

Town of Gordonsville, Virginia Agenda Item Summary June 27, 2022

AGENDA ITEM 11d	DISPOSITION:
New Business	[X] Action Required [] For Discussion
AGENDA TITLE: Consideration of Village at Green Springs Water Availability	[] Consent Agenda [] Closed Session[] Informational
PRESENTER: Mayor Robert Coiner	ATTACHMENTS: [X] yes [] no

BACKGROUND:

A residential/commercial mixed-use development to be known as The Village at Green Springs is being planned for property located just outside the corporate limits of the town in Louisa County, at the intersection of Routes 15S/33E and Klockner Road. A Timmons Group project engineer who is coordinating project and plan development has contacted the Town to determine whether the project may be served by public water from the Town (see attached).

Section 23-22(d) of the Town Code states all water extensions outside the corporate limits must be approved by the town council. The Code further states that such approval shall take into consideration whether the adequacy of the existing water is such that the anticipated demands of the proposed extensions or connections will not jeopardize or reduce service to existing or future customers of the present system.

The 1971 RSA contract, originally set to expire in 2011 but amended in 2010 to extend the agreement to September 30, 2023, provides the Town with 25 million gallons of water per month, which is equal to 833,333 gallons per day. It is estimated that the current daily water usage in town is 460,200 gpd. Based on information provided by the project consultant, the Village at Green Springs is expected to use 53,333 gpd, or 1.6M gallons per month.

The Town Public Works Director is evaluating the impact of the proposed development on the Town's water system and will apprise Council of his analysis at the meeting.

STAFF RECOMMENDATION:

MOTION FOR CONSIDERATION:



608 Preston Avenue Suite 200 Charlottesville, VA 22903 **P** 434.295.5624 **F** 434.295.1800 **www.timmons.com**

June 6, 2022

Deborah Kendall Town Manager Town of Gordonsville 112 S. Main Street Gordonsville, Virginia 22942

RE: The Village at Green Springs – request for water connection to town water

Dear Mrs. Kendall:

The Village at Green Springs is a proposed residential community to be located on the south side of the Town of Gordonsville; on the corner of Kloeckner and Route 15. As designed, it will offer 133 townhouses, 24 single family detached houses, and a mixed-use residential/commercial building that will provide flexible options for economic growth.

We are requesting that Gordonsville Town Council approves our request for out-of-town water usage for this development. A 10-inch watermain is adjacent the project site on Routh 15/33 which is where the proposed community would connect to the Town's system. All connections will be made in accordance with the Town's Public Facilities Manual.

