

FLUVANNA COUNTY PLANNING COMMISSION

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

January 11, 2022
Organizational / Regular Meeting 7:00 pm

TAB AGENDA ITEMS

1 – CALL TO ORDER BY THE COMMUNITY DEVELOPMENT DIRECTOR, THE PLEDGE OF ALLEGIANCE, AND A MOMENT OF SILENCE

2 – 2022 ORGANIZATIONAL MEETING OF THE FLUVANNA COUNTY PLANNING COMMISSION

- Nominations for Election of Chair and then organizational meeting is taken over by the Chair
- Nominations for Vice Chair for 2022
- Adoption of a Resolution entitled: Organizational Meeting of the Fluvanna County Planning Commission 2022
- Adoption of the 2022 Regular Meeting Calendar Dates
- Adoption of Planning Commission By-Laws and Rules of Procedures

3 – COMMUNITY DEVELOPMENT DIRECTOR’S REPORT (Power Point Slides)

4 – PUBLIC COMMENTS #1 Limited to 5 minutes per speaker for items not scheduled for a Public Hearing

5 – APPROVAL OF DRAFT MINUTES

Minutes of December 7, 2021

SUP 21:07 Dominion Energy – A request for a special use permit to construct an electrical substation (major utility) on Tax Maps 17, Section A, Parcels 51 and 71. The request is located on the north line of Ruritan Lake Road (SR 619) and it is approximately 100 feet east of the intersection with Branch Road. The parcels are zoned A-1 Agricultural, General and are located within the Rural Residential Planning Area and the Cunningham Election District.

SUP 21:08 Virginia United Methodist Housing Development Corporation – A request for a special use permit to construct senior multi-family dwellings by increasing the maximum gross residential density above 2.9 dwelling units per acre with respect to 5.9 +/- acres known as Tax Maps 9 Section A Parcels 14 and 14C1. The request is located along the north line of Lake Monticello Road (SR 618) at Manor Boulevard. The parcels are zoned R-3, Residential Planned Community and are located in the Rivanna Community Planning Area and the Palmyra Election District.

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

*For the Hearing-Impaired a Listening device is available upon your request. TTY access number is 711 to make the arrangements.
For Persons with Disabilities – If you have special hearing needs then please contact Fluvanna County Administration at 434.591.1910.*

7 – PRESENTATIONS: 2040 Fluvanna County Comp Plan – How Can we Get Involved throughout 2022?

Serve on a Subcommittee / Submit E-comments through online Portal / Attend monthly Open House events

Douglas Miles, AICP, CZA will provide detailed information on the interactive 2040 Comp Plan preparation.
There will be opportunities to provide written comments and mark Draft GIS maps at the Open House events.

8 – SITE DEVELOPMENT PLANS: None

9 – SUBDIVISIONS: None

10 – UNFINISHED BUSINESS: None

11 – NEW BUSINESS: Discussion of Subcommittee Appointments

Fluvanna County Staff received electronic and hand written submittals and with the snow & power loss closures the week of January 3rd through 7th 2022 now all of the Subcommittee appointments will occur at February 8th meeting.

12 – PUBLIC COMMENTS #2 Limited to 5 minutes per speaker

13 – ADJOURNMENT

Douglas Miles

Community Development Director Review

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PLEDGE OF ALLEGIANCE

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

ORDER

1. It shall be the duty of the Chair to maintain order and decorum at meetings. The Chair shall speak to points of order in preference to all other members.
2. In maintaining decorum and propriety of conduct, the Chair shall not be challenged and no debate shall be allowed until after the Chair 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 Chair shall be the judge of such breaches, however, the Commission may vote to overrule both.
4. When a person engages in such breaches, the Chair 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 Chair. Members of the Commission are not expected to respond to questions, and response to questions shall be made at the Chair'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 or a scheduled item.
 - Speakers should be brief and avoid repetition of previously presented comments.
3. ACTION
 - At the conclusion of the public hearing on each item, the Chair 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 it will not be permitted.

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MOTION: I move to elect _____ as Chair of the Fluvanna County Planning Commission for the calendar year of 2022.

MOTION: I move to elect _____ as Vice Chair of the Fluvanna County Planning Commission for the calendar year of 2022.

AGENDA PLANNING COMMISSION January 11, 2022

SUBJECT: Election of Officers

TIMING: Routine

DISCUSSION:

As has been your practice in the past, the Community Development Director opens the meeting and calls for the nomination and election of the Chair.

Upon the election of the Chair, the elected Chair will then call for the nomination and election of the Vice Chair.

The Organizational meeting of the Commission will be conducted first and then move to the Regular meeting in order to conduct the business on the Agenda.

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director

MOTION: I move the Fluvanna County Planning Commission adopt the Planning Commission 2022 Regular Meeting Calendar dates, as presented.

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director



2022 Planning Commission

Planning Commission

Meeting Dates

Tuesday, January 11th

Tuesday, February 8th

Tuesday, March 8th

Tuesday, April 12th

Tuesday, May 10th

Tuesday, June 7th

Tuesday, July 12th

Tuesday, August 9th

Tuesday, September 13th

Tuesday, October 11th

*Wednesday, November 9th

Tuesday, December 13th

Dates with a * have been moved from their regularly scheduled date due to observed holidays or other reasons.

Carysbrook Performing Arts Center

8880 James Madison Highway

Fork Union, VA 23055

Regular Meetings at 7:00 pm

JANUARY

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NOVEMBER

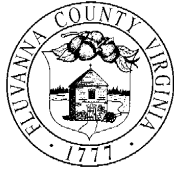
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DECEMBER

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Fluvanna County Planning & Community Development Department
132 Main Street / Post Office Box 540 Palmyra, VA 22963 / 434.591.1910

Douglas Miles, AICP, CZA, Director
E-mail: dmiles@fluvannacounty.org



**PLANNING COMMISSION
County of Fluvanna
Fork Union, Virginia**

RESOLUTION

At an Organizational meeting of the Fluvanna County Planning Commission held on Tuesday, January 11, 2022 in Fork Union, Virginia, the following action was taken:

| <u>Present</u> | <u>Vote</u> |
|--------------------------|-------------|
| Barry A. Bibb | |
| Lewis Johnson | |
| Harold Lagomarsino | |
| Gequetta "G". Murray-Key | |
| Ed Zimmer | |

On a motion by _____, seconded by _____, and that carried by a vote of 5-0 the following resolution was adopted:

2022 Organizational Meeting of the Fluvanna County Planning Commission

WHEREAS, the Code of Virginia requires an annual organizational meeting for the Planning Commission for the election of officers and the conduct of such other business as to meeting dates and times and;

WHEREAS, the Planning Commission does now conduct such an organizational meeting.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission that it does hereby generally designate the Morris Room in the Fluvanna County Administration Building as its meeting place for regular meetings to be held on the first Tuesday after the first Wednesday of each month at 7:00 pm. Additional meeting space locations, dates and times, may be needed, following the 2022 Planning Commission By-laws, as adopted.

Adopted this 11th day of January 2022 by the Fluvanna County Planning Commission.

ATTEST:

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director

Fluvanna County Planning Commission
BYLAWS AND RULES OF PRACTICE AND PROCEDURES
Adopted: January 11, 2022

I. CREATION. The Fluvanna County Planning Commission, hereinafter called the “Commission”, is an appointed body provided by the Code of Virginia, Section 15.2-2210, or as amended. The Commission consists of five (5) members, one (1) appointed from each election district and one (1) representative of the Board of Supervisors. The Board of Supervisors representative does not vote by directive of the Board of Supervisors.

II. PRINCIPAL ADDRESS. 132 Main Street, Palmyra, Virginia 22963; Mailing Address: Post Office Box 540, Palmyra, Virginia 22963.

III. COMMISSION CHAIR. At the first meeting of the year, the Commission selects one of its members to serve as Chair. The Chair is a voting member and serves for one (1) year.

IV. COMMISSION VICE CHAIR. At the first meeting of the year, the Commission selects one of its members to serve as Vice Chair. The Vice Chair is a voting member and serves for one (1) year.

V. COMMUNITY DEVELOPMENT DIRECTOR. The Community Development Director shall be Clerk to the Commission and his or her general duty is set forth in the Code of Virginia, Section 15.2-2217. He or she shall maintain an office at the same address as the Commission.

VI. COUNTY ATTORNEY. The County Attorney assists the Commission in analyzing the facts; provides advice and action in legal matters and represents the Commission in civil actions.

VII. QUORUM FOR THE EXERCISE OF COMMISSION BUSINESS. A majority of the commission shall constitute a quorum in order to conduct Commission business. A vote of the majority of those present is necessary to take action on an issue.

VIII. PUBLIC SESSIONS.

A. Except as otherwise directed the regular public meeting of the Commission shall be held on the 1st Tuesday after the 1st Wednesday of the month at 7:00 p.m. The meetings shall generally be held in the County Administration Building in the Morris Room in Palmyra, VA.

B. A special meeting may be held at the call of the Chair or by the application of three members given to the Community Development Director. There shall be at least seventy-two (72) hours written notice for a special meeting.

IX. MEETING AND ATTENDANCE.

A. All meetings and business shall be conducted in accordance with these Rules, Robert's Rules of Order Newly Revised, 11th Edition, and the law of Virginia. In the event of conflict, the law of Virginia shall govern.

B. Meetings will be held on the 1st Tuesday after the 1st Wednesday of the month. If the meeting date falls on a holiday, a new meeting date will be scheduled by the Chair. Meetings shall start at the appointed time, and if the Chair is not present, the Vice Chair shall preside. If neither the Chair nor the Vice Chair is present, the Community Development Director shall call the meeting to order and preside for the election of a Temporary Chair.

C. Any person making a written or electronic presentation or demonstrating a matter by way of a picture, slides or a similar document for inclusion in the record of the hearing shall provide the Community Development Director a copy of such item three (3) days prior to the meeting at which such person wishes to make a presentation.

D. The Community Development Director shall list all items requested on the agenda. If, in the opinion of the Community Development Director, an agenda item is not appropriate for consideration by the Commission, he shall inform the Chair, and if the Chair is in agreement, the Commission shall first discuss whether to entertain the agenda item.

E. The Community Development Director and Chair shall allocate time to items on the agenda, as is necessary, for appropriate consideration by the Commission.

F. The Commission shall consider all items docketed on the agenda before taking any other items unless an undocketed item is brought by consent of the Commission.

G. Time permitting, items not on the agenda shall be heard as the final items of the Commission's business. If time does not, in the opinion of the Chair, permit hearing items on the agenda, they shall be carried over to the next regular or special meeting.

H. The Chair's vote on all issues before the Commission shall be recorded as being given with the prevailing side, unless the Chair clearly votes otherwise.

I. Meetings shall be adjourned no later than 11:00 pm unless continued by unanimous vote of the Commission members.

X. CONDUCT OF BUSINESS

A. When the question is called and there is no dispute, the Chair shall call for the vote.

B. Whenever any member wishes to abstain from voting on any question, he or she shall so state and, if because of a conflict, shall indicate in accordance with the Virginia Conflict of Interests Act, Virginia Code § 2.2-3100 et seq., or as amended, and his or her abstention shall be announced by the Chair and recorded by the Clerk.

C. Exhibits or electronic slides before the Commission shall become the property of the Commission and shall be filed with the Community Development Director.

D. Citizens shall not speak at a meeting until they are recognized by the Chair. Citizens shall request recognition by addressing the Chair and then await acknowledgement. At his or her discretion, the Chair may permit a dialogue without individual recognition between members of the Commission or between a member and a citizen if such dialogue is orderly and contributes to the expedition of the business. Such discussion will be discouraged.

E. Prior to opening a meeting at which one or more public hearings will be held, the Chair shall recount the rules under which the hearing shall be operated, but he or she may amend the rules during the hearing by giving notice of the change to the Commission.

F. At the beginning of the public hearing, the Chair shall call upon the Community Development Director or the Chair of the committee handling the matter at hand or shall recount a description of the issue placed before the hearing.

G. Subject to revocation or extension by the majority of the commission assembled, the Chair may in all matters establish a maximum time for consideration of the matter, and/or limit the amount of time available to each speaker on a matter and/or limit the number of times each speaker may address the Commission on a matter. Notwithstanding the foregoing statement, every Commission member shall be entitled to make a statement on every matter before the Commission and the call for the question shall not be entertained until all members who wish to exercise this right shall have done so.

H. All members or citizens shall limit their comments before the Commission. The Chair has the option of requiring speakers to sign up before being authorized to address the Planning Commission.

I. The Commission has set forth the following rules for presentation time limits:

1. Individual presentations placed on the Commission's agenda shall be limited to ten (10) minutes in duration.
2. Individual presentations listed under the agenda item "Public Comments" shall be limited to five (5) minutes in duration.
3. Statements from the public during the "Public Hearing" on individual agenda items shall be limited to five (5) minutes.
4. Complete presentations on Commission action items shall be limited to not more than ten (10) minutes.

5. The above limitations may be extended only by majority consent of the Commission.

XI. ORDER

A. It shall be the duty of the Chair to maintain order and decorum at meetings. The Chair shall speak to points of order in preference to all other members.

B. In maintaining decorum and propriety of conduct, the Chair shall not be challenged and no debate shall be allowed until after the Chair 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.

C. No member or citizen shall be allowed to use abusive language, excessive noise, or in any way incite persons to use such tactics. The Chair shall be the judge of such breaches.

D. When a person engages in such a breach, the Chair may:

1. Order the person to stand silent,
2. Order the person's removal from the building, or,
3. Order the person removed from the County Property.

XII. COMMITTEES. There will be no standing committees. Ad hoc committees will be appointed by the Chair, as needed. Constitutional Officers may be appointed to committees.

XIII. RULES

A. The bylaws may be suspended at anytime by a majority vote of the Commission.

B. The bylaws may be amended by a majority vote of the Commission, but only at the regular meeting next held after the proposed amendment has been announced at a regular meeting.

XIV. RECORD OF THE MEETING. The Clerk of the Commission or another person acting in the capacity shall electronically record each regular meeting. Recordings are the property of Fluvanna County. A stenographic record shall not be admissible as evidence of what transpired at a meeting, unless the person taking the record has been sworn prior to making the record. Audio recordings are available on the county website at www.fluvannacounty.org/meetings

2022 Fluvanna County Planning Commission Sheet

Barry Bibb, Commissioner - Cunningham District

Address: 2935 Antioch Road, Scottsville, VA 24590

Home Phone: (434) 286-3414 / Mobile Phone: (434) 960-3417

Email: bbibb@fluvannacounty.org

Term Ends: 06/30/2024

Gequetta "G" Murray-Key, Commissioner - Rivanna District

Address: 17 Ashton Road, Palmyra, VA 22963

Mobile Phone: (434) 409-3120 Email: gkey@fluvannacounty.org

Term Ends: 06/30/2022

Lewis Johnson, Commissioner - Fork Union District

Address: 539 East River Road, Fork Union, VA 23055

Mobile Phone: (434) 607-2948 Email: ljohnson@fluvannacounty.org

Term Ends: 06/30/2025

Howard Lagomarsino, Commissioner - Palmyra District

Address: 24 Jennings Drive, Palmyra, VA 22963

Home Phone: (434) 466-2510 Email: hlagomarsino@fluvannacounty.org

Term Ends: 06/30/2024

Ed Zimmer, Commissioner - Columbia District

Address: 8023 Venable Road, Kents Store, VA 23084

Home Phone: (757) 653-7511 Email: ezimmer@fluvannacounty.org

Term Ends: 06/30/2022

Patricia B. Eager, Board of Supervisors Representative

Palmyra Board of Supervisors Electoral District

Address: 1107 Mechunk Creek Drive, Troy, VA 22974

Mobile Phone: (434) 295-2194 Email: peager@fluvannacounty.org

Douglas Miles, AICP, CZA, Community Development Director

Physical / Mailing Address: 132 Main Street / Post Office Box 540 Palmyra, VA 22963

Planning Office: (434) 591-1910 Email Address: dmiles@fluvannacounty.org

Revised: January 2022

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES**

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

**December 7, 2021
Regular Meeting 7:00 pm**

MEMBERS PRESENT:

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

STAFF PRESENT:

Eric Dahl, County Administrator
Douglas Miles, Community Development Director
Jason Overstreet, Senior Planner
Will Tanner, Deputy County Attorney
Valencia Porter, Administrative Programs Specialist
John Wilson, PE, VDOT Louisa Residency (online)
Bill Wuensch, PE, EPR Transportation (online)
Ritchie Constantino, LM VFD, Fire Chief (online)

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

At 7:00 pm, Chair Bibb called the December 7, 2021 Regular Meeting to Order, conducted the Pledge of Allegiance and it was followed by a Moment of Silence.

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

Mr. Miles provided a brief Powerpoint presentation on the proposed Village Oaks Senior Living Apartment master plan that the Virginia United Methodist Housing Development and through Powe Studio Architects, have proposed Village Oaks Senior Living, as a 120 unit age-restricted and independent-living apartment complex on 5.9 acres at the entrance to the Village Oaks, in an R-3 Residential Planned Community. He stated that the applicant would conduct a Virtual Community Meeting on Thursday, December 16th at 6:00 pm and Zoom invitations have been sent out to the surrounding community and to the LMOA General Manager across the street.

3. **PUBLIC COMMENTS #1:**

Chair Bibb opened the Public Comments period at 7:14 pm to the public and stated please provide you name and address and you have five (5) minutes to talk about anything not on tonight’s Planning Commission meeting agenda.

Wayne Nye at 176 Village Boulevard, he spoke about increasing traffic issues in the County.

Brook Reynard at 97 Virginia Avenue, he spoke about the zoned commercial development not being built for commercial uses but rather it is now being proposed for new senior apartments.

Tom Diggs at 947 Jefferson Drive, he spoke about the upcoming Comprehensive Plan schedule.

James von Ottenritter at 2126 Nahor Manor Road, he spoke about applying for the right to have a parade of vehicles in Fluvanna County with FCSO and VDOT – Louisa Residency Office.

Debra Kurre at 19 Laguna Road, she spoke about the written comments she provided to the Planning Commission on November 9th not being in the December 7th Commission packet. It was later determined that they were her written comments from when she spoke under the November 9th Public Comments period and they were recorded in those meeting minutes.

With no one else coming forward from the audience or online wishing to speak, Chair Bibb closed the Public Comments period at 7:38 pm.

