.

*The new Comprehensive Plan that we need requires transparency and significant input from the citizens of our county.

SAVE RURAL

WHAT SHOULD FLUVAN

WHAT SHOULD FLUV

FLUVANNA'S COMPREHENSIV

FLUVANNA DESERVES A NEW C

MAINTAINS OUR QUALITY OF LI

HERE IS WHAT WE NEED FROM OUR

- A COMMUNITY ADVISORY COMMITTEE
- A TIMELINE FOR THE PROCESS: NEIGHBORS
TWO YEARS DOING THIS
- HOW COMMUNITY MEMBERS CAN PARTICIPATE
- WRITTEN RESPONSES TO ALL COMMUNITY CONCERNS
- TRANSPARENCY ABOUT THE PROCESS AND DECISIONS
- CLEAR AND EASY ACCESS ON THE COUNTY WEBSITE

ON THE DIAMOND

We respectfully urge you to follow this blueprint and intent to grow more transparency and citizen involvement that is needed to make our new County Plan a truly great and inclusive one.

We thank you all for your services and your devotion to our County.

Wayne and Marjorie Nye
176 Village Boulevard
Villages of Nahor
Palmyra, Virginia 22963-5098

Douglas Miles

From: Wayne Nye [mailto:wnye@fluvanna.com] >
Sent: Saturday, October 30, 2021 11:00 AM
To: Barry Bibb; Ed Zimmer; Gequetta Murray-Key; Howard Lagomarsino; Lewis Johnson; Douglas Miles
Cc: Mozell Booker; Tony O'Brien; Donald Weaver; Mel Sheridan; Patricia Eager; Donna Daguanno
Subject: Maintain the Rural Character of Fluvanna County

[EXTERNAL EMAIL] USE CAUTION.

Dear Planning Commissioners, Supervisors, and All Others,

Please note the following advertisement appearing on page 7 of the October 21st edition of the Fluvanna Review enclosed below.

My spouse and I fully endorse this ad in the text and the intent that it delivers:

- *Follow the county's Comprehensive Plan and maintain the rural character of Fluvanna County
- *Respect the need for safety and security of all who reside in Fluvanna County
- *Understand that our quality of life must never be made subordinate to the business needs of Developers

SAVE RURAL FLUVANA

FLUVANNA'S COMPREHENSIVE PLAN STATES ON
MAINTAINING THE RURAL CHARACTER OF THE C
PRINCIPAL VISION THAT DRIVES THE P



Proposed Site Of Village Gardens. This Is Zoned
Agricultural And Developers Want To Build 355
Units Between Route 53 And Tufton Pond.



Village Oaks Is
Development Of
Originally Zoned

- NO NEW ZONING FOR HIGH-DENSITY HOUSING DEVELOPMENT
- NO REZONING OF A-1 AGRICULTURAL PROPERTY
- NO HIGHER TAXES
- LIMIT NEW DEMANDS ON EXISTING INFRASTRUCTURE
- MORE RESPECT FOR OUR RURAL ENVIRONMENT
- MORE RESPECT FOR OUR WILDLIFE AND THEIR HABITAT

PLEASE EMAIL YOUR BOARD OF SUPERVISORS AND

To quote our county's Comprehensive Plan:

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.

Applications that do not address a project's external costs to the community and provide a clear fiscal benefit to the county will not be favorably received.

We respectfully urge you to follow this statement found in the Plan and recognize the safety, environmental, financial, infrastructure, and quality of life impact that your decision-making will carry.

We thank you all for your services and your devotion to our County.

Wayne and Marjorie Nye
176 Village Boulevard
Villages of Nahor
Palmyra, Virginia 22963-5098

Douglas Miles

From: Howard Lagomarsino
Sent: Sunday, October 31, 2021 4:47 PM
To: Douglas Miles
Subject: Fwd:

Sent from my iPad

Begin forwarded message:

From: Charles <[REDACTED]>
Date: October 29, 2021 at 11:11:58 AM EDT
To: Ed Zimmer <ezimmer@fluvannacounty.org>, Lewis Johnson <ljohnson@fluvannacounty.org>, Gequetta Murray-Key <gkey@fluvannacounty.org>, Barry Bibb <bbibb@fluvannacounty.org>, Howard Lagomarsino <hlagomarsino@fluvannacounty.org>, Donald Weaver <dweaver@fluvannacounty.org>, Patricia Eager <peager@fluvannacounty.org>

[EXTERNAL EMAIL] USE CAUTION.

Dear Folks:

Fluvanna County is a delightful place to live- great people, conscientious community and political leaders.

The best part is its rural character, great scenery, the mix of agricultural land and communities.

Please do everything you can to preserve Fluvanna County RURAL character and prevent urban sprawl which overloads our resources and makes a thing of beauty common and ugly.

Thank you for your consideration and all you do for us.

Charles J Van Der Heide

4 Chip Ct
Palymra 222963

Sent from [Mail](#) for Windows

████████████████████

Douglas Miles

From: Howard Lagomarsino
Sent: Sunday, October 31, 2021 4:47 PM
To: Douglas Miles
Subject: Fwd: URGENT ***** SAVE RURAL FLUVANNA

Sent from my iPad

Begin forwarded message:

From: Judy Strock <[REDACTED]>
Date: October 29, 2021 at 11:17:38 AM EDT
To: Lewis Johnson <ljohnson@fluvannacounty.org>, Barry Bibb <bbibb@fluvannacounty.org>, Howard Lagomarsino <hlagomarsino@fluvannacounty.org>, Tony O'Brien <tobrien@fluvannacounty.org>, Patricia Eager <peager@fluvannacounty.org>, Mel Sheridan <msheridan@fluvannacounty.org>
Cc: ruralfluco@gmail.com
Subject: URGENT ***** SAVE RURAL FLUVANNA

[EXTERNAL EMAIL] USE CAUTION.

To the Fluvanna Planning Commission and Board of Supervisors,

Please STOP all current activity where you're considering to allow rural land to be converted into large home developments.

This is an extremely irresponsible path. Any change to alter our wonderful rural character has dire consequences when done without carefully designed comprehensive community plans.

The citizens of Fluvanna County need to have a say in all aspects of Fluvanna County's growth and future quality of life.

The current planned changes will cause nothing but havoc on our natural resources, public utilities, roads, wild life and quality of life.

Sincerely,
Judith Strock
21 Old Homestead Cir
Palmyra (Lake Montiello) , VA 22963
570 417-5522

[REDACTED]

Douglas Miles

From: Douglas Miles
Sent: Wednesday, July 28, 2021 5:34 PM
To: Sue Countryman
Cc: charif soubra; Keith Lancaster
Subject: RE: Southern development Tufton pond

Good Afternoon Susan Countryman:

I have received your e-mail and I have read through it and I have forwarded it onto the applicant, Southern Development, who will be in touch with The Villages of Nahor residents in response to your comments and arranging for a Neighborhood Meeting this Summer to meet with all the residents.

Douglas Miles, AICP, CZA
Community Development Director

Fluvanna Planning & Community Development
Post Office Box 540 / 132 Main Street
Palmyra, Virginia, USA 22963
(434) 591-1910 Extension 1060
dmiles@fluvannacounty.org

This e-mail is not intended to be and shall not be deemed to be an official decision or determination made by the Zoning Administrator.

From: Sue Countryman
Sent: Wednesday, July 28, 2021 8:03 AM
To: Douglas Miles <dmiles@fluvannacounty.org>
Subject: Southern development Tufton pond

[EXTERNAL EMAIL] USE CAUTION before clicking on links or attachments..

Dear sir,

I am a resident of the Villages at Nahor. I strongly oppose this proposed development of over 300 homes opposite our community.

This is an un-gated over 55 community. We all bought here to escape the hustle of large over crowded areas. We do not want this new development. Please relay my opposition to the county board.

Thank you,
Susan Countryman

100

100



Douglas Miles

From: Douglas Miles
Sent: Wednesday, July 28, 2021 5:23 PM
To: Lori Kline
Cc: charif soubra; Keith Lancaster
Subject: RE: Southern Development at Tufton Pond

Good Afternoon Lori Kline:

I have received your e-mail and I have read through it and I have forwarded it onto the applicant, Southern Development, who will be in touch with The Village of Nahor residents in response to your comments and arranging for a Neighborhood Meeting this Summer to meet with all the residents.

Douglas Miles, AICP, CZA
Community Development Director

Fluvanna Planning & Community Development
Post Office Box 540 / 132 Main Street
Palmyra, Virginia, USA 22963
(434) 591-1910 Extension 1060
dmiles@fluvannacounty.org

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From: Lori Kline [REDACTED]
Sent: Wednesday, July 28, 2021 12:01 PM
To: Douglas Miles <dmiles@fluvannacounty.org>
Subject: Southern Development at Tufton Pond

[EXTERNAL EMAIL] USE CAUTION before clicking on links or attachments..

My name is Lori Kline, and I live at the Villages at Nahor. I am writing this email to express that I oppose the development that Southern Development is proposing near my home.

I chose to build in this development, and my particular lot for many reasons. This is a quiet, peaceful development. I feel very safe in this community. I can look out my front windows and see beautiful trees. This proposed development would remove all of those trees, and add a ton of traffic on Garden Lane, which I can see directly out the front of my house. This road currently only has traffic from Aqua, so it is very quiet. The proposed development would have a commercial building close to my home. This would bring in both noise and light pollution, crime, increased trash, huge increase in traffic, and higher taxes. Our

community is a retirement community, which means most people live on fixed incomes. This would be a hardship for some.

Then there are the issues of all of the stress on our resources (water, sewer, roads, schools, busses). Why must all of the development be done in one area? The development across from the lake is a monstrosity, and now they are putting another development right near the new traffic circle. 53 can't take any more traffic. Building a traffic circle doesn't take care of the issue (which is what one of the Southern Development people brought up when asked about the added traffic on 53). This does not cut down on the number of cars on the road, but only helps with the flow.

I am guessing that the majority of people who live in Palmyra chose to because of the rural setting, and all of the beauty it has to offer. If you must develop in Fluvanna County, why can't you "spread it out" a bit? Maybe closer to 15 and Zions so that 53 doesn't take such a hit, and so that we don't lose our rural feel and end up looking like Old Trail in Crozet.

And while I have your ear, instead of bringing in more housing, why don't you consider bringing in a decent grocery store to support all of the people in this community?

I thank you for taking the time to read this letter.

Lori Kline



Douglas Miles

From: Douglas Miles
Sent: Wednesday, July 28, 2021 5:32 PM
To: RANDALL DORSEY
Cc: charif soubra; Keith Lancaster
Subject: RE: New Development

Good Afternoon Randall & Karen Dorsey:

I have received your e-mail and I have read through it and I have forwarded it onto the applicant, Southern Development, who will be in touch with The Villages of Nahor residents in response to your comments and arranging for a Neighborhood Meeting this Summer to meet with all the residents.

