

AGENDA
FLUVANNA COUNTY BOARD OF SUPERVISORS
Regular Meeting
Circuit Courtroom
Fluvanna Courts Building
September 21st 2011
7:00 p.m.

1-CALL TO ORDER, PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE

2-REPORTS

Jay Scudder, County Administrator

3-PUBLIC COMMENTS #1 (5 minutes each)

4-CONSENT AGENDA

TAB W Minutes of September 7th, 2011 – Mary Weaver, Clerk to the Board of Supervisors
TAB X Proclamation/Domestic Violence Awareness Month – Sarah Ellis, Fundraising & Development
Coordinator for the Shelter for Help in Emergency

5-ACCOUNTS PAYABLE

None

6-PUBLIC HEARING

TAB YZ ZTA 11:02, Fluvanna County – Telecommunications Ordinance - An ordinance to amend and reenact portions of Chapter 22 of the Fluvanna County Code with respect to the regulation of telecommunication facilities. The purpose of the proposed amendments is to establish general guidelines for the siting of telecommunications antenna support facilities used for wireless telecommunications and broadcast facilities including the support facility, antenna(s), ground equipment, and accessory facilities related to telecommunications infrastructure. These amendments are necessary in order for the Board of Supervisors, Planning Commission, and Planning Department staff to allow for the effective and efficient deployment of telecommunication facilities throughout the County while minimizing the unnecessary proliferation of such facilities by allowing for increased structure heights and requiring collocation of facilities. – Darren Coffey, Planning Director

7-PRESENTATIONS (normally not to exceed 10-minute limitation)

TAB A PVCC Annual Report – Dr. Frank Friedman, PVCC President
TAB B Fluvanna County Library Annual Report for FY11- Cyndi Hoffman, Librarian

8-ACTION MATTERS

TAB C Rebidding of Fork Union Firehouse – John Robins, Public Works Director
TAB D Wireless Telecommunications Facilities Master Plan – Darren Coffey, Planning Director

9-OLD BUSINESS

TAB E Committee Report & Recommended Action for Awarding a Reassessment Firm for the 2013 General Reassessment – Jay Scudder, County Administrator

10-NEW BUSINESS

11-PUBLIC COMMENT #2 (5 minutes each)

12-CLOSED MEETING

None

13-ADJOURN

*For the Hearing-Impaired – there is a listening device available upon request.. TTY access number is 711 to make arrangements.
For persons with Disabilities – if you have special needs, please call the County Administrator's Office at 591-1910 and relay your request.*

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.

**FLUVANNA COUNTY BOARD OF SUPERVISORS
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 Board.
- Each speaker should clearly state his/her name and address.
- All comments should be directed to the Board.
- All questions should be directed to the Chairman. Members of the Board are not expected to respond to questions, and response to questions shall be made at the Chairman'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.
- Speakers should be brief and avoid repetition of previously presented comments.

3) ACTION

At the conclusion of the public hearing on each item, the Chairman will close the public hearing. The Board 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 will not be permitted.

ORDER

1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.
2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman declares that order has been restored. In the event the Board wishes to debate the matter of the disorder or the bringing of order; the regular business may be suspended by vote of the Board 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 Chairman and/or the County Administrator shall be the judge of such breaches, however, the Board may vote to overrule both.
4. When a person engages in such breaches, the Chairman 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.

MOTION: I move the minutes of the Fluvanna County Board of Supervisors for Wednesday, September 7th, 2011 be adopted.

AGENDA BOARD OF SUPERVISORS DATE: September 21st, 2011

SUBJECT: Adoption of the Fluvanna County Board of Supervisors regular meeting minutes.

RECOMMENDATION: Approval

TIMING: Routine

FISCAL IMPLICATIONS: None

POLICY IMPLICATIONS: None

DISCUSSION: None

LEGISLATIVE HISTORY: None

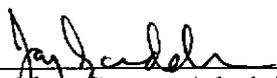
Staff: Mary L. Weaver, Clerk to the Board of Supervisors

MJW

Copy:

County Administrator's Use Only

Comments:



Jay Scudder, County Administrator

**FLUVANNA COUNTY BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
Circuit Courtroom
Fluvanna Courts Building
September 7th, 2011
2:00 p.m.**

MEMBERS PRESENT: John Y. Gooch, Chairman
Shaun V. Kenney, Vice-Chairman
Donald W. Weaver
Mozell H. Booker

MEMBERS ABSENT: Joe Chesser
Chris Fairchild

ALSO PRESENT: Jay Scudder, County Administrator
Fred Payne, County Attorney
Renee Hoover, Finance Director
Pat Groot, Grants Administrator
Garland Nuckols, Facilities Director
Darren K. Coffey, Director of Planning
Steve Tugwell, Planner
Mary L. Weaver, Clerk to the Board of Supervisors

CALL TO ORDER/PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

Chairman Gooch called the meeting of September 7th, 2011, to order at 2:00 p.m., in the Circuit Courtroom of the New Courts Building in Palmyra, Virginia; and the Pledge of Allegiance was recited, after which, Chairman Gooch called for a moment of silence.

REPORTS

Ms. Karen Kilby, VDOT, reported on the following topics:

- *Route 1015, Turkey Sag Trail Sidewalk & Bike Lanes Project* – will be advertised in December 2011.
- *Route 600/53 Roundabout* – will be advertised in April 2012
- *Retirement* - Ms. Karen Kilby is retiring at end of the month.

Mr. Shaun Kenney asked if anybody has checked on the road from Venable Road to Wilmington and Courthouse Road to Palmyra for potholes. Mr. Jay Scudder addressed the board in regards to VDOT and staff working on resolving subdivision road issues.

Mr. Jay Scudder, County Administrator, reported on the following topics:

- *Earthquake Recovery Challenge Grant* – William A. Cook Foundation will match the first \$100,000 in private donations for Earthquake Recovery in Fluvanna and Louisa.
- *TJPDC* – reminder of freeze on per capita amount of funding to the TJPDC
- *9/11 Remembrance* – invitation to Memorial Ceremony at the Lake Monticello Fire/Rescue Building on September 11, 2011 at 1:00pm.
- *Audit of Clerk of Court* – received high marks.
- *Zion Station* – water pressure.

- *Quail Recovery* – possibility of designing Pleasant Grove for Quail Recovery and Rehabilitation.
- *Aqua Virginia* – reviewed the progress of the meetings with Aqua Virginia.

PUBLIC COMMENTS #1

Chairman Gooch opened the floor for the first round of public comments.

With no one wishing to speak, Chairman Gooch closed the first round of public comments.

CONSENT AGENDA

The following item was withdrawn from the consent agenda:

- Livestock Reimbursement Claim/Shاون & Melissa Kenney.

The following items were approved under the consent agenda:

MOTION:

Mr. Kenney moved to approve the consent agenda which consisted of:

- Minutes of August 3rd, 2011.
- Minutes of August 17th, 2011 Work Session.
- Resolution Recognizing Alexander Tyree Lackey as an Eagle Scout.
- Insurance Reimbursement for Water Damages.
- Accept DMV Grant for the Sheriff's Office.
- Accept Wireless Board Training Grant for E911 Center.
- Livestock Reimbursement Claim/Angus Murdock.
- Livestock Reimbursement Claim/William & Jackie Peters.

Mrs. Booker seconded. The motion carried with a vote of 4-0. AYES: Gooch, Weaver, Booker and Kenney. NAYS: None. ABSENT: Fairchild and Chesser.

ACCOUNTS PAYABLE

Renee Hoover, Finance Director, addressed the Board regarding accounts payable.

After some discussion the following motion was made:

MOTION:

Mr. Weaver moved that the Accounts Payable from July 25th, 2011, through August 30th, 2011, and payroll for the month of July, 2011, in the amount of \$2,281,732.10, be ratified. Mr. Kenney seconded. The motion carried with a vote of 4-0. AYES: Gooch, Weaver, Booker and Kenney. NAYS: None. ABSENT: Fairchild and Chesser.

Disbursements	1,690,653.57
<u>Payroll</u>	<u>591,078.53</u>
Total	\$ 2,281,732.10

PRESENTATIONS:

Wireless Telecommunications Facilities Master Plan – Mr. Darren Coffey, Planning Director and Ms. Susan Rabold, CityScape Consultant, addressed the board in regards to Wireless Telecommunications Facilities Master Plan. Ms. Rabold spoke on the following topics:

- CityScape's Methodology
- Wireless Service Providers
- Actual & Potential Antenna Locations

- Proposed Emergency Services Sites
- Proposed Projected Sites
- Zoning Recommendations

Mr. Coffey reviewed with the Board the next step would be a public hearing at the September 21st meeting for action.

Legislative Update – Mr. David C. Blount, TJPDC Legislative Liaison, addressed the Board explaining the process for developing the Thomas Jefferson Planning District Legislative Program. Mr. Blount indicated he would like to receive input from the board concerning items they would like to see in the program. He will circulate a copy of the draft program in early October and request to come before the Board again in November to seek concurrence with the program.

ACTION MATTERS

EST 11:01, John C. & Kathryn K. Zehler [amend Conservation Easement 07:01 to add 16.195 acres of Tax Map 41-A-66 to the existing adjoining easement of 107.586 acres Tax Map (30-A-84, for a total of 123.781 acres]. Mr. Steve Tugwell, Planner, addressed the Board regarding this item.

MOTION:

Mr. Kenney moved to approve EST 11:01, a request to amend Conservation Easement 07:01 to add 16.195 acres of Tax Map 41-A-66 to the existing adjoining easement of 107.586 acres Tax Map (30-A-84), for a total of 123.781 acres subject to the property restrictions listed in the staff report, and the amended Deed of Easement being subject to approval as to form by the County Attorney. Mr. Weaver seconded. The motion carried with a vote of 4-0. AYES: Gooch, Weaver, Booker and Kenney. NAYS: None. ABSENT: Fairchild and Chesser.

OLD BUSINESS

None

NEW BUSINESS

Earthquake Damage – Mr. John Robins, Public Works Director, reviewed with the Board the earthquake damage that Fluvanna County received. Mr. Robins has been in touch with FEMA to see if help would be available.

Reassessment Schedule – Mr. Jay Scudder, County Administrator, addressed the Board in regards to a proposed timeline for the review and selection of a Reassessment Firm. Mr. Scudder recommended a committee be formed for this process.

Chairman Gooch appointed the following individuals to the reassessment committee:

- Mr. Don Weaver, Board of Supervisor
- Mr. Barry Bibb, Planning Commissioner
- Mr. Mel Sheridan, Commissioner of the Revenue
- Mr. Jay Scudder, County Administrator
- Ms. Maggie Gunnels, Citizen Realtor

PUBLIC COMMENTS #2

Chairman Gooch opened the floor for the second round of public comments.

- Rebecca Ashmore, Palmyra District – addressed the Board in regards to the Reassessment Committee meeting.
- Mel Sheridan, Columbia District – addressed the board in regards to earthquake damage.

With no one else wishing to speak, Chairman Gooch closed the second segment of public comments.

CLOSED MEETING

MOTION TO ENTER INTO A CLOSED MEETING:

At 4:13 p.m., Mr. Weaver moved the Fluvanna County Board of Supervisors enter into a closed meeting, pursuant to the provisions of Section 2.2-3711 of the Code of Virginia, 1950, as amended, for the purpose of discussing legal matters. Mr. Kenney seconded. The motion carried with a vote of 4-0. AYES: Gooch, Weaver, Booker and Kenney. NAYS: None. ABSENT: Fairchild and Chesser.

MOTION TO EXIT A CLOSED MEETING & RECONVENE IN OPEN SESSION:

At 5:29 p.m., Mr. Weaver moved the closed meeting be adjourned and the Fluvanna County Board of Supervisors convene again in open session. Mr. Kenney seconded. The motion carried with a vote of 4-0. AYES: Gooch, Weaver, Booker and Kenney. NAYS: None. ABSENT: Fairchild and Chesser.

MOTION:

At 5:30 p.m., the following resolution was adopted by the Fluvanna County Board of Supervisors, following a closed meeting held Wednesday, August 3rd, 2011 on motion of Mr. Weaver, seconded by Mr. Kenney and carried by the following vote: AYES: Gooch, Kenney, Booker, and Weaver. NAYS: None. ABSENT: Chesser & Fairchild

“BE IT RESOLVED to the best of my knowledge (i) only public business matters lawfully exempted from open meeting requirements under Section 2.2-3711-A of the Code of Virginia, 1950, as amended, and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting.”

MOTION:

Mr. Kenney moved to ratify the one month extension of the pound services contract with the SPCA; and direct the county attorney to negotiate with the SPCA for a further extension until 2012. Mrs. Booker seconded. The motion carried with a vote of 4-0. AYES: Gooch, Weaver, Booker and Kenney. NAYS: None. ABSENT: Fairchild and Chesser.

ADJOURN

MOTION:

At 5:31 p.m., Mrs. Booker moved to adjourn the meeting of Wednesday, September 7th, 2011. Mr. Kenney seconded. The motion carried with a vote of 4-0. AYES: Goch, Weaver, Booker and Kenney. NAYS: None. ABSENT: Fairchild and Chesser.

John Y. Goch, Chairman

DRAFT



BOARD OF SUPERVISORS
County of Fluvanna
Palmyra, Virginia

RESOLUTION

At a regular monthly meeting of the Fluvanna County Board of Supervisors held on Wednesday, September 7th, 2011, in Palmyra, Virginia, the following action was taken:

<u>Present</u>	<u>Vote</u>
John Y. Gooch, Chairman	YEA
Shaun V. Kenney, Vice Chairman	YEA
Mozell H. Booker	YEA
Joseph Chesser	ABSENT
Chris S. Fairchild	ABSENT
Donald W. Weaver	YEA

On a motion by Mr. Kenney, seconded by Mrs. Booker, and carried by a vote of 4-0, the following resolution was adopted.

RESOLUTION

Recognizing Alexander Tyree Lackey Award of Eagle Scout Status

WHEREAS, Alexander Tyree Lackey has completed all the requirements for becoming an Eagle Scout; and

WHEREAS, Alexander has been examined by an Eagle Scout Board of Review and deemed worthy of the Eagle Scout award; and

WHEREAS, Boy Scout Troop 138 will be convening a Eagle Scout Court of Honor on October 16th 2011 at 2:00 p.m. at Saints Peter and Paul Catholic Church;

NOW, THEREFORE BE IT RESOLVED that the Fluvanna County Board of Supervisors joins Alexander's family and friends in congratulating him on his achievements and the award of Eagle Scout status.

Adopted this 7th, day of September 2011
by the Fluvanna County Board of Supervisors

ATTEST.

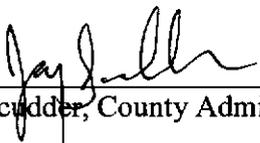


John Y. Gooch, Chairman

MOTION: I move to approve the proclamation proclaiming the month of October 2011 as DOMESTIC VIOLENCE AWARENESS MONTH.

For County Administrator's Use Only

Comments:



Jay Scudder, County Administrator

COUNTY OF FLUVANNA



PROCLAMATION

WHEREAS, violence against women, children, and men continues to become more prevalent as a social problem in our society.

WHEREAS, the problems of domestic violence are not confined to any group or groups of people but cross all economic, racial and societal barriers, and are supported by societal indifference; and

WHEREAS, the crime of domestic violence violates an individual's privacy, dignity, security, and humanity, due to systematic use of physical, emotional, sexual, psychological and economic control and/or abuse, with the impact of this crime being wide-ranging, affecting individuals and society as a whole; and

WHEREAS, in our quest to impose sanctions on those who break the law by perpetrating violence, we must also meet the needs of victims of domestic violence who often suffer grave physical, psychological and financial losses; and

WHEREAS, it is victims of domestic violence themselves who have been in the forefront of efforts to bring peace and equality to the home; and

WHEREAS, no one person, organization, agency or community can eliminate domestic violence on their own—we must work together to educate our entire population about what can be done to prevent such violence, support victims/survivors and their families, and increase support for agencies providing services to those community members; and

WHEREAS, for 32 years, the Shelter for Help in Emergency has led the way in the Fluvanna County and five surrounding communities of Planning District 10 providing unparalleled services to women, children and men who have been victimized by domestic violence. These services include 24-hour crisis hotline, safe shelter, case management and support services, legal advocacy, information and referral and safety planning; and

WHEREAS, In 2011, in Fluvanna County and the five surrounding counties of Planning District 10, the Shelter for Help in Emergency offered 24-hour intervention and referrals in response to 801 hotline calls; safe shelter to 115 women and 102 children, for a total of 3,981 nights; over 4,000 hours of advocacy and counseling; including advocacy services to 134 women who did not stay in our residential facility; provided information and educational materials to over 10,000 members of the community; with support from 7,500 volunteer hours; and

NOW THEREFORE, BE IT RESOLVED, in recognition of the important work being done by the Shelter for Help in Emergency, that I, John Gooch, Chairman of the Fluvanna County Board of Supervisors, do hereby proclaim the month of October 2011 as DOMESTIC VIOLENCE AWARENESS MONTH, and urge all citizens to actively participate in the scheduled activities and programs sponsored by the Shelter for Help in Emergency, and to work toward the elimination of personal and institutional violence against women, children and men.

Signed and sealed this 21st day of September, 2011.

John Gooch
Chairman, Fluvanna County Board of Supervisors



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.co.fluvanna.va.us

STAFF REPORT

To: Fluvanna County Board of Supervisors
Case Number: ZTA 11:02

From: Darren Coffey
Date: September 21, 2011

General Information: This request is to be heard by the Board of Supervisors on Wednesday, September 21, 2011 at 7:00 pm in the Circuit Courtroom in the Courts Building.

Applicant/Representative: Fluvanna County

Requested Action: An ordinance to amend and reenact portions of Chapter 22 of the Fluvanna County Code with respect to the regulation of telecommunication facilities. The purpose of the proposed amendments is to establish general guidelines for the siting of telecommunications antenna support facilities used for wireless telecommunications and broadcast facilities including the support facility, antenna(s), ground equipment, and accessory facilities related to telecommunications infrastructure.

Location: Countywide

Zoning History: None

Technical Review Committee:

This item was discussed at the Technical Review Committee on August 11, 2011. The Fluvanna County Fire Chief commented that space needed to be reserved on those towers identified in the Master Plan for public safety use as part of the special use permit (SUP) process.