4. **MINUTES:**

| | | | | | |
|---------|--|-------------------------|---------|--------|-------------|
| MOTION: | I move that the Planning Commission approve the Minutes of November 9, 2021, as presented. | | | | |
| MEMBER: | Bibb (Chair) | Murray-Key (Vice Chair) | Johnson | Zimmer | Lagomarsino |
| ACTION: | | Second | | Motion | |
| VOTE: | Yes | Yes | Yes | Yes | Yes |
| RESULT: | Approved 5-0 | | | | |

5. **PUBLIC HEARINGS:**

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

Eric Dahl, County Administrator provided an overview summary of the proposed FY 23-27 Capital Improvement Plan that was submitted, ranked and is being recommended onto the Board of Supervisors for their Approval purposes in the Fluvanna County Budget process.

| CAPITAL PROJECTS | COMPREHENSIVE PLAN | DEPT RANK | PC RANK |
|--|---------------------------|-----------|---------|
| <u>COMMUNITY SERVICES</u> | | | |
| PG Park Spray Grounds | Chapter 2 & 7 | 2 | 2 |
| PG Park Soccer Fencing | Chapter 7 | 1 | 1 |
| PG Multi-Purpose Shelter | Chapter 2 & 7 | 1 | 1 |
| PG New Baseball/Softball Athletic fields | Chapter 2 & 7 | 2 | 2 |
| PG Basketball & Tennis Courts | Chapter 2 & 7 | 1 | 1 |
| PG Park Multigenerational Center | Chapter 2 & 7 | 1 | 1 |
| PG Outdoor Swimming Pool & Building | Chapter 2 & 7 | 1 | 1 |
| <u>PUBLIC WORKS</u> | | | |
| Capital Reserve Maintenance Fund | Chapter 3,11, & 12 | 1 | 1 |
| Public Works Major Equipment | Chapter 3: Infrastructure | 1 | 1 |
| Courthouse HVAC & Lighting Controls | Chapter 3: Infrastructure | 1 | 1 |
| Carysbrook Equipment Storage Shed | Chapter 3: Infrastructure | 1 | 1 |
| Library HVAC System Replacement | Chapter 3: Infrastructure | 1 | 1 |
| Energy Recovery Unit – Public Safety | Chapter 3: Infrastructure | 1 | 1 |
| Social Services Vehicles | Chapter 9: Human Services | 1 | 1 |
| Paving Admin-Public Safety Parking Lots | Chapter 3: Infrastructure | 1 | 1 |
| County Vehicles | Chapter 4: Transportation | 1 | 1 |
| <u>PUBLIC SAFETY</u> | | | |
| SHERIFF | | | |
| Sheriff Vehicles | Chapter 11: Public Safety | 1 | 1 |
| FIRE & RESCUE | | | |
| Vehicle Apparatus – Replacement | Chapter 11: Public Safety | 1 | 1 |
| <u>SCHOOLS</u> | | | |
| Capital Reserve Maintenance Fund | Chapter 3,10,11, & 12 | 1 | 1 |
| School Safety Vestibules | Chapter 4 & 11 | 1 | 1 |
| Paving and Resurfacing | Chapter 10 & 11 | 2 | 2 |
| FMS Athletic Field Lights | Chapter 10 & 11 | 1 | 1 |
| Middle School Annex Floor & Bleachers | Chapter 10 & 11 | 2 | 2 |
| School Buses | Chapter 4, 10 & 11 | 1 | 1 |
| Student Transport/Facilities Vehicles | Chapter 4, 10 & 11 | 1 | 1 |

Chair Bibb opened the Public Hearing at 7:15 pm, with no one coming forward in the audience or online Chair Bibb closed the Public Hearing at 7:16 pm with minor discussion on the CIP Plan.

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| MOTION: | I move that the Planning Commission recommend approval of the FY2023-FY2027 Capital Improvement Plan (CIP) as presented, with a list of funding priorities as prepared by the Planning Commission. | | | | |
| MEMBER: | Bibb (Chair) | Murray-Key (Vice Chair) | Johnson | Zimmer | Lagomarsino |
| ACTION: | | | Second | | Motion |
| VOTE: | Yes | Yes | Yes | Yes | Yes |
| RESULT: | Recommended Approval 5-0 onto the Board of Supervisors | | | | |

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.

Jeremy Swink, VP, Stanley Martin Homes, presented on behalf of the applicant, Southern Development, providing a comprehensive update to their Statement of Proffers and Plan.

PRELIMINARY MASTER PLAN CHANGES:
Reduction in density; maintained focus on the age targeted segment – at least 35% of homes must offer one floor living; added buffer between Morris property and Fox property to match other perimeter buffers; limited access to the adjacent communities by removing the existing connection with the Fox property and by modifying entrance road and the connection with the Villages of Nahor; added parking opportunities within the community by increasing proposed road widths and they amended layout to preserve onsite wetlands, streams, buffers aside from required road crossings and the revised Preliminary Master Plan is dated November 29, 2021.

TRAFFIC IMPROVEMENTS AT ENTRANCE:
Added a cul-de-sac to the existing Garden lane entrance, closing it for new neighborhood traffic while still permitting access for the existing uses; added median to Village Boulevard to prevent traffic from making left turns from new neighborhood into existing neighborhood streets; new access plan will permit drivers from existing neighborhood to use new entrance as a right-in and left-out only access; and added 200 foot right turn taper on Route 53 West; added 200 foot left turn taper and storage on Route 53 East; Dedicated ROW for a future round-about opportunity.

REMOVAL OF THE EXISTING CONNECTION TO LAKE MONTICELLO:
Removed existing connection from Fox property into Lake Monticello; added new emergency access into existing Garden Lane; and dedicated additional ROW for future improvements to Garden Lane.

OFFSITE TRAFFIC IMPROVEMENTS ON ROUTE 53:
Stated since 2014, 18 accidents have occurred at the Tufton Gate entrance to Lake Monticello; Development team proposed a new 200 foot left-turn taper and storage lane on Route 53 East, as well as a 540 foot transition lane on Route 53 West to improve the safety of the intersection; Improvements require acquisition of approximately 1.3 acres of offsite right-of-way for grading, new road improvements, and stormwater management on the Peters property opposite gate; value of right-of-way acquisition plus the construction costs is estimated at \$1.6 million dollars.

ADDITIONAL CONSIDERATIONS:
TRAFFIC: Conducted a traffic study and propose on-site and off-site improvements to not only serve the proposed development, but the community at large for better traffic flow in the area.
SCHOOLS: Reduction in the planned density with an added focus on more move-down buyers.
ON-SITE PARKING: Increased Road widths to allow for additional parking within the community.
STORMWATER MANAGEMENT/ENVIRONMENTAL CONCERNS: Preservation of onsite wetlands and nearby streams with development subject to DEQ and Stormwater management standards.

Chair Bibb asked if the Planning Commissioners had any more questions about what had been presented to them by Mr. Swink and there were some additional questions and comments.

Chair Bibb asked about closing off Garden Lane and talked about the cul-de-sac, and asked how is that going to affect emergency traffic? How are they going to be able to get into the proposed

project? Will they have to circumvent and drive around Lake Monticello and get in another way?

Mr. Swink stated one idea I have in particular that we have not fully designed yet would be that we are certainly open to discussing is that where that cul-de-sac terminates, we think there is a strong desire to limit public traffic from Garden Lane that goes all the way up to the Lake and back where the cul-de-sac is proposed to terminate now. I am certainly open to an emergency access that starts where that cul-de-sac terminates and go all the way back to our emergency access entrance on Garden Lane.

Chair Bibb asked is part of Garden Lane still a gravel road and would that be paved by you?

Mr. Swink replied, yes it could be paved. **Chair Bibb** he stated I am not asking would it be?

Mr. Swink replied, yes the proffers, as submitted does not speak to it all.

Chair Bibb So who would be responsible for paving Garden Lane then?

Jermey Swink stated he would be happy to proffer it if that is what you are asking us to do.

Chair Bibb asked that if Chief Constantino would like to come online and state his concerns.

Chief Constantino stated the concerns that they have is the access to and from their proposed subdivision in the event that their new entrance off Route 53 is blocked due to an accident on Route 53. Our concerns are about the proposed turn lane from Village Boulevard into Village Gardens, and the width of that roadway. As our fire apparatus cannot make the turn without jumping a curb, and if we have to jump onto a curb then that would cause real damage to the underside of the fire apparatus. We do have drains and for the functions of the fire apparatus and my opinion we would like to keep the secondary access just for emergency vehicles from Jefferson Drive by opening up Garden Lane to their proposed emergency access and have first response vehicles use that as a new emergency access gate.

Chair Bibb stated that you talked about people from the Villages of Nahor and the proposed subdivision not being able to come into the Villages of Nahor, but what about people cutting through the Villages of Nahor into the proposed subdivision, could they still do that?

Mr. Swink stated that he believes that is how the new road layout is designed to stop the cut through traffic and they can only make a Left out and then a Right in coming in from Route 53.

Chair Bibb asked so they cannot go straight through to get to the proposed Village Gardens?

Mr. Swink replied that they cannot go straight to Village Gardens but can go out to Route 53, so why would anyone cut through on Village Boulevard when they would just stay out on Route 53.

Vice Chair Murray-Key stated she sees a reduction in density but what is that, what reduction in density was made since the last time that this request was before us at the last Public meeting?

Mr. Swink stated I believe initially it was submitted as 355 units now to be reduced to 325 units.

Vice Chair Murray-Key asked when you came up to speak you said you were taking over this request from Southern Development or did you say that there would now be a partnership?

Mr. Swink stated yes, we are partners working through the approval process, but my company would be the one to post the bonds, put the shovels in the ground, do the development work, build the homes, to dedicate the streets, as Stanley Martin Homes, and as this project's builder.

Vice Chair Murray-Key stated tonight she received the letter from AQUA and I am just trying to review that and to understand the whole water thing and I go back to what I have asked before. AQUA with this project has talked about the 70 or so individuals that may be impacted by the new development and how they need to address it. My concern is as the water company, the other individuals or those other areas with needs have not been addressed for years and that the proposal of them going to do the things that they stated that they would do. We just have not seen that from them. The Lake residents that already do have AQUA that they would be negatively impacted for years to come by you know trying to deal with those same issues still not being addressed. Has there been further conversations since the last meeting because I

asked about this at the last meeting. Has it been discussed further about how AQUA intends to address the issues with the water for the Lake as a whole as opposed to just where you all are planning to build now?

Mr. Swink stated if there are discussions around the adjacent improvements that could take place and have greater benefit that certainly is something I would be happy to look into. But I will be honest and say that I have not had those conversations with AQUA a lot more related to other projects within their service area that leaves something to be desired with their existing customers. AQUA will have to answer those questions and maybe their letter it will address it.

Vice Chair Murray-Key stated what you have proposed in terms of the density reduction you are talking about 30 homes and that based on the traffic and the safety are there any numbers or presentation or anything that you have from VDOT of what 10% it actually does to the traffic numbers and how that impacts overall. Because I was expecting a greater reduction in density in relation to our concerns with the traffic impacts so that is just off the top of my head right now.

Mr. Swink stated he thought maybe our approach was that we would have more impacts by making significant off-site improvements versus you know reducing any trips in a way you know because I think the magnitude of what we are proposing on the outside you know how far off exceeds the impact of maybe that we could create with the off-site improvements. I have not received comments back from VDOT and they have received our traffic study and will comment.

Mr. Miles Staff received a letter from John Aulbach, PE, Aqua President at 4:00 pm today via e-mail that addressed four (4) different topics: that Aqua Virginia does have sufficient water and wastewater capacity and intends to serve Village Gardens; Southern Development will have the responsibility to construct all required infrastructure and to obtain the VDH and VDEQ permits; the 72 existing customers their water pressures comply and we will work to make them better; and that finally the discussions with Southern Development have continued and an Aqua service agreement will be completed once Fluvanna County has granted approval for the proposed use.

Chair Bibb stated after looking at your traffic study and I wondered if it was thought out very well as it does not seem exactly right to me. Then the additional traffic from Colonial Circle and it makes me wonder about your traffic report. It just does not seem logical that when you have that many people on the road. I know VDOT has not had a chance to look at the traffic report and all of the other things that you have in front of us now. I do not think that they are really ready to comment on it so it is kind of hard for me to know other than we do not have a lot of answers to the questions that we have on this proposed use and traffic generation right now. We understand that the Traffic Engineer from EPR is available online so he can come forward.

Bill Wuensch, EPR stated he is a traffic engineer and a registered professional engineer in the state of Virginia. We provided this traffic study and as a look at the traffic situation for Southern Development looking at the tables what you are seeing on the screen are the land use codes per what is called the trip generation manual. It is from the Institute of Transportation Engineers (ITE) and it is the standard of how we estimate trips for development. It is also exactly per VDOT standards and their requirements. So the land use code the LU code corresponds to a section in that book and the number is the number of units. So when you see 322 that is the total number of units for the traffic numbers. If you are looking at the hourly volumes you see the columns for am and pm, and that is where we project the amount of traffic that occurs in the peak hour.

The peak am hour is four consecutive 15 minutes and also the peak pm hour and so what this is telling us here is that in the am we would expect to see 53 cars coming into the site and 163 cars leaving the site. Likewise in the evening we would expect to see 181 within that one hour as the peak hour of the day that also corresponds to the peak hour of traffic on Route 53. So it is 181 cars coming back into the site, and likewise 107 leaving. So, really the numbers to focus on here I think are these hourly volumes of in the am 216 total. When you add the am in and out the pm 288 total again adding the ins and outs together. Those are the numbers that we put together for the analysis for the turn lane to see how long of a turn lane is warranted, and also to measure the amount of delay and queuing at that location for once everything is built and operating, what kind of conditions do we expect to see out there if that helps to explain it.

Chair Bibb asked what the traffic there now in the same area? How much does this help the percentages is it going to add and increase the traffic in this area? Please explain it further.

Mr. Wuensch stated a series of illustrations further into that document and figure three what this shows is the existing traffic volumes passing the entrance location. So, the figure on the left side shows the upper one there the upper left if you will this way I am looking at it, there is in the morning there are 216 cars in the hour, heading towards Palmyra, and then 437 cars in the hour heading up to the north towards Charlottesville. The upper right that is the evening it is sort of intuitive you see more cars coming from the north 521 in the hour and 244 going to the north from Palmyra, so 521 from the north going south towards Palmyra, so that is the traffic count today. If you look at the next figure four what we have done is we have grown the traffic from the previous figure by a growth factor which represents it without this site in year 2026.

What do we project the traffic to be and that is based on historical growth. So just trending and so we adjust we call this the no build traffic volume for 2026, and similarly it is pretty similar to the last set of volumes we discussed but they have increased some amount here for instance in the pm. So the upper right today's volume was 521 coming from the north going south in 2026 without this site it increases by about 18 cars in that hour. In figure six here is what we estimate the site trips to be so this is only this site only. The traffic for the new site we have taken out the background volumes, and this is the volumes coming in and out of the site as we project, so you see the focus on the pm, that the heavier time for the left, that is 121 left turns in an hour about two a minute and 60 cars heading into the site from the south. So the leaving you have got the 43 to the right and the 64 heading south so now we have got the projected traffic for this site.

In the next figure we put it all together. We add it all together so in figure seven this is where we put it all together so all this is also a good way to kind of compare right so you have got 127 focus on the upper right, the upper right figure for the pm that is 127 left turns and 539 through so finally getting to the answer to your question - how much more traffic is it really? Well that compares it so without this without the site you would have about 535 - 540 but we have added 127 left turns to that from the north, similarly you know you look at it from the south you see a similar comparison with 252 going through and 63 to the right so there is your new site traffic compared to what is basically background traffic.

Chair Bibb does that take into consideration the increased amount of traffic that is going to come from Colonial Circle with the 325 units being built there. You are just estimating what you think that is going to be increased or are you considering any other new developments there?

Mr. Wuensch stated it is a trend line as an increase in traffic. So, we have not gone and done a build out analysis or anything like that. Traditionally, each new development will add traffic into the mix we know. We have not been asked to study that just the traffic in this development.

Chair Bibb stated that he has a major concern about the traffic and the fact that the increased traffic is there and I think the additional Colonial Circle units are going to add some to it. As he stated a lot of that is not being considered in there and it needs to be by this applicant. We also talk about the fact that the traffic that is not going to cut through the Villages of Nahor. I do not care what anybody says that a certain amount of people are going to cut through there. So, I am thinking of looking at the amount of people there. I just think the amount of cars that they are projecting in my mind it is going to be a lot more, so I am very concerned about that now.

Vice Chair Murray-Key stated that she agrees with Chair Bibb about the traffic as you know we are talking about rezoning for more residential homes and then we know that Colonial Circle is on the way with 325 residential units. So, for months we have already been talking about this and my main concern is that the traffic study is not ready as it has not been reviewed by VDOT. So, if VDOT is not ready then why are we trying to make decisions without having all the facts?

After listening to the Fire Chief talking about the fire apparatus issues and Mr. Lagomarsino being the Albemarle Fire Chief you know the one thing we all want is for there to be safety. I think we all need further clarity and I need clarity in order to make a decision and I am just struggling with all of the incomplete information why is it not finished for this case request?

Mr. Lagomarsino stated you said that you have listened to the people of The Villages of Nahor and that is why you are adding that island so that they cannot turn from Garden Lane into there, so am I correct? So, if they are traveling down Garden Lane that they cannot turn into there?

Mr. Swink stated yes, it would be Village Boulevard extended and not be on Garden Lane.

Mr. Lagomarsino, stated so one of the things that I have heard the people say is that they are concerned about cut through traffic. I do not hear anything that is addressing it coming off of Route 53 cutting through their neighborhood. Then the other thing that I am concerned about is that entrance that you are going to have to close off was probably built as a secondary access for fire apparatus. So now with the Garden Lane cul-de-sac you have essentially eliminated the second access for fire apparatus for The Villages of Nahor. So that is a problem for me and then the other thing that I am concerned about with AQUA is being able to provide the needed fire flow for those new structures granted single-family homes are only probably about a thousand gallons per minute that is required. There are very few hydrants in the area right now that can provide that and what about all of these Townhouse structures for fire suppression purposes.

Mr. Swink stated I do not think we can fully prevent cut through traffic while keeping some sort of connection between these two neighborhoods. We would have to eliminate that connection all together to prevent any cut through traffic. I would say with all of our improved entrances and right-of-way dedication the traffic is predicated on what may occur there in the future and we are trying to address it now the best that we can in the request. We are proposing measures that far exceeds the entrance that the community of 300 homes versus a smaller community.