Douglas Miles, AICP, CZA
Community Development Director

Fluvanna Planning & Community Development
Post Office Box 540 / 132 Main Street
Palmyra, Virginia, USA 22963
(434) 591-1910 Extension 1060
dmiles@fluvannacounty.org

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From: RANDALL DORSEY
Sent: Wednesday, July 28, 2021 8:21 AM
To: Douglas Miles <dmiles@fluvannacounty.org>
Subject: New Development

[EXTERNAL EMAIL] USE CAUTION before clicking on links or attachments..

My husband and I live in the Village of Nahor. Our house is right off Garden Lane. **We are both in support of the new Development of homes that Southern Development would like to build.** They build quality homes and after attending their Zoom meeting, I see nothing wrong with what they have planned. I am happy that there will be more housing for single people or older people who can no longer take care of outside maintenance. I know there are some new people in this neighborhood who have recently moved here from Chicago, NY, NJ, California, Texas and various state and large cities who are against this development and are bombarding our emails with messages to bombard you with messages against the development. They have no concept of country living and nothing seems to suit them here ie, the pool has frogs in it, the entrance does not have lights, you can not see to turn in off Rt53, etc. It goes on and on. If the Fluvanna people had carried on like some of the people from the Lake and this development when they tried to get approval for Lake Monticello and Villages of Nahor,

none of them would be here with cheaper housing and living expenses from other places. Still they do not want to extend that courtesy to other people. I hope this Development is approved and that in the near future you approve the building of an assisted living facility in the county somewhere. Fluvanna people would like to live out their lives in Fluvanna.

Randall & Karen Dorsey

[REDACTED]

[REDACTED]

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Douglas Miles

From: Douglas Miles
Sent: Wednesday, July 28, 2021 5:25 PM
To: Barbara Novak
Cc: charif soubra; Keith Lancaster
Subject: RE: Tufon Pond

Good Afternoon Barbara Novak:

I have received your e-mail and I have read through it and I have forwarded it onto the applicant, Southern Development, who will be in touch with The Village of Nahor residents in response to your comment and arranging for a Neighborhood Meeting this Summer to meet with all the residents.

Douglas Miles, AICP, CZA
Community Development Director

Fluvanna Planning & Community Development Post Office Box 540 / 132 Main Street Palmyra, Virginia, USA 22963
(434) 591-1910 Extension 1060
dmiles@fluvannacounty.org

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-----Original Message-----

From: Barbara Novak [REDACTED]
Sent: Wednesday, July 28, 2021 10:22 AM
To: Douglas Miles <dmiles@fluvannacounty.org>
Subject: Tufon Pond

[EXTERNAL EMAIL] USE CAUTION before clicking on links or attachments..

Mr. Miles, [REDACTED]

I DO NOT SUPPORT THE SOUTHERN DEVELOPMENT PROJECT AT TUFTON POND.

Village of Nahor Resident

Douglas Miles

From: Douglas Miles
Sent: Thursday, July 29, 2021 2:29 PM
To: BJ Engel
Cc: charif soubra; Keith Lancaster
Subject: RE: Southern Development Project

Good Afternoon Barbara Engel:

I have received your e-mail and I have forwarded it onto the applicant, Southern Development, who will be in touch with The Villages of Nahor residents in response to your comment and arranging for a Neighborhood Meeting this Summer to meet with the residents.

Douglas Miles, AICP, CZA
Community Development Director

Fluvanna Planning & Community Development
Post Office Box 540 / 132 Main Street
Palmyra, Virginia, USA 22963
(434) 591-1910 Extension 1060
dmiles@fluvannacounty.org

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From: BJ Engel [REDACTED]
Sent: Thursday, July 29, 2021 1:19 PM
To: Douglas Miles <dmiles@fluvannacounty.org>
Subject: Southern Development Project

[EXTERNAL EMAIL] USE CAUTION.

I DO NOT Support the Southern Development Project next to The Village of Nahor near Tufton Pond. I DO NOT WANT to see the new Development even get started.

Thank you,

Barbara Engel
19 Cherry Blossom Drive
Palmyra, VA. 22963

Sent from Samsung Galaxy smartphone.



Douglas Miles

From: Douglas Miles
Sent: Monday, August 2, 2021 11:48 AM
To: Ken Diepold
Cc: charif soubra; Keith Lancaster
Subject: RE: Southern Development

Good Morning Ken Diepold:

I have received your e-mail and I have forwarded it onto the applicant, Southern Development, who will be in touch with The Villages at Nahor residents in response to your comment and arranging for a Neighborhood Meeting this Summer to meet with the residents.

Douglas Miles, AICP, CZA
Community Development Director

Fluvanna Planning & Community Development
Post Office Box 540 / 132 Main Street
Palmyra, Virginia, USA 22963
(434) 591-1910 Extension 1060
dmiles@fluvannacounty.org

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From: Ken Diepold [REDACTED]
Sent: Monday, August 2, 2021 9:40 AM
To: Douglas Miles <dmiles@fluvannacounty.org>
Subject: Southern Development

[EXTERNAL EMAIL] USE CAUTION.

Doug,

I have noticed a few folks at The Villages at Nahor are opposed to the idea of SDC beginning a new subdivision on Rt 53 near Nahor.

I am writing to say I AM NOT OPPOSED to SDC pursuing such a project.

Ken Diepold
125 Tulip Drive
Palmyra

Douglas Miles

From: Douglas Miles
Sent: Monday, August 2, 2021 11:46 AM
To: Wayne Nye; Eric Dahl
Cc: Marjorie Nye; charif soubra; Keith Lancaster
Subject: RE: Proposed 355-Unit Housing Development by Southern Development

Good Morning Wayne Nye:

Thank you for providing your concerns and I have received several other e-mailed thoughts and concerns from your neighbors in The Villages at Nahor all last week, as well. Fluvanna County appreciates that you have taken your time to address some of the general concerns shared by your neighbors such as: water, sewer, schools and additional traffic volume on the existing County road network.

I have received your e-mail and I have forwarded it onto the applicant, Southern Development, who will be in touch with The Villages at Nahor residents in response to your comments and arranging for a Neighborhood Meeting this Summer to meet with the residents. Charif Soubra and Keith Lancaster are with Southern Development and they are both working in your neighborhood and in Village Oaks.

Douglas Miles, AICP, CZA
Community Development Director

Fluvanna Planning & Community Development
Post Office Box 540 / 132 Main Street
Palmyra, Virginia, USA 22963
(434) 591-1910 Extension 1060
dmiles@fluvannacounty.org

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From: Wayne Nye [REDACTED]
Sent: Sunday, August 1, 2021 2:02 PM
To: Douglas Miles <dmiles@fluvannacounty.org>
Cc: Marjorie Nye [REDACTED]
Subject: Proposed 355-Unit Housing Development by Southern Development

[EXTERNAL EMAIL] USE CAUTION.

Dear Mr. Douglas Miles,

We are happy residents of Fluvanna County and heartily support planned residential developments that will benefit our community.

We also recognize that there is a national housing shortage and that the demand for residential housing is high.

However, we have sincere concerns about Southern Development's proposed high-density housing development for 355-units adjacent to the Villages of Nahor.

As residents of the Village of Nahor, our concerns include:

US Route 53

- Increased traffic volume, including commuters, residential, and school buses
- Significant traffic backups during commuting hours at the traffic circle at Lake Monticello Road, at the Lake Monticello Monish Road gate, and at the Lake Monticello Turkeysag Road entrance to the shopping center businesses
- A potentially dangerous entrance and exit to the planned development on US Route 53, located at the bottom of a hill, with restricted left/right views of oncoming traffic at speeds at and above 45 MPH
- Many residents at the Villages of Nahor foresee residents of the proposed development cutting through the Villages of Nahor to use our existing entrance onto Route 53, which offers somewhat safer access and left/right views of oncoming traffic.
- The entrance and exit to the Villages of Nahor is already challenging for the aging residents of our community. We have concerns that the additional traffic volume on US Route 53 will pose significant safety issues at the Village Boulevard entrance onto US Route 53 at peak hours of use.
- Little or no potential to expand lanes on Route 53 or to implement traffic control measures such as stoplights or additional traffic circles.

Aqua Virginia: Water and Sewage Services

- As a utilities vendor, Aqua America and its subsidiary, Aqua Virginia, has a history of purchasing ailing water systems and then requesting a never ending series of rate hikes. In other words, much like Mary's little lamb, wherever Aqua goes a fleecing rate hike is sure to follow
- Prospective home buyers have repeatedly voiced concerns about and are wary of purchasing homes with Aqua water services.

- We have a concern about the adequacy of the Rivanna river to meet these additional demands both now and in the future.

Southern Development Webinar 06-24-2021

- We attended the community outreach webinar presented by Southern Development on 6-24-2021.
- Southern Development representatives attending this presentation were unable to answer concerns specific to either US Route 53 and Aqua Virginia.
- Southern Development representatives stated that they would reach out to VDOT and to Aqua Virginia to seek clarifying information or answers. As stated earlier, we feel that Aqua's priorities lie with their shareholders and not their customers. How will the county verify Aqua's position that the Rivanna River can adequately meet the demands of the community?
- We are concerned that we are not in a position to verify these conversations and would like to understand the county's role in confirming any information offered by either of these agencies through Southern Development.

Mr. Miles, we would like to affirm our support for Fluvanna County development. Fluvanna taxpayers have already invested heavily in water and sewage, roads, and other infrastructure in the Zion Crossroads area. Along with its easy access to the interstate, we feel that the Crossroads area is better able to accommodate development without burdening our infrastructure or our tax base.

Thank you for entertaining our concerns. We look forward to hearing from you.

Sincerely,

Wayne and Marjorie Nye

176 Village Boulevard

Villages of Nahor

Palmyra, VA 22963-5098

—

Douglas Miles

From: Douglas Miles
Sent: Friday, July 30, 2021 5:29 PM
To: Annemarie Rindos
Cc: charif soubra; Keith Lancaster
Subject: RE: Southern Development Tufton Pond High Density Housing Projectis con

Good Afternoon Annemarie Rindos:

I have received your e-mail and I have forwarded it onto the applicant, Southern Development, who will be in touch with The Villages at Nahor residents in response to your comment and arranging for a Neighborhood Meeting this Summer to meet with the residents.

Douglas Miles, AICP, CZA
Community Development Director

Fluvanna Planning & Community Development
Post Office Box 540 / 132 Main Street
Palmyra, Virginia, USA 22963
(434) 591-1910 Extension 1060
dmiles@fluvannacounty.org

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From: Annemarie Rindos [REDACTED]
Sent: Friday, July 30, 2021 5:10 PM
To: Douglas Miles <dmiles@fluvannacounty.org>
Subject: Southern Development Tufton Pond High Density Housing Projectis con

[EXTERNAL EMAIL] USE CAUTION.

Dear Mr. Miles. This email is being sent to express my displeasure with this project especially with the increased traffic on route 53.