Comprehensive Plan:

Infrastructure Chapter

Communication Infrastructure

Wireless Communication

Fluvanna County is receiving an ever-growing number of applications for wireless towers. The Board of Supervisors is increasingly concerned with its limited ability to fully evaluate these applications in terms of appropriate location, necessary height, and other site considerations. The county will require a more comprehensive application and offer ways to more thoroughly evaluate these requests.

One strategy the county is interested in pursuing is to have a vendor conduct an independent review of each tower application submitted to the county. Detailed tower application reviews that reference the Comprehensive Plan, the zoning ordinance, and the communications master plan will give the Planning Commission and Board of Supervisors a consistent basis upon which to consider these requests.

The purpose of the wireless communications portion of the plan, and associated ordinance amendments, is to establish general guidelines for the siting of wireless telecommunications towers, antenna, ground equipment, and related accessory structures. Policies and recommendations should minimize the impacts of wireless communication facilities on surrounding areas by establishing standards for location, structural integrity, and compatibility; encourage the location and colocation of wireless communication equipment on existing structures; accommodate the growing need and demand for wireless communication services; encourage coordination between communication providers; establish consistent and balanced legal language governing wireless communications facilities that take into consideration the Comprehensive Plan and communications master plan; and maintain compliance with applicable laws, including but not limited to the 1996 Telecommunications Act.

COURSE OF ACTION

A viable, fiscally responsible, and environmentally sustainable infrastructure is contingent on implementing the following goals and strategies.

Goal 6: To facilitate the deployment of a comprehensive communications network that ensures the reliability of public safety, wireless, and broadband services.

Implementation Strategies

1. Adopt a comprehensive telecommunications master plan that establishes location criteria that reflects the priorities and goals of the county's residents and stakeholders.
2. Increase access to high-speed broadband for residences and businesses throughout the county.
3. Give priority for towers on publicly owned land, as appropriate, including sites owned by the Fork Union Sanitary District, among others.

Analysis:

The Applicant is proposing to amend the Fluvanna County zoning ordinance to further align these ordinances with the vision, goals, and objectives of the Comprehensive Plan. As can be seen above in the Comprehensive Plan section of this staff report, the Infrastructure chapter of the Plan discusses this topic directly.

The proposed amendments to the Zoning Ordinance, specifically the addition of Article 27 to the ordinance, will formally implement Goal 6 and Strategy 1 as discussed above. It will also lay the foundation for achieving the other telecommunication strategies outlined in the Comprehensive Plan. As previously stated, “The purpose of the wireless communications portion of the plan, and associated ordinance amendments, is to establish general guidelines for the siting of wireless telecommunications towers, antenna, ground equipment, and related accessory structures.” This proposed ordinance amendment achieves that purpose.

This project, including the Telecommunications Master Plan component, was initiated at a public meeting in December 2010 and has been moving forward ever since.

Planning Commission:

The Planning Commission discussed the proposed changes to the ordinance and agreed that the information, as presented, was accurately reflective of their previous work session comments and they affirmed their position to allow for by-right approvals of concealed towers. Section 22-27-9.8.A, in particular, lays out very specific criteria in order for a concealed tower to be allowed by-right. In addition to typical zoning criteria that must be met, the section stipulates that, “New concealed freestanding TASFs shall be designed to match adjacent facilities and landscapes with specific design considerations such as architectural designs, height, scale, color, and texture.”

The Planning Commission recommended approval of ZTA 11:02 by a vote of 4-1 with Dr. Babbitt dissenting over concern for allowing concealed towers by-right.

Conclusion:

When reviewing this application, the Board should consider how the proposed amendments will affect the deployment of telecommunications infrastructure throughout the County; maximizing the coverage within the County while minimizing the amount of facilities. The Board should take into account the specific recommendations set forth in the comprehensive plan regarding telecommunications, and the potential impacts that this proposed ordinance may have on businesses, residents, and the quality of life for citizens of Fluvanna County.

Suggested Motion:

I move to adopt the attached ordinance to amend and reenact portions of Chapter 22 of the Fluvanna County Code with respect to the regulation of telecommunication facilities including the repeal of Sections 22-17-14 and 14.1, and the addition of Article 27.

Attachments:

- A – Application
- B – Ordinance for Telecommunication Amendments
- C - Presentation addressing comments from 9-7-11

Copy:
Applicant/Representative: Fluvanna County

**AN ORDINANCE TO AMEND AND REENACT PORTIONS OF
CHAPTER 22 OF THE FLUVANNA COUNTY CODE WITH RESPECT TO THE
REGULATION OF TELECOMMUNICATION FACILITIES INCLUDING THE
REPEAL OF SECTIONS 22-17-14 AND 14.1, AND THE ADDITION OF
ARTICLE 27.**

BE IT ORDAINED BY THE FLUVANNA COUNTY BOARD OF SUPERVISORS, pursuant to Virginia Code Section 15.2-2285, that the Fluvanna County Code be, and it is hereby, amended as follows:

~~Sec. 22-17-14. Height regulations applicable to certain structures.~~

~~Notwithstanding any other provisions of this chapter limiting the height of structures, public and semipublic communications structures and public utility structures, not including buildings, may be erected to a maximum height of 125 feet, including antennae, with the approval of a special use permit pursuant to section 22-17-4 of this chapter, upon a showing by the applicant of the following:~~

- ~~(1) The additional height is required for the facility in question for specific identifiable reasons of a scientific or engineering nature; and~~
- ~~(2) The height at which the proposed structure is to be erected is the minimum height which will reasonably achieve the intended purpose and use of the facility; and~~
- ~~(3) The proposed installation and structure will not endanger the safety of adjoining property owners; and~~
- ~~(4) The proposed structure will not be of substantial detriment to adjacent property and the character of the district will not be changed as a result of the erection of the structure; and~~
- ~~(5) In the case of structures other than single poles, the structure which is proposed is the minimum structure which is adequate for the provision of the service proposed, and a single pole cannot be substituted therefore for specific, identifiable reasons, other than cost.~~

~~The governing body may permit such structures to be constructed to a height greater than 125 feet upon showing the foregoing and, in addition, upon a finding that either (a) such additional height is necessary to provide essential public safety services which cannot reasonably be provided at a lesser height; or (b) such additional height will reasonably facilitate collocation of wireless communications antenna on an existing structure. For purposes of this section, the term "public safety services" shall be deemed to include (a) the Sheriff of the County; (b) the Virginia State Police; (c) any other police agency established under the laws of the Commonwealth and certified by the Sheriff as providing public police services within the County; and (d) fire and/or emergency medical services companies and departments as defined in Virginia Code Section 27-8.1. (Ord. 8-2-06)~~

~~Sec. 22-17-14.1. Special provisions related to amateur radio antennas.~~

~~An amateur radio antenna may be deemed to be an accessory structure to any permitted use, provided that the same shall conform to the definition of accessory structure. The maximum height regulations set forth in the district in which such antenna is located and in Sec. 22-17-14 shall not apply to any such antenna; provided that such antenna shall be the minimum height which will reasonably achieve its intended purpose as permitted by the Federal Communications Commission. There shall be no restriction of the number of support structures for such antenna. Reasonable and customary engineering practices shall be followed in the erection of such antennas. Any person erecting any such antenna shall provide to the zoning administrator a statement from a licensed professional engineer certifying that such erection conforms to reasonable and customary engineering practices. The zoning administrator shall require that each such antenna be so located as to protect adjacent properties and uses in consideration of its design. The zoning administrator may require reasonable screening of each such antenna from adjacent properties. (Ord. 6-15-05)~~

Article 27. Regulation of Telecommunications Facilities.

Sec. 22-27-1. Statement of intent.

The purpose of this article is to establish general guidelines for the siting of telecommunications antenna support facilities (TASFs) used for wireless telecommunications and broadcast facilities including the support facility, antenna(s), ground equipment, and accessory facilities related to telecommunications infrastructure.

The purpose and intent of this article is to promote the health, safety, and general welfare of the public, including but not limited to, such instances as:

- Potential injury to people around an antenna support facility and their appurtenant compounds;
- Potential damage to property;
- Potential injury and damage to low-flying public and private aircraft; and
- Potential negative economic impacts on the heritage and scenic tourist industry.

Further, the goals of this article are to:

- (1) Minimize the impacts of telecommunication antenna support facilities (TASFs) on surrounding land uses by establishing standards for location, structural integrity, and compatibility;
- (2) Avoid potential injury to persons and properties from telecommunication antenna support facility (TASF) failure and ice hazards through structural standards and setback requirements;

- (3) Preserve the scenic and visual character of the geographic area by encouraging the location, design and architectural treatment of TASFs to avoid the disruption of the natural and built environment, and to insure harmony and compatibility with surrounding land use patterns;
- (4) Facilitate the provision of telecommunication services to residents, businesses, and visitors;
- (5) Provide a uniform and comprehensive framework for evaluating proposals for TASFs;
- (6) Encourage builders and tenants of TASFs and antennas to locate them, to the extent possible, in areas where the visual impact on the community is minimal;
- (7) Encourage the location and colocation of telecommunication equipment on existing TASFs thereby minimizing new visual, aesthetic, and public safety impacts, effects upon the natural environment and wildlife, and to reduce the need for additional TASFs;
- (8) Accommodate the growing need and demand for telecommunication services;
- (9) Encourage coordination between suppliers and providers of telecommunication services;
- (10) Establish predictable and balanced codes governing the construction and location of TASFs, within the confines of permissible local regulations;
- (11) Establish review procedures to ensure that applications for TASFs are reviewed and acted upon within a reasonable period of time;
- (12) Respond to the policies embodied in the Telecommunications Act of 1996, if applicable, in such a manner as not to unreasonably discriminate between providers of functionally equivalent personal wireless services or to prohibit or have the effect of prohibiting personal wireless services;
- (13) Encourage the use of public lands, buildings, and emergency services facilities as locations for telecommunications infrastructure demonstrating where possible concealed technologies and revenue generating methodologies; and
- (14) Consideration of and compatibility with the goals and objectives of the County's Comprehensive Plan.

Sec. 22-27-2. Existing telecommunications antenna support facilities.

Telecommunications antenna support facilities (TASFs) existing or permitted prior to the adoption of this Article shall be subject to the provisions of Article 16 of this ordinance.

Sec. 22-27-3. Exempt telecommunications antenna support facilities.

The following items are exempt from the provisions of this Article; notwithstanding any other provisions:

- (1) Satellite earth stations that are one meter or less in diameter in all residential zoning districts and two meters or less in all other zoning districts; and
- (2) A government-owned TASF:
 - A) upon the declaration of a state of emergency by federal, state, or local government, and a written determination of public necessity by the County designee; except that such facility must comply with all federal and state requirements; and
 - B. erected for the purposes of installing antenna(s) and ancillary equipment necessary to provide telecommunications for public health and safety;
- (3) A temporary, commercial antenna support facility, upon the declaration of a state of emergency by federal, state, or local government, or determination of public necessity by the County and approved by the County; except that such facility must comply with all federal and state requirements. The telecommunications antenna support facility may be exempt from the provisions of this division up to three (3) months after the duration of the state of emergency; and
- (4) A temporary, commercial antenna support facility, for the purposes of providing coverage of a special event such as news coverage or sporting event, subject to administrative zoning approval by the County, except that such facility must comply with all federal and state requirements. Said telecommunications antenna support facility will be exempt from the provisions of this division up to one week after the duration of the special event.

Sec. 22-27-4. Applicability.

This Article shall apply to the development activities including installation, construction, or modification of all TASFs including but not limited to:

- (1) Antenna support facilities used for amateur radio station antennas;
- (2) Existing TASFs;
- (3) Proposed TASFs (concealed and non-concealed);
- (4) Public antenna support facilities;
- (5) Replacement of existing TASFs;
- (6) Mitigation of TASFs;
- (7) Colocation on an existing TASF;
- (8) Attached antenna (concealed and non-concealed);
- (9) Broadcast facilities; and
- (10) Wireless broadband facilities.

Sec. 22-27-5. Abandonment and/or discontinued use.

In the case of any TASF which was erected pursuant to the provisions of this Article, notice shall be provided to the Department of Planning and Community Development when the use of a telecommunications antenna support facility is discontinued. If the use of the telecommunications antenna support facility has been discontinued for a continuous period of two years, then the TASF owner/operator or the property owner shall remove the telecommunications antenna support facility, but not including the base (foundation), within ninety (90) days of removal notification by the County.

An owner wishing to extend the time for removal or reactivation shall submit an application stating the reason for such extension. The County may extend the time for removal or reactivation up to sixty (60) additional days upon a showing of good cause. If the TASF and all attachments thereto are not removed within this time, the County may give notice that it will contract for removal within thirty (30) days following written notice to the owner. Thereafter, the County may cause removal of the TASF with costs being borne by the owner.

Upon removal of the TASF, antenna, and equipment compound, the development area shall be returned to the extent possible to its natural state, with topography and vegetation consistent with the natural surroundings or consistent with the current uses of the surrounding or adjacent land at the time of removal.

Sec. 22-27-6. Definitions.

For purposes of this Article 27, the following terms shall be defined as follows:

ABANDONED: Any antenna support facility without any mounted transmitting and/or receiving antennas in continued use.

ALTERNATIVE STRUCTURE: A facility that is not primarily constructed for the purpose of supporting antennas but on which one or more antennas may be mounted. Alternative facilities include, but are not limited to, buildings, water tanks, light stanchions, pole signs, billboards, church steeples and electric power transmission antenna support facilities.

AMATEUR RADIO TOWER: Any antenna support facility used for amateur radio transmissions consistent with the “Complete FCC U.S. Amateur Part 97 Rules and Regulations” for amateur radio facilities.

ANCILLARY STRUCTURE: For the purposes of this Article, any form of development associated with a telecommunications facility, including but not limited to: foundations, concrete slabs on grade, guy anchors, generators, and transmission cable supports; however, specifically excluding equipment cabinets.

ANTI-CLIMBING DEVICE: A piece or pieces of equipment, which are either attached to an antenna support facility, or which are freestanding and are designed to prevent people from climbing the facility. These devices may include but are not limited to fine mesh wrap around facility legs, “squirrel-cones,” or other approved devices, but excluding the use of barbed or razor wire.

ANTENNA: Any apparatus designed for the transmitting and/or receiving of electromagnetic waves, including but not limited to: telephonic, radio or television telecommunications. Types of antenna include, but are not limited to: omni-directional (whip) antennas, sectionalized (panel) antennas, multi or single bay (FM & TV), yagi, or parabolic (dish) antennas. (In most AM broadcast station situations the antenna support facility(s) is/are the antenna(s)).

ANTENNA ARRAY: A group of antenna elements and associated mounting hardware, transmission lines, or other appurtenances which share a common attachment device such as a mounting frame or mounting support facility for the sole purpose of transmitting or receiving electromagnetic waves.

ANTENNA ELEMENT: Any independent single unit which individually or collectively with other elements comprise a transmit/receive antenna.

ANTENNA SUPPORT FACILITY: A vertical projection composed of metal or other material with or without a foundation that is designed for the express purpose of accommodating antennas at a desired height. Antenna support facilities do not include any device used to attach antennas to an existing building, unless the device extends above the highest point of the building by more than twenty (20) feet. Types of support facilities include but are not limited to the following: guyed, lattice, monopole, concealed flag pole, slick stick, faux tree, faux fire tower, light stanchion facilities.

ANTENNA SUPPORT FACILITY BASE: The foundation, usually concrete, on which the antenna support facility and other support equipment are situated. For measurement calculations, the antenna support facility base is that point on the foundation reached by dropping a perpendicular line from the geometric center of the antenna support facility.

ANTENNA SUPPORT FACILITY HEIGHT: The vertical distance measured from the grade line to the highest point of the antenna support facility, including any antenna, lighting, lightning protection or other equipment affixed thereto.

ANTENNA SUPPORT FACILITY SITE: The land area that contains, or will contain, a proposed antenna support facility, support facility and other related buildings and improvements.

ASR: The Antenna Facility Registration Number as required by the FAA and FCC.

ATTACHED ANTENNA: A facility which is not primarily constructed for the purpose of holding antenna(s) but on which one or more antenna(s) may be mounted. Examples include but are not limited to water tanks, rooftops, light poles and utility distribution poles.

BASE STATION: The electronic equipment utilized by the telecommunication provider(s) for the transmission and reception of radio signals.

BREAKPOINT TECHNOLOGY: The engineering design of a monopole wherein a specified point on the monopole is designed to have stresses concentrated so that the point is at least five percent more susceptible to failure than any other point along the monopole so that in the event of a structural failure of the monopole, the failure will occur at the breakpoint rather than at the base plate, anchor bolts, or any other point on the monopole. For example, on a 100-foot tall monopole with a breakpoint at 80 feet, the minimum setback distance would be 22 feet (110 percent of 20 feet, the distance from the top of the monopole to the breakpoint) or the minimum side or rear yard setback requirements for that zoning district, whichever is greater.

BROADCAST FACILITIES: Antenna support facilities, antennas, and/or antenna arrays for FM/TV/HDTV broadcasting transmission facilities, and antenna support facility(s) utilized as antennas for an AM broadcast station that are licensed by the Federal Communications Commission.

COLOCATION: The practice of installing and operating multiple wireless service providers, and/or radio common carrier licensees on the same antenna support facility or attached telecommunication facility using different and separate antenna, feed lines and radio frequency generating equipment.

COMBINED ANTENNA: An antenna or an antenna array designed and utilized to provide services for more than one wireless provider, or a single wireless provider utilizing more than one frequency band or spectrum, for the same or similar type of services.

CONCEALED: An antenna support facility; ancillary facility; or equipment compound that is not readily identifiable as such, and is designed to be aesthetically compatible with existing and proposed building(s) and uses on a site. There are two types of concealed facilities: 1) antenna

attachments, and 2) freestanding. Examples of a concealed attached facility include, but are not limited to the following: painted antenna and feed lines to match the color of a building or facility, faux windows, dormers or other architectural features that blend with an existing or proposed building or facility. Freestanding concealed antenna support facilities usually have a secondary, obvious function which may be, but is not limited to the following: church steeple, windmill, bell antenna support facility, clock antenna support facility, light standard, flagpole with or without a flag, or tree.

DEVELOPMENT AREA: The area occupied by a telecommunications antenna support facility including areas inside or under the following: an antenna-support facility's framework, equipment cabinets, ancillary facilities and access ways.