So while it could happen I am skeptical that folks would bypass the good entrance and which is closer to enter into their community than to drive through and be farther from it. As some traffic could be from someone missing a turn and that would be from their perspective to get to the destination. What I am proposing is we would have the proper access by taking the newly terminated cul-de-sac area and run an emergency access road out to allow for fire apparatus straight up to where the Garden Lane exists today in the gravel road state. So in other words not to eliminate the fire secondary access altogether but make an improved access and then from AQUA's perspective allow for them to use that same emergency access road. As I do not know but I have heard that fire pressure may be a concern from the water provider and we will look into the kind of water modeling that is taking place and it is something you know we will look into further. We can deal with those things once we are constructing the infrastructure.

Mr. Lagomarsino stated would that not be something that is built into the process that those fire flow standards are met so that we can be assured that they are where they need to be?

Mr. Swink stated absolutely I think we are dealing with the same thing at Colonial Circle and not necessarily for just the single family homes but there is an apartment component for fire flows, where there are possible tank and pressure system upgrades and holding tanks needed there.

Chair Bibb he read from the Staff Report on Page 122 of the packet. As it seems like that was written in by the staff as part of the Staff Report and I know that you have increased a portion of the commercial area, but are you addressing all the concerns that have been raised by staff?

Mr. Swink stated in his experience commercial development and particularly uses like grocery stores they are basing their decision to locate somewhere on two factors. One, is traffic so the amount of traffic that drives by the store on a daily basis. Two, does that market have enough new rooftops especially new housing options that promote the need for that type of new use.

I do know that I have even heard the discussion about there is some commercial land available here that has not been fully utilized yet. I surmised that it is because those two factors are not fully in place for it to be perfectly viable for those type of new commercial users. I do know with Colonial Circle there are a couple folks that are talking now to Mr. Peters and he is retaining the commercial property. So, I would imagine as we create more rooftops and more traffic, and you know the income stabilizes or increases over time those commercial users will start to appear.

Chair Bibb stated but we are addressing what is required in the R-3 zoning? As he continued by reading the other section in the Staff Report on page 124 by stating as I look back at a lot of the R-3 properties that Southern Development has been involved with the commercial proffers they have been either amended or not completed and then there is just more residential dwellings.

Mr. Miles stated that what you are reading from is found originally in the November 9th Staff Report because up to December 7th that was all that we had received from the applicant and we were questioning whether the R-3 zoning district requirements were being met and they have now added three (3) acres of commercial development that was previously slated for the townhouse units. Generally, in our Staff analysis and the R-3 typical commercial uses would be things such as: bakeries, banks, small restaurants, retail stores, and medical and professional

office buildings. Unfortunately, within the R-3, Residential Planned Community District there is not a minimum requirement of commercial land that has to be zoned like there is a 25% open space requirement within the R-3 zoning district. We will need to work on that in the future.

Chair Bibb stated we have the adjoining properties and we have the neighborhoods there what positive effect would this proposed project have on the surrounding area as I just do not see it?

Mr. Swink stated that I believe the big one is the 1.6 million dollars in road improvements outside of the Tufton Gate. I do not know what that costs to do it in the public realm, but certainly the right way acquisition alone is pretty significant for a better, safer community.

Chair Bibb stated that the access area to the Tufton Gate you do not own that land, as it is still owned by another property owner, is that right?

Mr. Swink stated I am the contract purchaser for the right-of-way and have that in writing now.

Chair Bibb asked do you think it will have any negative effects on the surrounding area?

Mr. Swink stated I would say the anxiety for change is the negative effect that I see a lot when we come in. Change is uncomfortable it is hard for the community. As I know it causes a lot of anxiety with people, certainly the noise from construction, the noise of nail guns, and the big old equipment running around all that, so all that is a nuisance to the surrounding neighborhood.

Chair Bibb stated that he is not talking about when you are building but I am talking about the project itself. What about the traffic going through The Villages of Nahor, and what about the additional traffic in this area, what about the effect on neighboring agricultural properties. Are you saying there is no negative effect on any of that?

Mr. Swink stated I am not sure I foresee a big negative effect on the neighbors. As I mean again other things that I mentioned like the kind of the initial effect in the initial perception with what I have seen in my experience is that we are building communities that bring in you know people.

These people are becoming friends with their neighbors, they are not bad folks and I do think they are moving here regardless. I think what we are trying to do is to help Fluvanna County to execute the Rivanna Community Area Plan that if we are going to have housing here is where we want it. I think we are trying to do that in a way that addresses the concerns on the traffic versus having them, people are coming to live in the rural areas and not just to do rural cluster developments. I think what we are trying to do is capture that demand, as I do agree that the demand it is out there. Nobody moves from you know where they are moving from because Stanley Martin is building a great community. In Fluvanna County, they may choose Fluvanna County because they are already moving here. Fluvanna County is a good place to live we are just trying to develop within the confines of the plan that is out there, so that we can manage all the traffic impacts, so the neighborhood can manage any other impacts to the agricultural lands.

Mr. Lagomarsino stated he is still trying to understand how we are in these situations with the Comprehensive Plan where it says that we want residential development here. Then we have to go through a rezoning for that and I do not understand the zoning history and whether we do not need this rezoning to occur since it will just be residential zoning and not any commercial. Can they perform Rural Clustering and not have to go through a conditional rezoning request?

Mr. Miles stated Southern Development has been a developer of cluster developments here in the Planning area of Fluvanna County. Look at River Oaks and the rear of Sycamore Square, they will just look at their rural clustering options to develop on this property. They only have to build state maintained roads and none the proffered right-of-way dedication and road improvements will be done by them. They can build up to 50-60 lots in a similar fashion to Island Hill on Broken Island Road which is 49 lots plus the residual lot which was done by Southern Development and Ryan Homes. As that can be done on this property with additional traffic out onto Garden Lane.

Chair Bibb stated you are talking about half of 116 acres you could build 58 houses in a cluster subdivision a total of only 58 lots on 25% of the land with 75% of open space which is a lot less.

Mr. Lagomarsino stated you can build almost three units by right in R-3 zoning, you are talking 50-60 homes versus the 320 homes or go by right but with none of the transportation proffers.

Mr. Miles stated you would have to build state maintain roads but have none of the proffers.

Deputy County Attorney Will Tanner stated the Fox property private Deed restrictions are not something that the Fluvanna County Planning Commissioners needed to consider now based upon his research and on the legal research of his law partners and could proceed forward.

Chair Bibb opened the Public Hearing at 8:51 pm and asked that speakers state their name and address and keep their comments to five (5) minutes under this second Public Hearing period.

Jeffrey Ciucias at 149 Jefferson Drive stated that he is not against the development but he does not think that the case applicant has met the required criteria for approval purposes.

James von Ottenritter at 2126 Nahor Manor Road spoke in opposition of Village Gardens, as proposed by Southern Development, as an R-3, Residential Planned Community development.

Steve Smith at 6 Sunset Court spoke in opposition of Village Gardens next to Tufton Pond and the potential environmental impacts directly into Lake Monticello and surrounding waterways.

Larry Henson at 26 Piedmont Lane, LMOA President spoke in opposition of Village Gardens and he read through his Lake Monticello Owners' Association letter dated December 1, 2021.

Sandra Radford at 121 Mulberry Drive spoke about the danger of Route 53 at The Villages of Nahor and encouraged the Planning Commissioners to recommend denial of the case request.

Donna D'Aguanno at 148 Crape Myrtle Drive spoke in opposition to Village Gardens.

Brian Altherr at 127 Merry Oaks Lane spoke in opposition to Village Gardens.

Rebecca Persico at 160 Crape Myrtle Drive spoke in opposition to Village Gardens.

Jean Demarco at 1 Liebenow Court spoke in opposition to Village Gardens.

Bernard Taylor at 20 Hawks Place spoke in opposition to Village Gardens.

Brook Reynard at 97 Virginia Avenue spoke in opposition to Village Gardens.

Kristen McGhee at 17 Smokewood Drive spoke in opposition to Village Gardens.

Tom Diggs at 947 Jefferson Drive spoke in opposition to Village Gardens.

Suzy Morris at 6840 Thomas Jefferson Parkway spoke in opposition to Village Gardens and she emphasized the rural preservation aspects and that cattle farming exists on adjoining property.

Online County Residents:

Michelle Osborne at 5 Sunset Court spoke in opposition to Village Gardens next to Tufton Pond with environmental concerns, as she and her neighbors, help to maintain Tufton Pond.

Debra Kurre at 19 Laguna Road spoke in opposition to Village Gardens.

Bob Anderson at 262 Lexi Lane spoke in opposition to Village Gardens.

Chair Bibb closed the Public Hearing at 10:15 pm and stated that they would take a five (5) minute recess and then at 10:20 pm he resumed the Regular Planning Commission meeting.

Mr. Lagomarsino stated this application needs more work, I think there are some good things in it, some of the safety features they want to add, but I do not think it is a complete request.

Chair Bibb stated that he agreed with that statement.

Vice Chair Murray-Key stated that she mentioned it earlier that she was concerned about the water and I actually looked at it a couple of times because I was actually shocked that we have received it today. We have continued this project for several months now I am a firm believer in giving people an opportunity to present, and provide us with what we need in order to make an informed decision. Those decisions are not easy because people have different feelings and

how that they feel about it. About anything that we do and I do I think that it is important that I am clear about the facts that I do believe particularly in rural communities and need to have affordable housing. We do not want to become Northern Virginia but we do need to have the affordable housing for our senior community and I just ask everybody to consider the fact that we were once children and some of us now are grandparents and we want the best for seniors in our community and affordable housing for everyone within our community in the County.

Many of us just like myself we have come from somewhere else and are we saying that no one else can come and enjoy the same beautiful place that we do enjoy because of all the different development that we have talked about over the past several months there. We all came and picked a place and we made one of those same places our home. I do think that it is important that we try to make sure we are considering everyone in our community not from a negative perspective to say we have all these kids come here. We are making all of these communities and they are just for senior living. We want a community that allows everyone to live together.

However, I do want to be clear that I do not believe that growth is only for up at along Route 250 as we have seen in the Comprehensive Plan that there should be growth there that is why we’ve been talking about whether or not Southern Development has kept their promises about what they doing and what they are building. I do agree with some of the individuals who stated about building and being smart about it and we do need to evaluate and be smart about that. I will say it is not an easy decision you know we have to take care of our community if not this time then when? I do not think that the project is ready. Basic needs like water whether it is runoff or water pressure or our public service staff being able to get there to save the lives.

Those things are very important and I feel that you know just based on my recommendation and my vote that along with the individuals on the Commission that we have been giving and giving the opportunity to present the information that we are asking for and the responsibility is on the developer to present that information to us so that we can make informed decisions. We are accountable to the citizens and they have been very vocal and they have told us and we ourselves have done some in depth research. I want to make it clear that I do believe that we need affordable housing. I do believe we need amenities out here but there must be a balance and everything cannot be a no and everything cannot be a yes. We have to work as an entire community in order to make sure that everyone that wants an opportunity for good housing can access it and we can truly make the proper housing and space for everybody in the County.

Mr. Johnson stated I would like to say I appreciate you people coming out as some of you have been at all of three of these meetings that we have conducted for public comments and all of the phone calls and e-mails that we have received on this request. You all used this forum to express your feelings about this project and I believe in being responsive to the people and I want to thank you for that in the process.

Mr. Lagomarsino stated I just want to expand more on this as we have not received everything that we were looking for as we try to base each project on its own merits. He stated that the Comprehensive Plan does state that this is a growth area, but also there are rules in the Zoning Ordinance and you have got to put together a complete packet for us. You need to get the information to where it needs to be and I just do not think that we are there even with all of the presentations and maybe by the time that they get to the Board of Supervisors they can make the necessary changes.

| | | | | | |
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| MOTION: | I move that the Planning Commission Recommend Denial of ZMP 21:04, a request to amend the Fluvanna County Zoning map with respect to 122.6 acres of Tax Map 8, Section A, Parcel 18A, 17 Section A Parcel 10 and 17 Section 9 Parcels 1 & 2 to rezone from A-1, Agricultural, and R-3, Residential Planned Community to R-3, Residential, Planned Community and subject to the proffers dated November 30, 2021. | | | | |
| MEMBER: | Bibb (Chair) | Murray-Key (Vice Chair) | Johnson | Zimmer | Lagomarsino |
| ACTION: | | Motion | Second | | |
| VOTE: | Yes | Yes | Yes | Yes | Yes |
| RESULT: | Recommended Denial 5-0 onto the Board of Supervisors | | | | |

6. **PRESENTATIONS:**

None

7. **SITE DEVELOPMENT PLANS:**

None

8. **SUBDIVISIONS:**

None

9. **UNFINISHED BUSINESS:**

None

10. **NEW BUSINESS:**

None

11. **PUBLIC COMMENTS #2:**

Chair Bibb opened the second round of Public Comments at 10:32 pm and he asked that speakers provide their name and address and to limit their comments to five (5) minutes.

Donna D'Aguanno at 148 Crepe Myrtle Drive spoke on the Comprehensive Plan schedule.

Suzy Morris at 6840 Thomas Jefferson Parkway spoke on the Comprehensive Plan schedule.

Sandra Radford at 121 Mulberry Drive spoke on the Comprehensive Plan schedule in 2022.

Wayne Nye at 176 Village Boulevard thanked the Planning Commissioners for their actions.

With no one else coming forward in the audience or online to speak Chair Bibb closed the Public Comments period at 10:39 pm.

Vice Chair Murray-Key, asked Mr. Miles as far as you know individuals have been consistently asking us about the Comprehensive Plan and application process, is there anything different about it since we talked about the last time when people go to this website, what should they expect if someone in this room or online right now if they wanted to sign up to be a part of a subcommittee what do they need to do and where do they find the subcommittee application?

Mr. Miles stated that the subcommittee application it is available online and it will be made available until December 30th for those that want to be appointed up until 5:00 pm that day. There will be a selection process later in January depending on who becomes the Planning Commission Chair for the two subcommittees which are Rural Preservation and Future Land Use. As far as draft documents being posted we have not posted any of them until these two subcommittees start in 2022. The Zion Crossroads Gateway Plan is the most important part of the Plan and so Sandy Shackelford and Christine Jacobs we have all established the upcoming schedule and we will be getting that information out to the entire stakeholder group in the new year which includes Mr. Fairchild on our Board and then Ms. Jones for the Louisa County Board.

Planning work is ongoing right now with planning best practices with Goochland County that will occur this Friday as I do have appointments with each Planning Director or planning staff with all the surrounding localities like Goochland, Louisa and another locality that has not been decided upon yet, there continues to be work done and completing maps and graphics. The TJ PDC Plan work is the most important work and we are completing draft documents that will eventually be posted online for citizens to review and to provide their input in the process.

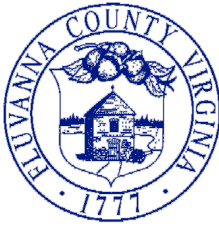
Vice Chair Murray-Key stated I just want to bring to your attention the acronym that stands for our regional housing group as we are looking at the different kinds of Zoom and/or in-person meetings and new information sessions going into next year. Talking about how the impacts of housing development in the rural communities as well as within the City and Albemarle County. It was a 200 page Regional Housing document that he and I took part in and Mr. Miles will be including it in the 2040 Draft Plan and it has been shared with the public on the TJ PDC website.

There were no other Planning Commissioner comments.

12. ADJOURNMENT:

Chair Bibb then adjourned the Regular Planning Commission meeting of December 7, 2021 at 10:44 pm. The minutes were recorded by Valencia Porter, Administrative Programs Specialist.

Barry A. Bibb, Chair
Fluvanna County Planning Commission



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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: SUP 21:07 Dominion Energy

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

General Information: This Special Use Permit (SUP) case request is to be heard by the Planning Commission on Tuesday January 11, 2022 at 7:00 pm at the Carysbrook Performing Arts Center.

Applicant: Dominion Energy

Representatives: Ben Jackson, PE, Kimley-Horn Engineering – Richmond Office
Heather Buck, PE, Dominion Project Manager – Richmond Office

Requested Action: **SUP 21:07 Dominion Energy** – A request for a special use permit to construct an electrical substation (major utility) on Tax Maps 17, Section A, Parcels 51 and 71. The request is located on the north line of Ruritan Lake Road (SR 619) and it is approximately 100 feet east of the intersection with Branch Road. The parcels are zoned A-1 Agricultural, General and are located within the Rural Residential Planning Area and the Cunningham Election District.

Existing Zoning: A-1, General Agricultural Zoning District

Existing Land Use: Tax Map 17, Section A, Parcel 51 is vacant and Tax Map 17, Section A, Parcel 71 is currently occupied by a single-family dwelling use.

Planning Area: Rural Residential Planning Area

Adjacent Land Uses: The adjacent properties are all zoned A-1 and they are farm tracts, single-family dwellings or are vacant.

Neighborhood Meeting:

A virtual neighborhood meeting was held on Thursday, November 18, 2021 at 6:00 pm. There were members from Fluvanna County as well as Dominion Energy and Kimley-Horn. There were no callers from the general public on the conference call and the meeting ended at 6:30 pm. Through this planning process we have not heard any concerns about their rebuilt substation use.

Comprehensive Plan:

Land Use:

The Comprehensive Plan designates this property as within the Rural Residential Planning Area. The 2015 Plan states: *Rural residential areas are linked to the rural cluster community element and generally surround the six community planning areas. Rural residential areas conserve open space by clustering development or developing on larger lots. Projects should achieve the goal of preserving as much open space, and thus rural character, as possible.* Dominion Energy seeks to remove the existing utility line and supporting structures from the 1930s and then constructing a modern switching station to serve Fluvanna County and all other regional power transmission.

Analysis:

This is a special use permit request for a new switching station site to be operated by the Central Virginia Electric Cooperative, also known as CVEC. The new switching station is needed since the 12.6 miles of 115KV line was constructed in the 1930s on H-frame structures and is at its end of service life. Therefore, this switching station would utilize 230KV / 115KV to ensure the safe and reliable service to CVEC after the removal of the old line from service in the immediate area.

The proposed land use is classified as a Major Utility and is defined in the Zoning Ordinance as:

Utility, major: Facilities for the distribution, collection, treatment, production, transmission and generation of public, private and central utilities including, but not limited to, transmission lines, production plants, electrical substations, pumping stations, treatment facilities, information and communication facilities.