Douglas Miles

From: Douglas Miles
Sent: Wednesday, July 28, 2021 5:28 PM
To: Helen Sipe
Cc: charif soubra; Keith Lancaster
Subject: RE: Development at Tufton Pond

Good Afternoon Helen Sipe:

I have received your e-mail and I have read through it and I have forwarded it onto the applicant, Southern Development, who will be in touch with The Villages of Nahor residents in response to your comment and arranging for a Neighborhood Meeting this Summer to meet with all the residents.

Douglas Miles, AICP, CZA
Community Development Director

Fluvanna Planning & Community Development
Post Office Box 540 / 132 Main Street
Palmyra, Virginia, USA 22963
(434) 591-1910 Extension 1060
dmiles@fluvannacounty.org

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From: Helen Sipe <[REDACTED]>
Sent: Wednesday, July 28, 2021 10:06 AM
To: Douglas Miles <dmiles@fluvannacounty.org>
Subject: Development at Tufton Pond

[EXTERNAL EMAIL] USE CAUTION before clicking on links or attachments..

I am very strongly opposed to the Southern Development housing project at Tufton Pond. The Villages at Nahor is a beautiful community and an environmental asset to Fluvanna County. Please do not support this project.

Helen Sipe
13 Cherry Blossom Drive
Palmyra, VA 22963
[REDACTED]



Douglas Miles

From: Douglas Miles
Sent: Wednesday, July 28, 2021 5:38 PM
To: Zabfam
Cc: charif soubra; Keith Lancaster
Subject: RE: Southern development Proposal

Good Afternoon Dave Zabransky:

I have received your e-mail and I have read through it and I have forwarded it onto the applicant, Southern Development, who will be in touch with The Villages of Nahor residents in response to your comments and arranging for a Neighborhood Meeting this Summer to meet with all the residents.

Douglas Miles, AICP, CZA
Community Development Director

Fluvanna Planning & Community Development Post Office Box 540 / 132 Main Street Palmyra, Virginia, USA 22963
(434) 591-1910 Extension 1060
dmiles@fluvannacounty.org

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-----Original Message-----

From: Zabfam [REDACTED] >
Sent: Tuesday, July 27, 2021 4:41 PM
To: Douglas Miles <dmiles@fluvannacounty.org>
Subject: Southern development Proposal

[EXTERNAL EMAIL] USE CAUTION before clicking on links or attachments..

Mr. Miles:

I am a resident of Nahor and my property directly abuts Garden Lane. Development is inevitably and not unexpected. I am confident that Southern Development would be the best developer for this property. I do not object to the planned development with Southern Development as the developer. I may have a different opinion regarding other proposals for this property.

Dave Zabransky
19 Mulberry Drive
Palmyra Virginia
[REDACTED]

Sent from my iPhone

[REDACTED]

[REDACTED]

Douglas Miles

From: Douglas Miles
Sent: Friday, July 30, 2021 5:21 PM
To: George Macomber
Cc: charif soubra; Keith Lancaster; Eric Dahl
Subject: RE: Potential Tufton Pond Development

Good Afternoon George Macomber:

Thank you for providing your concerns and I have received several other e-mailed thoughts and concerns from your neighbors in The Villages at Nahor during this past week. Fluvanna County appreciates that you have taken the time to address some of the general concerns shared by your neighbors such as: water, sewer, schools and additional traffic volume on the existing County road network.

I have received your e-mail and I have forwarded it onto the applicant, Southern Development, who will be in touch with The Villages at Nahor residents in response to your comments and arranging for a Neighborhood Meeting this Summer to meet with the residents. Charif Soubra and Keith Lancaster are with Southern Development and they are both working in your neighborhood and in Village Oaks.

Douglas Miles, AICP, CZA
Community Development Director

Fluvanna Planning & Community Development
Post Office Box 540 / 132 Main Street
Palmyra, Virginia, USA 22963
(434) 591-1910 Extension 1060
dmiles@fluvannacounty.org

This e-mail is not intended to be and shall not be deemed to be an official decision or determination made by the Zoning Administrator.

From: George Macomber <[REDACTED]>
Sent: Friday, July 30, 2021 1:55 PM
To: Douglas Miles <dmiles@fluvannacounty.org>
Subject: Potential Tufton Pond Development

[EXTERNAL EMAIL] USE CAUTION.

Dear Mr. Miles,
Thank you in advance for your consideration of our concerns.

I am a relatively new home owner in the Villages at Nahor community. Having reviewed the initial plans for the Southern Development project at Tufton Pond, I am concerned about what may already be an overwhelmed infrastructure.

For the area, Tufton Pond appears to be a high density project that will add to the existing local issues. In addition to the water, sewer and school concerns, the traffic flow will add to an already dangerous confluence at Garden Lane and Thomas Jefferson Parkway. The additional traffic on the two-lane, winding country roads is a recipe for a fatal disaster.

Having lived and worked in other areas undergoing rapid development, the infrastructure is often an afterthought, and consideration occurs too late.

In light of the already underway housing developmental projects, I ask that this project be set aside for some time until Fluvanna County can properly support the improvements required.

Again, thank you for your consideration of this matter.

George Macomber
31 Mulberry Dr
Palmyra, VA 22963

Douglas Miles

From: Sheila McCormick [REDACTED]
Sent: Sunday, August 15, 2021 2:54 PM
To: Mike Sheridan; Eric Dahl; Tony O'Brien; Mozell Booker; Patricia Eager; Donald Weaver; Douglas Miles
Subject: Concerns RE Potential Huge Building Project on RT # 53 and Garden Lane

[EXTERNAL EMAIL] USE CAUTION.

Hello, Fellow Citizens,

I had been searching in Nahor Villages for several years, before I sold my Dunlora home and found my new home on Spruce Drive. Moving in October 2020, The feeling of relief at getting out of the "madness" of the allowed Albemarle County development, on two lane roads at the intersection of John Warner Parkway and RIO Rd, was tremendous.

The safety, convenience, and low traffic through this small community - were major factors in choosing this location for my Forever Home.

I do pray that You and the Fluvanna Board of Supervisors - are better stewards of the Fluvanna County land..

My 10 minute allotted time w/Charif Soubra, of So. Development was disheartening.

The worst fears of the scraping the land of every tree, bush and precious top soil-- combined with a sprawling amount of

Unlimited prefab houses, tremendous traffic that RT # 53 cannot accommodate, and the potential for crime, theft and assault on this 55+ plus community is frightening.

Townhouse and a Strip Mall lining this country road and then countless look alike houses - is that our inevitable New Reality ?

Perhaps 80-90 houses is a true realistic amount of development for this location.

I look forward to meeting with you soon, to gather your input on this potentially disastrous future for this irreplaceable land.

Thank you for your time and consideration,

Sheila McCormick
Villages @ Nahor, Spruce Drive.

[REDACTED]

Douglas Miles

From: Douglas Miles
Sent: Tuesday, August 17, 2021 3:16 PM
To: Michael Vlasis
Cc: charif soubra; Keith Lancaster; Wilson, John; Andrew Wills; Eric Dahl
Subject: RE: Village Gardens

Good Afternoon Mike Vlasis:

Please be advised that the Village Gardens R-3, Residential Planned Community rezoning case request it will not be on August 18, 2021 at the Board of Supervisors meeting tomorrow night for a public hearing as you may be thinking of the ZTA 21:03 R-4 Text Amendment. That case request affects the Marina Point residential development near the Lake's marina and it is an R-4 Countywide text amendment.

The Village Gardens / Southern Development rezoning request is currently projected to be scheduled for a Planning Commission Public Hearing on September 14th at 7:00 pm. I have copied Southern Development staff and John Wilson, PE at the VDOT-Louisa Residency so that they are all aware of your comments about the proposed realignment of the Garden Lane and Route 53 road intersection area.

The Fluvanna County Administrator, Building Official and myself we all just met with Southern Development today at 2:00 pm in order to finalize their R-3, conditional rezoning case request, to include any final, revised proffered conditions, to be a part of the request by Wednesday, September 1st which could include Transportation proffers for their proposed alignment of Garden Lane and Route 53.

We do our best to support Fluvanna businesses,

Douglas Miles, AICP, CZA
Community Development Director

Fluvanna Planning & Community Development
Post Office Box 540 / 132 Main Street
Palmyra, Virginia, USA 22963
(434) 591-1910 Extension 1060
dmiles@fluvannacounty.org

This e-mail is not intended to be and shall not be deemed to be an official decision or determination made by the Zoning Administrator.

From: Michael Vlasis [REDACTED]
Sent: Tuesday, August 17, 2021 12:42 PM
To: Douglas Miles <dmiles@fluvannacounty.org>
Subject: Village Gardens

[EXTERNAL EMAIL] USE CAUTION.

Mr. Miles

My name is Mike Vlasis, I own Mulch Monkeys garden center located at 11 Garden Lane. I have owned and operated Mulch Monkeys at this location since 1998.

I will not be able to attend the public hearing on 8-18-21 Re: Village gardens development.


My concerns regarding Village Gardens revolve around how it will affect the existing alignment of Garden lane. The Draft concept I was provided shows the existing entrance remaining as is with portions of Garden Lane being vacated.

This I think is an opportunity for VDOT to request a complete realignment of Garden lane and the existing entrance moved west of its current location. VDOT attempted to do this in 2005 Re: the Nahor Village development. I went before the BOS in 2005 and let my concerns be known that this action would adversely affect my business. The BOS sided with me and stopped that re-alignment.

The existing alignment of Garden lane provides clear, convenient and safe access to my customers and suppliers. I need the existing entrance to Garden Lane to remain as is and any vacated portion be at least 200 feet past mt property line in order to accomodate tractor trailer access. Anything less will have an adverse, negative effect on my business making it difficult for customers and suppliers from having clear, easy access to my business.

Fluvanna County must look out for the interest of long standing, tax paying small businesses such as mine. I have owned and operated Mulch Monkeys at that location since 1998 and ask for Fluvanna county's assurance that My business's existence is not threatened by new development.

Thanks
Mike Vlasis
Mulch Monkeys

 Virus-free. www.avast.com

September 8, 2021

Planning Commissioners
Douglas Miles, AICP, CZA
Director of Community Development
132 Main Street
Post Office Box 540
Palmyra, VA 22963
By email: dmiles@fluvannacounty.org

Re: ZMP 21:04 Southern Development: Village Gardens.

Dear Commissioners and Mr. Miles:

I am one of the owners in the assemblage that produces the current rezoning application under review, Village Gardens, ZMP 21:04. My late husband, H. M. Haden, inherited this property from his father. My husband's Haden ancestors have lived in Fluvanna County since it's founding, and in Albemarle County before that, since the 1750's at least. My late father-in-law, James Massie Haden, was proud of his roots and loved this property, and treasured Fluvanna County's rural nature. That's why, even when he was still working in Charlottesville before his retirement, he chose to live on this property in Fluvanna County, on the acreage where he was born. He participated in events to celebrate Fluvanna County, including the Old Farm Days. That being said, he was open to the idea of intelligent development that would benefit his community, and had even entertained a proposal for residential development before his death. As the inheritor of this property, I have felt a responsibility as a custodian of it's heritage. I believe the proposed plan for a residential community that also preserves the natural beauties of this property is something of which my husband and his family would approve, and which contributes to the quality of life in this part of Fluvanna County.