EQUIPMENT CABINET: Any facility above the base flood elevation including: cabinets, shelters, pedestals, and other similar facilities. Equipment cabinets are used exclusively to contain radio or other equipment necessary for the transmission or reception of wireless communication signals.

EQUIPMENT COMPOUND: The fenced area surrounding the ground-based communication facility including the areas inside or under the following: an antenna support facility's framework and ancillary facilities such as equipment necessary to operate the antenna on the antenna support facility that is above the base flood elevation including: cabinets, shelters, pedestals, and other similar facilities.

FAA: The Federal Aviation Administration.

FACILITY: Anything constructed or erected, the use of which required permanent location on the ground, or attachment to something having a permanent location on the ground, including advertising signs.

FCC: The Federal Communications Commission.

FEED LINES: Cables used as the interconnecting media between the transmission and/or receiving base station and the antenna.

FLUSH MOUNTED: Any antenna or antenna array attached directly to the face of the support facility or building such that no portion of the antenna extends above the height of the support facility or building. Where a maximum flush-mounting distance is given, that distance shall be measured from the outside edge of the support facility or building to the inside edge of the antenna.

GUYED ANTENNA SUPPORT FACILITY: A style of antenna support facility consisting of a single truss assembly composed of sections with bracing incorporated. The sections are attached to each other, and the assembly is attached to a foundation and supported by a series of wires that are connected to anchors placed in the ground or on a building.

GEOGRAPHIC SEARCH RING: An area designated by a wireless provider or operator for a new base station, produced in accordance with generally accepted principles of wireless engineering.

HANDOFF CANDIDATE: A wireless communication facility that receives call transference from another wireless facility, usually located in an adjacent first “tier” surrounding the initial wireless facility.

INTERMODULATION DISTORTION: The preventable and avoidable results of the mixture of two certain and specific radio frequencies (3rd Order); or more certain or specific radio frequencies (5th Order), that creates at least one other unwanted, undesirable, and interfering radio frequency (3rd Order), or multiple other unwanted, undesirable, and interfering radio frequency signals (5th Order).

LATTICE ANTENNA SUPPORT FACILITY: A tapered style of telecommunication antenna support facility that consists of vertical and horizontal supports with multiple legs, crisscross-bracing and metal crossed diagonal strips or rods to support antennas.

LEASE VISUALLY OBTRUSIVE PROFILE: The design of a telecommunication antenna support facility intended to present a visual profile that is the minimum profile necessary for the facility to properly function.

MITIGATION: A modification of an existing telecommunication antenna support facility to increase the height or to improve its integrity, by replacing or removing one or several facilities located in proximity to a proposed new antenna support facility in order to encourage compliance with this Article or improve aesthetics or functionality of the overall wireless network.

MONOPOLE ANTENNA SUPPORT FACILITY: A style of free-standing telecommunication antenna support facility consisting of a single shaft usually composed of two or more hollow sections that are in turn attached to a foundation. This type of antenna support facility is designed to support itself without the use of guy wires or other stabilization devices. These facilities are mounted to a foundation that rests on or in the ground or on a building’s roof.

NON-CONCEALED: A telecommunication antenna support facility that is readily identifiable as such and can be either freestanding or attached.

PERSONAL WIRELESS SERVICE: Commercial mobile services, licensed or unlicensed wireless services, and common carrier wireless exchange access services, as defined in the *Telecommunications Act of 1996*.

PUBLIC SAFETY TELECOMMUNICATIONS FACILITY: All telecommunications equipment utilized by a public entity for the purpose of ensuring the safety of the citizens of the County and operating within a frequency range of, including but not limited to, 150 MHz, 450 MHz, 700 MHz, 800 MHz, 1,000 MHz, VHF, UHF, and any future spectrum allocations at the direction of the FCC.

RADIO FREQUENCY EMISSIONS: Any electromagnetic radiation or other telecommunications signal emitted from an antenna or antenna-related equipment on the ground, antenna support facility, building, or other vertical projection.

REPLACEMENT ANTENNA SUPPORT FACILITY: The removal of an existing telecommunication antenna support facility for purposes of erecting a new telecommunication antenna support facility for the purposes of improving structural integrity.

SATELLITE EARTH STATION: A single or group of parabolic (or dish) antennas are mounted to a support device that may be a pole or truss assembly attached to a foundation in the ground, or in some other configuration. A satellite earth station may include the associated separate equipment cabinets necessary for the transmission or reception of wireless telecommunications signals with satellites.

TELECOMMUNICATION ANTENNA SUPPORT FACILITY (hereinafter “TASF”): Any staffed or unstaffed location for the transmission and/or reception of radio frequency signals, or other telecommunications, and usually consistent of an antenna support facility (see definition), feed lines, base station(s), and antenna(s) and antenna array(s). The following are included in the telecommunication antenna support facility: new, mitigated, replacement, and/or existing concealed and non-concealed antenna support facilities, public antenna support facilities, colocations, antenna attachments, broadcast, and wireless broadband facilities.

WIRELESS BROADBAND FACILITY: An unstaffed location for the wireless transmission and/or reception of broadband data services exclusively, usually consisting of an antenna support facility, an antenna or group of antennas, transmission cables, and equipment cabinets.

Sec. 22-27-7. Siting hierarchy.

Siting of a new antenna array or new TASF shall be in accordance with the preferred siting hierarchy in the order outlined below. All siting options are preferred to be located on publicly-owned property, as identified in the County's Telecommunications Master Plan, as a first option. The location of antenna array or other facilities on non publicly-owned property is acceptable as a secondary option within each category.

- (1) Concealed attached antenna
- (2) Colocation; antenna modification; combined antenna(s) on existing TASF
- (3) Colocation or new TASF in utility right-of-way
- (4) Non-concealed attached antenna
- (5) Replacement of existing TASF
- (6) Mitigation of existing TASF
- (7) Concealed freestanding TASF
- (8) Non-concealed freestanding TASF
 - (a) Monopole
 - (b) Lattice
 - (c) Guyed

The order of ranking preference, highest to lowest, shall be from 1 to 8c. Where a lower ranked alternative is proposed, the applicant must file relevant information as indicated in the development standards in this Article including, but not limited to, an affidavit by a radio frequency engineer demonstrating that despite diligent efforts to adhere to the established hierarchy within the geographic search area, higher ranked options are not technically feasible, practical or justified given the location of the proposed TASF.

Sec. 22-27-8. Siting preference table.

New antennas and TASFs shall be allowed per the Siting Preference Table. The column on the left identifies the County’s zoning district classifications. The columns across the top lists the different TASFs listed in the siting hierarchy.

Siting Preference Table							
Zoning Districts	Permitted Telecommunications Facilities & Level of Development Standards						
	Amateur Radio Facility & Comparable Antenna Element Replacement	Concealed Attached; Antenna Colocation, Antenna Modification; Noncomparable Antenna Element Replacement, Combining; and Non-concealed Attached Antenna	Replacement Antenna Support Facility	Mitigation of Existing Antenna Support Facility	Concealed Freestanding Antenna support facility	Non-Concealed Freestanding Antenna support facility	Broadcast Facility
A-1	B	B	B	S	B	S	S
R-1	B	B	B	S	B	S	Not allowed
R-2	B	B	B	S	S*	Not allowed	Not allowed
R-3	B	B	B	S	S*	Not allowed	Not allowed
R-4	B	B	B	S	S*	Not allowed	Not allowed
B-1	B	B	B	S	B	S	Not allowed
B-C	B	B	B	S	B	S	Not allowed
I-1	B	B	B	S	B	S	S
I-2	B	B	B	S	B	S	S
MHP	B	B	B	S	B	Not allowed	Not allowed
PUD	B	B	B	S	B	S	S

B: By Right – Administrative

S: Special Use Permit – Public Hearing Process

S* Any mitigation of an existing SUP requires an amendment through the SUP process

Sec. 22-27-9. Development standards.

Sec. 22-27-9.1. Special provisions related to amateur radio antennas.

An amateur radio antenna may be deemed to be an accessory structure to any permitted use, provided that the same shall conform to the definition of accessory structure. The maximum height regulations shall not apply to any such antenna; provided that such antenna shall be the minimum height which will reasonably achieve its intended purpose as permitted by the Federal Communications Commission. There shall be no restriction of the number of support structures for such antenna. Reasonable and customary engineering practices shall be followed in the erection of such antennas. Any person erecting any such antenna shall provide to the zoning administrator a statement from a licensed professional engineer certifying that such erection conforms to reasonable and customary engineering practices. The zoning administrator shall require that each such antenna be so located as to protect adjacent properties and uses in consideration of its design. The zoning administrator may require reasonable screening of each such antenna from adjacent properties. (Ord. 6-15-05) Additionally the applicant shall provide a valid FCC amateur operator's license.

Sec. 22-27-9.2. Antenna element replacement.

For any replacement of a comparable existing antenna element (size, weight and frequency) on an antenna support facility, prior to making such replacement, the applicant shall submit and provide the following:

- (1) A written statement setting forth the reasons for the replacement;
- (2) A stamped or sealed certification from a registered professional engineer that the replacement antenna(s) (i) have a lower wind and weight profile; (ii) the number of antenna elements will not increase, (iii) there is no significant change in frequency utilization; and (iv) there is no requirement for a new structural analysis; and
- (3) There shall be no increase in the size or number of existing feed lines utilized for the existing antenna and/or antenna array.

Sec. 22-27-9.3. Concealed attached antenna.

Concealed attached antenna shall be subject to the following:

- (1) The top of the attached antenna shall not be more than twenty (20) feet above the existing or proposed building or facility; and
- (2) When an attached antenna is to be located on a nonconforming building or facility, then the existing permitted nonconforming setback shall prevail; and
- (3) Feed lines, antennas and hardware shall be designed to architecturally match the façade, roof, wall, or facility on which they are affixed so that they blend with the existing structural design, color, and texture; and

(4) Equipment cabinets shall be located within the existing building or behind an opaque enclosure matching the architectural designs and colors of the principal building or facility; and

(5) New equipment cabinets are subject to the underlying zoning setbacks.

Sec. 22-27-9.4. Non-concealed antenna attachments.

Non-concealed attachments shall only be allowed on electrical transmission support facilities and as light stanchions subject to approval by the Department of Planning and Community Development and the utility company and subject to the following:

(1) The top of the attached antenna shall not be more than twenty (20) feet above the existing or proposed building or facility; and

(2) New equipment cabinets are subject to the underlying zoning setbacks.

Sec.22-27-9.5. Colocation, colocation modifications, antenna element replacements of different size, weight or frequency utilization, or combining antenna.

(1) A collocated or combined antenna or antenna array shall not exceed the maximum height prescribed in the Special Use Permit (if applicable) or increase the height of an existing facility by more than twenty (20) feet and shall not affect any antenna support facility lighting;

(2) New antenna mounts shall be flush-mounted onto existing facilities, unless it is demonstrated through RF propagation analysis that flush-mounted antennas will not meet the network objectives of the desired coverage area;

(3) The new equipment cabinet shall be subject to the setbacks of the underlying zoning district. If the colocation or combined antenna is located on a nonconforming building or facility, then the existing permitted nonconforming setback(s) shall prevail; and

(4) Equipment cabinets shall be located within the existing equipment compound. If the existing equipment compound is not sized adequately to accommodate the new proposed ground equipment, then a revised site plan of the original TASF site shall be submitted addressing the overall ground space for said TASF.

Sec. 22-27-9.6. Replacement antenna support facility.

(1) Height: The height of a replacement antenna support facility shall equal the height of the facility being replaced. If the replacement TASF exceeds this threshold then it will be reclassified as a mitigation facility.

(2) Setbacks: A new TASF approved for replacement of an existing TASF shall not be required to meet new setback standards so long as the new TASF and its equipment compound are no closer to any property lines or dwelling units as the TASF and equipment compound being mitigated.

- (3) Breakpoint technology: A newly replaced monopole antenna support facility shall use breakpoint technology in the design of the replacement facility; and
- (4) Buffers: At the time of replacement, the antenna support facility equipment compound shall be brought into compliance with any applicable buffer requirements; and

Sec. 22-27-9.7. Mitigation antenna support facility.

Mitigation shall accomplish a minimum of one of the following: 1) reduce the number of TASFs; or 2) reduce the number of nonconforming TASFs; or 3) replace an existing TASF with a new TASF to improve network functionality resulting in compliance with this Article. Mitigation is subject to the following:

- (1) Height: TASF approved for mitigation shall not exceed one hundred and twenty (120%) percent of the height of the tallest TASF that is being mitigated. (For example a 100' existing TASF could be rebuilt at 120'). Mitigated SUPS require a SUP amendment;
- (2) Setbacks: A new TASF approved for mitigation of an existing TASF shall not be required to meet new setback standards so long as the new TASF and its equipment compound are no closer to any property lines or dwelling units as the TASF and equipment compound being mitigated. (For example, if a new TASF is replacing an old one, the new one is allowed to have the same setbacks as the TASF being removed, even if the old one had nonconforming setbacks.) The intent is to encourage the mitigation process, not penalize the TASF owner for the change out of the old facility;
- (3) Breakpoint technology: A newly mitigated monopole antenna support facility shall use breakpoint technology in the design of the replacement facility. Certification by a registered professional engineer licensed by the Commonwealth of Virginia of the breakpoint design and the design's fall radius must be provided together with the other information required herein from an applicant.
- (4) Buffers: At the time of mitigation, the TASF equipment compound shall be brought into compliance with any applicable buffer requirements;
- (5) Visibility: Mitigated TASFs shall be configured and located in a manner that minimizes adverse effects on the landscape and adjacent properties, with specific design considerations as to height, scale, color, texture, and architectural design of the buildings on the same and adjacent zoned lots; and
- (6) If the mitigation includes the removal of an existing TASF, then that facility, excluding the antenna support facility foundation, shall be removed within ninety (90) days of the construction of the new TASF.

Sec. 22-27-9.8. New telecommunication antenna support facility.

All new TASFs shall meet the following requirements:

- (1) No new TASF shall be permitted unless the applicant demonstrates that no existing TASF can accommodate the applicant's proposed use; or that use of such existing TASF would prohibit personal wireless services in the geographic search area to be served by the proposed TASF.
- (2) Setbacks: New freestanding TASFs and equipment compounds shall be subject to the setbacks described below:
 - (a) If the TASF has been constructed using breakpoint design technology (see **Section 22-27-6. Definitions.**), the minimum setback distance shall be equal to 110 percent of the distance from the top of the facility to the breakpoint level of the facility, or the minimum side and rear yard requirements, whichever is greater. Certification by a registered professional engineer licensed by the State of Virginia of the breakpoint design and the design's fall radius must be provided together with the other information required herein from an applicant.
 - (b) Concealed TASFs in residential districts not constructed using breakpoint design technology; the minimum setback distance shall be equal to the height of the proposed TASF from all existing structures.
 - (c) All other non-broadcast TASFs not constructed using breakpoint design technology; the minimum setback distance shall be equal to the height of the proposed TASF from all property lines.
- (3) Equipment Compound: The fenced-in compounds shall not be used for the storage of any excess equipment or hazardous materials. No outdoor storage yards shall be allowed in a TASF equipment compound, and the compound shall not be used as habitable space.
- (4) Equipment cabinets: Cabinets shall not be visible from pedestrian views. Cabinets may be provided within the principal building, behind a screen on a rooftop, or on the ground within the fenced-in and screened equipment compound.
- (5) Fencing: All equipment compounds shall be enclosed with an opaque fence. Alternative equivalent screening may be approved through the site plan approval process described in "Buffers" below.
- (6) Buffers shall be provided as described in Article 24 of this ordinance.

- (7) Signage: Commercial messages shall not be displayed on any antenna support facility. Noncommercial signage shall be subject to the following:
- (a) The only signage that is permitted upon a TASF, equipment cabinets, or fence shall be informational, and for the purpose of identifying the TASF (by the FCC ASR registration number), as well as the party responsible for the operation and maintenance of the facility; i.e. the address and telephone number, security or safety signs, and property manager signs (if applicable).
 - (b) Identification signage shall be provided at all TASFs.
 - (c) If more than two hundred twenty (220) volts are necessary for the operation of the facility and is utilized within the equipment compound or on the TASF, signs located every twenty (20) feet and attached to the fence or wall shall display in large, bold, high contrast letters (minimum height of each letter four (4) inches) the following: “HIGH VOLTAGE - DANGER.”
- (8) Lighting: Lighting on TASF shall not exceed the Federal Aviation Administration (FAA) minimum standards. Any lighting required by the FAA must be of the minimum intensity and number of flashes per minute (i.e., the longest duration between flashes) allowable by the FAA. Dual lighting standards are required and strobe light standards are prohibited unless required by the FAA. The lights shall be oriented so as not to project directly onto surrounding property, consistent with FAA requirements.
- (9) Balloon Test:
- (a) The applicant shall arrange to raise a balloon of a color or material that provides maximum visibility and no less than three feet in diameter, at the maximum height of the proposed facility and within 50 horizontal feet of the center of the proposed TASF.
 - (b) The applicant shall inform in writing the zoning administrator, abutting property owners, elected Board of Supervisor, and appointed Planning Commissioners of the district of the date and times of the test at least 14 days in advance.
 - (c) The applicant shall request in writing permission from the abutting property owners to access their property during the balloon test to take pictures of the balloon and to evaluate the visual impact of the proposed tower on their property.
 - (d) The date, time and location of the balloon test shall be advertised in a locally distributed paper by the applicant at least seven but no more than 14 days in advance of the test date. The advertisement shall also include an alternate inclement weather date for the balloon test.
 - (e) Signage similar to rezoning signage shall be posted on the property to identify the location on the property where the balloon is to be launched. This signage shall be posted by the applicant a minimum of seventy-two hours prior to the balloon test. If unsuitable weather conditions prevail on the date of the balloon test then cancellation of the test shall be clearly noted on the signage.

