

Bedford's top news stories for 2004

By Rebecca Jackson, Editor
BEDFORD BULLETIN

Development reminiscent of "The Andy Griffith Show" to break ground in 2005

Construction is slated to begin in mid 2005 in Moneta on a 100-plus acre development reminiscent of "The Andy Griffith Show", a community that combines lovely residences and commercial buildings with a hometown ambiance.

Downtown Moneta at Smith Mountain Lake, the centerpiece of which will span both sides of Va. 122 and Va. 608, will be located 3.2 miles north of Hales Ford Bridge, according to George Aznavorian of Bedford, who heads its development team. Downtown Moneta, like Wyndhurst, will bring back amenities other subdivisions do not have, such as courtyards, front porches where people can visit with neighbors and friends, quaint brick business facades, green space, and sidewalks with streetlamps.

"The development will be constructed in three phases spanning eight to ten years at a projected cost of \$70 to \$80 million," Aznavorian said. "Homes slated for the community will range in price from \$175,000 to \$220,000, affordable residences in today's real estate market," the developer added. Lots in the residential section, called Mayberry Hills, will be one-quarter acre in size. Downtown Moneta's commercial center will stretch six city blocks.

Aznavorian said the same architectural and engineering firm that designed and constructed Wyndhurst has been retained to oversee the Downtown Moneta project. Letters of intent have been received from a bank, a high-end furniture retailer, and a coffee shop. Overall, Aznavorian noted, the developers envision a mix of national

chains, local businesses, and stores with amenities not common to either Smith Mountain Lake or Bedford, so Downtown Moneta will be a commercial destination for those residing outside of the development.

The development will also include a fitness center, a medical/dental facility, and lie adjacent to the Moneta Smith Mountain Lake Library.

"We want Downtown Moneta, with its brick commercial structures, to have the look and feel of towns of the mid-20th century, to be an alternative to malls," Aznavorian said. "The facilities downtown can be used to promote festivals, and thematic events and gatherings...during all four seasons. Moneta at one time did have a downtown, but the bypass (Va. 122) took that away in order to accommodate the rescue squad and the safety of the community. We'd like to bring back that downtown feeling. We want to make Downtown Moneta like a walk in the park."

Aznavorian said the development team is working in concert with the board of directors of the Smith Mountain Lake Arts Council, which is spearheading creation of a cultural arts center, to bring public utilities to both developments.

Inquiries about Downtown Moneta at Smith Mountain Lake and Mayberry Hills may be directed to Lyons Team Realtors at (540) 537-4932.

This article appeared in
BEDFORD BULLETIN
on December 29, 2004.