The concept plan would accomplish many goals outlined for the County's growth area's master plan and the County's Comprehensive Plan. Specifically, the Village Gardens plan supports the following:

- 1.) The plan brings into line the amount of commercial use at the intersection of Garden Lane and Route #53 versus the prior approved plan.
- 2.) The plan provides a variety of housing types to address the County's immediate and long-term housing needs within a compact, environmentally sound, method that preserves and helps maintain much of Fluvanna County's rural character, which is critical to keeping Fluvanna County a desirable place to live.
- 3.) The plan produces housing in close proximity to schools, which will reduce transportation cost for the County over time, and reduce the environmental impact of development.
- 4.) The development will provide considerable recreation and trail amenities, greenspace consisting of 25% of the total land area. The development plan not only provides this greenspace, but configures it in such a way to encourage people to value and take

advantage of it.

- 5.) The plan facilitates long needed transportation infrastructure needs at Garden Lane and State Route #53.

In thinking about housing, from an environmental perspective, we need to promote residential density that is highly “livable” that meets our, the County’s, present and long-term goals; this plan works to that objective. To me, the question is not whether, or if, the plan for Garden Village should be approved. The question is how can we make it better to meet its future residents and the larger community needs and goals?

Respectfully,

Louise Galaska

RECEIVED

SEP 13 2021

**Fluvanna County
Planning Dept**

9/13/2021

To: Southern Development Homes, 142 South Pantops Drive, Charlottesville VA 22911

From: Mat and Ameer Cantagallo, 4 Sunset Ct, Palmyra VA 22963

Dear Southern Development Homes,

Thank you for the opportunity for us to voice our concerns to the proposed new development known as Village Gardens. This new R-3, mixed-use development would be built immediately adjacent to our home at Lake Monticello. Presently the area of land behind our home is undeveloped. Our concerns with this new development primarily lie with the detrimental ecological effects this development could impose on our surrounding lands, lake and neighbors. For starters, the acreage behind our home is situated on an aggressive slope, which during heavy rains, already naturally floods out the tributaries entering into Tufton pond. As part of this new re-zoning effort we would imagine that there would be exponential erosion effects from the excavation and removal of trees, brush, and land. Tufton pond, as part of our Lake Monticello's amenities package, is a highly sheltered habitat that will need to be preserved as part of any new development activities that Fluvanna Board of Supervisors authorizes in this vicinity.

Our second, more dire concern, is the plan for water and sewage associated with this new development. As a lake resident, we know that our Aqua Virginia water and sewage infrastructure is aged and could be unreceptive to any growth without substantial overhaul and upgrade. Proof of this is the waste water processing facility near the main entrance to Lake Monticello – emissions of noxious gasses on a daily occurrence can only be inferred to the growth our community has seen over the last 15 years with no substantial revitalization of our sewage and waste water infrastructure. As a lake resident, we would like to know in

[Phone] 
[Email] 
[Website] 
[Fax] 



01/16/2017 10:00 AM
[Redacted]

transparency who will burden the increased costs of water and sewage waste management as a result of this new development?

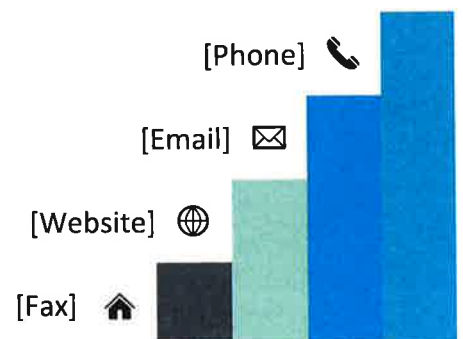
Finally, traffic patterns are a concern. RT 53 is the main egress for Village Gardens. RT 53 is a precarious road for many Fluvanna residents as it is predominantly a two-lane road with unhealthy traffic patterns out Monish gate and in route west towards Charlottesville. With this influx of 335 new mixed use development homes, the preponderance on new Fluvanna residents will be commuting to and from Charlottesville for employment causing more stress and congestion on RT 53. We should include VDOT in the necessary studies to measure increased traffic flow as a result of this new development and budget accordingly for the infrastructure upgrades RT 53 will need as a result.

Thank you for listening to our concerns for this development and we welcome constructive feedback from Fluvanna County and Village Gardens in regards to these concerns.

Best Regards

Mathew Cantagallo

Mat and Ameer Cantagallo





COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Rezoning

RECEIVED

JUL 01 2021

Fluvanna County
 Planning Dept

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

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

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

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

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

Is parcel in Land Use Valuation Program? No Yes

Location of Parcel: Garden Lane

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

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

Affidavit to Accompany Petition for Rezoning

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the Board of Supervisors during the normal discharge of their duties in regard to this request.

I/We, being duly sworn, depose and say that we are Owner/Contract Owner of the property involved in this application and that we have familiarized ourselves with the rules and regulations of the Zoning Ordinance with respect to preparing and filing this application, and that the foregoing statements and answers herein contained and the information on the attached map to the best of our ability present the argument on behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of our knowledge.

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

Amy H. Hill
 Commonwealth of Virginia
 Notary Public
 Commission No. 347137
 My Commission Expires 09/30/2024



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

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

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

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

Election District: _____ Planning Area: _____

Public Hearings

Planning Commission **Board of Supervisors**

Advertisement Dates: _____ Advertisement Dates: _____

APO Notification: _____ APO Notification: _____

Date of Hearing: _____ Date of Hearing: _____

Decision: _____ Decision: _____

Additional Application for Rezoning information

Current Owners of Record:

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

Current Zoning and Acreage:

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



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

RECEIVED

JUN 09 2021

Fluvanna County
Planning Dept

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

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

[Signature] 6/29/2021
Applicant Signature Date

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

Office Use Only

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

\$90 deposit paid per sign*:

Approximate date to be returned:

Layer Opacity

Preset Views

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Public Buildings

- On Lbl Name
- Place Names
- Emergency Facility
- Churches
- Schools

Transportation

- On Lbl Name
- Address Points *
- Building Footprints
- Driveways
- Railroads
- Roads

Boundaries

Utilities

Telecommunications

Environmental

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

Political

Tax Parcels

- On Lbl Name
- Parcels *
- Tax Map Grid

Overlays

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

Details [hide](#)

Identify Adjoining Parcels

Select Features by Buffer

Parcels

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

Mailing Address:
 4095 VALLEY PIKE
 WINCHESTER VA 22602

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

Attributes at point: N: 3855353, E: 11527099

US Congressional Districts (2010)

District: 5

VA Senate Districts (2010)

District: 22

VA House Districts (2010)

District: 58

Voting Districts

Precinct Name: CUNNINGHAM

Magisterial Districts

District: Cunningham

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

Results

Layer Opacity

Preset Views

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

Political

Tax Parcels

On Lbl Name

- Parcels *
- Tax Map Grid

Overlays

Details [hide](#)

Identify Adjoining Parcels

Select Features by Buffer

Parcels

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

Mailing Address:
 2195 PENDLETON PL
 SUWANEE GA 30024

Physical Address:
 GARDEN LN
 PALMYRA VA

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

Attributes at point: N: 3856804, E: 11528028

US Congressional Districts (2010)
 District: 5

VA Senate Districts (2010)
 District: 22

VA House Districts (2010)
 District: 58

Voting Districts

Deed Pg.

Query

Results

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

MERRY OAKS LN

- Layer Opacity
- Preset Views
- Table of Contents
- Public Buildings**
 - On Lbl Name
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- Boundaries**
- Utilities**
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- Environmental**
 - On Lbl Name
 - AG Forestal Districts
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 - Contours *
 - Flood Hazard Area
 - Fork Union Sanitary Dist.
 - Soils
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- Tax Parcels**
 - On Lbl Name
 - Parcels *
 - Tax Map Grid
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 - On Lbl Name
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 - Orthophotography (VGIN 2013)
 - Orthophotography (VGIN 2009)
 - Orthophotography (VGIN 2002)
 - 911 Map Index
 - EMS Districts
 - Fire Districts
 - Planning Areas
 - Zip Codes
 - Zoning

Details [hide](#)

Identify Adjoining Parcels

Select Features by Buffer

Parcels

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

Mailing Address:
 4665 LAMBTON CIR
 SUWANEE GA 30024

Physical Address:
 GARDEN LN
 PALMYRA VA

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

Attributes at point: N: 3857982, E: 11529063

US Congressional Districts (2010)
 District: 5

VA Senate Districts (2010)
 District: 22

VA House Districts (2010)
 District: 58

Voting Districts
 Precinct Name: CUNNINGHAM

Magisterial Districts
 District: Cunningham

Results

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

Deed Pg.

Query

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Public Buildings

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On Lbl Name

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Telecommunications

Environmental

On Lbl Name

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

Political

Tax Parcels

On Lbl Name

- Parcels *
- Tax Map Grid

Overlays

Details hide

Select Features by Buffer

Parcels

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

Mailing Address:
 1425 GENTRY LN
 CHARLOTTESVILLE VA 22903

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

Attributes at point: N: 3859370, E: 11529074

US Congressional Districts (2010)
 District: 5

VA Senate Districts (2010)
 District: 22

VA House Districts (2010)
 District: 58

Voting Districts
 Precinct Name: CUNNINGHAM

Magisterial Districts
 District: Cunningham

Fire Districts
 District Name: Lake Monticello Fire

Planning Areas
 Identify: Rivanna Community Planning Area

Zoning
 Zoning Classification: A-1

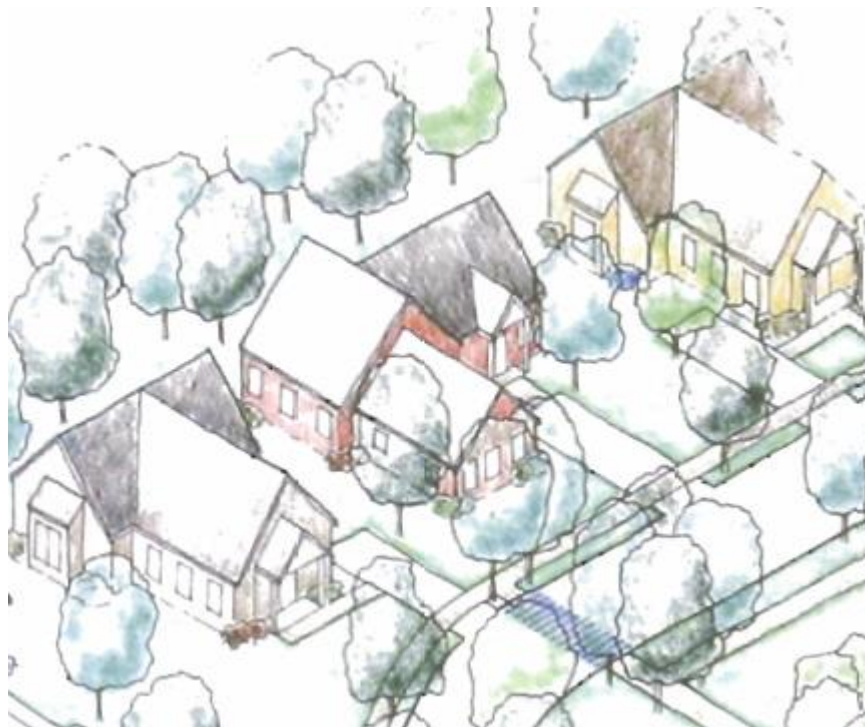
Results

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

**Rezoning Request
for**

Village Gardens

Fluvanna County, Virginia
June 1, 2021



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

434-245-0894

Introduction:

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

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

Property:

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

TMP 17-A-10

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

TMP 17-9-1

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

TMP 17-9-2

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

TMP 8-A-18A

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

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

Desired Use:

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

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

(Taken from the Fluvanna County Comprehensive Plan)

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

Community Design:

Our goal is to provide multiple components within the Master Plan. First, this design will provide housing choices for a variety of age groups and income levels to the Rivanna

Community Planning Area. Pedestrian connections, public water and sewer, and the appropriate buffers and setbacks to the adjacent parcels will be enacted. Lastly, Village Gardens will meet the needs for housing and commercial development within the community service area.