Major utilities are permitted by SUP in the A-1 Zoning District and are subject to an approved site development plan. The applicant's representative has provided the concept plan details that are sufficient to move forward beyond a Sketch Plan to submit a Site Development Plan for the proposed electrical substation and associated equipment, provided this SUP request is approved.

When evaluating proposed land uses through a Special Use Permit, in addition to analyzing any potential adverse impacts of the proposed use, planning staff utilizes two (2) general guidelines for evaluation as set forth in the Zoning Ordinance:

First, the proposed use should not change the character and established pattern of the area.

The surrounding area contains an existing Dominion Easement and a CVEC power line running perpendicular to Ruritan Lake Road (SR 619) the west side of the property is owned by Ashley and James Birckhead which adjoins Dominion Energy's high-tension transmission lines, the south side adjoins the Vines farm, and to the east the Raymond and Chrystan Bunch property. The existing trees and shrubs they will be maintained on site, where possible, and additional evergreen trees they will be planted on site in order to supplement and screen the proposed use from the surrounding properties and from the public right-of-way as it is required by the Fluvanna County Zoning Ordinance.

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

Major utilities are allowed by SUP in the A-1 Zoning District and by-right uses that are similar in operation to this request, include minor utilities that are also defined in the Zoning Ordinance as:

Utility, minor: Facilities for the distribution and collection of public, private and central utilities including poles, lines, transformers, pipes, meters, information and communication distribution lines.

Section 22-1-2 of the Zoning Ordinance states that *its purpose is to promote the health, safety or general welfare of the public as well as to facilitate the creation of a convenient, attractive and harmonious community.* Planning staff has worked with the applicant to have the proposed use to comply with all requirements of the Zoning Ordinance to continue to provide electrical power.

Technical Review Committee:

Please find a summary of the Technical Review Committee (TRC) member comments during the regular TRC meeting that was held on Thursday, October 28, 2021 via a conference phone call:

Mike Brent, Palmyra Fire Department commented on the proposed site access onto Ruritan Lake Road for emergency vehicles and the installation of E-911 signage for safety purposes.

Andy Wills, CBO, Building Official provided his general Building Code comments for the switching station structure and retaining wall. He stated a Building Permit would be needed and he indicated he could receive the construction plans to provide further plan review comments.

Roger Black, E&SC Plans Reviewer provided his comments on the road and site grading for on-site retention purposes. Dominion Energy had noted that the VDEQ would be handling all of the inspecting and permitting on this site due to the presence of wetlands that would be disturbed.

John Wilson, PE, Land Use Engineer, VDOT – Louisa Residency he provided general comments that VDOT would look at the Low volume commercial entrance standards and VDOT Access management standards and most importantly the applicant would work with VDOT during the proposed site demolition and construction as that could take more than one (1) year to complete.

Douglas Miles, AICP, CZA, Community Development Director provided his comments based upon the Zoning Ordinance requirements and the recommended Special Use Permit conditions typically used for electrical substation use requests in Fluvanna County for compliance purposes.

He stated the Special Use Permit Staff Report will contain recommended conditions addressing standard requirements such as site screening, from the public right-of-way with landscaping materials, but would not be within the transmission right-of-way and the perimeter compound fencing would be designed to preclude any trespassing after the proposed facility is in operation.

Conclusion:

The Planning Commission should consider any potential adverse impacts, such as limited service vehicle traffic entering and exiting the site, noise or visual clutter, and whether the requirements of the Zoning Ordinance will effectively mitigate any potential impacts. Please be advised that during the Neighborhood Meeting, held virtually on November 18th, that no one from the general public called in with any concerns with the proposed electrical switching station land use request.

Recommended Conditions:

If approved, Staff recommends the following conditions:

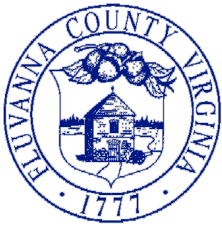
1. The Dominion Energy Concept Site Plan that is dated November 30, 2021 as prepared by Kimley-Horn shall be the subject property area for the special use permit request.
2. Prior to development of the site, a site development plan that meets the requirements of the Fluvanna County Zoning Ordinance shall be submitted for administrative approval.
3. The site shall be screened from view in accordance with the requirements of Section 22-24-7 of the Fluvanna County Zoning Ordinance and screening will not be required within the transmission right-of-way.
4. Any lighting shall not be directed toward the adjacent properties and it shall comply with Article 25 Outdoor Lighting Control of the Fluvanna County Zoning Ordinance.
5. Any noise shall comply with Chapter 15.1 of the Fluvanna County, Virginia Code.
6. The site shall be maintained in a neat and orderly manner so that the visual appearance from the public right-of-way and adjacent properties is acceptable to County officials.
7. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time.
8. Under Section 22-17-4 F (2) of the Fluvanna County Code, the Board of Supervisors has the authority to revoke a Special Use Permit if the property owner has substantially breached the conditions of the Special Use Permit.

Suggested Motion:

I move that the Planning Commission (Approve/deny/defer) SUP 21:07, a request to construct a major utility (electrical substation) on Tax Map 17, Section A, Parcel 71 and Tax Map 17, Section A, Parcel 51, subject to the seven (7) conditions as listed in the staff report.

Attachments:

SUP Application and APO Letter
Applicant's APO Letter
Textual Statement and Concept Plan



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PUBLIC HEARING NOTICE

January 3, 2022

RE: SUP 21:07 Dominion Energy Special Use Permit Request on Ruritan Lake Road

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

Meeting: Planning Commission Public Hearing
Date: **Tuesday, January 11, 2022 at 7:00 pm**

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

SUP 21:07 Dominion Energy – A request for a special use permit to construct an electrical substation (major utility) on Tax Maps 17, Section A, Parcels 51 and 71. The request is located on the north line of Ruritan Lake Road (SR 619) and it is approximately 100 feet east of the intersection with Branch Road. The parcels are zoned A-1 Agricultural, General and are located within the Rural Residential 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 any Public comments. Instructions for participation in the Public Hearing will be available on Fluvanna County's website along with the Meeting Agenda and Staff Report for this Special Use Permit request to replace this substation.

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

Nov. 2, 2021

**Grapevine Substation Electric Transmission Line Project
Ruritan Lake and Branch Roads**

Dear Neighbor:

At Dominion Energy, we are committed to staying connected with our customers and providing the latest information on work scheduled to occur in the communities we serve.

You are receiving this letter because we are currently proposing to build a new 230 kilovolt (kV) substation in Fluvanna County on Ruritan Lake Road which will replace an existing line built in the 1930s. This line has reached its end of service life and needs to be replaced to help maintain electric reliability in your area. The new substation will serve the existing Central Virginia Electric Cooperative (CVEC) transmission line.

To learn more about this project, we invite you to attend a conference call hosted by Dominion Energy and Fluvanna County, Virginia on Thursday, Nov. 18 at 6 p.m. During this call, you will have an opportunity to ask questions and share feedback.

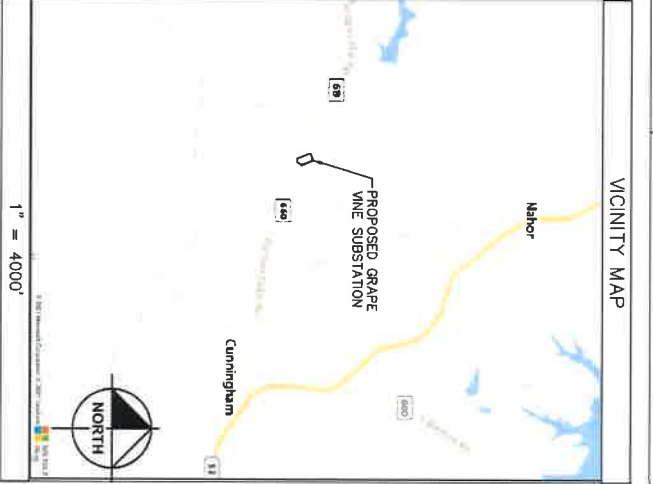
To access the call, dial the Fluvanna County Conference Call Line at **866-845-1266 and use Passcode 15855270#**. Please note you must hit # to join. If you have problems accessing the meeting, please contact Douglas Miles at dmiles@fluvannacounty.org. For project-related questions, contact Kristi Moore via email at Kristi.m.moore@dominionenergy.com or by calling 856-430-4784.

Your attendance is an important part of our commitment to engage the community in our project development. In addition, we want to inform you that in the wake of the ongoing public health concerns from the spread of the coronavirus, we are mindful of our activities and maintaining property owner interactions with the appropriate social distancing. The work we do is integral to maintaining grid reliability and our crews will continue to perform work as needed to provide reliable electric service.

Sincerely,

The Electric Transmission Project Team

Project Contact: Kristi Moore
Dominion Energy
Communications Specialist
856-430-4784
Kristi.m.moore@dominionenergy.com



NOTES:
1. SITE PLAN IS SUBJECT TO FINAL ENGINEERING AND IS SUBJECT TO CHANGE.



REVISIONS

| REV | DATE | DESCRIPTION |
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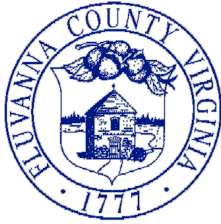
Kimley-Horn

1000 WEST LANE, SUITE 200, ROANOKE, VA 24060
TEL: 540-343-7000
FAX: 540-343-7001
WWW.KIMLEY-HORN.COM

CONCEPT SITE PLAN FOR
SPECIAL USE PERMIT

GRAPE VINE SUBSTATION
FLUVANNA COUNTY
VIRGINIA

| OPERATIONAL REGION | NAME | DATE | SHEET | SCALE |
|--------------------|------|----------|-------|-------|
| PROJECT | JLM | 11/20/21 | 1 | |
| DESIGNER | JLM | 11/20/21 | | |
| PROJECT ENGINEER | JLM | 11/20/21 | | |
| APPROVED BY | BVO | 11/20/21 | | |



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December 2, 2021

John Wilson, P.E.
Area Land Use Engineer
Virginia Department of Transportation
Land Development – South
P.O. Box 2194
Louisa, VA 23093

**RE: SUP 21-07 – Dominion Substation RL Road
Tax Map: 17-A-71 (Bunch); 17-A-51 (Birckhead)**

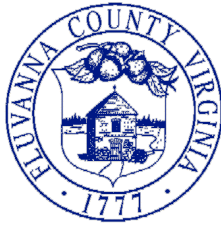
Dear Mr. Wilson:

Please find attached the site plans for the proposed electrical substation at 3439 Ruritan Lake Road. The proposed entrance appears to comply with VDOT standards, but it does require VDOT approval. Please respond with any comments for the applicant.

If you have any questions or concerns, I can be reached at (434) 591-1910, or you can email me at jwhalen@fluvannacounty.org.

Sincerely,

Jon-Mikel Whalen
Planner
Dept. of Planning & Community Development



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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Request: R-3 Density – Special Use Permit

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

General Information:

A Special Use Permit for an R-3, Residential Planned Community density increase request for a Planning Commission Public Hearing on **Tuesday, January 11, 2022 at 7:00 pm** within the Carysbrook Performing Arts Center.

Applicant:

Virginia United Methodist Housing Development Corporation

The mission of VUMHDC is to serve moderate-income persons in Virginia by providing high-quality, affordable senior housing in this specific scenario and nearby in Louisa at Epworth Manor.

We do all this by developing, operating and sustaining properties where we are the developer, primary owner or general partner. As our goal is to expand the supply of affordable housing in Virginia.

Representatives:

Larry Dickenson, President – VUMHDC, located in Roanoke, VA

Gregory Powe, AIA, Principal – Powe Studio Architecture, PC in Charlottesville and he serves on the Regional Housing Partnership.

Requested Action:

SUP 21:08 Virginia United Methodist Housing Development Corporation – A request for a special use permit to construct senior multi-family dwellings by increasing the maximum gross residential density above 2.9 dwelling units per acre with respect to 5.9 +/- acres known as Tax Maps 9 Section A Parcels 14 and 14C1.

Residential Density:

R-3, maximum gross residential density = 2.9 dwelling units / acre

Note: Maximum gross residential density range between 3 and 10 residential units per acre may be permitted by an SUP under 22-7-8

The applicant's request is 5 dwelling units per acre mid-range and the site currently permits 70 units for an additional 50 apartments.

Note: The zoned Assisted Living Facility previously for residential density purposes - it was considered one commercial dwelling unit.

Requested Location:

The request is located along the north line of Lake Monticello Road (SR 618) at Manor Boulevard. The parcels are zoned R-3, Residential Planned Community and are located in the Rivanna Community Planning Area and the Palmyra Election District.

Existing Zoning:

R-3, Residential Planned Community (RPC) with a Special Use Permit to permit a 70 unit Assisted Living Facility on Tax Map 9 Section A Parcel 14 fronting on Manor Boulevard; and Tax Map Section A Parcel 14 C1 is currently R-3, and was considered for medical office uses and both parcels permit multi-family dwellings up to 2.9 dwelling units per acre and it was Approved on August 17, 2016 for the new facility.

ZMP 04:02 as an A-1 to R-3 rezoning to permit residential uses at a density of no greater than 2.9 dwelling units per acre; SUP 04:20 to allow for an Assisted Living Facility for up to seventy residents were Approved on January 19, 2005 for Southern Development.

The commercial parcel just cannot stand alone and be viable so it has been proposed to consolidate it into the senior housing request. Assisted living facilities are much harder to operate in COVID-19. Combined acreage it is suitable for senior apartments on this tract.

Planning Area:

Rivanna Community Planning Area: residential, medical office, village commercial land uses, as described within the R-3 district.

Adjacent Land Uses:

Adjacent land uses are zoned R-3, Residential Planned Community and known as Village Oaks which contain single-family dwellings and Townhouse / attached dwelling uses predominantly along with a supporting community clubhouse building and new walking trails to the north, east and west; the land uses to the south are zoned R-4 known as Lake Monticello, a gated, planned mixed-use community

Comprehensive Plan:

The Comprehensive Plan indicates the County should seek to promote and to provide housing choices for a variety of age groups and income levels and to provide certain housing types that are not already available within Fluvanna County such as affordable, senior apartment units. The Plan goes on to specifically state to begin encouraging housing for seniors along with growing workforce housing and apartment units such as what is currently planned for Colonial Circle.

The Thomas Jefferson Planning District Commission (TJ PDC) in August of 2021 completed **Planning for Affordability – A Regional Approach** and it is now the PDC Regional Housing

Partnership's housing plan for the Charlottesville Region in which Fluvanna County has been a part of since 2017. In August of 2019, Fluvanna County worked with Christine Jacobs, TJ PDC Housing Coordinator and now the TJ PDC Executive Director to complete the two-day regional planning charrette with all the partnership members. The Community Development Director was there representing Fluvanna County along with Mrs. Murray-Key of the Planning Commission. Then in September of 2019, that same work it was conducted with Fluvanna County residents in the Morris Room to receive public comments and additional online survey comments until 2020.

The TJ PDC staff, on behalf of the partnership group, provided to Fluvanna County this Fall our proposed affordable Housing chapter for consideration of adoption, in whole or in part, into our 2040 Comprehensive Plan after five (5) consecutive years of regional housing work that began back in 2017. Charlottesville / Albemarle County's housing affordability approach is definitely different than the challenges that rural localities like Fluvanna County faces but we have to start tackling different housing unit types once that the proper infrastructure is completely available.

2015 Housing Chapter:

According to this chapter, "the addition of more multifamily units to the housing mix would only increase Fluvanna's housing options and the availability" With regards to planning for an aging population, "smaller homes to own or rent designed with seniors in mind should be encouraged in the planning process. As the population of the county continues to age, mobility will become a prominent issue. Rural seniors who are no longer able to drive face serious obstacles in accessing food and proper medical care. Fluvanna is certain to remain rural and automobile dependent, but creating options for non-drivers like compact, walkable areas, neighborhoods with mixed uses, and access to transit is essential for allowing residents to thrive here throughout their lives." This type of multi-family development could begin that process.

Fluvanna County needs to gradually diversify the housing types that are offered beyond the 97% two-story single family dwellings and it needs to offer up fixed route transit (JAUNT) shuttle van service to Charlottesville and to similar local medical, dental and shopping center destinations. The developer in conjunction with the TRC members engaged with JAUNT on creating shuttle van service with a comfortable stop located in the apartment lobby for all Fluvanna residents to consider using fixed route transit on a monthly or weekly basis to increase the overall ridership. Currently, there is no fixed route transit service available on the north side of Lake Monticello.

Some of the Plan's implementation goals and strategies: To provide for most of the County's future housing needs within the community planning areas such as the Rivanna Planning Area. Encouraging housing in close proximity to commercial development (Crofton Plaza) so that the need for transportation to work or shopping can be lessened and allowing for a mix of housing types and densities, both single-family and multi-family, as appropriate for the area and existing or planned infrastructure. At this point, County Staff does not believe that the proper planned infrastructure is in place for their proposed one hundred-twenty (120) senior apartment units.

Stuart Little, PE, LEED, Sekiv Solutions Engineering:

We have completed the Fire Calculations for the proposed site on January 7, 2022 and we offer:

Per the IFC this site it has to be designed for the worst case of the two scenarios: the first is the needed fire flow per the International Fire Code (IFC) and then the second is the total flow of the automatic sprinkler demand including the hose stream allowance. The IFC demand is calculated to be 1,500 gallons per minute (gpm) with a 75% reduction because the buildings are sprinkled. The automatic sprinkler system has been sized with a projected demand of 350 gpm including the hose stream. With these two (2) calculations finalized, it has been confirmed that the IFC flow of 1,500 gpm is the worst case. In our opinion, this is generally in compliance with what was previously approved for the site as commercial and assisted living. The IFC requires a minimum of 1,500 gpm for all developments that are not single and two family residential. Since this site was originally approved for commercial space and 70 assisted living rooms the fire flows needed for this plan are no higher than what was previously allowed with the previous Special Use Permit. We are currently working with AQUA America to receive confirmation they can deliver an acceptable amount of water for the site. This will be provided to you through a water model calculation and once I have their conformation from the AQUA America staff then I will forward it along for this request. (Note: Staff has not received the water model information at the time of completing this Staff Report and we would recommend deferral of this Special Use Permit case. Also, the 1,500 gpm requirement that has been referenced was back in 2005 - over 15 years ago)

Fluvanna County and Public Safety Staff Analysis:

When evaluating proposed land uses for a special use permit, in addition to analyzing the potential adverse impacts of the use, staff utilizes two (2) general guidelines for evaluation as set forth in the zoning ordinance. First, the proposed use should not tend to change the character and established pattern of the area or community. The proposed land use would be a multi-family, independent senior living / 120 senior apartments complex and generally would be a compatible land use. Fluvanna County does not have any multi-family apartment complexes now but this new request is one of two complexes being planned in the area with Colonial Circle as workforce apartments. Land use appears to be in compliance but site infrastructure remains the main issue.