- (f) The balloon shall be flown for at least four consecutive hours during daylight hours on the date chosen.
- (g) The applicant shall record the weather during the balloon test. If the wind during the balloon test is above 20 miles per hour then the balloon test shall be postponed and moved to the alternate inclement weather date provided in the advertisement
- (10) All TASFs up to 120 feet in height shall be engineered and constructed to accommodate no less than three (3) antenna arrays. All TASFs between 121 feet and 150 feet in height shall be engineered and constructed to accommodate no less than five (5) antenna arrays. All TASFs taller than 151 feet in height shall be engineered and constructed to accommodate no fewer than six (6) antenna arrays.
- (11) Grading shall be minimized and limited only to the area necessary for the new TASF and equipment compound, along with any necessary access easements or rights-of-way.
- (12) Parking. One parking space is required for each TASF development area. The space shall be provided within the leased area, or equipment compound or the development area as defined on the site plan.
- (13) Emergency Generators shall be allowed at each TASF site.
- (14) Sounds. No unusual sound emissions such as alarms, bells, buzzers, or the like are permitted. The sound level for emergency generators shall not exceed 70 db at the property limits and testing shall only be between 9 AM to 4 PM Monday through Friday.

Sec. 22-27-9.8.A. Additional development standards for concealed telecommunications antenna support facility.

All new concealed antenna support facilities shall meet the following requirements:

- (1) In residential districts, new concealed TASFs shall only be permitted on lots whose principal use is not single-family residential including but not limited to: schools; places of worship; and fire stations, parks, and other public property.
- (2) Height:
 - (a) Where permitted in residential districts the maximum height shall be 140’.
 - (b) In all other districts the maximum height shall be limited to 199’.
- (3) Visibility: New concealed TASFs shall be configured and located in a manner that shall minimize adverse effects including visual impacts on the landscape and adjacent properties. The applicant shall provide simulated photographic evidence of the proposed TASF and antenna appearance from any and all residential areas within 1,500-foot and vantage points approved by the zoning administrator or designee including the facility types the applicant has considered and the impact on adjacent properties including:
 - (a) Overall height;
 - (b) Configuration;
 - (c) Physical location;
 - (d) Mass and scale;
 - (e) Materials and color;
 - (f) Illumination;
 - (g) Architectural design; and
 - (h) New concealed freestanding TASFs shall be designed to match adjacent facilities and landscapes with specific design considerations such as architectural designs, height, scale, color, and texture.

Sec. 22-27-9.8.B. Additional development standards for non-concealed telecommunications antenna support facility.

(1) Height.

It is intended that all new non-broadcasting TASFs, other than amateur radio towers, be 199' or less in height. However, should there be a demonstrated need for a TASF in excess of 199', under no circumstance shall any non-broadcast or non-emergency service facility exceed 250' feet in height. All new non-broadcast facilities shall be subject to the following additional requirements:

- (a) Propagation maps and corresponding data including but not limited to topographic and demographic variables for the intended service area shall be provided for review illustrating with detail that the service area and intercoupling hand-off will be sufficiently compromised to require an additional TASF for network deployment, which would not otherwise be required.
 - (b) The TASF shall be designed to allow for a future reduction of elevation to no more than 199', or the replacement of the TASF with a monopole type facility at such time as the wireless network has developed to the point that such a reduction in height can be justified.
- (2) In the Agricultural, General, A-1 district, new non-broadcast facilities shall be setback a minimum 500' from any single-family dwelling unit, either on the same zone lot or from all adjacent lots of record.
- (3) Freestanding non-concealed antenna support facilities shall be limited to monopole type antenna support facilities, unless the applicant demonstrates that such design is not feasible to accommodate the intended uses.

Sec. 22-27-9.8.C. Additional development standards for broadcast antenna support facility.

- (1) Height for broadcast facilities shall be evaluated on a case by case basis; the determination of height contained in the applicant's FCC Form 351/352 Construction Permit or application for Construction Permit and an FAA Determination of No Hazard (FAA Form 7460/2) shall be considered prima facie evidence of the antenna support facility height required for such broadcast facilities.
- (2) New broadcast facilities and anchors shall be setback a minimum of 500' from any single-family dwelling unit located on the same parcel or lot; and the antenna support structure (but not the anchors for a guyed structure) shall be setback a minimum of 1' for every 1' of antenna support facility height from all adjacent lots of record.
- (3) Except for AM broadcast facilities, cabinets shall not be visible from pedestrian views.
- (4) All broadcast antenna support facilities, AM antenna support facilities, and guy anchors shall each be surrounded with an anti-climbing fence compliant with applicable FCC regulations.

Sec. 22-27-9.9. Wireless broadband facility.

- (1) A Wireless Broadband Facility may be colocated in accordance with the provisions of Sec. 22-37-13.8; and
- (2) A Wireless Broadband Facility proposed for a new physical site shall comply with the provisions of Sec. 22-27-8. hereinabove.

Sec. 22-27-10. Submittal requirements for all TASFs.

- (1) Completion of the “Telecommunications Facility Application”;
- (2) Application fee;
- (3) Two sets of site plans (drawn to scale) addressing all development standards specific to the proposed installation.
- (4) Compliance with siting hierarchy (**Sec.22-27-7**): A report and supporting technical data demonstrating that all antenna attachments and colocations including all potentially useable utility distribution antenna support facilities and other elevated facilities within the proposed service area, and alternative antenna configurations have been examined, and found unacceptable. The report shall include reasons existing facilities such as utility distribution and other elevated facilities are not acceptable alternatives to a new freestanding antenna support facility. The report regarding the adequacy of alternative existing facilities or the mitigation of existing facilities to meet the applicant’s need or the needs of service providers indicating that no existing TASF could accommodate the applicant’s proposed facility shall consist of any of the following:
 - (a) No existing TASF located within the geographic area meet the applicant’s engineering requirements, and why; and
 - (b) Existing TASFs are not of sufficient height to meet the applicant’s engineering requirements, and cannot be increased in height; and
 - (c) Existing TASFs do not have sufficient structural integrity to support the applicant’s proposed telecommunications facilities and related equipment, and the existing facility cannot be sufficiently improved; and
 - (d) Other limiting factors that render existing TASFs unsuitable.

Sec. 22-27-10.1. Additional submittal requirements for antenna element replacement.

For any replacement of an existing antenna element on a TASF of comparable size, weight and frequency use, the applicant must, prior to making such modifications, submit the following:

- (1) A written statement setting forth the reasons for the modification.
- (2) A description of the proposed modifications to the antenna, including any proposed modifications to antenna element design, type and number including manufacturer’s model number of the existing and proposed antenna elements; as well as changes in the number and/or size of any feed lines, from the base of the equipment cabinet to such antenna elements.

Sec. 22-27-10.2. Additional submittal requirements for attached antenna (concealed and non-concealed); colocations; colocation modifications; antenna replacements of different size, weight or frequency, and antenna combining.

- (1) A written statement setting forth the reasons for the request.
- (2) A description of the proposed request, including any proposed modifications to antenna element design, type and number including manufacturer's model number of the existing and proposed antenna elements; as well as changes in the number and/or size of any feed lines, from the base of the equipment cabinet to such antenna elements.
- (3) A stamped or sealed structural analysis of the proposed antenna support facility prepared by a registered professional engineer licensed by the State of Virginia indicating the proposed and future loading capacity of the antenna support facility is compliant with EIA/TIA-222-G (as amended).
- (4) A signed statement from a qualified person, together with their qualifications, shall be included that warrants radio frequency emissions from the antenna array(s) comply with FCC standards relating to interference to other radio services. The statement shall also certify that both individually and cumulatively, and with any other facilities located on or immediately adjacent to the proposed facility, the replacement antenna complies with FCC standards relating to human exposure to RF energy.
- (5) A stamped or sealed structural analysis of the existing facility prepared by a registered professional engineer licensed by the State of Virginia indicating that the existing TASF as well as all existing and proposed appurtenances meets Virginia Building Code requirements (including wind and ice loading) for the antenna support facility.

Sec. 22-27-10.3. Additional submittal requirements for all freestanding telecommunication and broadcast antenna support facilities.

- (1) One original and two (2) copies of a survey of the property completed by a registered professional engineer, licensed in the State of Virginia showing all existing uses, facilities, and improvements.
- (2) Site development plan regulations as set forth in Article 23 of this ordinance.
- (3) Proof that a property and/or antenna support facility owner's agent has appropriate authorization to act upon the owner's behalf (if applicable). A signed statement from a qualified person, together with their qualifications, shall be included that warrants radio frequency emissions from the antenna array(s) comply with FCC standards regarding interference to other radio services. The statement shall also certify that both individually and cumulatively, and with any other facilities located on or immediately adjacent to the proposed facility, the replacement antenna complies with FCC standards regarding human exposure to RF energy.
- (4) A stamped or sealed structural analysis of the proposed antenna support facility prepared by a registered professional engineer licensed by the State of Virginia indicating the proposed and

future loading capacity of the antenna support facility is compliant with EIA/TIA-222-G (as amended).

- (5) A written statement by a registered professional engineer licensed by the State of Virginia specifying the design structural failure modes of the proposed facility, if applicable.
- (6) A pre-application conference will be required for any new broadcast facility.
- (7) Title report or American Land Title Association (A.L.T.A.) survey showing all easements on the subject property, together with a full legal description of the property.
- (8) Prior to issuance of a building permit, proof of FAA compliance with Subpart C of the Federal Aviation Regulations, Part 77, and “Objects Affecting Navigable Airspace,” if applicable.

Sec. 22-27-10.3.A. Additional submittal requirements for non-broadcast TASFs.

- (1) Technical data included in the report shall include certification by a registered professional engineer licensed in the State of Virginia or other qualified professional, which qualifications shall be included, regarding service gaps or service expansions that are addressed by the proposed TASF, and accompanying maps and calculations demonstrating the need for the proposed TASF.
- (2) A map showing the geographic search ring.
- (3) The applicant shall provide a statement as to the potential visual and aesthetic impacts of the proposed TASF and equipment on all adjacent residential zoning districts.
- (4) Materials detailing the locations of existing TASFs to which the proposed TASF will be a handoff candidate; including latitude, longitude, and power levels of the proposed and existing antenna is required.
- (5) A radio frequency propagation plot indicating the coverage of existing TASFs, coverage prediction, and design radius, together with a certification from the applicant’s radio frequency (RF) engineer that the proposed facility’s coverage or capacity potential cannot be achieved by any higher ranked alternative such as a concealed facility, attached facility, replacement facility, colocation, or new TASF. NOTE: These documents are required to justify a facility and to determine if the proposed location is the only or best one in the designated geographic area of the proposed facility.
- (6) A stamped or sealed certification from a registered radio frequency engineer demonstrating compliance with **Section 22-27-7** (Siting alternatives hierarchy). If a lower ranking alternative is proposed the certification must address why higher ranked options are not technically feasible, practical or justified given the location of the proposed telecommunications facility.

Sec. 22-27-10.3.B. Additional submittal requirement for broadcast antenna support facilities.

Technical data included in the report shall include the purpose of the proposed facility as described in the FCC Construction Permit Application.

Sec. 22-27-11. Approval processes

Sec. 22-27-11.1 “By right” application

- (1) The zoning administrator or designee shall review the request, application, and submitted documents for compliance with all requirements of this Article. The County may, at its discretion, obtain additional technical assistance to review and assess the technical merits of the documents.
- (2) If the zoning administrator or designee determines the application and documentation meets all of the requirements of this Article, the County shall approve the application package and the applicant may proceed to request a building permit.
- (3) If the zoning administrator or designee determines the application and/or documentation fails to meet all the requirements of the Article, then the County shall provide written notification to the applicant as to the materials which need to be amended or supplied for review. The applicant shall provide to the County any requested materials for review. This process shall continue until the County has approved the application package, at which time the applicant may proceed to request a building permit.
- (4) If the zoning administrator or designee determines the application and documentation fails to meet the intent of this Article, the County may deny the request in writing.
- (5) Appeals from a decision made by the zoning administrator shall be to the Board of Zoning Appeals.

Sec. 22-27-11.2. Special Use Permit application

The approval of a Special Use Permit shall be governed by the processes described in **Section 22-17-4**.

Sec. 22-27-12. Interference with public safety communications.

In order to facilitate the regulation, placement, and construction of antenna, and to ensure that all parties are complying to the fullest extent possible with the rules, regulations, and/or guidelines of the FCC, each owner of an antenna, antenna array or applicant for a colocation shall agree in a written statement to the following:

- (1) Compliance with “Good Engineering Practices” as defined by the FCC in its rules and regulations.
- (2) Compliance with FCC regulations regarding susceptibility to radio frequency interference, frequency coordination requirements, general technical standards for power, antenna, bandwidth limitations, frequency stability, transmitter measurements, operating requirements, and any and all other federal statutory and regulatory requirements relating to radio frequency interference (RFI).
- (3) In the case of an application for colocated telecommunications facilities, the applicant, together with the owner of the subject site, shall use their best efforts to provide a composite analysis of all users of the site to determine that the applicant’s proposed facilities will not cause radio frequency interference with the County’s public safety telecommunications equipment and will implement appropriate technical measures, as described in antenna element replacements, to attempt to prevent such interference.
- (4) Whenever the County has encountered radio frequency interference with its public safety telecommunications equipment, and it believes that such interference has been or is being caused by one or more antenna arrays, the following steps shall be taken:
 - (a) The County shall provide notification to all wireless service providers operating in the County of possible interference with the public safety telecommunications equipment, and upon such notifications, the owners shall use their best efforts to cooperate and coordinate with the County and among themselves to investigate and mitigate the interference, if any, utilizing the procedures set forth in the joint wireless industry-public safety “Best Practices Guide,” released by the FCC in February 2001, including the “Good Engineering Practices,” as may be amended or revised by the FCC from time to time.
 - (b) If any equipment owner fails to cooperate with the County in complying with the owner’s obligations under this section or if the FCC makes a determination of radio frequency interference with the County public safety telecommunications equipment, the owner who failed to cooperate and/or the owner of the equipment which caused the interference shall be responsible, upon FCC determination of radio frequency interference, for reimbursing the County for all costs associated with ascertaining and resolving the interference, including but not limited to any engineering studies obtained by the County to determine the source of the interference. For the purposes of this subsection, failure to cooperate shall include failure to initiate any response or action as described in the “Best Practices Guide” within twenty-four (24) hours of County’s notification.

Sec. 22-27-13. Publicly-owned property.

- (1) Pursuant to applicable law, the County may contract with a third party to administer publicly-owned sites for purposes of developing the sites as part of a master telecommunications plan, consistent with the terms of this Article. Except as specifically provided herein, the terms of this Article, and the requirements established thereby, shall be applicable to all TASFs to be developed or collocated on County-owned sites.
- (2) If an applicant requests a permit to develop a site on County-owned property, the permit granted hereunder shall not become effective until the applicant and the County have executed a written agreement setting forth the particular terms and provisions under which the permit to occupy and use the public lands of the jurisdiction will be granted, and no permit granted under this section shall convey any right, privilege, permit, or franchise to occupy or use the publicly-owned sites of the County for delivery of telecommunications services or any other purpose except as provided in such agreement.

Sec. 22-27-14. Fees for Supplemental Review

Where the County deems it appropriate because of the complexity of the methodology or analysis required to review an application for a wireless communication facility, the county may require the applicant to pay for a technical review by a third party expert, selected by the County, the costs of which \$4,000.00 shall be borne by the applicant, and be in addition to other applicable fees. Site plan review for antenna element replacements only may be reduced to \$1,800 provided the applicant meets all the requirements for an antenna element replacement. If however, during the antenna element replacement site review it is determined the request does not meet the definition of an antenna element replacement, then review of the application will cease until the correct fee and correct plans are submitted. Further, if additional information is needed to evaluate the applicant's request, the applicant, shall make such additional information available as the County might reasonably request.

Sec. 22-27-15. Height, setback and other dimensional regulations

Except as otherwise expressly provided in this ordinance with respect to public safety services facilities or with respect to the provisions of any existing special use permit, the provisions of this Article shall control as the maximum permitted height, minimum setback and any other dimensional requirements for any TASF.