Village Gardens will be an active community for all residents. Recreational opportunities such as walking trails, green spaces and programmed facilities will provide a variety of choices for all ages.

Transportation:

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

Water and Sewer:

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

Conclusion:

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



RECEIVED

AUG 25 2021

Fluvanna County
Planning Dept

August 25, 2021

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

RE: Village Gardens (Tax Map Parcels 8-A-18A, 17-A-10, 17-9-1, 17-9-2)
Request for Rezoning from A-1 to R-3

Dear Douglas,

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

1. A minimum of 35% of the housing shall be designed with at least one bedroom on the first floor, such that all typical living functions can be accommodated on the first floor of the home.
2. Village Gardens will be developed in a minimum of 4 Phases.
3. Adequate water and sewer shall be provided prior to Final Plat approval for each phase, including:
 - a. A developer agreement with Aqua Virginia specifying infrastructure contributions (connection fees and/or developer installed on-site infrastructure);
 - b. Water line sizing and looping necessary as determined by the design engineer to provide water pressure and fire flow per the Building Code and Fire Code;
 - c. Sewer line sizing to provide required sewer service per the Virginia Sewer Collection and Treatment Regulations;
 - d. Water and sewer system approval by the Virginia Department of Health.
4. The commercial usage will be limited to a maximum of 9,000 sq. ft. Furthermore, gas service stations will be excluded from the allowable uses.
5. Prior to issuance of the first Certificate of Occupancy, Route 53 will be improved with new left and right turn lanes on Rte 53 at the intersection with the new entrance to Village Gardens, per VDOT specifications.
6. The construction entrance for the project shall be established from Rte 53.

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

Sincerely,

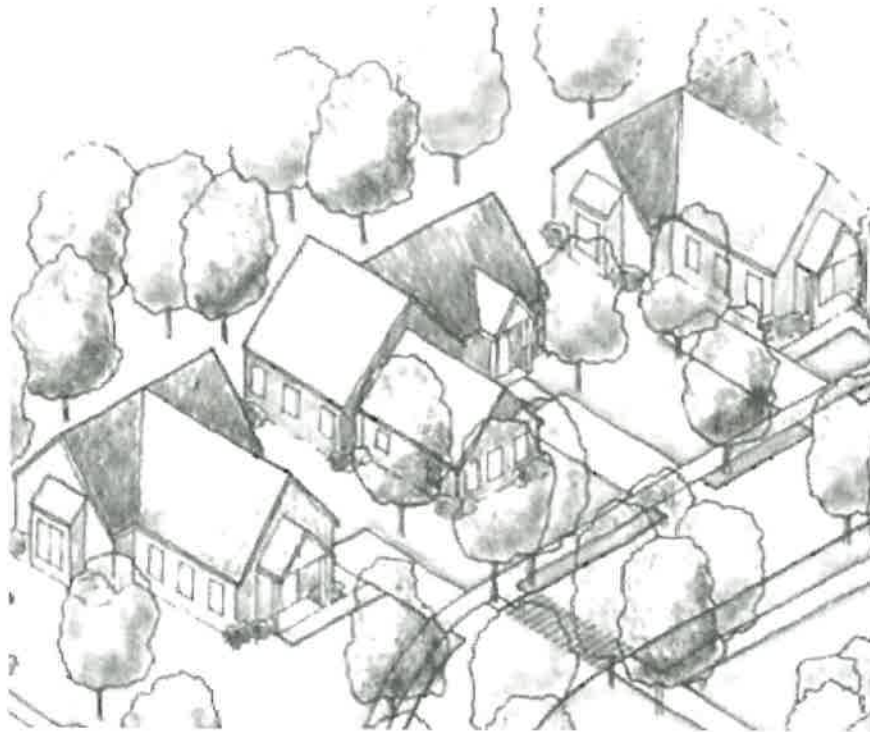


Frank Ballif
President

Rezoning Request
for

Village Gardens

Fluvanna County, Virginia
June 1, 2021



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

434-245-0894

RECEIVED

AUG 25 2021

Fluvanna County
Planning Dept

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Proposed Use: Commercial

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

TMP 17-9-2

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

TMP 8-A-18A

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

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- Neighborhood residential areas should provide a range of residential housing types and lot sizes.
- While predominantly single-family residential, neighborhood residential areas should incorporate some degree of mixed use, ... Storefront retail and office may be integrated at a residential scale.
- The neighborhood residential element can incorporate a shared green space at its core. Neighborhood parks vary in scale, but serve local residents as recreational and gathering space. If possible, greenway trails should be integrated to link the neighborhood to surrounding neighborhoods and open spaces.
- Encourage housing for seniors and a growing workforce.
- (Efficient design) ... minimizes sprawl in the rural areas and supports the efficient development of growth areas.

(Taken from the Fluvanna County Comprehensive Plan)

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

Community Design:

Our goal is to provide multiple components within the Master Plan. First, this design will provide housing choices for a variety of age groups and income levels to the Rivanna

Community Planning Area. Pedestrian connections, public water and sewer, and the appropriate buffers and setbacks to the adjacent parcels will be enacted. Lastly, Village Gardens will meet the needs for housing and commercial development within the community service area.

Village Gardens will be an active community for all residents. Recreational opportunities such as walking trails, green spaces and programmed facilities will provide a variety of choices for all ages.

Transportation:

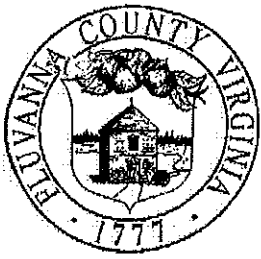
Route 53 is considered a primary gateway and corridor according to the Fluvanna County Comprehensive Plan. This corridor has received extensive improvements with the addition of multiply roundabouts, intersection improvements and additional turn lanes added. The Village Garden entrance to Route 53 will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

Water and Sewer:

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

Conclusion:

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



COUNTY OF FLUVANNA

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

"Responsive & Responsible Government"

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

April 21, 2005

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

REF: ZMP 04:04

Dear Mr. Smith:

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

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

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

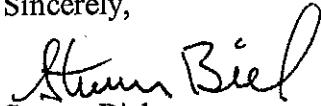
5. Acres Development L.L.C. will improve the portion of Rt. 53 as shown on Master Plan in accordance with VDOT's requirements and the attached traffic study. In addition and if permissible by VDOT we would like to create a pedestrian walkway of a minimum of 5 feet wide from the entrance of Nahor Village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

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

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

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

Sincerely,

A handwritten signature in cursive script that reads "Steven Biel".

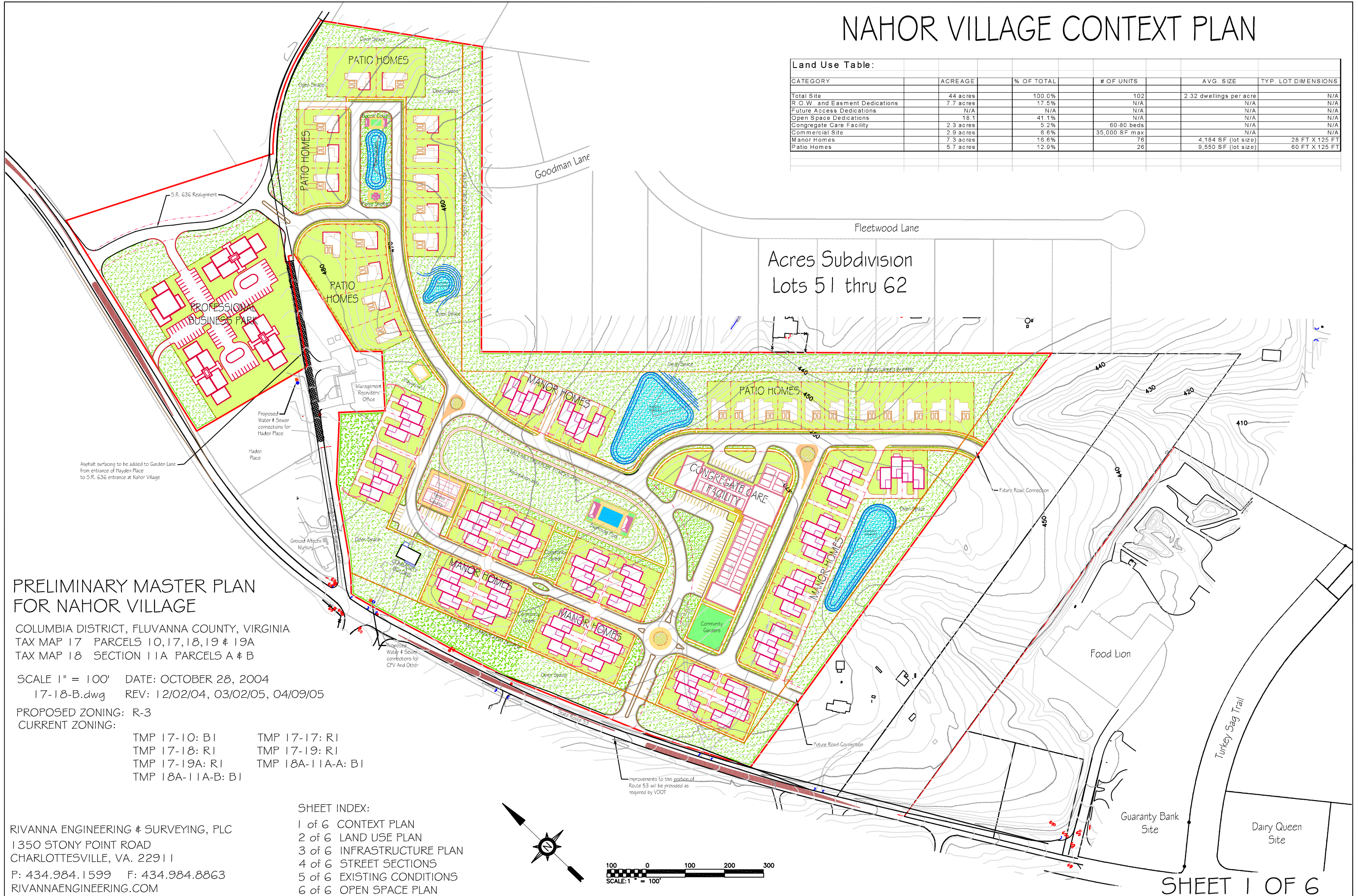
Steven Biel
Planning Director

Copy: File

NAHOR VILLAGE CONTEXT PLAN

Land Use Table:

CATEGORY	ACREAGE	% OF TOTAL	# OF UNITS	AVG. SIZE	TYP. LOT DIMENSIONS
Total Site	44 acres	100.0%	102	2.32 dwellings per acre	N/A
R.O.W. and Easment Dedications	7.7 acres	17.5%	N/A	N/A	N/A
Future Access Dedications	N/A	N/A	N/A	N/A	N/A
Open Space Dedications	18.1	41.1%	N/A	N/A	N/A
Congregate Care Facility	2.3 acres	5.2%	60-80 beds	N/A	N/A
Commercial Site	2.9 acres	6.6%	35,000 SF max	N/A	N/A
Manor Homes	7.3 acres	16.6%	76	4,184 SF (lot size)	28 FT X 125 FT
Patio Homes	5.7 acres	12.9%	26	9,550 SF (lot size)	60 FT X 125 FT



Acres Subdivision
Lots 51 thru 62

PRELIMINARY MASTER PLAN FOR NAHOR VILLAGE

COLUMBIA DISTRICT, FLUVANNA COUNTY, VIRGINIA
TAX MAP 17 PARCELS 10,17,18,19 & 19A
TAX MAP 18 SECTION 11A PARCELS A & B

SCALE 1" = 100' DATE: OCTOBER 28, 2004
17-18-B.dwg REV: 12/02/04, 03/02/05, 04/09/05

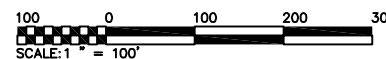
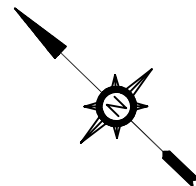
PROPOSED ZONING: R-3
CURRENT ZONING:

TMP 17-10: B1
TMP 17-18: R1
TMP 17-19A: R1
TMP 18A-11A-B: B1
TMP 17-17: R1
TMP 17-19: R1
TMP 18A-11A-A: B1

SHEET INDEX:

- 1 of 6 CONTEXT PLAN
- 2 of 6 LAND USE PLAN
- 3 of 6 INFRASTRUCTURE PLAN
- 4 of 6 STREET SECTIONS
- 5 of 6 EXISTING CONDITIONS
- 6 of 6 OPEN SPACE PLAN

RIVANNA ENGINEERING & SURVEYING, PLC
1350 STONY POINT ROAD
CHARLOTTESVILLE, VA. 22911
P: 434.984.1599 F: 434.984.8863
RIVANNAENGINEERING.COM



Fluvanna County
TMP# 17-A-10

PREPARED BY:
McGuireWoods LLP

**EXEMPTED FROM RECORDATION TAXES UNDER
THE VIRGINIA CODE (1950), AS AMENDED,
SECTION 58.1-811 A (11)**

This **DEED OF DISTRIBUTION** made this 12th day of August, 2005 by and between **GLORYSTONE, L.L.C.**, a Virginia limited liability company, Grantor, and **DANIEL W. BEST**, Grantee, whose address is Route 644, Palmyra, Virginia 22963.

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, including the covenants and agreements contained herein, the Grantor, in distribution of the Grantee's interest in the Grantor, hereby GRANTS, CONVEYS and DISTRIBUTES with General Warranty and English Covenants of Title unto the Grantee, subject to matters set forth herein, the following described real estate:

All that certain tract or parcel of land lying and being situated in the Cunningham Magisterial District of Fluvanna County, Virginia, containing 5.809 acres, more or less, being more particularly described as Parcel 10A with metes and bounds as shown on a plat of survey made by Rivanna Engineering & Surveying, Inc. dated June 28, 1999 of record in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia in Deed Book 370, page 246 (the "1999 Plat"), BEING a portion of the real estate conveyed to the Grantor by deed from Ronald Gale and Patricia Gale dated June 15, 1999 of record in the aforesaid Clerk's Office in Deed Book 370, page 243 (the "Property").

The Property is conveyed subject to the following reservations, covenants and restrictions which are accepted by the Grantee, his successors in title and assigns, as evidenced by his signature to this deed. (Note: The Property conveyed herein is Tax Map Parcel 17-A-10 (5.809 acres), which is labeled as "Parcel 10A" on the 1999 Plat, but which is labeled as "Tax Map Parcel 17-A-10" on the attached plat of Lum's Land Surveys, Inc. dated July 29, 2004 entitled "THE GLORYSTONE, LLC PROPERTIES" and recorded herewith (the "Easement Plat"). The

property retained by Grantor is Tax Map Parcel 17-A-10A (1.174 acres), which is labeled as "Parcel 10" on the 1999 Plat, but which is labeled as "Tax Map Parcel 17-A-10A" on the Easement Plat. For the purposes of the easements hereinafter reserved and the restrictions associated therewith, the references to the two parcels will be as shown on the Easement Plat.)

(1) The Grantor reserves as an appurtenance to its adjacent 1.174 acre parcel described as Tax Map Parcel 17-A-10A on the Easement Plat the following:

(A) A nonexclusive easement, provided, however, that any such additional easement or use shall not unreasonably interfere with the easement herein reserved for the existing septic system, including any tank, distribution box and field, serving TMP 17-A-10A (1.174 acres) including maintenance and repair and an easement for the installation, maintenance and repair of additions to the septic system and/or any alternative or replacement septic system all within the 200 foot area designated as "Easement for drainfield & septic system" on the Easement Plat. Grantee and his successors in title shall not use or allow the use of, except as contemplated herein, the existing septic system, including any tank, distribution box and field, serving TMP 17-A-10A (1.174 acres).

(B) A nonexclusive easement, provided, however, that any such additional easement or use shall not interfere in any way with the easement herein reserved, twenty (20) feet in width along all the property lines of TMP 17-A-10 (5.809 acres) for the installation, repair and replacement of all utilities including, but not limited to, electric, water, gas, sewer, telephone and cable with the right to grant and convey said easements to one or more utility companies.

(C) The easements reserved in paragraphs (A) and (B) above are subject to the following terms and conditions:

The Grantee, his successors or assigns, agree that new trees, shrubs, fences, buildings, overhangs or other improvements or obstructions shall not be placed within the easements conveyed herein and no paving, grading or disturbance of any kind within the septic easement areas unless approved in writing by the owner of TMP 17-A-10A (1.174 acres).

As a part of these easements, the Grantor and its successors in title, shall have the right to enter upon the above described property within the easements for the purpose of installing, constructing, maintaining, repairing, replacing and extending the utilities within such easements and the right of ingress and egress thereto as reasonably necessary to construct, install, maintain, repair, replace and extend such utilities.

Whenever it is necessary to excavate earth within such easements, the Grantor agrees to backfill such excavation in a proper and workmanlike manner so as to restore surface conditions as nearly as practical to the same condition as prior to excavation, including restoration of any allowed paved surfaces as may be damaged or disturbed as part of such excavation.

The easements provided for herein shall include the right of the Grantor and successors in title to cut any trees, brush and shrubbery, remove obstructions and take other similar action reasonably necessary to provide economical and safe installation, operation and maintenance. The Grantor and successors in title shall have no responsibility to the Grantee, his successors or assigns, to replace or reimburse the cost of said trees, brush and shrubbery or obstructions if cut or removed or otherwise damaged.

(2) When public water and/or sewer lines and services are installed for use by TMP 17-A-10 (5.809 acres), the owner of TMP 17-A-10 (5.809 acres), at his expense, shall also install the water and sewer lines for each utility to the common boundary line between TMP 17-A-10 (5.809 acres) and TMP 17-A-10A (1.174 acres) with the lines sized so as to allow service to the existing buildings on TMP 17-A-10A (1.174 acres) and additional buildings (in place or planned) to include heavy commercial usage. The owner of TMP 17-A-10 (5.809 acres) will also, at his expense, make connection from the boundary line for operational usage of water and sewer lines to the above mentioned building on TMP 17-A-10A (1.174 acres) prior to any excavation and abandonment of the septic system and fields located on TMP 17-A-10 (5.809 acres) for use by the existing or future buildings (in place or planned) on TMP 17-A-10A (1.174 acres). The owner of TMP 17-A-10A (1.174 acres) shall be responsible for all engineering and connection fees associated with connecting water and sewer to the existing buildings on TMP 17-A-10A (1.174 acres) from the common boundary line between TMP 17-A-10 (5.809 acres) and TMP 17-A-10A (1.174 acres). Once the public water and sewer is operational and serving TMP 17-A-10A (1.174 acres), the owner of TMP 17-A-10A (1.174 acres) shall release the septic system easement reserved over TMP 17-A-10 (5.809 acres) in paragraph (1)(A) above.

(3) TMP 17-A-10 (5.809 acres) is conveyed subject to the following restrictions made for the benefit of TMP 17-A-10A (1.174 acres):

(A) No fencing may be constructed on TMP 17-A-10 (5.809 acres) within twenty (20) feet of the common boundary line between TMP 17-A-10 (5.809 acres) and TMP 17-A-10A (1.174 acres).

(B) Trash receptacles of any kind may be placed only in an area fenced and landscaped so as not to be visible from TMP 17-A-10A (1.174 acres) and not within 20 feet of

the common boundary line between TMP 17-A-10 (5.809 acres) and TMP 17-A-10A (1.174 acres).

(C) All buildings on TMP 17-A-10 (5.809 acres) must be orientated so the front of each building is orientated towards State Route 53, State Route 636, or the common boundary line between TMP 17-A-10 (5.809 acres) and TMP 17-A-10A (1.174 acres).

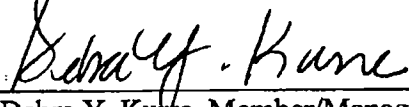
This property is conveyed subject to the matters contained herein and to any and all easements, restrictions, reservations, and conditions contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the above described property which have not expired by limitation of time contained therein or have not otherwise become ineffective.

This deed is executed by all the Members/Managers of the Grantor.