Second, the proposed use should be compatible with the uses permitted by right in that zoning district and shall not adversely affect the use of or the value of neighboring property. Independent Senior Living / 120 senior apartments would be compatible and has been planned to be a part of Village Oaks but not planned as two (2) buildings that are three (3) stories in height.

The Fluvanna County Sheriff's Office and Lake Monticello Fire and Rescue has several concerns as they relate to Calls for Service that will be generated by the proposed apartment complex and to better understand the location that the independent senior living residents will be on the floors.

As the zoned Assisted Living Facility on Parcel 14 on Manor Boulevard it was zoned to be a one story, 30,000 square foot building with ample space for emergency rescue squad, fire and police to access the building during emergency purposes. A one-story building would have been much easier to access / to be managed as far as dementia special care unit residents and building egress.

Richard J. Constantino, CFI, Chief, Lake Monticello Fire Department:

Site Access:

Unobstructed access for our fire apparatus around the entire apartment complex and capabilities to set up tower ladders will be one of the most important aspects to be considered from our perspective. Along with adding an access road from Manor Boulevard to the hammerhead off of Village Oaks Boulevard or at least, a continuation of the parking lot near Manor Boulevard around the back of the building at the southeast portion of the property for access or site staging.

Decrease setback distances from the parking lot. As having aerial apparatus closer to the building it will create a much greater “scrub area” for our aerial apparatus, and which is essential for successful tactical operations. As removing trapped, elderly persons is easier with a tower ladder than with ground ladders, as not only is it safer for everyone but it is faster when done this way.

Use an access driveway from the Manor Boulevard entrance, make a right turn and drive around the property to the rear of East building all the way to hammerhead area. If continuation from the roadway or access roads are not available then meshing in the ground can be installed that is also capable to stabilize the apparatus, in excess of 80,000 pounds like at the FCHS building location.

Water and Fire Flows:

Water availability will be a significant factor with this proposed senior apartments development and it should be capable of sustaining a full sprinkler system and all the fire suppression efforts.

Fire flow requirements require 1,750 gallons per minute (gpm); and the existing water supply for Village Oaks subdivision it is just not enough for the required flow requirements and to sustain any type of fire containment and fire suppression. As we have discussed with AQUA Virginia a looped water system should be created / continued along Lake Monticello Road for better water system strength and long term viability of the water system and that still remains to be seen at this time. We cannot support this senior apartment complex request from a water and fire flow perspective but we are willing to continue to work with the current property owner and applicant.

Building Design and Sprinklers:

The new resident population will be 65+ to 85+ and some will definitely be mobility challenged. Escape, even in small fire situations and/or smoke conditions, it will be severely compromised, and the rescue potential is great, and we must limit these circumstances. The use of Automatic door closures on the residential apartment doors that go out into private common hallway areas; Pressurized stairways in both buildings to remove the products of combustion from those fleeing the fire/smoke situations as this will also facilitate fire attack in these new apartment buildings. We do understand that there will be new oversized or freight-style elevators to accommodate ambulance stretchers and enough space to perform CPR, if needed. Along with the consideration of safe refugee areas that allows for us to work in conjunction with other public safety officials.

The installation of a sprinkler system in all portions of all three buildings will be required and it will be important for them to provide the proper fire suppression system for the construction type that is used in the apartment buildings. NFPA 13R sprinkler systems for life-safety and property protection, and including attic and cockloft areas to provide the utmost protection for these types of occupants and their physical conditions and obstacles and for the safety of the first responders.

Fire Department connections and the fire hydrant(s) they should be relocated from the parking lot which can become congested to an area up close to the main entrance and the amenities building. As in the parking lot the possibility of these connections or the hydrant from blocked by vehicles; damaged by vehicles over time; potential damage to guest, resident or staff vehicles while they are being blown out and/or routine testing purposes; covered up by snow or damaged by sand or salt applied in the parking lot; and most importantly fire apparatus and other vehicles will have to drive over the deployed hose lines to access other portions of the affected buildings on this site. We would like to see where all of the fire hydrants will be located on the apartment complex site.

R. John Lye, Assistant Chief for Operations, Lake Monticello Volunteer Rescue Squad:

Thank you for the opportunity to provide our comments on the Village Oaks Senior Living which will have an impact upon the EMS services in Fluvanna County. I have provided comments in two main areas and those are call volume impacts and access issues that we may experience there when providing an EMS response. Based upon the proposed number of units in the apartment buildings I would anticipate an additional 150 EMS calls for service per year. This request is located in Lake Monticello Volunteer Rescue Squad's (LMVRS) first due area, and further since we already respond to approximately 1500 EMS calls for service per year. This will be a very significant increase in call volume for LMVRS by adding in another 150 calls from this location.

This estimated increase is due to the Village Oaks Senior Living Apartments and it does not consider the expected call volume increase from the other large residential developments like 325 units at Colonial Circle, the completion of Village Oaks at 29 units, and 50 units at Island Hill to name a few residential developments along or near Lake Monticello Road. As there needs to be a comprehensive assessment provided of the number of Calls for Service that will be driven by those that need additional service as they continue to age within the senior apartment complex.

These same developments will also impact the ability to provide EMS Services to their residents who become our residents due to the anticipated increase in EMS call volumes. So, have those impacts on EMS services been discussed with the senior apartments site developer at this time? We would like to have additional time to work with them on providing better service or reducing the amount / type of calls through proactive planning and response training to reduce any issues.

Second, since these are large three (3) story buildings, access for our providers and equipment it could become an issue if it is not properly planned for accessibility. This apartment complex is targeted to an elderly population who tend to fall and they do suffer fall-related injuries, it will be essential to be able to get our cots up to the upper floors and to be able to transport any of these residents in a supine position. Our cots they will need to be in an extended, flat position while extracting residents from the apartment complex.

We understand that these intersecting buildings have been designed with elevators that are large enough to accommodate our cots with the bed horizontal and flat to extract these residents, when needed. In addition, thought should be given to the design of the individual residential apartment units, such that access to the bedrooms and bathrooms will be possible with our cots since that is where the majority of falls occur among the elderly population of Fluvanna County. As moving residents with fall injuries any more than it is absolutely necessary is not advised since that can cause pain and further injury. The site architect may have taken all these new ADA access requirements into his building design considerations just would like to make these points known.

Major David R. Wells, Chief Deputy, Fluvanna County Sheriff's Office:

I have reached out to the Chief Deputy within the Louisa County Sheriff's Office about Epworth Manor Senior Apartments up in Louisa and please find what was provided to Fluvanna County:

2021 Calendar Year – Calls for Service 124 Law Enforcement Calls - most dispatched for Assist
108 Fire & EMS Calls = Total of 232 Calls for Service

In the bigger picture, and our own experience has been that it will pull from your current public safety resources and on both sides of the Public Safety spectrum. You should explore further the impact on the Health Department as most do have a visiting nurse that checks in on their clients.

The potential impact on Social Services it should be evaluated and discussed with the applicant even if they do provide available space for these agencies to perform their work in the private apartment complex buildings. Senior services are increasing and place additional staff demands.

My comments that were provided during the December 10, 2021 Technical Review Committee (TRC) meeting relative to if there would be any on-site security available in the main lobby area or front receptionist area who the Sheriff's Office could initially interact with when arriving there for a response to Assist Call for Service. We unfortunately arrive to assist an elderly person only to have to take precious minutes to learn about what has happened to this County resident and then Deputies are able to act properly and expeditiously to care for the Fluvanna County resident on scene. The on-site security staff or site coordinator person would be able to get us up to speed like at a hotel front desk and then we can process these on scene concerns in a much faster way.

Would this apartment complex be access controlled by a Key FOB or card access system like at a typical hotel building and Public Safety responders would need to be able to gain access and the restricted access would allow for a secure building and we would not have as many potential on-site threats to have access once arriving on the scene. The developer indicated that they would not have any on-site or security personnel due to the nature of this as an apartment complex area.

Would this new apartment complex have a fully functional backup generator for each apartment building and/or the Community Room or Common Area space have a back-up generator outside to provide short-term emergency support needs during storms, power outages, oxygen tank and dialysis machine-type support for all these elderly residents. This would allow for sheltering in

place and could cut down on the need for transporting any elderly seniors during the bad weather conditions or only need to transfer those most in need to area hospitals or other health care sites.

Transportation Planning:

Zoning Case ZMP 04:02 that was approved on February 16, 2005 included the 2005 Village Oaks Traffic Study and several traffic related Proffered Conditions that served to further link the Village Oaks and Lake Monticello traffic flow analysis and provide for future site development. There was over \$700,000 dollars (2005 figures) provided in right-of-way, road construction and other traffic analysis costs with a direct \$5000 VDOT proffer for future traffic improvement design in the Lake Monticello Area. The applicant has provided the comparable ITE Manual 7th edition weekday daily traffic calculations: Assisted Living at 233 vehicles per day (vpd) + Shopping Center at 2,181 vpd = 2,414 vpd and it would decrease by 83% to 418 vpd for Senior Multi-family Housing units, there would be less support staff and also less commercial vehicles.

JAUNT Regional Transportation:

The Jefferson Area United Transportation (JAUNT) van transport service began back in 1976, and Fluvanna County joined in 1978 and in 1999 JAUNT started the popular two days a week van shuttle service and two years later in 2001 Fluvanna County utilized mid-day shuttle service. There continue to be gaps in transit service but ridership has to be there for any new route stops.

In 2022, in conjunction with both the planned Colonial Circle apartments and proposed Village Oaks Senior Living apartments, along with a rising need for JAUNT shuttle service, we invited their Planning Director for additional information on expanding transit service along Route 618 to the December 9th TRC meeting. JAUNT currently does not have a stop available on the north side of Lake Monticello where there is an available one at the Jefferson Centre Park and Ride lot.

Neighborhood Meeting:

A Neighborhood Meeting was conducted virtually on Thursday, December 16, 2021 at 6:00 pm and it was attended by the County Administrator, Community Development Director, applicant, architect, civil engineer and various LMOA representatives and Lake Monticello residents along with the property owner who has been developing Village Oaks, as the R-3, Residential Planned Community. The applicant and architect provided a project summary to the online attendees and there were more questions about site design and site amenities in relation to LMOA's perspective and did not seem to be any attendees from Village Oaks as existing residents who would be next to the senior apartment complex. Fluvanna County staff did summarize the next steps in the SUP process and indicated the infrastructure concerns were being addressed leading up to the meeting.

Recommended Special Use Permit Conditions:

1. Prior to development of the site, site development plans and subdivision plats that meet the requirements of the Fluvanna County zoning and subdivision ordinances must be submitted for review and approval.

2. The maximum gross residential density shall not exceed 120 age restricted, apartment units. Any increase in density shall require submittal of a special use permit application in accordance with the procedures of Sec. 22-17-4.
3. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time.
4. Any special use permit issued pursuant to Article 17 of the Fluvanna County Zoning Ordinance may, after notice and hearing as provided in Section 22-17-4(C), be revoked by the governing body upon a finding that (1) the use for which such permit was granted has been abandoned; or (2) that the holder of such permit has substantially breached the conditions of such permit.

Suggested Motion:

I move that the Planning Commission recommend (Deferral / Approval / denial) of SUP 21:08, a special use permit request to construct senior multi-family dwellings by increasing the maximum gross residential above 2.9 dwelling units per acre to 5.0 dwelling units per acre with respect to 5.9 +/- acres known as Tax Maps 9 Section A Parcels 14 & 14C1 along with the four (4) conditions as found within the staff report.

Attachments:

SUP Application and APO Letter
Applicant's APO Letter and Map
Textual Statement & Spiral Plans
Applicant's Summary Information

Powe Studio Architects PC

December 1, 2021

Mr. Douglas Miles,
Community Development Director
132 Main Street,
Palmyra, VA 22963

Re: Village Oaks Senior Living: SUP Submission Transmittal

Dear Mr. Miles,

Please find enclosed our completed submission for the Village Oaks Senior Living Special Use Permit application, FOR Parcels 9a14 AND 9a14c1, DB 933-622 and DB 711-66. I am submitting thi application on behalf of our client Virginia United Methodist Housing Development Corporation with authorization of the land owner.

Please fine enclosed:

- SUP Application, executed
- Letter of Authorization from Landowner to Applicant
- Checks in the amount of \$800.00 and \$90.00
- Brochure Submission: 10 copies, 11 by 17 bound format, including:
 - Cover with Rendering: 2 residential buildings connected by amenity component
 - Application Form, copy of pages 1 and 3
 - Project Description & Areas Summary
 - Location Map and Site Aerial Photograph
 - Site Photographs: 3 pages
 - Illustrated Site Plan
 - Ground Floor Plan
 - Second Floor Plan
 - Third Floor Plan
 - Property Survey and Technical Site Plan
 - Rendering: typical residential building

As we have discussed, we intent to submit our application for Virginia Housing LIHTC funding in their annual competition due in early March, 2022. We appreciate your continued assistance in helping us maintain scheduling the Technical Review Committee on December 9, 2021, Public Hearing on December 16, 2021, Planning Commission on January 11, 2022 and Board of Supervisors meeting on February 16, 2022.

Please let us know if you need any further information of clarifications, Greg Powe at 434-316-2525.

Respectfully Submitted:

Powe Studio Architects PC for Virginia United Methodist Housing Development Corporation



Gregory Powe, AIA, Principal

Designing vibrant urban places in which to live, work and play

102 Fifth St. SE, Charlottesville, VA 22902 : 434.979.0979 : greg@powestudioarchitects.com : www.powestudioarchitects.com



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA

Application for Special Use Permit (SUP)

Owner of Record: Sycamore Square, LLC

Applicant of Record: VA United Methodist Housing Development Corp.

Address: 142 S Pantops Drive, Charlottesville, VA 22911

Address: 1706 Grandin Rd SW, Roanoke, VA 24015

Phone: 434-245-0894

Fax:

Phone: 540-344-6861

Fax:

Email: klancaster@Southern-development.com

Email: lbdickenson@gmail.com

Representative: Keith Lancaster

Address: same as above

Phone: same as above

Fax:

Email: same as above

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:

n/a

Tax Map and Parcel(s) 9 A 14 & 9 A 14C1

Acreage: Approx 5.9

Zoning: R-3 with SUP

Deed Book and Page: DB 933-622, DB 711-66

Location of Parcel: Lake Monticello Rd @ Manor Blvd

If any Deed Restrictions, please attach a copy

Request for an SUP for the purpose of: developing 120-unit senior-living age-restricted (55+) affordable units

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

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

Date: 11/29/2021 Signature of Owner/Applicant:

Lawrence B. Dickenson

Subscribed and sworn to before me this

29th

day of

November, 2021

Notary Public:

Paula Bridge

Register #

7739142

My commission expires:

4/30/2025

Certification: Date:



Office Use Only

Date Received: 12/01/21 Pre-Application Meeting:

PH Sign Deposit Received: 12/1/21

Application #: SUP 21 : 08

\$800.00 fee plus mailing costs paid: 0487 \$800

Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified Mail

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

Telecommunications Tower fee plus mailing costs paid:

Telecom Consultant Review fee paid:

Election District: Palmyra

Planning Area: Rivanna Community

Public Hearings

Planning Commission

Board of Supervisors

Advertisement Dates:

Advertisement Dates:

APO Notification:

APO Notification:

Date of Hearing:

Date of Hearing

Decision:

Decision:



Commonwealth of Virginia
County of Fluvanna
Public Hearing Sign Deposit

Name: Mike Kodiak, Virginia United Methodist Housing Development Corp.

Address: 1706 Grandin Rd SW, Roanoke, VA 24015

City: Roanoke

State: VA Zip Code: 24015

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.

 11/29/21
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: |

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

two 3-story 60-unit building (total 120 units), two story linking amenity building, outdoor amenities

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

To provide affordable age-restricted (55+) affordable (60% AMI) independent senior-living housing

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

minimum 30 feet setbacks (125 feet on Lake Monticello Rd), three story height, landscaping

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

Provide 120 affordable independent-living housing for seniors (age 55+) with amenities

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

Commonwealth of Virginia**County of Fluvanna****Special Use Permit Checklist**

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

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

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

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

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

Meetings for the processing of the application

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

Process:

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

Applicant or a representative must appear at the scheduled hearings.

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

Board Actions

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

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

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

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

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



November 19, 2021

Douglas Miles
Fluvanna County Department of Planning & Community Development
Box 540
Palmyra, VA 22963

Dear Mr. Miles:

Please accept this letter as confirmation that per written agreement between the property owner Sycamore Square, LLC and Virginia United Methodist Housing Development Corporation, (VUMHDC), VUMHDC has authorization from the owner to act as the authorized agent for matters concerning this application.

Please contact us if you need any further information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Charlie Armstrong', is written over a light grey horizontal line.

Charlie Armstrong
Vice President



PROPOSED DEVELOPMENT SUMMARY
VIRGINIA UNITED METHODIST HOUSING DEVELOPMENT CORPORATION
December 1, 2021

Re: Application for Special Use Permit (SUP)

Location: Parcels 9 A 14 and 9 A 14C1, at Lake Monticello Road and Manor Blvd

Virginia United Methodist Housing Development Corporation ("VUMHDC") proposes to develop the subject parcels, totaling approximately 5.9 acres, for age restricted, independent-living senior apartments, financed through Low Income Housing Tax Credits ("LIHTC") issued by Virginia Housing. We propose to build 120-units of studio, one-bedroom and two-bedroom apartments, including all site improvements and resident amenities. The facility would be operated under a long-term extended use agreement between VUMHDC and Virginia Housing.