Fluvanna County

Draft Proposed Zoning Amendment Presentation

September 21, 2011

Presented by:

CityScape

CityScape Consultants, Inc.
7040 West Palmetto Park Road
Suite 4, PMB 625
Boca Raton, FL 33433
Tel: (954) 609-9797
www.cityscapeconsultants.com

Hierarchy

- (1) Concealed attached antenna
- (2) Colocation; antenna modification; combined antenna(s) on existing TASF
- (3) Colocation or new TASF in utility right-of-way
- (4) Non-concealed attached antenna
- (5) Replacement of existing TASF
- (6) Mitigation of existing TASF
- (7) Concealed freestanding TASF
- (8) Non-concealed freestanding TASF
 - (a) Monopole
 - (b) Lattice
 - (c) Guyed

Non-Concealed Towers



Monopole
Self Support



Lattice Tower
Self Support



Guy Tower

Tower Types Concealed



Slick Stick



Flag Pole

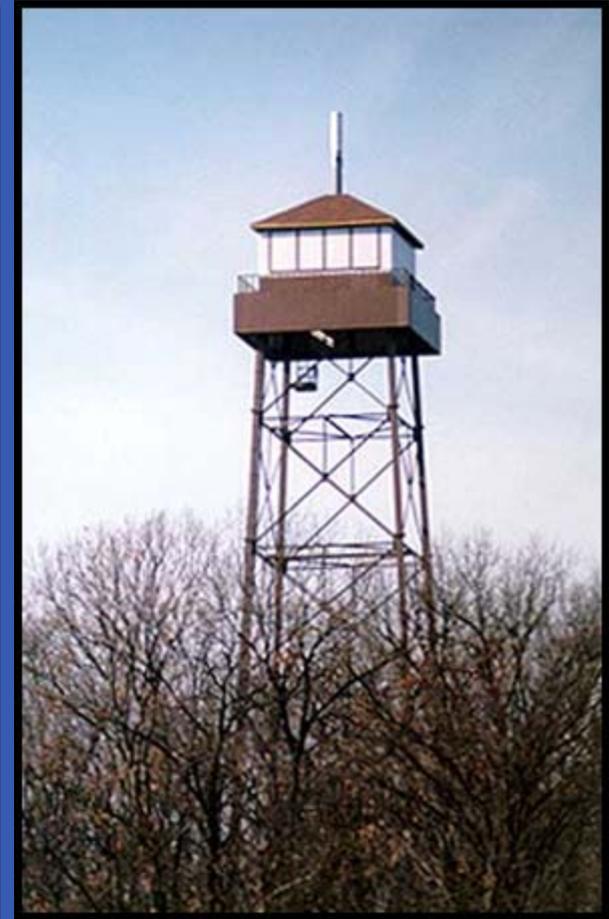
Tower Types Concealed



Light
Stanchion



Painted
Monopole



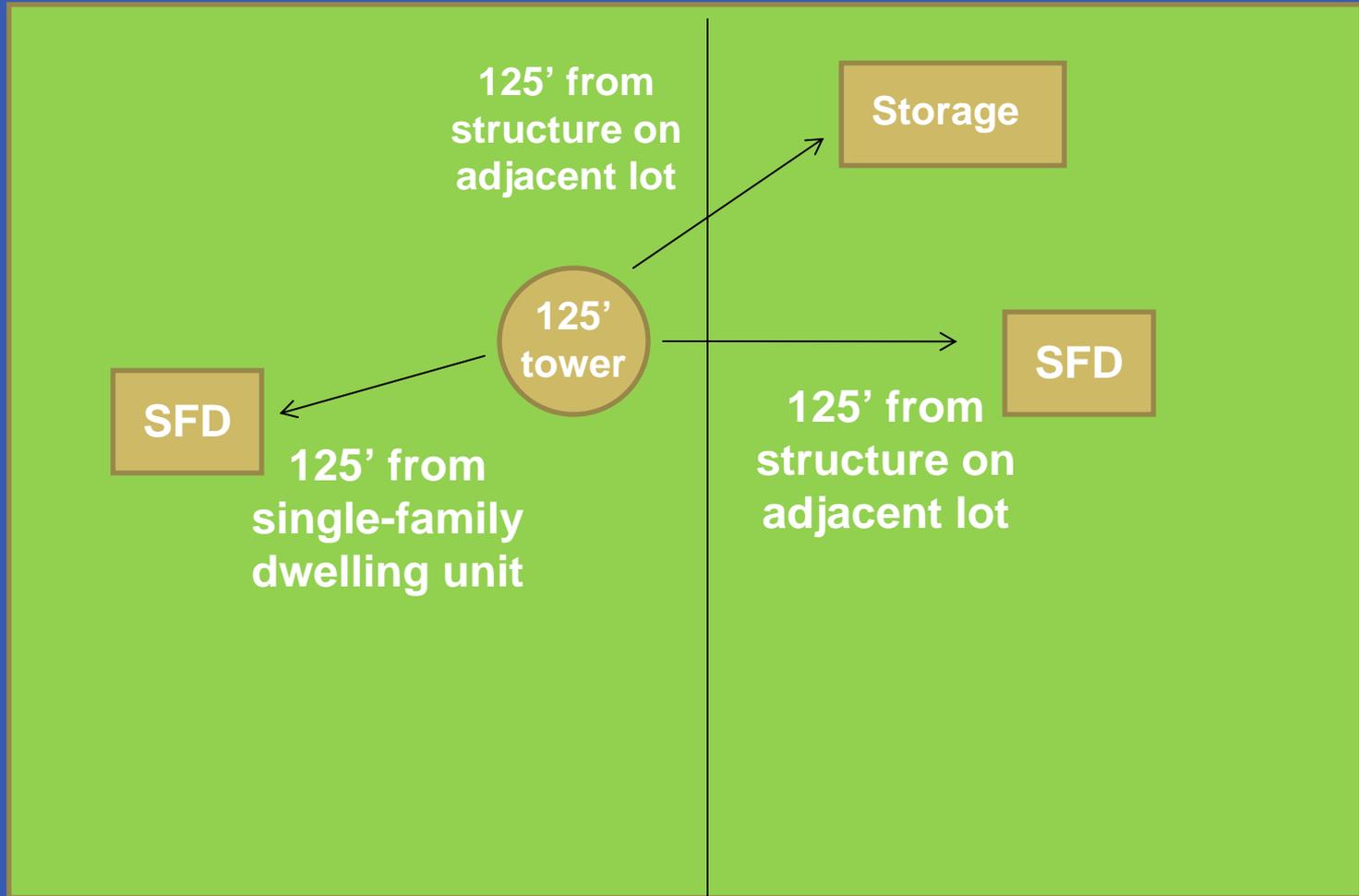
Faux Fire
Tower

DRAFT Permitted Use Table

Siting Preference Table

Zoning Districts	Permitted Telecommunications Facilities & Level of Development Standards						
	Amateur Radio Facility & Comparable Antenna Element Replacement	Concealed Attached; Antenna Colocation, Antenna Modification; Noncomparable Antenna Element Replacement, Combining; and Non-concealed Attached Antenna	Replacement Antenna Support Facility	Mitigation of Existing Antenna Support Facility	Concealed Freestanding Antenna Support facility	Non-Concealed Freestanding Antenna support facility	Broadcast Facility
A-1	B	B	B	S	B	S	S
R-1	B	B	B	S	B	S	Not allowed
R-2	B	B	B	S	S*	Not allowed	Not allowed
R-3	B	B	B	S	S*	Not allowed	Not allowed
R-4	B	B	B	S	S*	Not allowed	Not allowed
B-1	B	B	B	S	B	S	Not allowed
B-C	B	B	B	S	B	S	Not allowed
I-1	B	B	B	S	B	S	S
I-2	B	B	B	S	B	S	S
MHP	B	B	B	S	B	Not allowed	Not allowed
PUD	B	B	B	S	B	S	S

Setbacks Concealed Facilities In Residential Districts

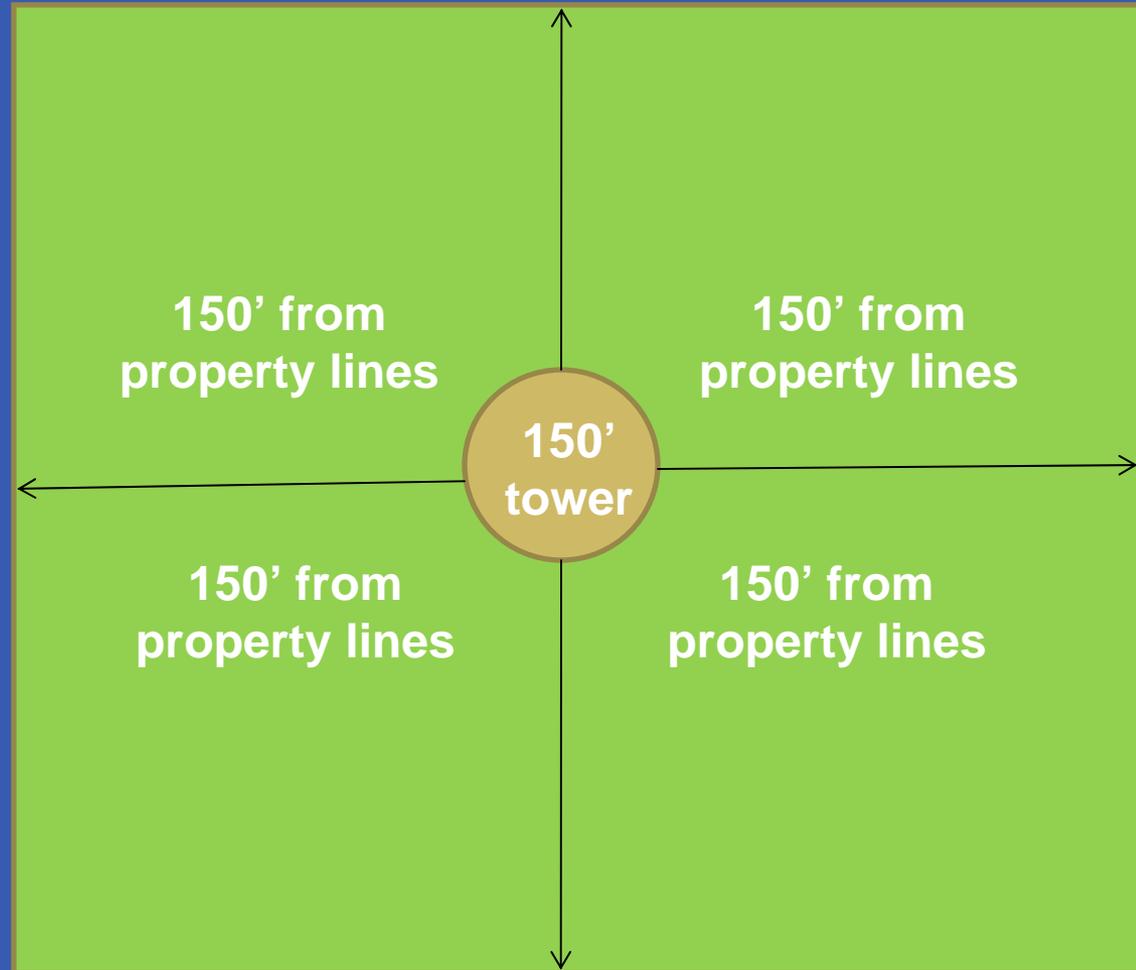


Setback is equal to the height of the proposed TASF from all existing structures

Setbacks Non-Concealed Towers



Not Using Breakpoint Technology

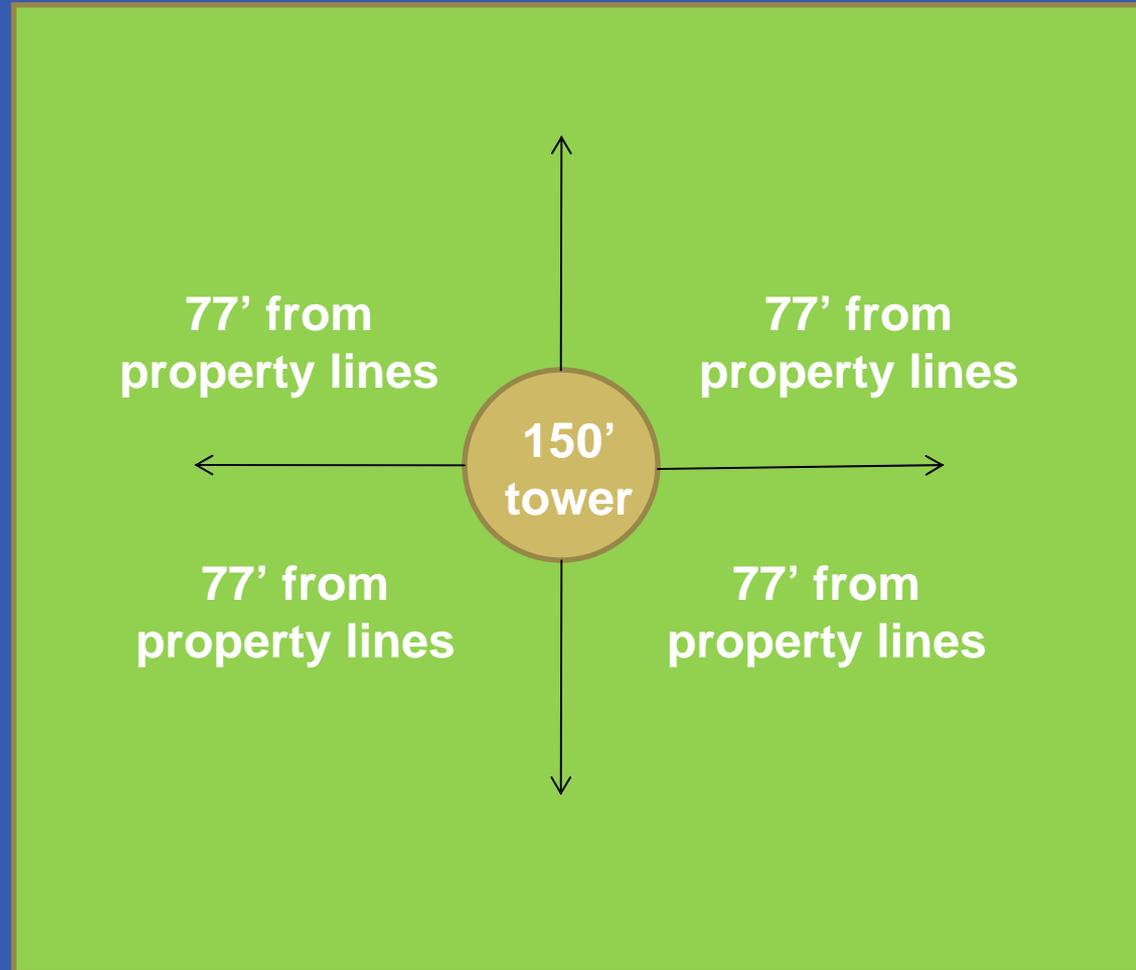


Setbacks Non-Concealed Towers



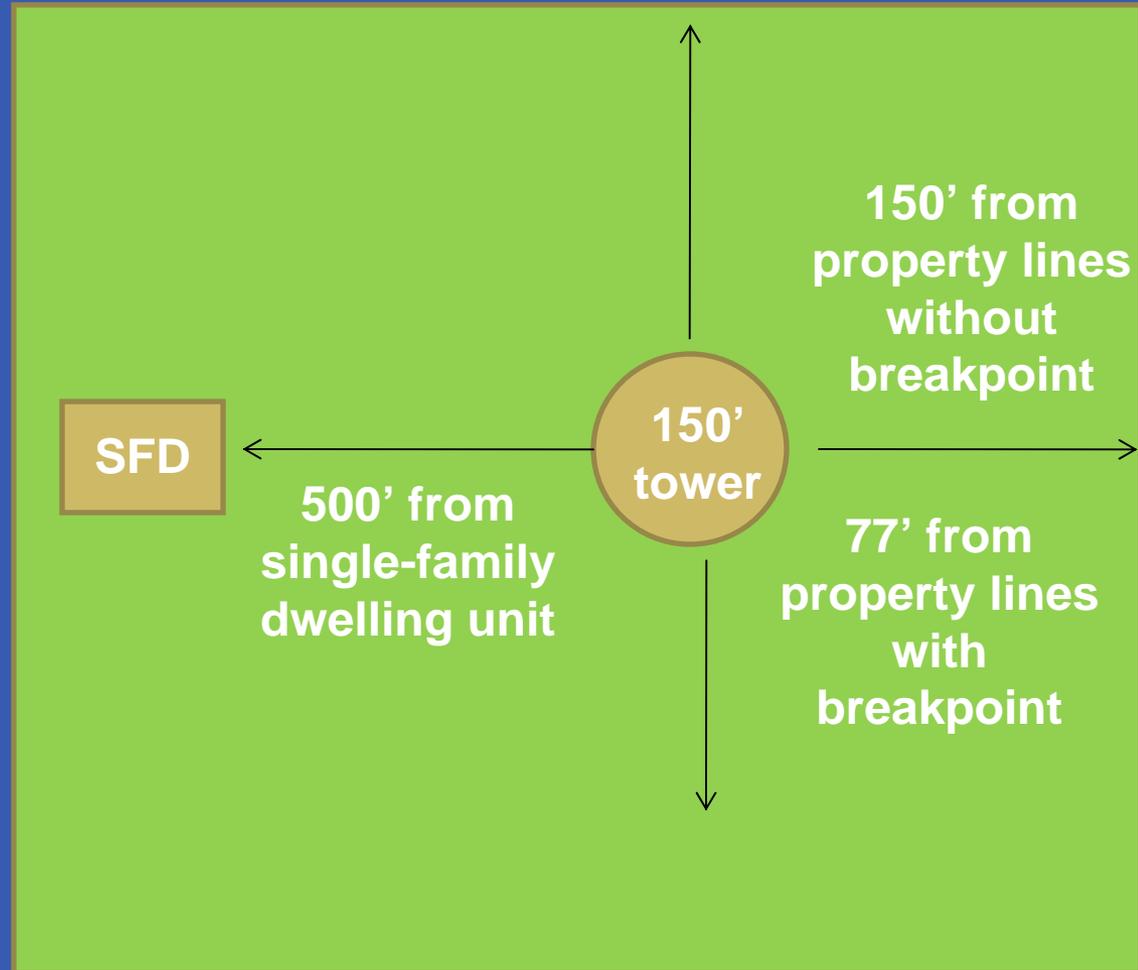
Utilizing Breakpoint Technology

Setback equals 110% of distance from top to breakpoint.
Example: 80' breakpoint requires 77' setback from property lines.



Setbacks Non-broadcast Facilities

In A-1 districts with single-family dwelling unit

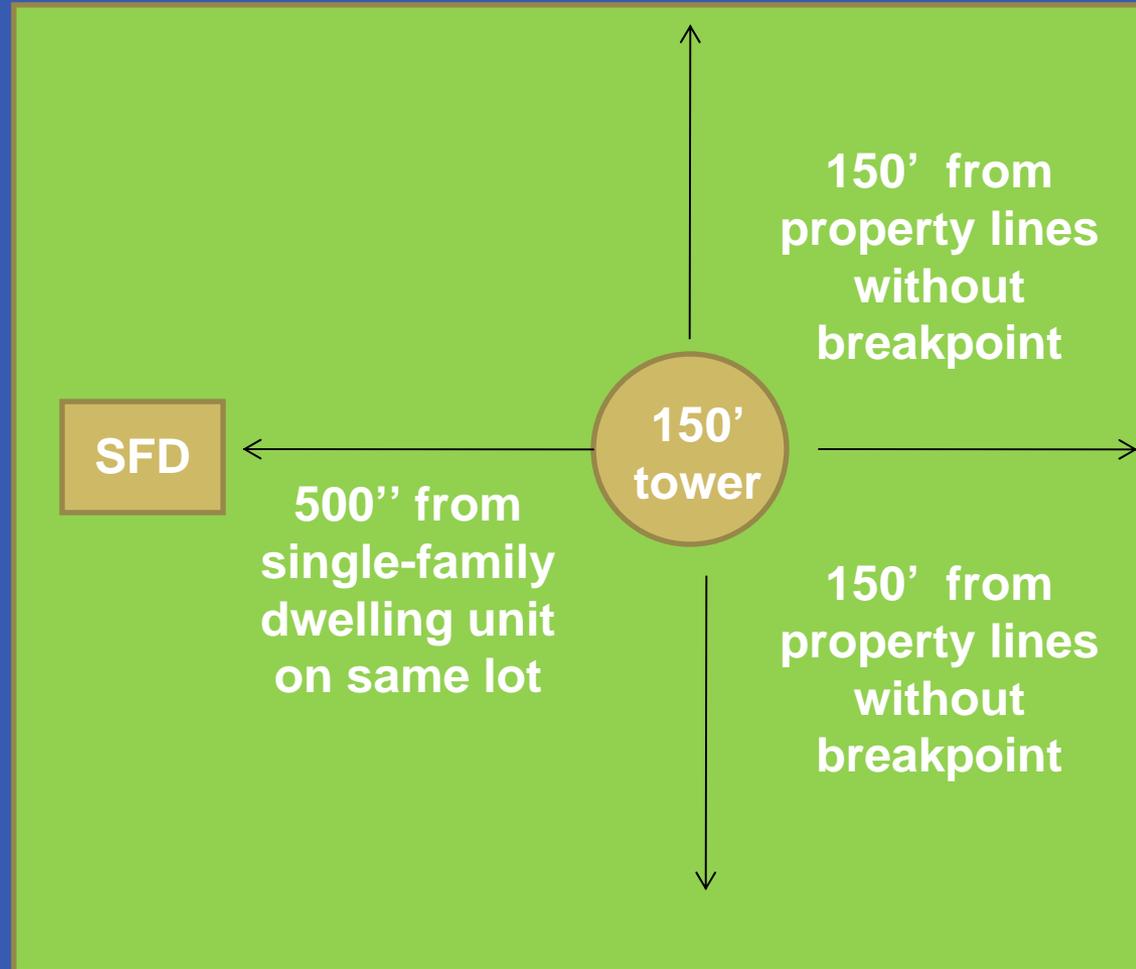


Additional setback is 500' from the single-family dwelling unit

Setbacks For Broadcast Facilities



- Setback is 500' from the single-family dwelling unit on same lot



- Setback is 1' for every 1' of height from TASF to property lines

Balloon Test and Photo Simulations



Balloon Test and Photo Simulations



PVCC SERVES FLUVANNA: ENROLLMENT IN 2010-11

Total number of students enrolled at PVCC	7,817
Number of Fluvanna County residents enrolled at PVCC	855
Percent of PVCC students who are residents of Fluvanna County	11%
Percent of all Fluvanna County residents enrolled at PVCC*	3.2%
Number of recent high school graduates from Fluvanna County enrolled at PVCC in Fall 2010	66
Percent of recent high school graduates from Fluvanna County enrolled at PVCC in Fall 2010	25%

*Estimates based on 2010 population statistics from Economic Modeling Specialists, Inc.