WITNESS the following signatures and seals:

GLORYSTONE, L.L.C., a Virginia limited liability company, Grantor

BY:  (SEAL)
James A. Kurre, Member/Manager

BY:  (SEAL)
Debra Y. Kurre, Member/Manager

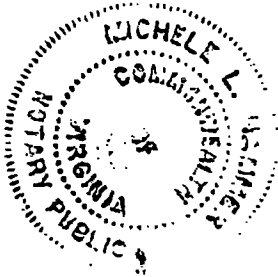
BY:  (SEAL)
Daniel W. Best, Member/Manager

 (SEAL)
Daniel W. Best, Individually, as Grantee

646 687

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

The foregoing instrument was acknowledged before me this 12th day of August, 2005, by James A. Kurre as Manager/Member of Glorystone, L.L.C.



Michele L. Hammer
Notary Public

My Commission Expires: 30 April 2009

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

The foregoing instrument was acknowledged before me this 12th day of August, 2005, by Debra Y. Kurre as Manager/Member of Glorystone, L.L.C.



Michele L. Hammer
Notary Public

My Commission Expires: 30 April 2009

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

The foregoing instrument was acknowledged before me this 12th day of August, 2005, by Daniel W. Best as Manager/Member of Glorystone, L.L.C. and by Daniel W. Best, individually as Grantee.



Edward H. Smith
Notary Public

My Commission Expires: November 30, 2005

\\REA\224920.7

APPROVED BY FLUVANNA
COUNTY PLATS OFFICER

Andrew V. Sorrell

PLATS OFFICER

8/19/05

DATE OF APPROVAL

Parcel 8E
Sclater Trust
D. B. 309-415

Parcel (9) 1
James & Billy Haden
D. B. 244-635

Tax Map Parcel 17-A-10
GLORYSTONE, LLC
5.809 ac.
D. B. 370-243

Tax Map Parcel 17-A-10A
GLORYSTONE, LLC
1.174 ac.
D. B. 370-243

Parcel 13
Michael Vlasis, et ux.
D. B. 335-465

THOMAS JEFFERSON PARKWAY
Route 53
50' R/W

'A' 2 story
frame house
37.6' x 28.4'
'B' frame shed
17.4' x 23.1'

NO.	RAD	TAN	ARC	DELTA	CHORD	CH. BEARING
1	1120.92'	67.76'	135.35'	6°55'06"	135.27'	N10°52'14"E
2	1170.92'	26.80'	53.60'	2°37'21"	53.59'	N13°01'00"E
3	525.00'	49.28'	98.26'	10°43'26"	98.12'	S40°35'59"W

SURVEY SHOWING PROPOSED EASEMENTS
TAX MAP 17 PARCELS 10 AND 10A

THE GLORYSTONE, LLC PROPERTIES

CUNNINGHAM DISTRICT, FLUVANNA COUNTY, VIRGINIA

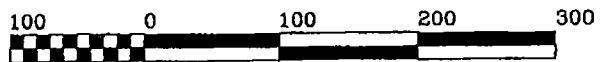
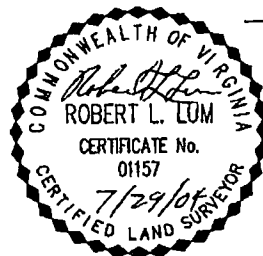
SCALE: 1" = 100' DATE: JULY 29, 2004

170010.DWG

LUM'S LAND SURVEYS, INC.

P.O. BOX 154 PALMYRA, VA. 22963-0154

PHONE: (804) 589-8396



VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF FLUVANNA COUNTY

St. R. Tax			The foregoing instrument with acknowledgment was
Co. R. Tax			admitted to record on <u>August 12, 2005</u> at
Transfer	<u>1.00</u>		<u>5:48 P. M.</u> In D.B. <u>646</u> Page(s) <u>682-689</u>
Clerk	<u>21.00</u>		Recording costs paid as shown.
Grantor Tax	<u>0.35</u>		Teste: <u>[Signature]</u> , Deputy Clerk
Total \$	<u>23.00</u>		<u>Bouson E. Peterson, Jr., Clerk</u>

A Copy
 Teste: [Signature]
 Bouson E. Peterson, Jr., Clerk
 Fluvanna County Circuit Court
 Palmyra, Virginia 11/20/08

0502

ORIGINAL FINAL DECREE FILED IN CIVIL FILE FOLDER #14CL158.

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF FLUVANNA

PRISCILLA FORSTBAUER FOX,
Plaintiff,

v.

Case No. CL14-158

LAKE MONTICELLO OWNERS' ASSOCIATION
DAVID R. ONIMUS
JANE G. ONIMUS,
Defendants.

FINAL DECREE

This cause came on this day to be heard upon the complaint filed by Plaintiff and the pleas and answers of Defendants filed in response thereto; upon the pretrial briefs submitted by counsel for Plaintiff and Defendants; upon the *ore tenus* hearing conducted on March 26, 2015, at which Plaintiff and Defendants were present in proper person or by corporate representative and by counsel, during which the Court received evidence from Plaintiff and Defendants consisting of testimony from the parties and their respective witnesses as well as exhibits; upon the letter opinion of this Court dated May 26, 2015; upon the motions for reconsideration filed by Defendants, and the response of Plaintiff to such motions; upon a hearing on said motions to reconsider held on October 9, 2015; and was argued by counsel.

Upon consideration whereof the Court doth ADJUDGE, ORDER and DECREE that its opinion letter dated May 26, 2015 be, and hereby is, incorporated into this Decree as fully as set forth herein *in haec verba*.

The Court doth further ADJUDGE, ORDER and DECREE that the motions to reconsider filed by Defendants by, and hereby are, denied.

Upon final consideration whereof the Court doth ADJUDGE, ORDER and DECREE as follows:

1. That Plaintiff, for herself and her successors in interest, has, as an appurtenance to her property described in deed dated February 5, 1976 and recorded in the Office of the Clerk of this Court in Deed Book 115 at Page 388, by virtue of a deed dated August 20, 1974 and recorded in the aforesaid Clerk's Office in Deed Book 107 at Page 413, a right of way of ingress and egress over Jefferson Drive in Lake Monticello Subdivision, this being the property of Defendant Lake Monticello, in order to access State Route 636. Jefferson Drive and its intersection with State Route 636 are shown on plat of Phase Twelve-Edgewood, Lake Monticello, dated November 1973 and recorded in the aforesaid Clerk's Office in Deed Book 104 at Pages 114 through 117. This right of way is the width of the Jefferson Drive right of way, which is fifty feet (50').

2. That Plaintiff, for herself and her successors in interest, has, as an appurtenance to her property described in the deed of record in the aforesaid Clerk's Office in Deed Book 115 at Page 388, a right of way of ingress and egress over the Stub lying on the property of Defendant Lake Monticello connecting the property of Plaintiff with Jefferson Drive. The Stub is depicted on the aforesaid Lake Monticello Subdivision plat recorded in the aforesaid Clerk's Office in Deed Book 104 at Page 117. The Stub is bounded on the north by the southern property line of Lot 454, Phase Twelve, Lake Monticello, on the south by the northern boundary of the "Reserved Area" shown on the plat, on the west by Jefferson Drive, and on the east by the property of Plaintiff.

3. That the width of Plaintiff's right of way over the Stub is fifty feet (50'), that is, the entire area of the Stub, as shown on the Lake Monticello Subdivision plat recorded in the aforesaid Clerk's Office in Deed Book 104 at Page 117.

4. That Plaintiff and her successors in interest may use the rights of way over Jefferson Drive and the Stub for any purposes to which the property of Plaintiff may now, or in the future, reasonably be devoted. However, the uses of the Jefferson Drive right of way and the Stub right of way are subject to the restrictions set forth in the deed of record in the aforesaid Clerk's Office in Deed Book 107 at Page 413. Plaintiff is not now in violation of those restrictions. **The Court, at this time, declines to adjudicate whether or not hypothetical future uses of the two rights of way and Plaintiff's property violate those restrictions.**

5. That Defendants Onimus have, as an appurtenance to their property, Lot 454, Phase Twelve-Edgewood, Lake Monticello Subdivision, a right of way over the entire width of the Stub by virtue of a deed dated July 31, 1995 and recorded in the aforesaid Clerk's Office in Deed Book 286 at Page 521, subject to the limitations set forth in such deed. However, the right of way of Defendants Onimus is subordinate to the right of way of Plaintiff.

6. That Defendants Lake Monticello and Onimus, and their successors in interest, are hereby permanently enjoined from rendering any portion of Plaintiff's fifty foot (50') right of way, including the Stub right of way, unusable for ingress and egress to and from Plaintiff's property. Accordingly, said Defendants shall forthwith remove any materials, plants and / or shrubs located within the Stub, that interfere or disrupt with Plaintiff's free passage along any area of the fifty foot (50') Stub right of way, and said Defendants shall share in any costs such removal may entail.

7. That the plea of laches asserted by Defendants Onimus is denied.

8. That the Clerk of this Court shall cause a certified copy of this decree to be recorded in the current deed book in his Office, which decree shall be indexed in the names of Plaintiff and Defendants.

And this cause is ended.

ENTER:



Judge

DATE:


2/22/16

Asked For And Excepted To:

Ralph E. Main, Jr.
VSB # 13320
Boyle, Bain, Reback, Slayton & Kelsey
420 Park Street
Charlottesville, Virginia 22902

Counsel for Friscilla Forstbauer Fox

Seen And Excepted To:



Francis L. Buck
VSB # 12361
211 East High Street
Charlottesville, Virginia 22902


Counsel for Lake Monticello Owners' Association

~~see~~ *extra items on page attached*

0957
0134

957 134

Seen And Excepted To:

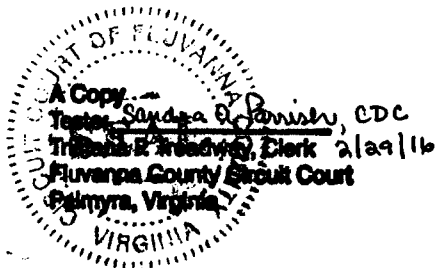


Tucker Griffin Barnes
By: Masy Ann Barnes
VSB # 29779
307 West Rio Road
Charlottesville, Virginia 22901

Counsel for David R. Onimus and Jane G. Onimus

Lake Monticello Owners' Association exception to the Final Decree:

For the reasons that the court's decision is contrary to the law and evidence because the court failed to apply the rule of practical construction; and the court's erroneous findings that (1) the parties to the easement intended to create a 50 feet wide right of way despite building a fence separating the properties with a gate only 12 feet wide; (2) the parties to the deed of easement intended to enclose the "stub" with a fence although the fence built within six months of signing the deed did not enclose the "stub"; (3) there were no other possible locations for the access road; and (4) the parties intended the access easement to be 50 feet wide because the roads in the subdivision are 50 feet wide. The court erred in requiring the Association to remove from the right of way any materials, plants and/or shrubs even though the Association did not plant nor authorize anyone to place or plant any materials, plants or shrubs in the stub. It takes exception for the reasons set forth in its motion to reconsider which is incorporated herein by reference.



