

Moneta plans move ahead

Board of Supervisors OK's rezoning request

By Janet Nguyen
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BEDFORD – A commercial and residential development plan for Moneta cleared its final zoning hurdle this week with a unanimous vote by the county's Board of Supervisors.

The Wyndhurst-like development will have a commercial area called Downtown Moneta and a residential area called Mayberry Hills. It will span an 85-acre site at the intersection of Virginia 122 and Virginia 608, just up from the Hales Ford Bridge.

With a unanimous vote, the Board of Supervisors approved a rezoning request that will make the development the county's first in a new zoning category called PD-1, designed for mixed-use, pedestrian-friendly developments.

George Aznavorian, a developer for Downtown Moneta, said many of the same designers, builders, and project managers that worked with the Wyndhurst development will also work on the Downtown Moneta project.

The development consists of 196 single-family homes, 115 townhomes, and approximately 250,000 square feet of commercial, retail, and general office uses.

Aznavorian said the project already has more than 100 reservations for homes and businesses.

"They are just reservations because we had to have the zoning approved before we could divide up the lots," Aznavorian said after Monday's vote.

Construction is expected to start sometime next year; "the project is expected to take 8 to 10 years before fully completed", Aznavorian said.

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