	College		Fluvanna County	
Total Number	7,817	100%	855	100%
Full-Time	1,037	13%	163	19%
Part-Time	6,780	87%	692	81%
New to PVCC	3,088	40%	297	35%
Returning	4,729	60%	558	65%
Male	3,131	40%	295	35%
Female	4,686	60%	560	65%
White	5,933	76%	688	80%
African-American	1,082	14%	105	12%
Other	802	10%	62	7%

ENROLLMENT TRENDS

Fluvanna	2006-07	2007-08	2008-09	2009-10	2010-11
Fall End of Term Credit Headcount	519	499	541	575	604
Recent HS Graduates Enrolling in Fall	48	47	63	63	66
Recent HS Graduates Enrolling in Year	52	58	72	70	78
Annual Dual Enrollment*	227	271	242	240	237

Includes FCHS and FUMA*

OFF CAMPUS ENROLLMENT 2010-11

Dual Enrollment

FCHS: 397 enrollments, 191 students, 9 courses

FUMA: 104 enrollments, 46 students, 9 courses

Credit Distance Learning Courses

PVCC: 5,535 enrollments, 2,831 students, 102 courses*

275 students from Fluvanna

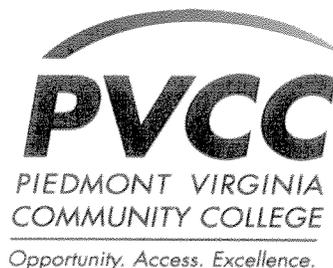
*Includes online and hybrid courses, and dual enrolled students who took distance learning classes

Courses Held at Fluvanna Correctional Facility

7 credit classes, 168 enrollments, 44 students

EMPLOYER FUNDED OPEN ENROLLMENT TRAINING

DoodyCalls



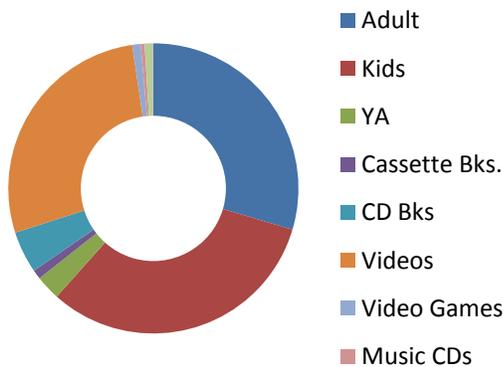
Fluvanna County Public Library FY 11 Report

Patrons

The Library has given out 1,347 new cards this year, both adults and kids. Over 13,110 people are now active card holders at the Fluvanna County Public Library - up by 3,810 from last year.

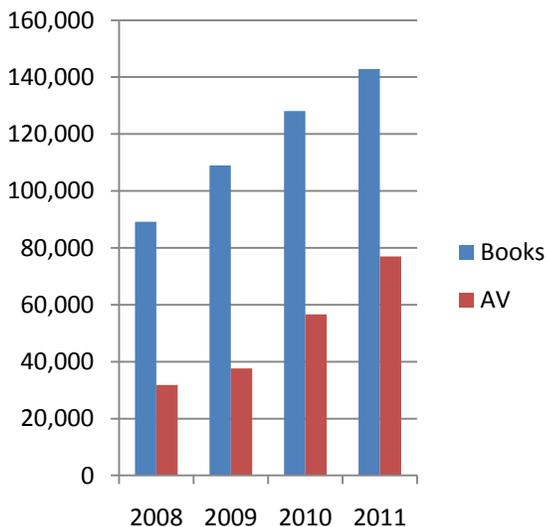
The Collection

The collection has grown to 59,405 items. Teens and movies are still the fastest growing collections. We also added a new collection of Puzzles this year.



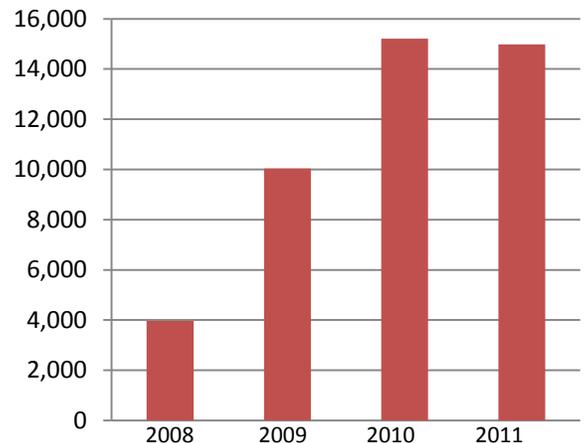
Circulation is still increasing!

Usage by the community has skyrocketed this year. We circulated 221,986 items this year. Book circulation includes all print items and AV includes audiobooks, movies and videogames.



Computers & the Internet

WIFI Internet access is available 24/7, it is available in the back parking lot after hours. There are 15 computers with Internet and Microsoft Office available in the Computer Lab at the Library. We have also teamed with Parks & Rec. to offer a variety of computer classes during the evening, when the Library is closed. Internet use was down slightly this year, by 222, but the Library's Internet service was down twice for a total of two weeks - due to a server upgrade and a Century Link outage.



Community Meeting Place

The meeting rooms are popular, with a wide variety of groups including, a weekly Writing Group and Fluvanna Knights Chess Club, Radio Control Flyers Club, Persimmon Tree Players, League of Women Voters, YAC, Fluvanna Democrats, Republicans, FTA, Tea Party, and more.

The Library also provides out-of-office sites for the VA Employment Commission, Senator Warner and Congressman Hurt, and AARP Tax Aide from Feb. to April 15 every year.

Summer Reading

Sponsored by the Friends of the Library

Kids Program - One World, Many Stories

Registered Kids: 792 (up from 754 last year)

TOTAL Prize Books earned by kids: 1,068

Kids read 10,680 books this summer!

The Library hosted performers for six weeks with a craft program after each one, thanks to volunteers!

2011	Adults	Kids	Totals
Kim & Jimbo Cary	60	141	201
Barb Lawson	36	113	149
Peter McCory	56	133	189
Harold Wood	81	225	306
Backpack Puppets	67	153	220
Wes Iseli	83	165	248
TOTALS	383	930	1,313

The Library also offered several special craft classes and movie afternoons.

- Beading - 110
- Origami - 58
- Monday Movies - 282
- Monster Pillows - 17
- Sun Catchers - 54
- Chess Lessons - 160
- Crochet for Kids - 42

2 NEW Summer Reading Programs

Teen Reading - You Are Here!

Registered Teens - 189

Total Prizes Earned - 228 (1 for every 8 bks. Read)

Teens read 1,824 over the summer

Each time they won a prize they also received a chance to win a Kindle.

Adult Reading - Novel Destinations

2, 006 Entries - 1 raffle entry per book read

Grand Prize was a Kindle and many donated gift cards

Toddler/Story Hour

FCPL offered 29 weeks of Storytime this year with 886 kids and 589 adults (up from 516 kids and 404 adults last year). We had many great volunteers who helped with the crafts and reading all year.

Friday Movies @ the Library

Thanks to the Friends of the Library we are now offering FREE Movies & Popcorn on the 1st & 3rd Fridays of every month. 877 people came to the Library for movies that included: Invictus, The Last Song, Secretariat, Salt, The Social Network, The Tourist, Rango and more...

Volunteers Help Us Out!

The Library is utilizing an increasing number of volunteers to maintain and expand services and programs as much as possible to try to meet the increased demand and usage of the Library. We have about 37 regularly scheduled volunteers. Our volunteers help us with

- Processing of materials (pockets, labels, etc.)
- Check users in and out
- Organize and prepare crafts for story time
- Read during story time
- Shelve books, movies, etc.
- Summer Reading program
- Repair damaged materials
- Coupon swap with a mom's group & military families overseas
- And many many other projects

Budget Concerns = Tough Times & Belt Tightening

During the FY 11 budget year, we had cuts in local funding, these cuts forced us to cut our hours by 2 hours. Our 3 remaining PT employees also lost a total of 24 hours a week (cutting their hours from a total of 44 hours a week between them to just 20 hours).

Luckily State Aid funding remained level and we were able to qualify and receive LSTA funding from the Federal Government that reimburses about 50% of our Internet and Telephone costs.

construction was \$1,420,000 (total budget for everything is \$1,760,000). Therefore, the apparent low bidder was \$752,000 or 53 percent over the project budget for construction.

Typically, in the past we have used section 2.2-4318 *Negotiations with lowest responsible bidder* when the project has come in over the budget. However, it is recognized in the industry that once the bids are over ten percent of the project budget it becomes increasingly difficult to reduce the scope of the project through this process of negotiating with the apparent low bidder to meet the budget. Additionally, this size of a change in scope will significantly change the project. This in essence will be a new project and all the bidders should have a chance at bidding on this modified project. This is fair to the bidders and offers a better opportunity for the County to obtain the best price.

Therefore, it is recommended that all bids be rejected and the project be advertised again for construction bids after the architect has completed a modification of the design to bring the project into

Staff: John Robins, Director of Public Works
Attachments: None



For County Administrator's Use Only

Comments:



Jay Scudder, County Administrator



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.co.fluvanna.va.us

STAFF REPORT

To: Fluvanna County Board of Supervisors
Case: Wireless Telecommunications Master Plan

From: Darren Coffey
Date: September 21, 2011

General Information: This request is to be considered by the Board of Supervisors on Wednesday, September 21, 2011 at 7:00 pm in the Circuit Courtroom in the Courts Building.

Applicant/Representative: Fluvanna County

Requested Action: Adopt the Wireless Telecommunications Facilities Master Plan to establish general guidelines for the siting of wireless telecommunications towers, antenna, ground equipment, and related accessory structures.

Location: Countywide

Zoning History: None

Comprehensive Plan:

Infrastructure Chapter

Communication Infrastructure

Wireless Communication

Fluvanna County is receiving an ever-growing number of applications for wireless towers. The Board of Supervisors is increasingly concerned with its limited ability to fully evaluate these applications in terms of appropriate location, necessary height, and other site considerations. The county will require a more comprehensive application and offer ways to more thoroughly evaluate these requests.

One strategy the county is interested in pursuing is to have a vendor conduct an independent review of each tower application submitted to the county. Detailed tower application reviews that reference the Comprehensive Plan, the zoning ordinance, and the communications master plan will give the Planning Commission and Board of Supervisors a consistent basis upon which to consider these requests.

The purpose of the wireless communications portion of the plan, and associated ordinance amendments, is to establish general guidelines for the siting of wireless telecommunications

towers, antenna, ground equipment, and related accessory structures. Policies and recommendations should minimize the impacts of wireless communication facilities on surrounding areas by establishing standards for location, structural integrity, and compatibility; encourage the location and colocation of wireless communication equipment on existing structures; accommodate the growing need and demand for wireless communication services; encourage coordination between communication providers; establish consistent and balanced legal language governing wireless communications facilities that take into consideration the Comprehensive Plan and communications master plan; and maintain compliance with applicable laws, including but not limited to the 1996 Telecommunications Act.

COURSE OF ACTION

A viable, fiscally responsible, and environmentally sustainable infrastructure is contingent on implementing the following goals and strategies.

Goal 6: To facilitate the deployment of a comprehensive communications network that ensures the reliability of public safety, wireless, and broadband services.

Implementation Strategies

1. Adopt a comprehensive telecommunications master plan that establishes location criteria that reflects the priorities and goals of the county's residents and stakeholders.
2. Increase access to high-speed broadband for residences and businesses throughout the county.
3. Give priority for towers on publicly owned land, as appropriate, including sites owned by the Fork Union Sanitary District, among others.

Analysis:

This Master Plan directly supports the amendments proposed for the Fluvanna County zoning ordinance to further align these ordinances with the vision, goals, and objectives of the Comprehensive Plan. As can be seen above in the Comprehensive Plan section of this report, the Infrastructure chapter of the Plan discusses this topic directly.

Formally adopting the Wireless Telecommunications Facilities Master Plan as a County policy and official plan is important to the County to ensure continuity in the deployment of telecommunications facilities per the zoning ordinance regulations. The Master Plan provides much more specific direction than the Comprehensive Plan, and more directly reinforces the regulations set forth in the Zoning Ordinance.

This project was formally initiated at a public meeting in December 2010 and has been moving forward ever since.

Conclusion:

The Planning Commission has recommended this Master Plan to the Board of Supervisors (4-0-1) as an official County policy document to implement the Comprehensive Plan and more directly support the Zoning Ordinance relative to the County's telecommunications policies and regulations. The Board should take into account the recommendations set forth in the comprehensive plan regarding telecommunications, and the potential impacts that this proposed Master Plan may have on businesses, residents, and the quality of life for citizens of Fluvanna County.

Suggested Motion:

I move to adopt the Wireless Telecommunications Facilities Master Plan as prepared by CityScape Consultants, Inc. and dated July 20, 2011 to establish general guidelines for the siting of telecommunications antenna support facilities used for wireless telecommunications and broadcast facilities including the support facility, antenna(s), ground equipment, and accessory facilities related to telecommunications infrastructure.

Attachments:

A – Wireless Telecommunications Facilities Master Plan (previously distributed)



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540, Palmyra, VA 22963 · (434) 591-1910 · FAX (434) 591-1911 · www.co.fluvanna.va.us

MEMORANDUM

TO: Board of Supervisors
FROM: Jay Scudder, County Administrator
SUBJECT: Reassessment Selection Committee
DATE: September 14, 2011

The following information is to keep you up to date on the process for awarding a contract to a firm to conduct the 2013 General Reassessment. The following appraisal firms submitted proposals: Wingate, Pearson, Wampler Eanes and Blue Ridge.

On September 14, 2011 the committee reviewed the proposals; 2.5 hours were dedicated towards evaluating the four candidates. The overriding review criteria that were considered in the selection process for interview selection was experience, cost, project scope and community education. The committee selected two firms to interview on September 20, 2011, Wampler & Eanes and Blue Ridge Mass Appraisal. Enclosed is some brief information on the two selected firms.

The committee is recommending that the Board act on selecting a firm at the September 21, 2011 meeting so that the reassessment process can begin in early October.

Attached: Wampler & Eanes
Blue Ridge Mass Appraisal



September 1, 2011

**Reassessment of Real Property
County of Fluvanna
Request For Proposal**

Dear Mr. William P. Scudder, County Administrator:

This letter serves as a letter of introduction to our firm and the reason we believe that Wampler-Eanes Appraisal Group, Ltd. is the unparalleled mass appraisal firm to conduct your 2013 General Reassessment for the County of Fluvanna.

We are a locally owned and operated company that has the knowledge and experience necessary to provide a thorough walk around mass appraisal for the County of Fluvanna. Our Project Supervisors have over sixty years of combined appraisal experience. In addition, our entire staff has extensive experience in reassessment and appraisal of all levels of single and multi-family residential properties, mountain type and mountain resort communities, agricultural, waterfront, industrial, commercial and rural land properties.

Wampler-Eanes Appraisal Group Ltd. is highly experienced in all levels of rural properties from small town lots and mom-and-pop farms up to high-end multi-million dollar estates. Some of our firm's most recent reassessment projects include the Counties of Bath, Botetourt, Isle of Wight, Mathews, Montgomery and the City of Franklin. Presently we are working in the Counties of Dickenson, Franklin, Isle of Wight, Middlesex and Orange and the Cities of Galax and Radford.

Wampler-Eanes Appraisal Group, Ltd. offers an Online Property Record Search which enables the public to view reassessment data and submit an online reassessment appeal form.

Our base price per parcel for the County of Fluvanna is proposed at **thirteen dollars and twenty-five cents (\$13.25) per parcel**. Please refer to our proposed pricing schedule for detailed information.

Detailed information regarding our firm can be found in the attached document. We are confident that once all of the facts have been examined, Wampler-Eanes Appraisal Group, Ltd. will stand out above all others. Our firm has the experience and the tools necessary to provide professional appraisal services to the County of Fluvanna and its taxpayers. If you have any questions, please do not hesitate to give us a call. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven I. Wampler", is written over a horizontal line.