VUMHDC was founded in 1975 by authorization of the Virginia Conference of the United Methodist Church with the sole mission of expanding the supply of affordable housing throughout Virginia. Since that time, VUMHDC has developed a significant portfolio of affordable housing properties for families and seniors, that is concentrated in three major regions of Virginia: central Virginia, north central Virginia, the Shenandoah Valley and the Richmond metropolitan region. The majority of our properties are located in smaller cities and towns in rural or semi-rural locales. Central Virginia locations include Louisa, Bedford, Lynchburg, Appomattox, Farmville and Spotsylvania. All but two of our properties are age-restricted seniors housing, in facilities that vary from 24-units to 150-units.

VUMHDC takes great pride in operating our facilities with high focus on our resident's needs and the maintenance of our facilities in optimum condition. We are currently engaged in a major program of refinancing, renovating, and expanding twelve of our 16 owned properties over the next 3-4 years. This program follows on the heels of our completion of a comprehensive modernization of our Springhill property in Staunton in 2019.

In addition, we have recognized that, while our properties are intended for independent living residents, those residents are increasingly seeking our help for life needs that will allow them to remain in place. We have responded by enlarging our community centers beyond minimum standards to provide greater use flexibility, partnering with local health organizations to bring services to the properties and provided counseling avenues for residents experiencing situations of high stress or duress. Over the past year, we have especially focused on bringing health agencies to our properties for COVID vaccinations and booster shots.



For the proposed site in Fluvanna County, near Lake Monticello, we intend to set a new standard among our properties for resident amenities and supportive services. Indoor amenities will include dedicated Exercise/Work-out space, multiple meeting and gathering areas, supportive services space and a package room adjacent to the property management offices. Exterior amenities will include connection to the Village Oaks walking trail, exterior patios for ground floor units, garden plots, and outdoor gathering & sitting areas. These amenities have proven in our other facilities to be excellent for resident life and health.

We are very excited about the opportunity to expand our program into Fluvanna County, providing new opportunities for affordable seniors housing! Attached is a 2021 Corporate Profile with additional details on our properties. We would be pleased to arrange for site visits to any of our current properties to see the standard of care we provide.

Sincerely,

VIRGINIA UNITED METHODIST HOUSING DEVELOPMENT CORPORATION

Lawrence B. Dickenson, President

lb dickenson@gmail.com

540-354-8022 (cell)

www.vaumhdc.org

Virginia United Methodist Housing Development Corporation

Corporate Resume 2021

The Virginia United Methodist Housing Development Corporation ("VUMHDC") is a developer, sponsor and operator of affordable housing communities throughout Virginia. VUMHDC was founded in 1975 by authorization of the Virginia Annual Conference of the United Methodist Church. We have operated since that time as an independent 501(c)(4) non-profit corporation, both as owners and partners in independent living, multi-family apartment communities, for seniors and families.

Since our founding, VUMHDC has grown to where we are now owners and operators of sixteen (16) properties and minority partners in eighteen (18) other properties with selected for-profit developers. Taken together, these properties offer approximately 2,000 housing units that are all classified as "affordable" through various programs sponsored by HUD and VHDA. These properties are open to any-and-all people who economically qualify under the applicable affordable housing programs.

The creation of VUMHDC was in response to a study by the Virginia Conference in the early 1970's, which confirmed that many families and persons, including seniors, lacked viable options for quality affordable housing. This need for affordable housing has not diminished over time. Accordingly, VUMHDC remains committed to our mission of providing, sustaining and expanding quality affordable housing opportunities to all Virginians.

The Virginia United Methodist Housing Development Corporation mission and long-term business direction is overseen by a Board of Directors. Day to day operations and corporate affairs are handled by the President and Executive Committee. Directors are elected annually on a rotating basis for 3-year terms. Current Directors and Officers (all residents of VA) are:

Officers and Directors:

| | |
|--|----------------|
| Larry Dickenson , President | Roanoke |
| James G. O'Quinn** , Vice President | Fredericksburg |
| Tommy Herndon** , Secretary | Glen Allen |
| W. Randolph Spears , Treasurer | Richmond |

Directors:

| | |
|---------------------|----------------|
| Sue Boltz | Lake Frederick |
| David Brown | Falls Church |
| Monty Cox | New Market |
| Dr. Robert Hinkle | Fredericksburg |
| Lawrence Julihn | Fredericksburg |
| John R. Jones** | Lawrenceville |
| Kathy Lutman | Lovettsville |
| Joe Thielecke | Roanoke |
| Harold White, Sr.** | Birdsnest |

Bold indicates Executive Committee **Indicates UMC clergy

The genesis of the VUMHDC is directly connected to the vision and passion of United Methodist pastor Rev. Robert Regan, who was appointed to serve several churches in the northern Virginia region during the 1960's-70's. He discerned an unmet need for affordable housing opportunities and began working through the Virginia Conference of the United Methodist Church to establish a specific corporation focused on meeting this need.

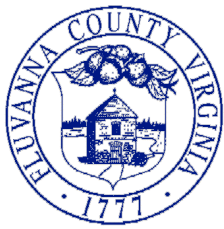
Early development projects of VUMHDC targeted the northern Virginia region, beginning with Madison House in Leesburg and William Watters House in Sterling Park. Many projects during the 1990's and early 2000's were developed in underserved rural areas, such as Louisa, Appomattox, Northampton, Berryville, Staunton and Blackstone. Also during the 1990's, VUMHDC sponsored another United Methodist group, Heart Havens, partnering with them to develop and establish six (6) group homes for people with a developmental disability.

Following the retirement of Rev. Regan in 2010, Mal Malinowski was elected president and served through October 2016. During his tenure, the Board and officers strengthened corporate governance practices and entered into new partnerships with developers Mark-Dana Corp and the Woda Group. Upon the retirement of Mr. Malinowski, the Board elected Larry Dickenson as the new president. Mr. Dickenson had previously served as Director, Vice President, and Secretary since being first elected to the Board in 1996. He previously was engaged as a construction company executive for forty (40) years, primarily with the Branch Group of Roanoke, VA.

VUMHDC's current portfolio of projects for which we are the owner or general partner are:

| Name of property | Location | # Units | Senior/Fam | Notes |
|--------------------------------|------------------|------------------|-------------------|--------------|
| Asbury Manor Apts | Spotsylvania Co. | 40 | Seniors | HUD |
| Enoch George Manor | Spotsylvania Co. | 60 | Seniors | LIHTC/VHDA |
| John Early Apartments | Bedford | 78 | Seniors | LIHTC/HUD |
| Epworth Manor | Louisa | 61 | Seniors | LIHTC/VHDA |
| Epworth Manor II | Louisa | 22 | Seniors | HUD |
| Wesley Apartments | Lynchburg | 150 | Seniors | LIHTC/VHDA |
| Jesse Lee Apartments | Petersburg | 108 | Family | LIHTC/VHDA |
| Peter Cartwright House | Northampton Co. | 46 | Senior | HUD |
| Goodson Manor | Farmville | 23 | Seniors | HUD |
| Walter Gum Apartment | Appomattox | 24 | Seniors | HUD |
| Peele Manor | Blackstone | 24 | Seniors | HUD |
| Garber Manor I/II | Staunton | 47 | Seniors | HUD |
| Garber Manor III | Staunton | 25 | Seniors | HUD |
| Springhill Village Apts | Staunton | 108 | Family | LIHTC/VHDA |
| McKendree Manor | Stafford | 23 | Seniors | HUD |
| Frederick House | Stephens City | 48 | Seniors | HUD |
| Total | | 887 units | | |

In addition to these properties, VUMHDC has participated as the non-profit minority partner with developers Mark-Dan Corp, Fore Property Co, AHD Inc and Woda-Cooper on other affordable housing properties. These eighteen (18) properties are located across Virginia providing an additional 1073 units of affordable housing for families and seniors.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

PUBLIC HEARING NOTICE

January 3, 2022

RE: SUP 21:08 VA United Methodist Housing Development Corporation Special Use Permit

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

Meeting: Planning Commission Public Hearing
Date: **Tuesday, January 11, 2022 at 7:00 pm**

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

SUP 21:08 Virginia United Methodist Housing Development Corporation – A request for a special use permit to construct senior multi-family dwellings by increasing the maximum gross residential density above 2.9 dwelling units per acre with respect to 5.9 +/- acres known as Tax Maps 9 Section A Parcels 14 and 14C1. The request is located along the north line of Lake Monticello Road (SR 618) at Manor Boulevard. The parcels are zoned R-3, Residential Planned Community and are located in the Rivanna Community Planning Area and the Palmyra 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 any Public comments. Instructions for participation in the Public Hearing will be available on Fluvanna County's website along with the Meeting Agenda and Staff Report for this Special Use Permit request for new senior apartments.

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

Curtis M. & Brenda M. Carlisle
45 Manor Boulevard
Palmyra, VA 22963

Crofton Group, Inc.
105 Crofton Pl-Suite 7
Palmyra, VA 22963

Monticello Country Corp
2704 Lake Monticello Rd
Palmyra, VA 22963

Vicki L. & Barry N. Wilson
40 West Lake Forest Dr
Palmyra, VA 22963

Christopher J & Melanie Kennedy
851 Jefferson Drive E
Palmyra, VA 22963

Jill May
853 Jefferson Drive E
Palmyra, VA 22963

LMOA – Tom Schauder
41 Ashlawn Blvd
Palmyra, VA 22963

Sycamore Square LLC
142 Pantops Drive
Charlottesville, VA 22911

John P & Susan W. Rindge
69 Manor Boulevard
Palmyra, VA 22963

Carol Ann Foss
73 Virginia Avenue
Palmyra, VA 22963

Readus Harton, III
75 Virginia Avenue
Palmyra, VA 22963

Carol S. Stidfole
81 Virginia Avenue
Palmyra, VA 22963

Flores & Fernando J. Salazar, Jr.
70 Park Drive
Palmyra, VA 22963

Kimberly K. Sanchez
83 Virginia Avenue
Palmyra, VA 22963

Christopher & Cesia Stapler
99 Park Drive
Palmyra, VA 22963

Tia Nicole Lindsay
92 Park Drive
Palmyra, VA 22963

Latashia M. McLeod
90 Park Drive
Palmyra, VA 22963

Bianca W. Ceretti
88 Park Drive
Palmyra, VA 22963

Jeanette Ramirez
86 Park Drive
Palmyra, VA 22963

Paul & Rose Scaffidi
84 Park Drive
Palmyra, VA 22963

Oscar F. Sulbaran
80 Park Drive
Palmyra, VA 22963

Tamara L. Wheeler
78 Park Drive
Palmyra, VA 22963

Sierra A. Drewry
76 Park Drive
Palmyra, VA 22963

Alysia Kennett
74 Park Drive
Palmyra, VA 22963

Carole Donfack
72 Park Drive
Palmyra, VA 22963



PUBLIC HEARING
Fluvanna County Planning Commission
January 11, 2022 at 7:00 pm

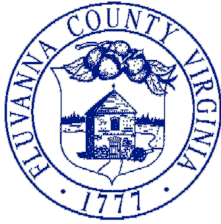
Pursuant to VA Code Section 15.2-2204, public hearings will be held at the Carysbrook Performing Arts Center located at 8880 James Madison Highway in Fork Union, VA 23055 for citizens of the County to have the opportunity to be heard by the Planning Commission on the following requests:

SUP 21:07 Dominion Energy – A request for a special use permit to construct an electrical substation (major utility) on Tax Maps 17, Section A, Parcels 51 and 71. The request is located on the north line of Ruritan Lake Road (SR 619) and it is approximately 100 feet east of the intersection with Branch Road. The parcels are zoned A-1 Agricultural, General and are located within the Rural Residential Planning Area and the Cunningham Election District.

SUP 21:08 Virginia United Methodist Housing Development Corporation – A request for a special use permit to construct senior multi-family dwellings by increasing the maximum gross residential density above 2.9 dwelling units per acre with respect to 5.9 +/- acres known as Tax Maps 9 Section A Parcels 14 and 14C1. The request is located along the north line of Lake Monticello Road (SR 618) at Manor Boulevard. The parcels are zoned R-3, Residential Planned Community and are located in the Rivanna Community Planning Area and the Palmyra Election District.

The regular meeting of the Planning Commission will be held in person and attendees can attend in person, virtually online or by telephone. Instructions for public participation during the meeting will be made available on the Fluvanna County website. Interested persons may submit written comments prior to the scheduled meeting to dmiles@fluvannacounty.org and any questions may be directed to Douglas Miles, Community Development Director at 434-591-1910, between 8:00 am and 5:00 pm, Monday – Friday.

1/4 page size 5" x 6"
All text copied from WD
12/30, 2021 & 01/06, 2022 Fluvanna Review
Proof#1



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

To: Fluvanna County Planning Commission members

From: Douglas Miles, Community Development Director

Date: December 7, 2021

Subject: Village Oaks Senior Living – SUP Submission Binder

NOTE: Please Remember to bring this with you to the January 11, 2022 Planning Commission Organizational Meeting for this Public Hearing case.

The Virginia United Methodist Housing Development, through Power Studio Architects, are proposing Village Oaks Senior Living as an 120 unit age-restricted and independent-living apartment complex on the 5.9 acres at the entrance to the Village Oaks, an R-3 Residential Planned Community.

The complex includes two, three story, L-shaped buildings each with 60 apartment units. The two buildings are connected by an amenity building housing an events space and lounge, fitness center, business center and outside covered gazebo, pavilion and dog park areas for their residents.



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Special Use Permit (SUP)

Owner of Record: Sycamore Square, LLC
Address: 142 S Pantops Drive, Charlottesville, VA 22911
Phone: 434-245-0894 **Fax:** _____
Email: klancaster@Southern-development.com

Applicant of Record: VA United Methodist Housing Development Corp.
Address: 1706 Grandin Rd SW, Roanoke, VA 24015
Phone: 540-344-6861 **Fax:** _____
Email: lbdickenson@gmail.com

Representative: Keith Lancaster
Address: same as above
Phone: same as above **Fax:** _____
Email: same as above

Tax Map and Parcel(s): 9 A 14 & 9 A 14C1

Acreage: Approx 5.9 **Zoning:** R-3 with SUP

Location of Parcel: Lake Monticello Rd @ Manor Blvd

Deed Book and Page: DB 933-622, DB 711-66

If any Deed Restrictions, please attach a copy

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:

n/a

Request for an SUP for the purpose of: developing 120-unit senior-living age-restricted (55+) affordable units

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

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

Date: 11/29/2021 Signature of Owner/Applicant: Lawrence B. Dickenson
Subscribed and sworn to before me this 29th day of November, 2021
Notary Public: Paula Bridge Register #: 7739142
My commission expires: 4/30/2025
Certification: Date: _____



Office Use Only

| | | | |
|---|--------------------------|--|--------------------------|
| Date Received: | Pre-Application Meeting: | PH Sign Deposit Received: | Application #: SUP _____ |
| \$800.00 fee plus mailing costs paid: | | Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified Mail | |
| Amendment of Condition: \$400.00 fee plus mailing costs paid: | | | |
| Telecommunications Tower fee plus mailing costs paid: | | Telecom Consultant Review fee paid: | |
| Election District: | 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: | | |

Fluvanna County Department of Planning & Community Development * Box 540 * Palmyra, VA 22963 * (434)591-1910 * Fax (434)591-1911

This form is available on the Fluvanna County website: www.fluvannacounty.org

Updated Feb 23, 2018

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

two 3-story 60-unit building (total 120 units), two story linking amenity building, outdoor amenities

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

To provide affordable age-restricted (55+) affordable (60% AMI) independent senior-living housing

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

minimum 30 feet setbacks (125 feet on Lake Monticello Rd), three story height, landscaping

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

Provide 120 affordable independent-living housing for seniors (age 55+) with amenities

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

Fluvanna County Department of Planning & Community Development * Box 540 * Palmyra, VA 22963 * (434)591-1910 * Fax (434)591-1911

This form is available on the Fluvanna County website: www.fluvannacounty.org

| Unit Type | Two A | Two B | One | Studio |
|-------------------------|-------|-------|-----|--------|
| Unit NSF (excl balcony) | 855 | 920 | 670 | 535 |

excluding 70 SF balconies for 1 and 2 bed units

| East Building | Two A | Two B | One | Studio | Total | Total NSF | Total GSF |
|---------------|-------|-------|-----|--------|-------|-----------|-----------|
| Level 3 | 2 | 2 | 14 | 2 | 20 | 14,000 | 17,080 |
| Level 2 | 2 | 2 | 14 | 2 | 20 | 14,000 | 17,080 |
| Level 1 | 2 | 2 | 14 | 2 | 20 | 14,000 | 17,080 |
| Total Units | 6 | 6 | 42 | 6 | 60 | 42,000 | 51,240 |

| West Building | Two | Two B | One | Studio | Total | Total NSF | Total GSF |
|---------------|-----|-------|-----|--------|-------|-----------|-----------|
| Level 3 | 2 | 2 | 14 | 2 | 20 | 14,000 | 17,080 |
| Level 2 | 2 | 2 | 14 | 2 | 20 | 14,000 | 17,080 |
| Level1 | 2 | 2 | 14 | 2 | 20 | 14,000 | 17,080 |
| Total Units | 6 | 6 | 42 | 6 | 60 | 42,000 | 51,240 |

| Amenity Building | | Total GSF |
|------------------|--|-----------|
| Level 1 | | 3,030 |
| Level 2 | | 3,325 |
| Level 3 | | 1,960 |
| Total | | 8,315 |

| Total Complex | Two A | Two B | One | Studio | Total | Total NSF | Total GSF |
|-----------------------|-------|-------|-----|--------|-------|-----------|-----------|
| Total Units | 12 | 12 | 84 | 12 | 120 | 84,000 | 102,480 |
| Total GSF w/Amenities | | | | | | | 110,795 |

| Parking | Two A | Two B | One | Studio | Total |
|--------------|-------|-------|------|--------|-------|
| Spaces/Unit | 1.5 | 1.5 | 1.25 | 1 | |
| Spaces Req-d | 18 | 18 | 105 | 12 | 153 |
| Provided | | | | | 153 |

Village Oaks Senior Living, Fluvanna County, Virginia

Village Oaks Senior Living is a 120-unit age-restricted independent-living facility in the Village Oaks community of Fluvanna County, to be developed by the Virginia United Methodist Housing Development Corporation. The facility is designed so that occupants can age-in-place in a home-like environment, including facilities supporting daily activities, while optimizing residents' independence.

The complex includes two three-story, L-shaped buildings, each 60 units. The mix of homes includes 84 one-bedroom units (672 SF), 24 two-bedroom units in two layouts with two-baths and 1-1/2 baths (855 SF and 924 SF) and 12 studios (537 SF), plus 70 SF balconies for all two- and one-bedroom units.