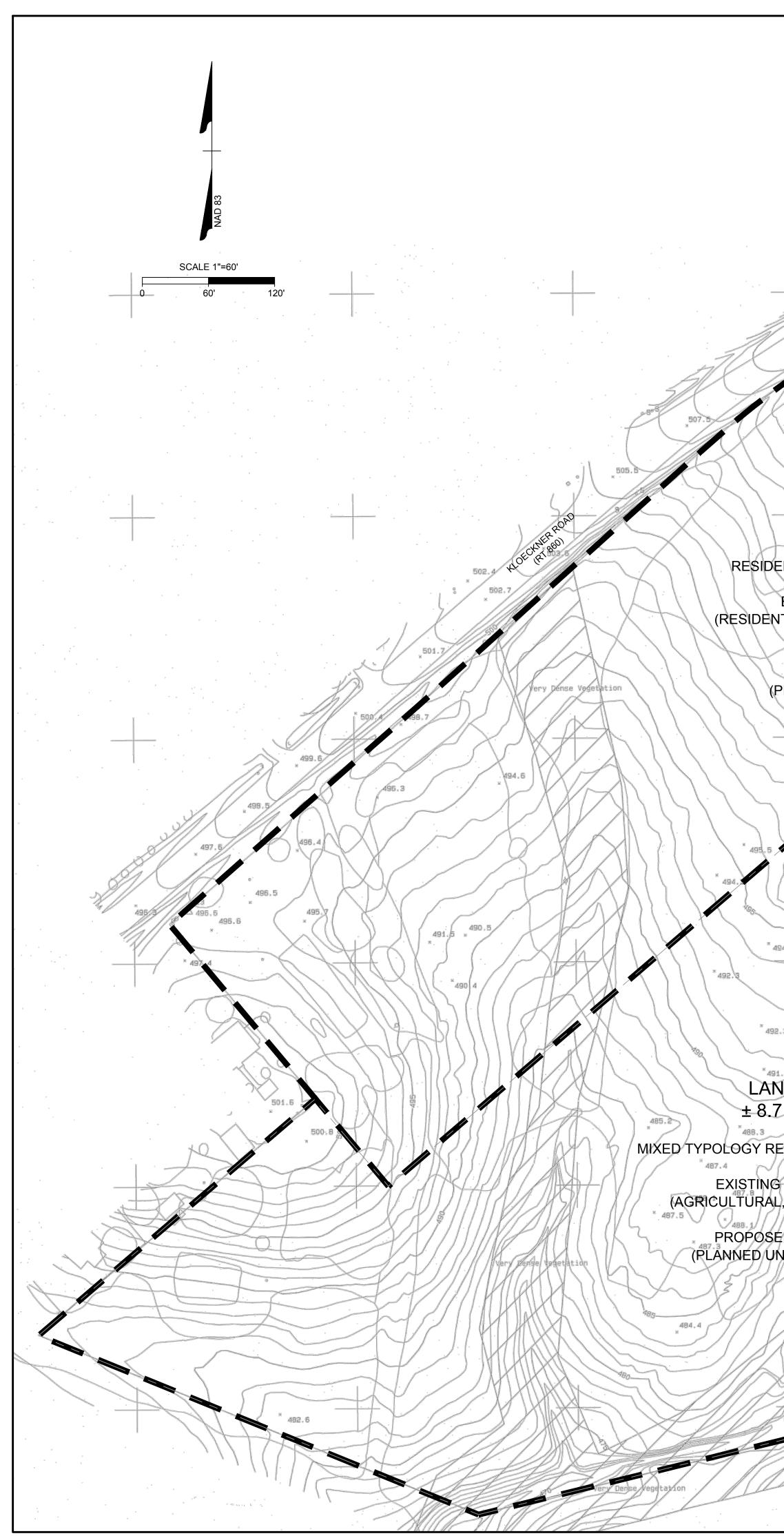
Our request includes 179 residential connections and one commercial connection. Estimated water consumption for the development is 1.6 million gallons per month (approximately 19 million gallons annually).

Market depending, the development could be constructed in three phases. Please see attached Landbay Plan. Landbay B (87 townhouses) and Landbay A (mixed-use building) will likely be constructed concurrently; followed by Landbay C (24 single family houses and 46 townhouses).

We have included a PDF of the conceptual Site Layout and Landbay Plan. If you have any questions or comments, please feel free to give me a call at 434.295.5624 or email at <u>Riki.vanNiekerk@Timmons.com</u>.

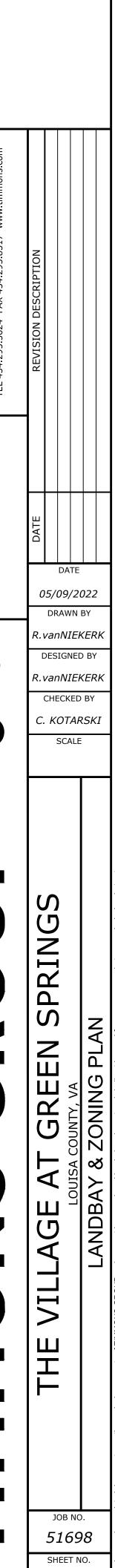
Sincerely,

Riki van Niekerk Project Engineer II



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	ACREAGE	USE	OPEN SPACE	RESIDENTIAL UNITS	MAXIMUM RESIDENTIAL DENSI ⁻ (DU/AC)	Y PROPOSED COMMERCIAL FLOOR AREA	OTHER RELATED USES PERMITTED		
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LA	ANDBAY B ±8.03 AC	TOWNHOMES	±2.52 AC	87 LOTS	12 DU/AC	N/A	RECREATIONAL AMENITIES		
LÆ	ANDBAY C ±8.71 AC	MIXED RESIDENTIAL	±2.44 AC	65-71 LOTS	8 DU/AC	N/A	RECREATIONAL AMENITIES	. 22903 ns.com	
	TOTAL ±19.987 AC		±6.00 AC	153 - 158 LOTS		UP TO 16,000 SF		A V V	
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						ESS THAN 20% OF THE TO	TAL SITE ACREAGE SHALL BE OPEN		
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PROPOSED SETBACKS