Steven I. Wampler, CRA, President
Federal Identification Number: 54-1795747

Attachments



September 1, 2011

William P. Scudder
Fluvanna County Administrator
P.O. Box 540
Palmyra, Virginia 22963

Re: The 2013 General Reassessment for the County of Fluvanna

Dear Mr. Scudder:

In response to your request for proposals to perform real estate reassessment services for the 2013 General Reassessment for the County of Fluvanna, Wampler-Eanes Appraisal Group, Ltd., is pleased to present a proposal for completing the required tasks and agree to the terms stated in the RFP for the County of Fluvanna.

Our firm of 30 employees is composed of highly qualified and diversely experienced appraisers and field technicians who are prepared to complete this project for the County in a professional and exemplary fashion beginning upon the award of the contract. We have extensive experience in reassessment and appraisal of all levels of single and multi-family residential parcels, mountain type properties, mountain resort communities, agricultural, waterfront, commercial and industrial properties. Wampler-Eanes Appraisal Group, Ltd. is proficient with numerous reassessment programs including the Bright, CAMRA, Datasynch and Proval reassessment systems.

Besides our appraisers' broad background experience of many years with a leading appraisal firm, Wampler-Eanes Appraisal Group, Ltd. is active in Virginia in real estate appraisal for commercial lenders, as well as, reassessment work for local communities. Our firm recently completed the 2010 reassessment of real property in the Counties of Botetourt, Clarke, Fauquier and Shenandoah. Also, we recently completed reassessment projects in the Counties of Buckingham, Franklin, Giles, Isle of Wight, Patrick and Prince Edward, along with the Counties of Warren and Mitchell, North Carolina, and in the Cities of Franklin, Galax and Radford. Additionally, the firm and its principals are or have been engaged in assessment/appraisal work in Alleghany, Craig, Fauquier, Floyd, Goochland, Montgomery, Roanoke, Rockbridge, Swain N.C. and Tazewell Counties, and in the Cities of Clifton Forge, Covington, Falls Church, Lynchburg, Roanoke, and Salem. Furthermore, our firm is the current appraiser of record for building permits in Botetourt, Prince Edward, and Franklin Counties and the Cities of Radford and Falls Church.

I am a lifelong resident of Botetourt County, previous Commissioner of the Revenue for Botetourt County, and have been Project Supervisor for general reassessments in the Counties of Alleghany, Clarke, Craig, Fauquier, Goochland, Isle of Wight, Montgomery, Northumberland,

and Warren N.C., and the Cities of Covington, Falls Church, and Radford. I have also completed work in Essex and Lancaster Counties, as well as, in Watauga County, North Carolina.

My partner, Gary Eanes, is a Certified General Appraiser and a lifelong resident of Southwestern Virginia. He has thirty years of broad range experience of assessment and appraisal of residential and commercial properties. For eleven years, he was the senior Commercial Appraiser for the City of Roanoke. He has extensive experience reassessing real estate for the Counties of Bedford, Botetourt, Campbell, Craig, Falls Church, Floyd, Franklin, Giles, Isle of Wight, King William, Montgomery, Pittsylvania, Pulaski, Rockbridge, Spotsylvania, and Wythe and the Cities of Covington, Galax, and Radford and other governmental units in the State of Virginia, as well as, in Gates, Mitchell and Swain County, North Carolina.

Both Mr. Eanes and I previously worked with Wingate Appraisal Service in Roanoke, Virginia, and have a combined total of sixty plus years of appraisal experience.

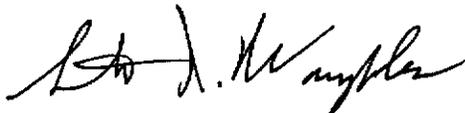
Upon careful consideration of the task at hand, Wampler-Eanes Appraisal Group, Ltd. will perform all the work requested in the Request for Proposal, including completely appraising (individually and separately) all taxable and non-taxable real estate parcels in the County.

The following pages provide our detailed response to this proposal, including all appendices and requested documentation regarding insurance and other specifications.

We will be happy to discuss in detail any aspect of our proposal with you, or to answer any questions you may have at your convenience. We wish to emphasize that this offer is, as the requesting document states, a proposal. We are open to negotiation on any aspect of this proposal.

Thank you for the opportunity to provide this service to the citizens of the County of Fluvanna.

Sincerely,



Steven I. Wampler, CRA
President
Federal Identification Number: 54-1795747

SIW:zrf

Attachments

County of Fluvanna

Re: Proposal for the 2013 General Reassessment

Proposed Pricing Schedule

Price Per Parcel=	.\$13.25 per parcel (Full walk-around)
Digital Photos =	Included in Price Per Parcel
Mobile Homes =	Included in Price Per Parcel
Clerical / Data Entry =	Contractor to provide
Postage / Notices / Envelopes =	County to provide postage and mail.
Field Cards =	County to provide field cards
Building Permits / Splits =	Coordinate with Commissioner of the Revenue
Public Informational Meetings =	Contractor to provide at no additional cost
Informal Hearing =	County will provide space for hearing appeals. Contractor will provide sufficient number of qualified appraisers up to ten (10) days.
Appeal/Court Testimony =	Contractor to provide at no additional cost (for 4 years from the effective date of the reassessment)

Accepted for the County of Fluvanna:

this _____ day of _____, 2011

For Wampler-Eanes Appraisal Group, Ltd.

By:

By:

Title: _____

Title: _____

Related Time Schedule

- October 2011: Meet with the Commissioner of the Revenue. Begin sales study and prepare the assessment manual, sales of vacant and improved parcels will be visited and analyzed, as well as, interview realtors, contractors and appraisers contacted by our staff. This information will be used to develop the schedule of values.
- November 2011: Set land values, prepare Sales Data Report and Construction Cost Analysis Report.
- November 2011: Submit Comprehensive Sales Data Report. Field data collection and assessment process begins.
- September 30, 2012: Field work completed, data entry and proofing completed.
- October – November 2012: Notices mailed to property owners, post advertising of notice.
- January 2013: Informal Hearings with Board of Equalization.
- March 2013: Appeals processed.
- April-May 2013: Follow-Up with local Board of Equalization as needed.

Previous Contracts

December, 2010: Hearings Completed in Bath County (5,800 parcels-CAMRA)
Sales Ratio not completed by the Department of Taxation

December, 2010: Hearings Completed in Mathews County (12,000 parcels-ProVal)
Sales Ratio not completed by the Department of Taxation

December, 2010: Hearings Completed in Montgomery County (37,000 parcels-CLT)
Sales Ratio not completed by the Department of Taxation

November, 2010: Contract Completed in Ashe County, NC (6,000 parcels-ProVal)
Wampler-Eanes only provided field appraisals, Ashe County conducted hearings.

June, 2010: Hearings Completed in Isle of Wight County (19,900 parcels-ProVal)
96% Sales Ratio

May, 2010: Hearings Completed in City of Franklin (3,800 parcels-CAMRA)
100% Sales Ratio

February, 2010: Hearings completed in Botetourt County (20,000 parcels-ProVal)
96% Sales Ratio

November, 2009: Hearings completed in Clarke County (9,000 parcels-CAMRA)
99% Sales Ratio

November, 2009: Hearings completed in Fauquier County (32,000 parcels-Keystone)
97% Sales Ratio

November, 2009: Hearings completed in Shenandoah County (32,000 parcels-CAMRA)
100% Sales Ratio

March, 2009: Hearings completed in Mitchell County , NC (18,000 parcels-ProVal)
98% Sales Ratio

December, 2008: Hearings completed in Warren County, NC (23,000 parcels-Bormuth)
92% Sales Ratio

December, 2008: Hearings completed in Prince Edward County (13,000 parcels-Bright)
92% Sales Ratio

December, 2008: Hearings completed in Patrick County (20,000 parcels-Datasynch)
97.2% Sales Ratio

December, 2008: Hearings completed in Giles County (14,000 parcels-CAMRA)
100% Sales Ratio

Previous Contracts Continued

June, 2008: Hearings completed in Isle of Wight County (19,500 parcels-CAMRA)
97.3% Sales Ratio

June, 2008: Hearings completed in City of Franklin (5,000 parcels-CAMRA)
96.1% Sales Ratio

December, 2007: Hearings completed in Franklin County (40,000 parcels-CAMRA)
96.2% Sales Ratio

December, 2007: Hearings completed in Buckingham County (12,438 parcels-Bright)
96.6% Sales Ratio

December, 2007: Hearings completed in City of Radford (5,000 parcels-ProVal)
91.2% Sales Ratio

December, 2007: Hearings completed in City of Galax (4,000 parcels-ProVal)
95.6% Sales Ratio

December, 2006: Hearings completed in Montgomery County (34,000 parcels-CLT)
92% Sales Ratio

June, 2006: Hearings completed in Isle of Wight County (18,000 parcels-CAMRA)
88.5% Sales Ratio

January, 2006: Hearings completed in Botetourt County (19,500 parcels-ProVal)
87.33% Sales Ratio

January, 2006: Hearings completed in Tazewell County (31,000 parcels-CAMRA)
95% Sales Ratio

November, 2005: Hearings completed in Northumberland (18,000 parcels-Datasynch)

October, 2005: Hearings completed in Craig County (5,000 parcels-Eagle)

April, 2005: Hearings completed in Swain County (11,000 parcels-ProVal)

December, 2004: Hearings completed in Giles County (13,351 parcels-CAMRA)

June, 2004: Hearings completed in Isle of Wight County (17,000 parcels – CAMRA)

April, 2004: Hearings completed in City of Falls Church (4,200 parcels – ProVal)

December, 2003: Hearings completed in Franklin County (38,000 parcels – CAMRA)

December, 2003: Hearings completed in City of Galax (4,000 parcels – ProVal)

December, 2003: Hearings completed in City of Radford (5,019 parcels – ProVal)

June, 2003: Hearings completed in City of Covington (5,564 parcels – Bartley)

December, 2002: Hearings completed in Prince Edward County (12,500 parcels – Bright)

Previous Contracts Continued

December, 2002: Hearings completed in Montgomery County (32,861 parcels – CLT)
January, 2002: Hearings completed in Botetourt County (18,100 parcels – ProVal)
Nov. – Dec., 2001: Hearings completed in Fauquier County (30,000 parcels – Keystone)
April, 2001: Hearings completed in the City of Clifton Forge (3,900 parcels – ProVal)
December, 2000: Hearings completed in Goochland (12,300 parcels – Bright)
December, 1999: Hearings completed in the City of Radford (5,005 parcels – ProVal)
December, 1999: Hearings completed in Craig County (4,787 parcels – Eagle)
May, 1999: Hearings completed in the City of Covington (5,000 parcels – Bartley)

Current Contracts

City of Galax- 4,000 parcels on ProVal. (Effective January 2012)

City of Radford- 5,300 parcels on ProVal. (Effective January 2012)

County of Dickenson- 18,000 parcels on Bright. (Effective January 2012)

County of Franklin- 42,000 parcels on CAMRA. (Effective January 2012)

County of Isle of Wight- 20,000 parcels on CAMRA. (Effective January 2012)

County of Middlesex- 12,500 parcels on CAMRA. (Effective January 2012)

County of Orange- 20,000 parcels on CAMRA. (Effective January 2012)

Bidder Proposal for Work

Wampler-Eanes Appraisal Group, Ltd. (Wampler-Eanes) proposes to conduct and complete a General Reassessment of Real Estate for the County of Fluvanna (the County).

Specifically, this means that Wampler-Eanes will perform reassessment tasks as stated in the RFP and adhere to an approved timetable for completion. Wampler-Eanes will conduct a complete uniform reassessment of all properties, excluding public service properties, estimating the values at 100% of fair market value. Fair market value will be determined through a sales data analysis to be conducted prior to actual appraisal. The results of this sales analysis will be published and available for public inspection during the reassessment process and will become the property of the County.

Further, Wampler-Eanes will work actively and closely with the County in advertising and making known to the public that the reassessment is in process. Wampler-Eanes, will use extensive public relations and will prepare news releases for local publication regarding the reassessment, and be available to meet and talk with requesting civic organizations or other bodies to discuss this sensitive process. ~~A fully-mounted, well-executed public relations process throughout the reassessment term will help prepare the public for valuation changes and can play a major role in deflecting adverse public reaction to County officials and office holders.~~

During the process of sales data analysis, Wampler-Eanes will begin gathering sales information for actual valuation, using data cards. For each residential property, Wampler-Eanes will complete an exterior inspection, recording measurements, and providing a sketch of the dwelling. This process will be conducted in part both by research technicians and fully qualified appraisers. In those cases where a technician makes initial contact with the property owner/occupant, the data acquired will be verified by a review appraiser prior to reassessment. Those properties where owner/occupants are not available for interview will be marked with appropriate door "hangers" requesting they contact the reassessment office for data verification as necessary.

Wampler-Eanes will maintain during the term of the reassessment a staff of appraisers in the field who will be working with our Real Estate Reassessment Office. The telephone number of our Reassessment Office will be printed on the door knob hangers. All phone calls and other County reassessment business will be handled by our personnel in a courteous and professional manner.

During the entire reassessment, Wampler-Eanes will administer professional and complete quality control measures. Field data, along with data entry will be reviewed on a regular basis by a licensed appraiser in order to provide the most accurate and precise reassessment possible.

Following the data gathering/assessment process, notices of the updated valuations of each property will be mailed to property owners, also indicating places, dates and times for personal appeals with our qualified assessing officers for questions or complaints regarding newly established values. Wampler-Eanes will take appropriate follow-up procedures regarding disputed values, and make any adjustments as warranted.

When the last property is equalized or adjusted for reassessment and all updated data entered into the County computer database, Wampler-Eanes will follow through with any County or State filing requirements. We will be available to handle any follow-up actions regarding disputed values and can make necessary adjustments as warranted. Further, Wampler-Eanes will insure the accurate completion of a reassessment to all parties' satisfaction.

A monthly billing statement, reflecting parcels assessed to date, will be forwarded to the County during the first week of each month. Payment less a 10% retainage fee will be posted on each invoice. Please refer to this proposal's supporting documentation for a completed view of our plan to provide a professional and coordinated general reassessment for the County of Fluvanna. Additionally, all other aspects of the scope of this project, as outlined in the Request For Proposal will be earnestly administered by our firm.

FLUVANNA COUNTY PLAN OF ACTION

- A. The first step in a general reassessment is an extensive sales study. Sales from the last two years are used in this analysis. Commercial, industrial and larger rural tracts sometimes are analyzed over several years due to the limited sales data. These sales are verified by a seasoned appraiser through an on-site inspection of the sold property. The buyer or seller will be interviewed about the transaction.

Also local realtors and appraisers will be interviewed about the local market trends, neighborhoods, values, etc. Contractors will be interviewed on local cost trends.

- B. The second step is to start the conversion for the County and generate a reassessment manual. These cost tables can and will be updated throughout the entire reassessment process to ensure an acceptable ratio for the proposed locality.

- C. The third step in the reassessment process are the field inspections. At this point, the current county property record cards are reviewed by an appraiser or field technician. This includes a verification of construction type such as frame, masonry, etc. The roof is viewed for type and condition. The siding is verified for vinyl, brick, asbestos, etc. The foundation is looked at to determine the type and condition. Our field inspectors are trained to look at the electrical meters for upgrades. They look for replacement windows, central air conditioning units, generators, etc. Measurements of the buildings are checked for accuracy.

The property owners are interviewed and the interior information about the residence is verified including year built, interior finishes such as floors, walls, number of rooms, bedrooms, baths, heat, air conditioning, basement, and basement finish. If no one is available, a door hanger is left notifying the owner of our visit.

In the event that a field technician is used for the physical inspection and interview process, a seasoned appraiser will field review the properties, grade the dwelling, apply depreciation, and value the land. Values will be at 100% of market value. Also, please note that attention will be given to equity and uniformity.

It is also during the inspection state that current building permits will be worked. We would like to have the building permits on a monthly basis.

- D. The forth step is to enter the changes into the County's software system by trained data entry personnel. Also, proofing of the data entry is done at this time.

E. The fifth step is to take the new County records and run ratio reports by neighborhood using the most recent sales to determine the sales ratio. This is when the neighborhood adjustments are made if warranted. After values are certified, notices are mailed to property owners. These notices state ownership, values – current and proposed, dates and times of the informal hearings.

F. The sixth step are the informal hearings. Wampler-Eanes will staff these hearings with an adequate number of appraisers and support staff to ensure that this process goes smoothly. We will listen to the property owners' concerns, go over the property record card again to check for accuracy, talk to the owner(s) about the appraisal process and the Code of Virginia on the reassessment process. If needed, we will make a second field visit.

After our reviews, a second notice will be mailed of our decision.

G. Wampler-Eanes would like to be at the training of the Board of Equalization and Review to go over our steps A through F with the Board and to answer questions. We will work along with the Board for three days at no additional charge.

H. Wampler-Eanes will provide court testimony for any appeals without additional charge for five years of the effective date of the reassessment.

V. Pricing Schedule

The sealed proposal will include the following:

- A. Price per parcel \$ 13.25
- B. Lump sum price for completed project
\$ Two-Hundred, Thirteen Thousand (in words)
(\$213,000.00)

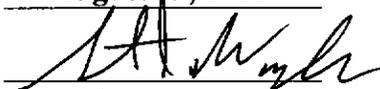
VI. Terms of Payment

The payment will be made quarterly unless agreed upon otherwise when contract is signed. Ten percent of the gross contract will be withheld payable at the completion of the Board of Equalization hearings and production of the four reassessment books.

In compliance with this Request for Proposals and to all the conditions imposed herein, the undersigned agrees to furnish the goods/services in accordance with the attached proposal or as mutually agreed upon by subsequent negotiation.

Date: August 29, 2011

By:


(signature)

Title: President

Name and Address of Firm:

Wampler-Eanes Appraisal Group, Ltd.

P.O. Box 685

Daleville, Virginia 24083

Telephone no: (540) 992-2323



Real Estate Appraisers and Consultants

August 18, 2011

William P. Scudder
Fluvanna County
County Administrator
P. O. Box 540
Fluvanna VA, 22963

Re: Fluvanna County RFP
2013 General Reassessment
County of Fluvanna, Virginia

Dear Mr. Scudder:

Blue Ridge Mass Appraisal Company is pleased to submit the attached proposal for the upcoming general reassessment in the County of Fluvanna, Virginia.

The preliminary work can begin by October 1, 2011, and we expect a completion date of no later than December 31, 2012, anticipating finishing sooner.