The two buildings are connected by an amenity building housing an events space/lounge, fitness center, business center and other support facilities. Exterior landscape amenities include pathways connecting to the existing neighborhood pathway system, gardens, covered events pavilion, shaded seating areas, grilling area and fire pits, with individual garden plots for each resident. There are 153 Surface parking spaces complying with the County's zoning requirements.

The complex fronts on Lake Monticello Road between Village Oaks Boulevard and Manor Boulevard in adjacent to the Lake Monticello neighborhood of Fluvanna County. The property, part of the 57-acre Village Oaks subdivision, is two contiguous parcels totaling 5.93 acres, currently zoned R-3 with a Special Use Permit on the 3.35-acre lot for 70 seniors' apartments, and the other 2.34-acre lot for commercial use.

An application will be filed requesting that the SUP for the seniors' lot be extended (or replaced) to apply to the entire two-lot 5.93-acre property to yield 120 seniors' independent affordable residential units.



RECEIVED

RECEIVED DEC 01 2021

Fluvanna County
Planning Dept

PROPOSED DEVELOPMENT SUMMARY
VIRGINIA UNITED METHODIST HOUSING DEVELOPMENT CORPORATION
December 1, 2021

Re: Application for Special Use Permit (SUP)

Location: Parcels 9 A 14 and 9 A 14C1, at Lake Monticello Road and Manor Blvd

Virginia United Methodist Housing Development Corporation ("VUMHDC") proposes to develop the subject parcels, totaling approximately 5.9 acres, for age restricted, independent-living senior apartments, financed through Low Income Housing Tax Credits ("LIHTC") issued by Virginia Housing. We propose to build 120-units of studio, one-bedroom and two-bedroom apartments, including all site improvements and resident amenities. The facility would be operated under a long-term extended use agreement between VUMHDC and Virginia Housing.

VUMHDC was founded in 1975 by authorization of the Virginia Conference of the United Methodist Church with the sole mission of expanding the supply of affordable housing throughout Virginia. Since that time, VUMHDC has developed a significant portfolio of affordable housing properties for families and seniors, that is concentrated in three major regions of Virginia: central Virginia, north central Virginia, the Shenandoah Valley and the Richmond metropolitan region. The majority of our properties are located in smaller cities and towns in rural or semi-rural locales. Central Virginia locations include Louisa, Bedford, Lynchburg, Appomattox, Farmville and Spotsylvania. All but two of our properties are age-restricted seniors housing, in facilities that vary from 24-units to 150-units.

VUMHDC takes great pride in operating our facilities with high focus on our resident's needs and the maintenance of our facilities in optimum condition. We are currently engaged in a major program of refinancing, renovating, and expanding twelve of our 16 owned properties over the next 3-4 years. This program follows on the heels of our completion of a comprehensive modernization of our Springhill property in Staunton in 2019.

In addition, we have recognized that, while our properties are intended for independent living residents, those residents are increasingly seeking our help for life needs that will allow them to remain in place. We have responded by enlarging our community centers beyond minimum standards to provide greater use flexibility, partnering with local health organizations to bring services to the properties and provided counseling avenues for residents experiencing situations of high stress or duress. Over the past year, we have especially focused on bringing health agencies to our properties for COVID vaccinations and booster shots.



For the proposed site in Fluvanna County, near Lake Monticello, we intend to set a new standard among our properties for resident amenities and supportive services. Indoor amenities will include dedicated Exercise/Work-out space, multiple meeting and gathering areas, supportive services space and a package room adjacent to the property management offices. Exterior amenities will include connection to the Village Oaks walking trail, exterior patios for ground floor units, garden plots, and outdoor gathering & sitting areas. These amenities have proven in our other facilities to be excellent for resident life and health.

We are very excited about the opportunity to expand our program into Fluvanna County, providing new opportunities for affordable seniors housing! Attached is a 2021 Corporate Profile with additional details on our properties. We would be pleased to arrange for site visits to any of our current properties to see the standard of care we provide.

Sincerely,

VIRGINIA UNITED METHODIST HOUSING DEVELOPMENT CORPORATION

Lawrence B. Dickenson, President

lb dickenson@gmail.com

540-354-8022 (cell)

www.vaumhdc.org

Virginia United Methodist Housing Development Corporation

Corporate Resume 2021

The Virginia United Methodist Housing Development Corporation ("VUMHDC") is a developer, sponsor and operator of affordable housing communities throughout Virginia. VUMHDC was founded in 1975 by authorization of the Virginia Annual Conference of the United Methodist Church. We have operated since that time as an independent 501(c)(4) non-profit corporation, both as owners and partners in independent living, multi-family apartment communities, for seniors and families.

Since our founding, VUMHDC has grown to where we are now owners and operators of sixteen (16) properties and minority partners in eighteen (18) other properties with selected for-profit developers. Taken together, these properties offer approximately 2,000 housing units that are all classified as "affordable" through various programs sponsored by HUD and VHDA. These properties are open to any-and-all people who economically qualify under the applicable affordable housing programs.

The creation of VUMHDC was in response to a study by the Virginia Conference in the early 1970's, which confirmed that many families and persons, including seniors, lacked viable options for quality affordable housing. This need for affordable housing has not diminished over time. Accordingly, VUMHDC remains committed to our mission of providing, sustaining and expanding quality affordable housing opportunities to all Virginians.

The Virginia United Methodist Housing Development Corporation mission and long-term business direction is overseen by a Board of Directors. Day to day operations and corporate affairs are handled by the President and Executive Committee. Directors are elected annually on a rotating basis for 3-year terms. Current Directors and Officers (all residents of VA) are:

Officers and Directors:

| | |
|--|----------------|
| Larry Dickenson , President | Roanoke |
| James G. O'Quinn** , Vice President | Fredericksburg |
| Tommy Herndon** , Secretary | Glen Allen |
| W. Randolph Spears , Treasurer | Richmond |

Directors:

| | |
|---------------------|----------------|
| Sue Boltz | Lake Frederick |
| David Brown | Falls Church |
| Monty Cox | New Market |
| Dr. Robert Hinkle | Fredericksburg |
| Lawrence Julihn | Fredericksburg |
| John R. Jones** | Lawrenceville |
| Kathy Lutman | Lovettsville |
| Joe Thielecke | Roanoke |
| Harold White, Sr.** | Birdsnest |

Bold indicates Executive Committee **Indicates UMC clergy

The genesis of the VUMHDC is directly connected to the vision and passion of United Methodist pastor Rev. Robert Regan, who was appointed to serve several churches in the northern Virginia region during the 1960's-70's. He discerned an unmet need for affordable housing opportunities and began working through the Virginia Conference of the United Methodist Church to establish a specific corporation focused on meeting this need.

Early development projects of VUMHDC targeted the northern Virginia region, beginning with Madison House in Leesburg and William Watters House in Sterling Park. Many projects during the 1990's and early 2000's were developed in underserved rural areas, such as Louisa, Appomattox, Northampton, Berryville, Staunton and Blackstone. Also during the 1990's, VUMHDC sponsored another United Methodist group, Heart Havens, partnering with them to develop and establish six (6) group homes for people with a developmental disability.

Following the retirement of Rev. Regan in 2010, Mal Malinowski was elected president and served through October 2016. During his tenure, the Board and officers strengthened corporate governance practices and entered into new partnerships with developers Mark-Dana Corp and the Woda Group. Upon the retirement of Mr. Malinowski, the Board elected Larry Dickenson as the new president. Mr. Dickenson had previously served as Director, Vice President, and Secretary since being first elected to the Board in 1996. He previously was engaged as a construction company executive for forty (40) years, primarily with the Branch Group of Roanoke, VA.

VUMHDC's current portfolio of projects for which we are the owner or general partner are:

| Name of property | Location | # Units | Senior/Fam | Notes |
|--------------------------------|------------------|------------------|-------------------|--------------|
| Asbury Manor Apts | Spotsylvania Co. | 40 | Seniors | HUD |
| Enoch George Manor | Spotsylvania Co. | 60 | Seniors | LIHTC/VHDA |
| John Early Apartments | Bedford | 78 | Seniors | LIHTC/HUD |
| Epworth Manor | Louisa | 61 | Seniors | LIHTC/VHDA |
| Epworth Manor II | Louisa | 22 | Seniors | HUD |
| Wesley Apartments | Lynchburg | 150 | Seniors | LIHTC/VHDA |
| Jesse Lee Apartments | Petersburg | 108 | Family | LIHTC/VHDA |
| Peter Cartwright House | Northampton Co. | 46 | Senior | HUD |
| Goodson Manor | Farmville | 23 | Seniors | HUD |
| Walter Gum Apartment | Appomattox | 24 | Seniors | HUD |
| Peele Manor | Blackstone | 24 | Seniors | HUD |
| Garber Manor I/II | Staunton | 47 | Seniors | HUD |
| Garber Manor III | Staunton | 25 | Seniors | HUD |
| Springhill Village Apts | Staunton | 108 | Family | LIHTC/VHDA |
| McKendree Manor | Stafford | 23 | Seniors | HUD |
| Frederick House | Stephens City | 48 | Seniors | HUD |
| Total | | 887 units | | |

In addition to these properties, VUMHDC has participated as the non-profit minority partner with developers Mark-Dan Corp, Fore Property Co, AHD Inc and Woda-Cooper on other affordable housing properties. These eighteen (18) properties are located across Virginia providing an additional 1073 units of affordable housing for families and seniors.



VILLAGE OAKS SENIOR LIVING

SUP SUBMISSION

© Powe Studio Architects PC



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Special Use Permit (SUP)

Owner of Record: Sycamore Square, LLC
Address: 142 S Pantops Drive, Charlottesville, VA 22911
Phone: 434-245-0894 **Fax:** _____
Email: klancaster@Southern-development.com

Applicant of Record: VA United Methodist Housing Development Corp.
Address: 1706 Grandin Rd SW, Roanoke, VA 24015
Phone: 540-344-6861 **Fax:** _____
Email: lbdickenson@gmail.com

Representative: Keith Lancaster
Address: same as above
Phone: same as above **Fax:** _____
Email: same as above

Tax Map and Parcel(s): 9 A 14 & 9 A 14C1

Acreage: Approx 5.9 **Zoning:** R-3 with SUP

Location of Parcel: Lake Monticello Rd @ Manor Blvd

Deed Book and Page: DB 933-622, DB 711-66

If any Deed Restrictions, please attach a copy

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:

n/a

Request for an SUP for the purpose of: developing 120-unit senior-living age-restricted (55+) affordable units

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

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

Date: 11/29/2021 Signature of Owner/Applicant: Lawrence B. Dickenson
Subscribed and sworn to before me this 29th day of November, 2021
Notary Public: Paula Bridge Register #: 7739142
My commission expires: 4/30/2025
Certification: Date:



Office Use Only

| | | | |
|---|--------------------------|--|--------------------------|
| Date Received: | Pre-Application Meeting: | PH Sign Deposit Received: | Application #: SUP _____ |
| \$800.00 fee plus mailing costs paid: | | Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified Mail | |
| Amendment of Condition: \$400.00 fee plus mailing costs paid: | | | |
| Telecommunications Tower fee plus mailing costs paid: | | Telecom Consultant Review fee paid: | |
| Election District: | 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: | | |

Fluvanna County Department of Planning & Community Development * Box 540 * Palmyra, VA 22963 * (434)591-1910 * Fax (434)591-1911

This form is available on the Fluvanna County website: www.fluvannacounty.org

Updated Feb 23, 2018

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

two 3-story 60-unit building (total 120 units), two story linking amenity building, outdoor amenities

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

To provide affordable age-restricted (55+) affordable (60% AMI) independent senior-living housing

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

minimum 30 feet setbacks (125 feet on Lake Monticello Rd), three story height, landscaping

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

Provide 120 affordable independent-living housing for seniors (age 55+) with amenities

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

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This form is available on the Fluvanna County website: www.fluvannacounty.org

| Unit Type | Two A | Two B | One | Studio |
|-------------------------|-------|-------|-----|--------|
| Unit NSF (excl balcony) | 855 | 920 | 670 | 535 |

excluding 70 SF balconies for 1 and 2 bed units

| East Building | Two A | Two B | One | Studio | Total | Total NSF | Total GSF |
|---------------|-------|-------|-----|--------|-------|-----------|-----------|
| Level 3 | 2 | 2 | 14 | 2 | 20 | 14,000 | 17,080 |
| Level 2 | 2 | 2 | 14 | 2 | 20 | 14,000 | 17,080 |
| Level 1 | 2 | 2 | 14 | 2 | 20 | 14,000 | 17,080 |
| Total Units | 6 | 6 | 42 | 6 | 60 | 42,000 | 51,240 |

| West Building | Two | Two B | One | Studio | Total | Total NSF | Total GSF |
|---------------|-----|-------|-----|--------|-------|-----------|-----------|
| Level 3 | 2 | 2 | 14 | 2 | 20 | 14,000 | 17,080 |
| Level 2 | 2 | 2 | 14 | 2 | 20 | 14,000 | 17,080 |
| Level1 | 2 | 2 | 14 | 2 | 20 | 14,000 | 17,080 |
| Total Units | 6 | 6 | 42 | 6 | 60 | 42,000 | 51,240 |

| Amenity Building | | | Total GSF |
|------------------|--|--|-----------|
| Level 1 | | | 3,030 |
| Level 2 | | | 3,325 |
| Level 3 | | | 1,960 |
| Total | | | 8,315 |

| Total Complex | Two A | Two B | One | Studio | Total | Total NSF | Total GSF |
|-----------------------|-------|-------|-----|--------|-------|-----------|-----------|
| Total Units | 12 | 12 | 84 | 12 | 120 | 84,000 | 102,480 |
| Total GSF w/Amenities | | | | | | | 110,795 |

| Parking | Two A | Two B | One | Studio | Total |
|--------------|-------|-------|------|--------|-------|
| Spaces/Unit | 1.5 | 1.5 | 1.25 | 1 | |
| Spaces Req-d | 18 | 18 | 105 | 12 | 153 |
| Provided | | | | | 153 |

Village Oaks Senior Living, Fluvanna County, Virginia

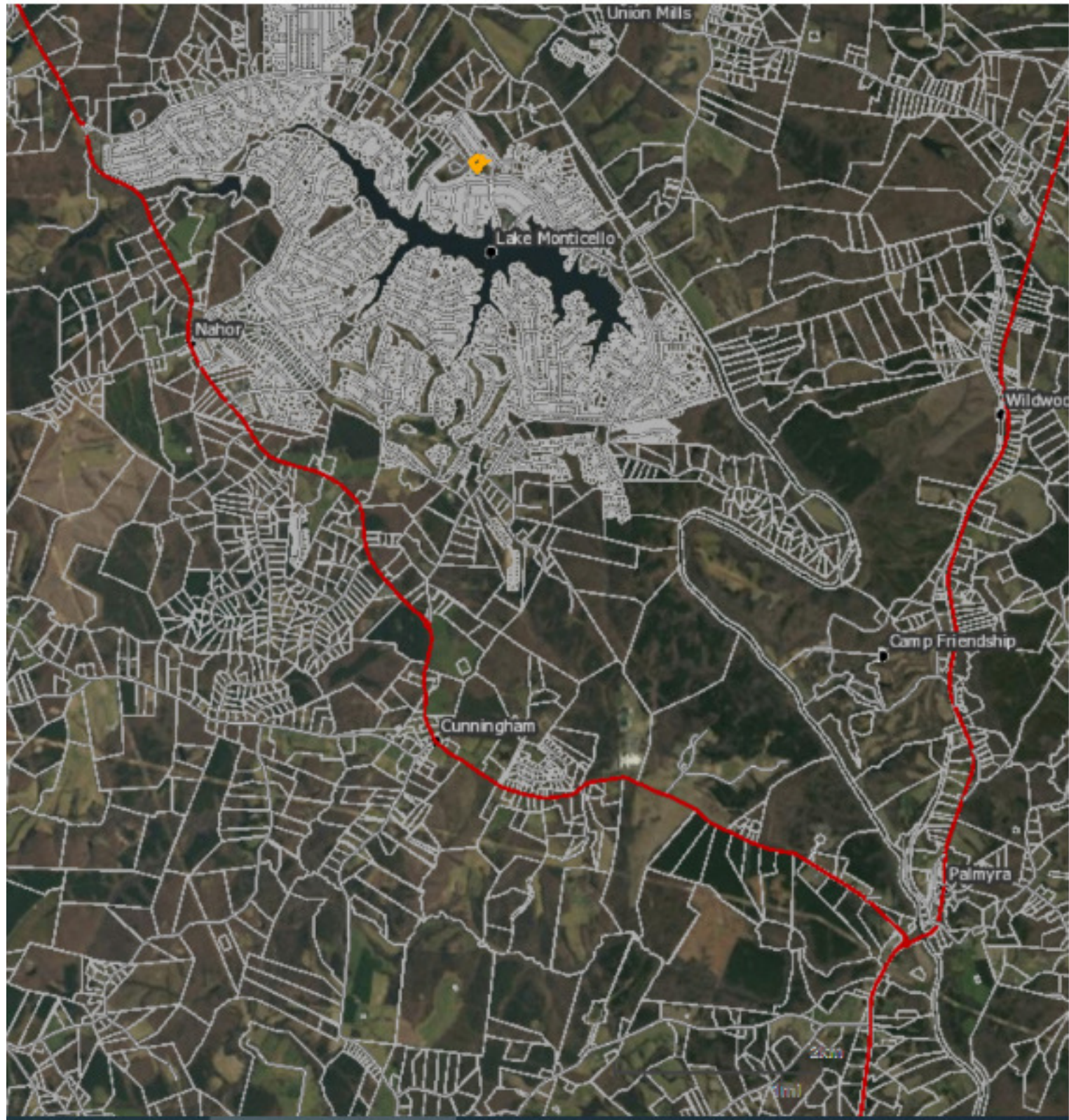
Village Oaks Senior Living is a 120-unit age-restricted independent-living facility in the Village Oaks community of Fluvanna County, to be developed by the Virginia United Methodist Housing Development Corporation. The facility is designed so that occupants can age-in-place in a home-like environment, including facilities supporting daily activities, while optimizing residents’ independence.

The complex includes two three-story, L-shaped buildings, each 60 units. The mix of homes includes 84 one-bedroom units (672 SF), 24 two-bedroom units in two layouts with two-baths and 1-1/2 baths (855 SF and 924 SF) and 12 studios (537 SF), plus 70 SF balconies for all two- and one-bedroom units.