	TOWNHOUSE UNITS	SINGLE FAMILY	MIXED USE					
	01113							
FRONT	5' (INTERNAL ROADS OR AMENITIES) 40' (KLOECKNER ROAD) 50' (ROUTE 15)	18'	50' FROM ROW (US ROUTE 15) 10' FROM ROW (COMMERCIAL,					
SIDE	10' (END UNIT)	10'	RESIDENTIAL, SUBDIVISION STREETS)					
REAR	10'	10'						

NOTES:

1. CONCEPT PLAN SHEETS C3.0 - C3.1 DEPICT A VISUAL REPRESENTATION OF HOW THE LANDBAY

- DEVELOPMENT GUIDELINES ON SHEET C2.0 MAY BE APPLIED. 2. FRONTAGE MAY BE ALONG AN AMENITY, PRIVATE ROAD, OR PUBLIC ROAD. FRONT SETBACKS WOULD
- BE MEASURED IN ACCORD WITH THE FRONTAGE DESIGNATION. 3. IN LIEU OF PROVIDING SETBACKS FROM ROUTHE 15 OR KLOECKNER ROAD, OPEN SPACE AMENITY AREAS HAVE BEEN PROVIDED AT 50' AND 40' RESPECTIVELY. FRONT SETBACKS AGAINST THOSE AMENITIES SHALL BE 5'
- 4. SITE PLAN FEATURES SHOWN IN CONCEPT PLAN, INCLUDING THE MIXED-USE BUILDING LAYOUT WITH PARKING LOT AND RESIDENTIAL LOT LAYOUT, ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. FINAL ENGINEERING WILL ADHERE TO DEVELOPMENT STANDARDS INCLUDED IN THIS DOCUMENT.
- 5. WATER AND SEWER LAYOUT IS CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING. 6. PUD DEVELOPMENT TO BE SERVED BY PUBLIC WATER MAINS, WITH HYDRANTS SPACED A MAXIMUM OF
- 500' APART.
- 7. ROADS DESIGNATED AS PUBLIC SHALL BE DESIGNED TO VDOT STANDARDS, PER THE JULY 2018 ROAD DESIGN MANUAL.
- 8. NOT LESS THAN 30% OF THE TOTAL SITE ACREAGE SHALL BE OPEN SPACE.
- 9. STREET TREES WILL BE PLACED 30' 50' ON CENTER AS APPROPRIATE.
- 10. TOTAL TREE CANOPY WILL BE 10%, BASED ON 10 YEARS OF TREE GROWTH. 11. EXISTING VEGETATION TO REMAIN SHALL COUNT AS 150% OF TREE CANOPY AREA.
- 12. PARKING WILL BE IN ACCORDANCE WITH THE CURRENT ZONING ORDINANCE PARKING REQUIREMENTS AND WILL BE ADDRESSED IN DETAIL WITH ENGINEERING DESIGN PLANS

PROPOSED MAXIMUM RESIDENTIAL DENSITY:

LANDBAY A (MIXED USE BUILDING) UP TO 24 DU/AC LANDBAY B (TOWNHOUSES) UP TO 12 DU/AC LANDBAY C (MIXED RESIDENTIAL) UP TO 8 DU/AC

> *TMP 9 64 GORDONSVILLE VOLUNTEER FIRE* CO INC D.B. 470/349 16.00 ACRES

TMP 9C 1 5

PEYTON, ALLEN R & ANGELA

D.B. 1059/968

0.5 ACRES

TMP 9C 1 6

GARRETT, ROBERT

L JR & BONNIE G

D.B. 1072/613

0.5 ACRES

TMP 9C 1 7 GARRETT, ROBERT & BONNIE D.B. 1072/613 0.25 ACRES