We are available to discuss the proposal with you and other county officials at your earliest convenience. Please note the proposal has been prepared in accordance to the county's specifications excepting explicit alternative options as explained by Blue Ridge Mass Appraisal Company. Any other discrepancy from the request for proposal is unintentional and we defer to the specifications for determining all requirements to complete the project in a timely and satisfactory manner.

Blue Ridge Mass Appraisal Company is located in Staunton, Virginia and has been successfully providing General Reassessment services to the localities throughout the Commonwealth of Virginia since 1978. During this period we have conducted numerous reassessments of jurisdictions similar to Fluvanna County including having conducted the 1998, 2002, 2005, and 2007 reassessments of Fluvanna County.

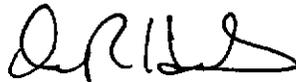
In addition to providing reassessment services, we have also engaged with Stonewall Technologies, Inc. to develop and maintain the CAMRA software package which is presently in use by Fluvanna County. Suffice it to say, no other reassessment firm has the knowledge or capability to work with the CAMRA system as Blue Ridge Mass Appraisal.

The recent proliferation of GIS data services in use by many localities has encouraged us to expand our knowledge of GIS tools and how these tools can enhance our reassessment valuation methodology. GIS has proven to be a useful tool to augment the real estate data analysis needed to successfully conduct a general reassessment.

Blue Ridge Mass Appraisal is dedicated to the Real Estate Assessment profession and continues to work diligently to improve our capability and quality through the use of education and technology. You can be assured that our continued focus on the advancement of our profession will provide Fluvanna County an accurate overall reassessment program.

We appreciate the opportunity to submit this proposal and look forward to again being of service to Fluvanna County.

Sincerely,



David R. Hickey
Principal/Appraiser

Enclosures



**GENERAL REASSESSMENT FOR REAL PROPERTY
COUNTY OF FLUVANNA, VIRGINIA
PROPOSAL SHEET**

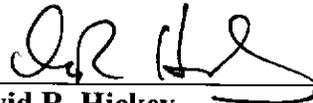
General Reassessment

Price Per Parcel	\$ 10.95
Estimated Grand Total (Based on 15,760 Parcels)	\$ 172,572
Price Per Manufactured Houses	\$ Included
Digital Photographs (Front and Back of All Major Structures)	\$ Included
Printing and Processing of Property Cards	\$ Included
Printing and Processing of Change Notices	\$ Included
Data Entry and Clerical support during Reassessment	\$ Included
800 phone service during Reassessment	\$ Included
Office Space during Reassessment	\$ Included
Postage for all Change Notices	\$ County Provided
Clerical and Phone service during hearings	\$ County Provided
Office Space during Hearings	\$ County Provided

NOTE: Final payment shall be based on the total number of parcels listed in the Reassessment Book as certified to the Clerk of the Circuit Court.

DATE: August 18, 2011

Blue Ridge Mass Appraisal Co., LLC
FIRM



David R. Hickey
AUTHORIZED AGENT
P.O. Box 2523
Staunton, Virginia 24402
(540) 248-7100



PROPOSAL
SPECIFICATIONS



**SPECIFICATIONS FOR THE VALUATION OF
ALL TAXABLE AND NONTAXABLE REAL ESTATE
IN THE COUNTY OF FLUVANNA, VIRGINIA**

Blue Ridge Mass Appraisal Company, LLC, a real estate appraisal company and consulting firm in Staunton, Virginia, (hereafter referred to as the Company) hereby agrees to make the appraisals in connection with the 2013 General Reassessment in the County of Fluvanna, Virginia, (hereafter referred to as the County) based on the following stipulations:

1. The Company will make a personal inspection of each parcel of real estate in the county, including all improvements, structures or other elements of value located thereon. The Company shall prepare field appraisal cards and other records as are necessary to report its opinion of the fair market value of each parcel as of December 31, 2012.
2. The Company shall base the appraisals on a thorough study of recent market sales of comparable property within the county, with due consideration given to cost data, when available and applicable. The data shall become the property of the county at the completion of the project. Upon completion of a Sales Study Analysis, a report may be made to the Board of Supervisors which will outline the factual findings of the study including the rates derived from it.
3. The Company shall complete the fieldwork on or before October 1, 2012 with the hearings and other work necessary to complete the project by December 31, 2012.



The following is a tentative outline of the time frame for the completion of the project:

Sales Study	October 1, 2011	- November 1, 2011
Field Inspection	November 1, 2011	- October 1, 2012
Field Finalization	October 1, 2012	- October 31, 2012
Notice Preparation	October 31, 2012	- November 15, 2012
Hearings	November 15, 2012	- December 1, 2012*
Book Preparation/Signing	December 1, 2012	- December 31, 2012

* The hearings process may be extended at the discretion of the Professional Assessor to accommodate the demands of the citizens of Fluvanna County.

4. The County fully understands and agrees that all final decisions of value for all appraised properties will reside with the Professional Assessor, and the employment of Blue Mass Ridge Appraisal Company is in the nature of professional appraisers and consultants only.
5. The Company will use only qualified personnel, and the person responsible for placing actual value estimates on any property will be a qualified appraiser, fully experienced with the particular type of property being appraised. Complete instruction, supervision and direction of all personnel connected with the reassessment program will be under the direction of the Company. At least one member of the Company's staff will operate in a supervisory capacity, spending whatever time he feels is necessary with each appraiser or field technician to coordinate efforts so to ensure that all values are reasonable, equalized and correlated. The Company will furnish the County a list of all persons employed in the general reassessment. The County may require the Company to remove any person from the project who is guilty of misconduct, and any such person so removed shall not be employed again without the County's written consent. The proposed project manager for the general reassessment is David R. Hickey. At least two field appraisers will assist the project manager, one of whom will serve as the field supervisor and be in Fluvanna County for the duration of the project. Please note the qualifications listed in the addendum of the proposal.



6. All field personnel will wear photo ID badges and will conduct themselves in a professional manner at all times.
7. The Company will carry public liability and workers compensation insurance, to save the County and its officials harmless from all claims, demands, actions or judgments of any kind brought or recovered against the County by reason of any act of the Company in the performance of the general reassessment.
8. The Company's appraisers will visit each property in the County. On those properties having improvements listed on the existing property card, the appraiser will verify the information previously collected and make the appropriate corrections, and adjustments as necessary. On properties where new or previously omitted structures and improvements are found, a more complete inspection will be conducted. All interior and exterior information will be obtained and the structure will be measured and sketched.

When no adult person is located at the property, a yellow door knob hanger will be left, requesting the owner to respond with the necessary information by either calling or mailing the hanger to the Company. In the event information is refused or withheld by the owner, a notation will be made on the field card and the property will be appraised based on the best information available at the time. On each improved property, the main building will be sketched (not necessarily to scale) if the square foot area of the structure is a factor in the valuation. On all other buildings where the square foot area is not a factor, a notation will be made on the field card and a lump sum value will be appraised for the building. The Company will note the E-911 address if it is displayed on the property. The appraiser will digitally photograph the front and back (where possible) of all major buildings and structures while visiting the property.



In the event the property owner forbids the taking of the digital photograph or the photograph cannot be physically taken due to terrain or other factors, the record will be so noted.

9. Commercial properties shall be handled in the same manner as residential properties. Buildings will be accurately measured with a complete description listed for each. The basic cost data shall be applied to existing construction for the determination of accurate and consistent replacement costs, less any physical depreciation, functional or economic obsolescence. In addition, market data will be used where applicable and available to assist in appraising the properties.
10. All multi-family structures of four or more connected dwelling units designed for rental occupancy and all groups of apartment buildings shall be classified as apartment property. The appraisal of apartments will include an analysis of the income and expense data, if such data is obtainable. The income approach to value shall be considered in apartment appraisals, and if actual rents are not available, economic rent will be derived from the market.
11. Industrial facilities will be appraised in the same manner as other commercial properties. The report will include a description of the improvements sited as real property, showing individual replacement value and depreciation for each. Yard or site improvements will be described, valued and depreciated separately.
12. The Company will work closely with the Commissioner of the Revenue's office to clarify any substantial mapping errors.



13. The Company agrees to coordinate their efforts with the Commissioner of the Revenue's office in the appraisal of new construction during the term of the project. Every reasonable effort will be made to ensure this function is not duplicated or omitted by the Company or the County. New construction will be appraised during the term of the project until October 1, 2012.
14. The Company will compile and furnish a listing of all manufactured housing located in the county, inclusive of size, condition, age, manufacturer, model and owner (if obtainable). The manufactured housing shall be identified by the tax map number. If no person is home, a green doorknob hanger will be left requesting the information needed to complete the inventory of the manufactured housing. All final values will be presented to the Commissioner of the Revenue for entry in the County BAI personal property taxation system.
15. The Company will provide a qualified representative for consultations or meetings with the Board of Equalization or the Board of Supervisors, provided reasonable advance notice is given. After completion of the field work the Company will conduct informal public hearings to meet with property owners for review of the appraisals. The property owner will be notified in writing of any action taken pursuant to this review. Thereafter, no further appearance by any representative of the Company shall be required except in the event of an appeal of an assessment to the Circuit Court, the Company shall furnish competent witnesses and supporting evidence, at no additional cost to the County for four years after the completion of the general reassessment.
16. The Company will furnish the Commissioner of the Revenue a periodic flow of field cards for review and will assist the above with any field review. Should a disagreement occur between the above and the Company, the Company reserves the right to show both valuations on the final property card.



17. The Company will provide the County copies of the cost manuals upon the completion of the project.
18. The Company will provide the County with a completed reassessment file compatible with the County's real estate software at the completion of the project.
19. The Company will endeavor to promote good public relations with all County residents during the general reassessment. The Company will work closely with the County in this regard by providing periodic press releases on the progress of the work (See sample press releases in the Addendum). The Company will furnish speakers and Power Point presentations (See sample Power Point screen shots in the Addendum) to acquaint the public with the reassessment process upon request by the County until the fieldwork is complete. It is the Company's intent to cooperate with the County Administration and the Commissioner of the Revenue's office in any way to expedite the completion of the general reassessment in a satisfactory manner. The Commissioner of the Revenue shall provide any cost data, building permit information, sales data or other information that will be helpful to the Company in the successful performance of the project.
20. The County will provide two sets of tax maps, GIS Shape Files, and other pertinent data necessary to assist the Company in completing the project.
21. The Company will provide all the necessary data entry clerical assistance and data processing needs for the successful completion of the general reassessment.



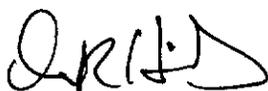
22. The County will prepare and distribute all public notices, advertisements and press releases. The County will provide the cost of postage necessary to mail the change of assessment notices. The Company will provide, print and mail all change of assessment notices.
23. The County will furnish adequate office space and furniture for the duration of the project, inclusive of long distance telephone service at the time of the public hearings. The Company will provide telephone service during the field inspection phase of the project through its 800 number.
24. The County will furnish copies of existing property cards, property lists and other data processing files for each parcel to be appraised. The County and Company will jointly design a field card that will meet the needs of the County.
25. The specifications for the general reassessment for the County of Fluvanna as provided are included in the proposal and attached herewith. It is the Company's intention to adhere to the specifications in the performance of all aspects of the assessment project except where otherwise stated and proposed by the company.
26. The Company is not aware of any familial relationships between its current employees and the County's employees. At no time will the company employ any citizens of Fluvanna County without the express authorization of the County Administrator.
27. There have never been any reviews or disciplinary actions taken by the Virginia Real Estate Board, Department of Professional and Occupational Regulations, Virginia Department of Taxation, or any other Professional or Regulatory agency.



Pricing Structure

28. The County will compensate the Company at the rate of TEN DOLLARS AND NINETY FIVE CENTS(\$10.95) per parcel or a maximum of ONE HUNDRED SEVENTY TWO THOUSAND FIVE HUNDRED SEVENTY TWO DOLLARS (\$172,572) as set forth in the completed Reassessment Book as signed and certified by the Professional Assessor to the Circuit Court of the Fluvanna County. The above cost is based on the 15,760 parcels which are currently listed on the Fluvanna County Land Book Roll. Any parcels worked exceeding 15,760, exclusive of the excess parcels listed in the GIS parcel layer, will be paid at the above rate per parcel. The above cost includes the digital photographs of the front and back of all major structures. The price also includes the assessment of all manufactured housing.
29. The Company will submit weekly progress reports to the County upon the commencement of field inspections. Monthly invoices will be submitted based upon the number of parcels completed for each period less a Five Percent (5%) retainage. The retainage will be held by the County as a performance guarantee until final delivery of all signed reassessment books and other related materials.

BLUE RIDGE MASS APPRAISAL COMPANY LLC
P.O. Box 2523
Staunton, Virginia 24402



David R. Hickey
Principal/Appraiser
Virginia Certified General Real Estate Appraiser
4001 002287



Blue Ridge Mass Appraisal Company, LLC.

Representative Residential Comparable Sales

AUGUSTA COUNTY

5/17/2011

<u>Comparable Selection Criteria</u>					
Sales Price \$ 260,000 to \$ 440,000 Year Sold 2009 to Present Acreage 0.000 ac. to 5.929 ac. Stories 1.0 sty Total Size 1,700 sf to 2,900 sf Basement Fin. Bsmt Year Built 1968 to 2003 No. Matching Comps 19	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>
Map No.	054 98G	068 34C	024 113B	036E 2 7	036A3 3 2 36
Record No.	R# - 29688	R# - 32043	R# - 2923	R# - 34296	R# - 38059
Sales Price		\$ 295,000	\$ 328,500	\$ 271,000	\$ 320,000
Date Sold - No. Parcels		8 / 2010	8 / 2010	8 / 2010	9 / 2010
911 Address	102 MILLER FARM RD	237 BAYNES RD	1025 SCENIC HWY	23 MOORCLIFFE LN	139 GRANARY RD
Subdivision	MIDDLEBROOK	DOOMS	CHURCHVILLE FIRE STA	VERONA	ROLLA MILLS
Acreage	1.92900	2.00700	4.95000	1.98700	0.88800
Year Built - Age	1983 - 28 yrs	1985 - 26 yrs	1970 - 41 yrs	1988 - 23 yrs	1998 - 13 yrs
Condition	GOOD	GOOD	GOOD	AVERAGE	GOOD
Class/Factor	B (0.10) = 1.45	B (0.00) = 1.35	C (0.10) = 1.10	B (0.00) = 1.35	C (0.00) = 1.00
Story Height	1.0 sty	1.0 sty	1.0 sty	1.0 sty	1.0 sty
Exterior Wall	BRICK	CEDAR SIDING	BRICK	CEDAR SIDING	VINYL SIDING
Rooms - Bed Rooms	7 Rooms, 3 BedRooms	5 Rooms, 3 BedRooms	6 Rooms, 3 BedRooms	6 Rooms, 3 BedRooms	6 Rooms, 3 BedRooms
Bath Rooms	2 Full / 1 Half	2 Full / 0 Half	2 Full / 0 Half	3 Full / 0 Half	2 Full / 1 Half
Total Area	2,305 sf	1,972 sf	2,358 sf	1,935 sf	2,496 sf
Basement Area	2,105 sf	1,972 sf	2,358 sf	780 sf	2,496 sf
Fin. Bsmt Area	421 sf	240 sf	538 sf	491 sf	1,248 sf
Aux. Living Area	0 sf - Aux.	0 sf - Aux.	524 sf - Aux.	0 sf - Aux.	0 sf - Aux.
Total Porch Area	96 sf - Por.	40 sf - Por.	0 sf - Por.	12 sf - Por.	675 sf - Por.
Total Screen Porch Area	0 sf - Spor.	320 sf - Spor.	0 sf - Spor.	288 sf - Spor.	0 sf - Spor.
Total Encl. Porch Area	0 sf - Epor.	0 sf - Epor.	0 sf - Epor.	0 sf - Epor.	0 sf - Epor.
Total Deck Area	0 sf - Deck	300 sf - Deck	0 sf - Deck	192 sf - Deck	246 sf - Deck
Total Patio Area	240 sf - Patio	620 sf - Patio	0 sf - Patio	0 sf - Patio	323 sf - Patio
Garage Area - No. Cars	575 sf - 2 cars	600 sf - 2 cars	685 sf - 2 cars	528 sf - 2 cars	564 sf - 2 cars
Carport Area - No. Cars	0 sf - 0 cars	0 sf - 0 cars	0 sf - 0 cars	0 sf - 0 cars	0 sf - 0 cars
No. Cars Bit. In Garage					
Heat Type	HEAT PUMP	FORCED AIR	FORCED AIR	FORCED AIR	FORCED AIR
Central A/C	Central	None	None	Central	Central
Fireplaces	1 FP, 0 Stack, 0 NV, 0 Gas	1 FP, 0 Stack, 0 NV, 0 Gas	1 FP, 1 Stack, 0 NV, 0 Gas	0 FP, 0 Stack, 0 NV, 0 Gas	0 FP, 0 Stack, 0 NV, 0 Gas
Flues	1 Flue, 0 Stack, 0 Metal	1 Flue, 0 Stack, 0 Metal	0 Flue, 0 Stack, 0 Metal	0 Flue, 0 Stack, 0 Metal	0 Flue, 0 Stack, 0 Metal
Assessed Building Value	\$ 280,200	\$ 243,300	\$ 235,500	\$ 225,100	\$ 218,300
Assessed Other Imp. Value	\$ 2,000	\$ 500	\$ 3,500	\$ 1,000	\$ 1,000
Assessed Land Value	\$ 66,500	\$ 67,000	\$ 87,700	\$ 66,900	\$ 60,000
Total Assessed Value	\$ 348,700	\$ 310,800	\$ 326,600	\$ 293,000	\$ 279,300



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540, Palmyra, VA 22963 · (434) 591-1910 · FAX (434) 591-1911 · www.co.fluvanna.va.us

MEMORANDUM

TO: Board of Supervisors
FROM: Renee Hoover, Finance Director
SUBJECT: Contingency Balance
DATE: September 15, 2011

The balances for the BOS and grant contingency lines for FY12 are as follows:

<u>Board of Supervisors Contingency:</u>	\$100,000.00
Minus Donation to Town of Columbia 8.3.11	3,000.00
Minus Reimbursement of Livestock Claims 9.7.11	<u>2,540.00</u>
Total Board of Supervisors Contingency	<u>\$ 94,460.00</u>