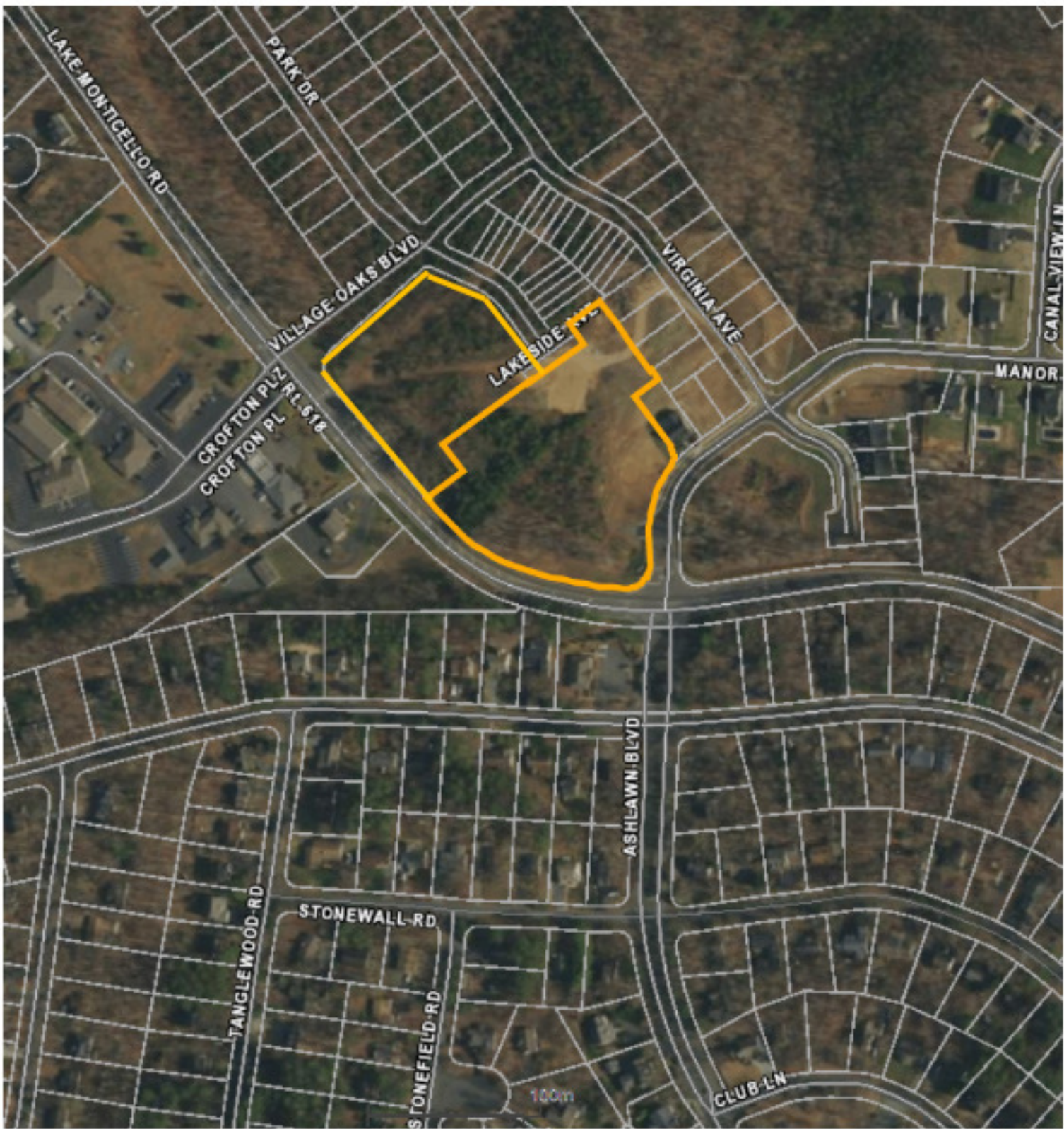
The two buildings are connected by an amenity building housing an events space/lounge, fitness center, business center and other support facilities. Exterior landscape amenities include pathways connecting to the existing neighborhood pathway system, gardens, covered events pavilion, shaded seating areas, grilling area and fire pits, with individual garden plots for each resident. There are 153 Surface parking spaces complying with the County’s zoning requirements.

The complex fronts on Lake Monticello Road between Village Oaks Boulevard and Manor Boulevard in adjacent to the Lake Monticello neighborhood of Fluvanna County. The property, part of the 57-acre Village Oaks subdivision, is two contiguous parcels totaling 5.93 acres, currently zoned R-3 with a Special Use Permit on the 3.35-acre lot for 70 seniors’ apartments, and the other 2.34-acre lot for commercial use.

An application will be filed requesting that the SUP for the seniors’ lot be extended (or replaced) to apply to the entire two-lot 5.93-acre property to yield 120 seniors’ independent affordable residential units.



Location Map: Village Oaks Neighborhood, Fluvanna County, Virginia



Aerial Photo: Village Oaks Senior Living Properties , Fluvanna County, Virginia



^ Looking east to site from Village Oaks Blvd.

V Looking north from site across Village Park Drive3-story towns





^ Looking west to site from Manor Blvd.

V Looking north to site from Manor Blvd.

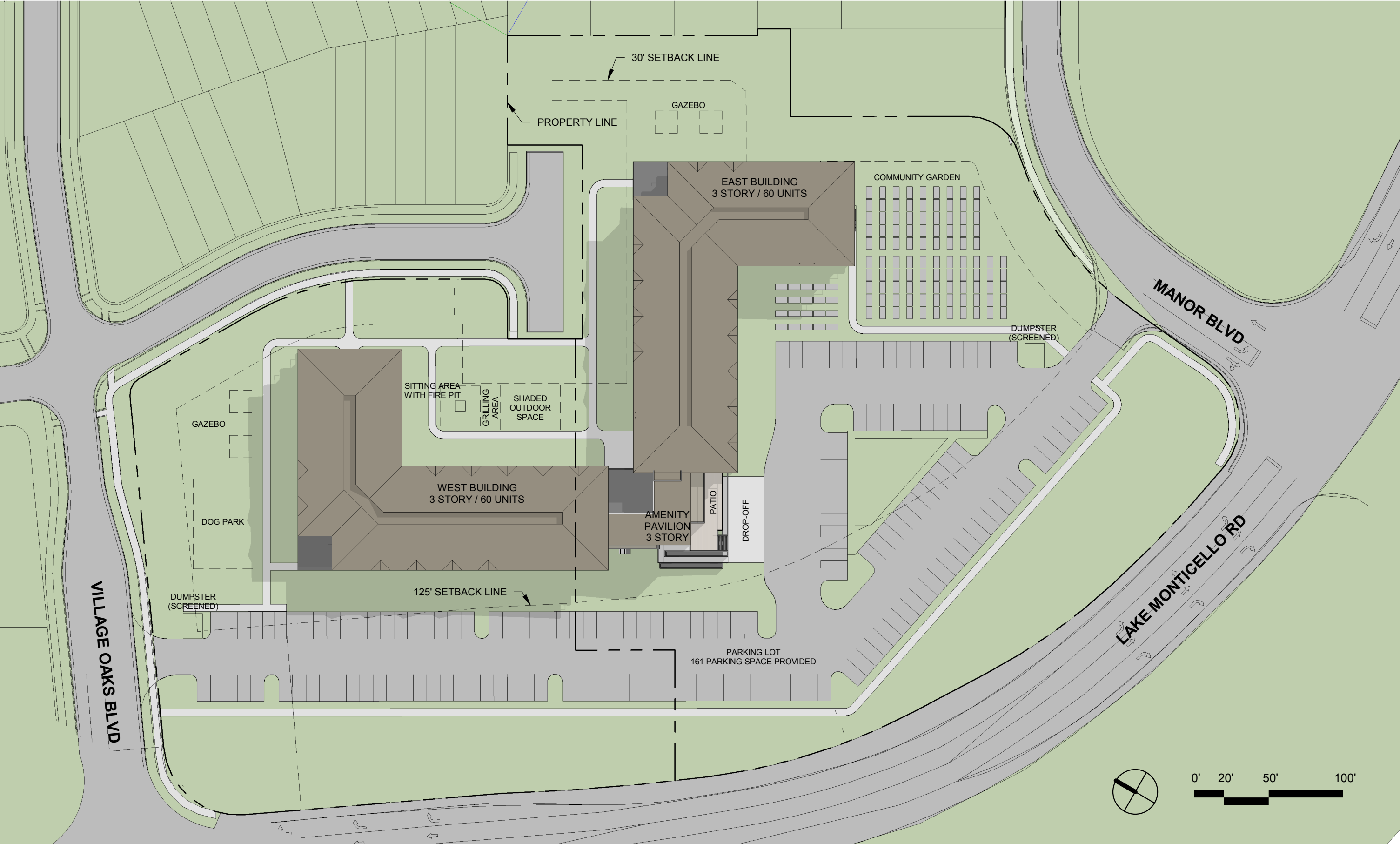




^ Looking from site south to Manor Drive at Lake Monticello Road

V Looking north from site to neighbors fronting Virginia Ave







- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- COMMON AREA



VILLAGE OAKS SENIOR LIVING

VIRGINIA UNITED METHODIST HOUSING DEVELOPMENT CORPORATION
FLUVANNA COUNTY, VA

SECOND FLOOR PLAN

© Powe Studio Architects PC

DEC 1, 2021

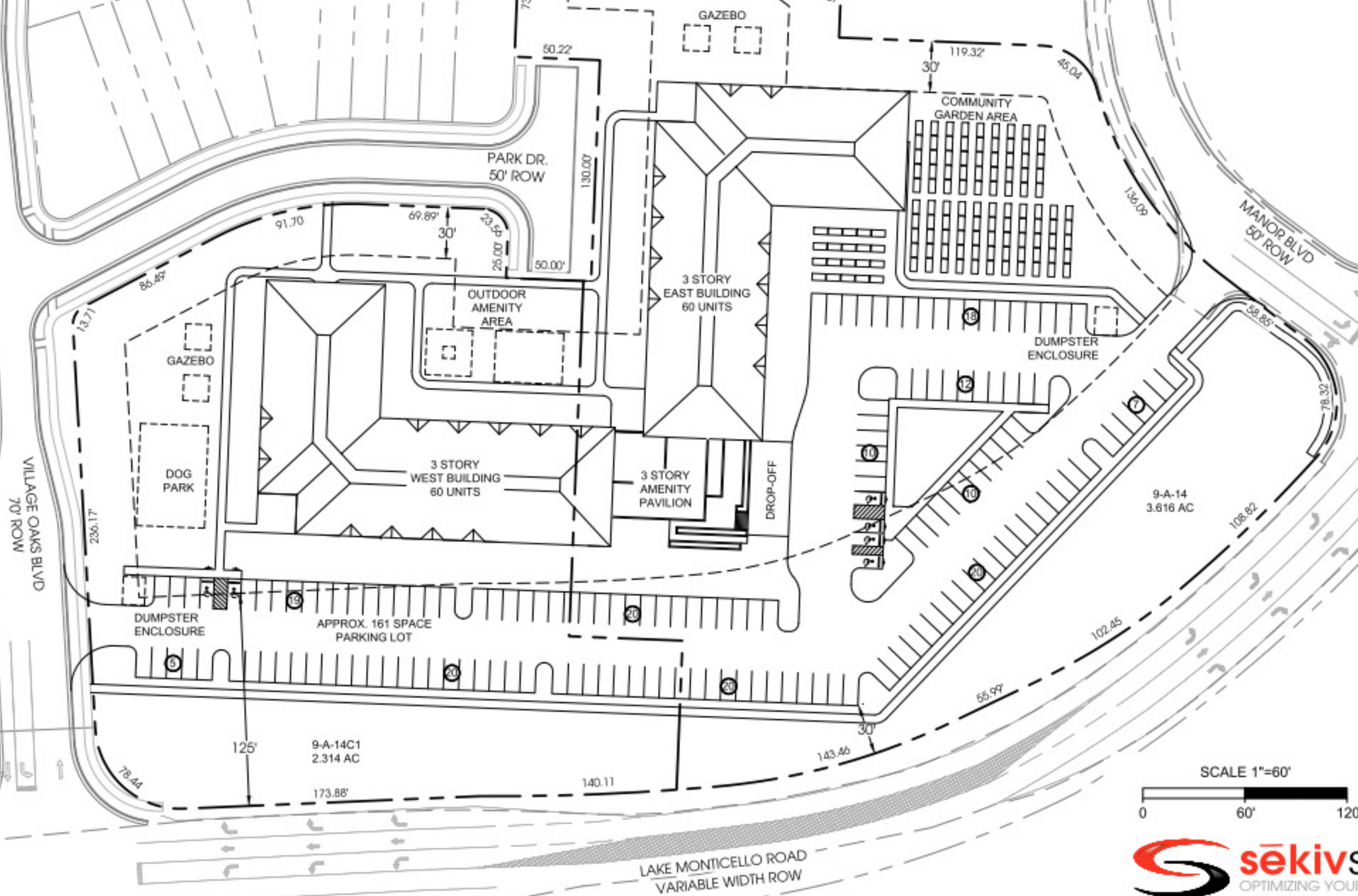


- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- COMMON AREA

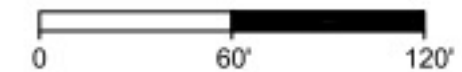
VILLAGE OAKS SENIOR LIVING

DATE: NOVEMBER 29 2021

| Parking | Two A | Two B | One | Studio | Total |
|----------------|--------------|--------------|------------|---------------|--------------|
| Spaces/Unit | 1.5 | 1.5 | 1.25 | 1 | |
| Spaces Req-d | 18 | 18 | 105 | 12 | 153 |
| Provided | | | | | 161 |



SCALE 1"=60'





**Lake Monticello
Fluvanna County, VA**

ITE Trip Generation –Typical Weekday – 7th Edition

| Land Use (ITE Land Use Code) | Size | Weekday Daily Traffic (vpd) | AM Peak Hour (vph) | | PM Peak Hour (vph) | |
|--|-------------|-----------------------------------|-----------------------|------|-----------------------|------|
| | | | Enter | Exit | Enter | Exit |
| 2005 Plan | | | | | | |
| Assisted Living (254) | 70 beds | 233 | 6 | 4 | 7 | 9 |
| Shopping Center (820) | 17,424 s.f. | 2,181 | 33 | 22 | 95 | 103 |
| Total | | 2,414 | 39 | 26 | 102 | 112 |
| Current Plan | | | | | | |
| Senior Adult Housing – Multifamily (252) | 120 units | 418 | 4 | 5 | 8 | 5 |
| % Decrease | | -83% | -86% | | -94% | |

December 15, 2021

**Lake Monticello
Fluvanna County, VA**

ITE Trip Generation –Typical Weekday – 11th Edition

| Land Use (ITE Land Use Code) | Size | Weekday Daily Traffic (vpd) | AM Peak Hour (vph) | | PM Peak Hour (vph) | |
|--|-------------|-----------------------------------|-----------------------|------|-----------------------|------|
| | | | Enter | Exit | Enter | Exit |
| 2005 Plan | | | | | | |
| Assisted Living (254) | 70 beds | 182 | 8 | 5 | 7 | 10 |
| Strip Retail Plaza (< 40 ksf) (822) | 17,424 s.f. | 966 | 25 | 17 | 58 | 58 |
| Total | | 1,148 | 33 | 22 | 65 | 68 |
| Current Plan | | | | | | |
| Senior Adult Housing – Multifamily (252) | 120 units | 390 | 8 | 16 | 17 | 13 |
| % Decrease | | -66% | -56% | | -77% | |

December 15, 2021



IFC (International Fire Code) Method of Calculating NFF (Needed Fire Flow)

Project Name: Village Oaks Senior Living
Project No.: 10571
Calc. By: SGL
Date: 12/10/2021

IBC Construction Type: **Type IIA and IIIA**

Fire Factor: **0.8**

Fire Area (SF): **111684**

Minimum Required Fire Flow (GPM): **4750**

Allowable Sprinkler Reduction: **0.75**

Minimum Allowed Fire Flow (IBC Section 105.2): 1500

Calculated Fire Flow (GPM): **1187.5**

Adjusted Fire Flow GPM: **1500**

Flow Duration (hours): **2**

Minimum Number of Hydrants: **1**

Avg. Spacing Between Hydrants (FT): **500**

Max. Distance From Any Point (FT): **250**
(Street / Road Frontage to a Hydrant)

Based on Table B105.1, Minimum Required Fire Flow and Flow Duration for Buildings, 2003 IFC, Appendix B, p.372.
and 2000 IBC Section 105.2

RECEIVED

James M. von Ottenritter
2126 Nahor Manor Road

December 8, 2021

Fluvanna County
Planning Dept

Dear Mr. Bibb,

I write to sincerely thank you for the work you and your fellow board members perform for the benefit of the citizens of our County. I can only assume it is an exhausting task, both mentally and physically.

For me, to be involved in the evolution of our County was stimulating and rewarding. I met at least two hundred neighbors by knocking on doors. All but one were as pleasant and receptive as possible: five gentlemen asked me to join them for a drink, eleven ladies cried in front of me and three of them hugged me – a stranger – before I left them. And one gentleman broke down in tears over his worries.

I listened to them all and as often as not needed to say very little for I empathized with their concerns. Many a teenager stepped into conversations and were conversant and concerned to maintain their rural life. Several people were self-reflective and virtually apologized for building new homes on what were previously farming stands and thus contributing to their own worries of over-development. To those home owners I was able to assure them that I had not met a single person who objected to normal and organic growth on individual plots.

I met an octogenarian couple who claimed their ancestors have farmed in Fluvanna before the County was a county and before the Jefferson and Randolph families arrived as up-starts. I met quite a few young couples living and loving their first home and all of them swore they wanted to stay here for the rest of their lives. I visited homes that were very, very humble and others that were rather grand and in virtually every case I was invited inside to kitchens, living rooms, dining rooms, and in quite a few cases garages converted into work shops.

This county of ours is populated by wonderful people. I am very proud to be able to include myself as a fellow citizen.

Thank you again for all that you do and may you and your family have a wonderful Christmas and a happy New Year.

Sincerely,

A handwritten signature in black ink, reading "James M. von Ottenritter". The signature is fluid and cursive, with the first name "James" written in a smaller, more compact script than the last name.