0957
0136

957 136

INSTRUMENT #1600502
RECORDED IN THE CLERK'S OFFICE OF
FLUVANNA COUNTY ON
FEBRUARY 29, 2016 AT 02:50PM

TRISTANA P. TREADWAY, CLERK
RECORDED BY: SAP

STATE OF VIRGINIA
COUNTY OF Fluvanna, to-wit:

This instrument was acknowledged before me by David S. Haney, in my County and State aforesaid, on the 20th day of November, 1974.

My Commission expires: 9-28-74 Mrs. Opal Browning
Notary Public

VIRGINIA: In the Clerk's Office of the Circuit Court of Fluvanna County November 26, 1974
The foregoing deed was this day received in said office, and thereupon together with the certificate(s) thereto annexed admitted to record at Local M. S. tax imposed by Sec. 58.1-4 (2) paid

Richard A. George Clerk

12-11-74

WHEREAS, Lake Monticello Corporation is developing a recreational community in Fluvanna County, Virginia, and in connection with such development will construct a small lake (hereinafter referred to as the "lake"), and whereas, Mary E. Webber is the owner of adjoining land, a portion of which will be flooded by the lake, and whereas, Mary E. Webber has agreed to grant Lake Monticello Corporation a perpetual exclusive easement to flood a portion of her property in exchange for the conveyance to Mary E. Webber of certain other property, Now therefore,

THIS DEED, made this 20th day of August, 1974, by and between Lake Monticello Corporation, a Virginia corporation, (hereinafter sometimes referred to as Lake Monticello), the party of the first part, and Mary E. Webber, formerly Mary Elizabeth Forstbauer (hereinafter sometimes referred to as Webber), party of the second part,

W I T N E S S E T H :

That for and in consideration of the exchanges contained herein and other good and valuable consideration, Lake Monticello Corporation hereby GRANTS, BARGAINS, SELLS and CONVEYS WITH GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto Mary E. Webber, all that certain tract or parcel of land in Fluvanna County, Virginia, designated as Parcel A, containing 10.215 acres as shown on a plat of B. Aubrey Huffman & Associates, dated January 28, 1974, which is hereto attached. This conveyance is made subject to existing easements and restrictions of record in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia.

Mary E. Webber in consideration of the conveyances herein hereby GRANTS, BARGAINS, SELLS and CONVEYS WITH GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto Lake Monticello Corporation

Orig. Deed returned to: 12-12-74
McGuire, Woods & Battle
Court Square Building
Charlottesville, Virginia
Patricia Payne, W.C.

its assigns, and successors in title, a perpetual and exclusive easement over all of Parcels B and C as shown on the attached plat of B. Aubrey Huffman, dated January 28, 1974, for the purpose of constructing and maintaining a lake. Webber also conveys unto Lake Monticello Corporation an easement to construct and maintain a fence along the northern boundary of Parcel A and the southern boundary of Parcels B and C and then to the intersection of a new road to be constructed and Jefferson Drive. Lake Monticello shall further have the right of ingress and egress over the land of Webber for the purpose of constructing, inspecting and maintaining such fence, and also for the purpose of maintaining the shoreline of the lake. Lake Monticello covenants to construct within six months of July 19, 1974 and maintain a thirty-nine inch heavyduty woven fence along the aforesaid boundaries, using treated posts, six and one-half feet high, with one strand of barbed wire two inches above the weave. Lake Monticello shall place not more than four gates (in addition to the gate hereinafter described located at Jefferson Drive) along the fence at such place as may be mutually agreed between Webber and Lake Monticello. In the event the lake is ever abandoned by Lake Monticello, its successors or assigns, the easements herein described shall revert to Webber and all covenants of maintenance by Lake Monticello shall cease.

Webber and her guests, her heirs, successors in interests or assigns reserve for the benefit of her land the right to use the lake for recreational purposes only.

Webber covenants not to take any action or make any use of her land other than normal agricultural use, which will cause or result in pollution of the lake. This covenant shall run with the land of Webber and be binding upon all successors to her in title.

Lake Monticello and its assigns and successors in title covenant that no facility shall be constructed other than the lake and the fencing on Parcels B and C and that Parcels B and C will not be used as a beach facility. Lake Monticello and its assigns and successors in title further agree not to allow or permit any nuisance to be conducted on these parcels by Lake Monticello property owners, their guests or agents, or principals of Lake Monticello.

Lake Monticello also grants unto Webber as an appurtenance to her property a right of way over Jefferson Drive as a means of ingress and egress from a newly constructed road on Webber's property out to State Route 636; provided, however, such right of way may be used only by conventional vehicles and not by heavyduty equipment vehicles and provided that any damage done to Jefferson Drive as a result of the use shall be repaired within a reasonable time or paid for by Webber or her successors in title.

For and in consideration of the new access right of way, Webber hereby conveys and releases unto Lake Monticello Corporation any and all other access easements which she may have over the lands of Lake Monticello.

Lake Monticello covenants to place at the intersection of Jefferson Drive and the proposed lake a gate with a sign indicating no trespassing by property owners of Lake Monticello and/or their guests, and/or agents or principals of Lake Monticello.

WITNESS the following signatures and seals:



ATTEST:

[Signature]

LAKE MONTICELLO CORPORATION

By [Signature]

Mary E. Webber (SEAL)
Mary E. Webber

107 416

STATE OF VIRGINIA

COUNTY OF ALBEMARLE, to-wit:

Signed, acknowledged and sworn to before me this 6th day
of November, 1974, by H. D. Faulkner as
President of Lake Monticello Corporation.

My Commission expires: Sept. 28, 1977

Mrs. Edna B. Swearing
Notary Public

STATE OF VIRGINIA

COUNTY OF Albemarle , to-wit:

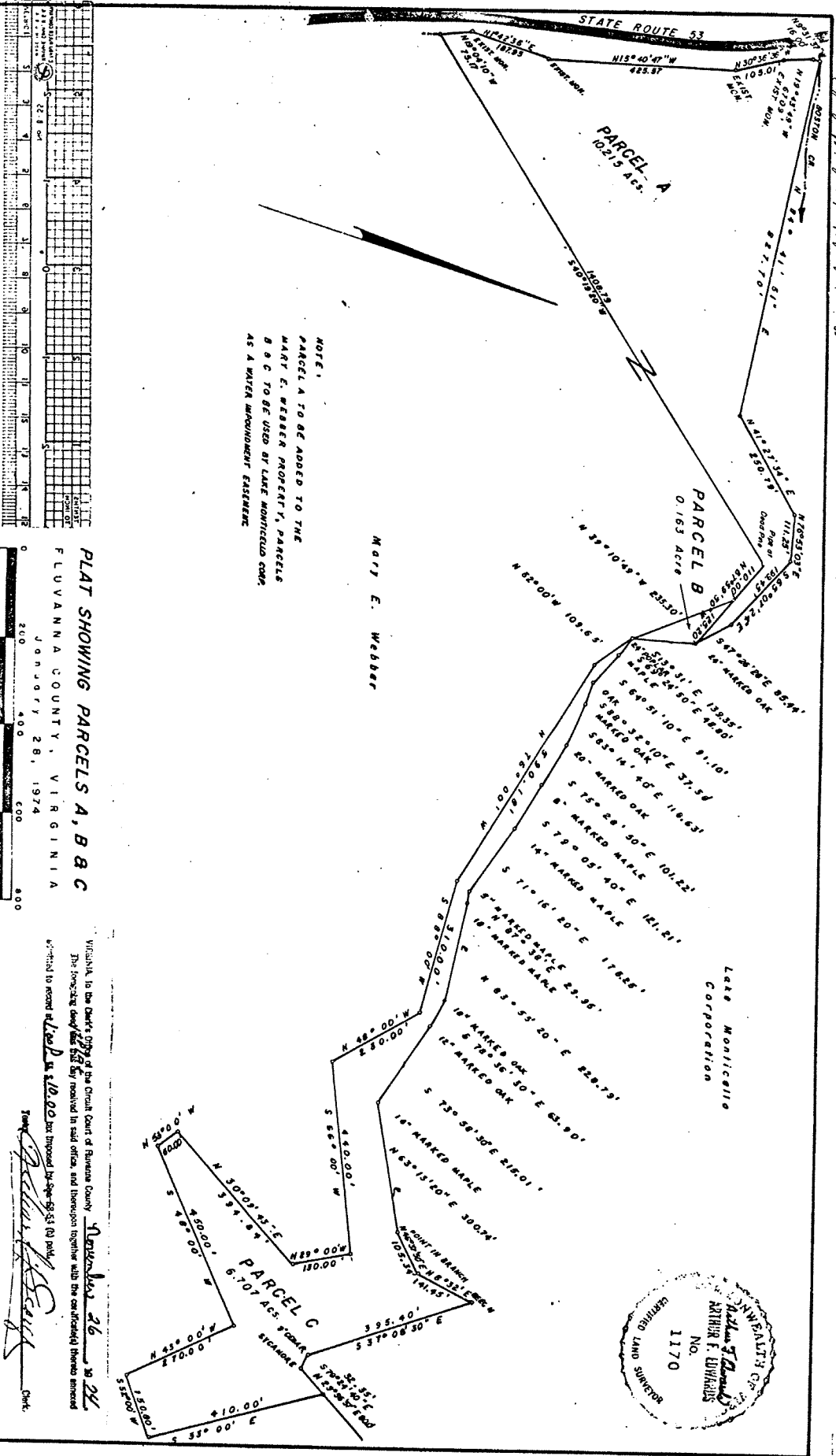
Signed, acknowledged and sworn to before me this 15th day of
October, 1974, by Mary E. Webber.

My Commission expires: Nov. 20, 1977

Robert G. Jett
Notary Public



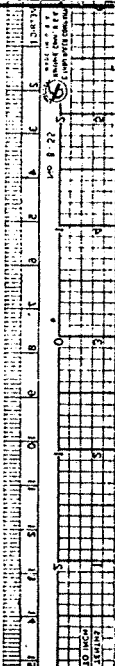
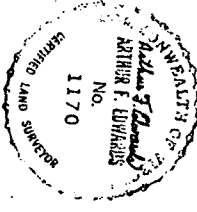
Original plat filed with clerk
dated December 11, 1974



NOTE:
 PARCEL A TO BE ADDED TO THE
 MARY E. WEBBER PROPERTY, PARCELS
 B & C TO BE USED BY LAKE MONTICELLO CORP.
 AS A WATER IMPROVEMENT EASEMENT

MARY E. WEBBER

LAKE MONTICELLO
CORPORATION



PLAT SHOWING PARCELS A, B & C
 FLUVANNA COUNTY, VIRGINIA
 JANUARY 28, 1974

B. AUBREY HUFFMAN & ASSOCIATES
 GRAPHIC SCALE IN FEET
 0 200 400 600 800

CHARLOTTESVILLE, VIRGINIA

Witness to the Clerk of the Circuit Court of Fluvanna County November 26, 1974
 The foregoing plat was by received in said office and thereupon together with the certificate thereto annexed
 entered to record at 10.00 per imposed by 99-933 (a) only
 Clerk: *[Signature]*