

PRIEST, CRAVEN, & ASSOCIATES, INC.

LAND USE CONSULTANTS

Date : April 30, 2025

To : June Cowles

Copy : Jenna Shouse
Shannon Cox

From : Thomas F. Craven, PE

Re : Ashburn Subdivision
Mt Zion Church Road and Hammocks Beach Trail
Rezoning # 24CZ10Ashburn PUD and Ashburn Master Subdivision Plan

In order to facilitate the construction of Hammocks Beach Trail north from Mt Zion Church Road within the property currently controlled by the applicant, a Transportation Plan Amendment is necessary to address several changes.

1. A roundabout is proposed to be constructed on Mt Zion Church Road to provide a suitable street connection between the existing Mt Zion Church Road, the proposed extension of Hammocks Beach Trail and the extension of Baronial Street.
2. Realign the location of the Hammocks Beach Trail extension as a Minor Collector to accommodate the proposed Mt Zion Church Road roundabout and shift it off the property line with the Bella Casa Homeowners Association to minimize the impact of the road construction.
3. Shift the side path along Hammocks Beach Trail from the east side of the road to the west side of the road to lessen the impact of the construction along the property east of the proposed Hammocks Beach Trail extension owned by the Bella Casa Homeowners Association. A sidewalk will be constructed along the east side of Hammocks Beach Trail.
4. Improve the existing Mt Zion Church Road between the southern property line of Ashburn and the proposed roundabout on Mt Zion Church Road as a Minor Collector with a side path along the east side of the road and a sidewalk along the west side of the road.

We respectfully request your consideration of these proposed Transportation Plan Amendments.

PLANNERS / LANDSCAPE DESIGNERS / ENGINEERS / SURVEYORS

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