

AGENDA
FLUVANNA COUNTY PLANNING COMMISSION
Regular Meeting
Circuit Court Room
Fluvanna Courts Building
March 27, 2013 at 7:00pm

1-CALL TO ORDER, PLEDGE OF ALLEGIANCE

2-DIRECTOR'S REPORT

Ms. Allyson Finchum, Planning Director

G

3-PUBLIC COMMENTS #1 (3 minutes each)

4-APPROVAL OF MINUTES:

February 27, 2013

H

5- PUBLIC HEARINGS:

SUP 13:01 - Amy Williams and Greg Palmer

I

A request for a special use permit to operate a landscaping materials supply business with respect to 4.48 acres of Tax Map 5, Section A, Parcel 61. The property is currently zoned A-1 (Agricultural, General) and is located on the eastern side of State Route 15 (James Madison Highway) approximately 500 feet south of its intersection with State Route 250 (Richmond Road). The property is located within the Columbia Election District. According to the 2009 Comprehensive Plan, the property is within the Zion Crossroads Community Planning Area.

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

7-SITE DEVELOPMENT PLANS:

8-SUBDIVISIONS:

9-UNFINISHED BUSINESS:

10-NEW BUSINESS:

11-PUBLIC COMMENT #2 (3 minutes each)

12-ADJOURN

For the Hearing-Impaired – there is a listening device available at the Circuit Court Room 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.

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 Commission wishes to debate the matter of the disorder or the bringing of order; the regular business may be suspended by vote of the Commission 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 Planner shall be the judge of such breaches, however, the Commission 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.

***FLUVANNA COUNTY PLANNING COMMISSION
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 dialog 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 Commission.
Each speaker should clearly state his/her name and address.
All Comments should be directed to Commission.
Each speaker is limited to three minutes and time may not be donated from other audience members.
All questions should be directed to the Chairman. Members of the Commission 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 contact County staff prior to the public hearing.
Speakers should be brief and avoid repetition of previously presented comments.
County residents and taxpayers may be given priority in speaking order.
3. Action:
At the conclusion of the public hearing on each item, the Chairman will close the public hearing. The Commission will proceed with its deliberations 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.

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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

To: Fluvanna County Planning Commission
From: Allyson Finchum, Director of Planning
Date: March 27, 2013
Re: Planning Director's Report

1. Board of Supervisors Actions:

March 13, 2013:

None.

March 20, 2013:

Ordinance Amendment to County Code enabling Town of Columbia's use of Planning Commission.

2. Board of Zoning Appeals Actions:

No March Meeting.

3. Technical Review Committee:

March 14, 2013:

SUP 13:02 – Hotel Street Capital, LLC

A request for a special use permit to allow for major utilities in conjunction with a Planned Unit Development (PUD) with respect to 222.03 acres of Tax Map 30, Section A, Parcel 110, and 10 acres of Tax Map 10, Section A, Parcel 39C. The property is currently zoned R-3 (Residential, Planned Community) and is located on the western side of State Route 15 (James Madison Highway) at its intersection with State Route 644 (Friendship Road), approximately 0.25 miles north of State Route 661 (Rescue Lane). The property is located within the Palmyra Election District. According to the 2009 Comprehensive Plan, the property is within the Palmyra Community Planning Area.



**FLUVANNA COUNTY BUILDING INSPECTIONS
MONTHLY BUILDING INSPECTION REPORT
FEBRUARY 2013**

USE	Feb-12	VALUE	YTD 12	VALUE	Feb-13	VALUE	YTD 13	VALUE	Feb/Diff	VALUE	YTD	
											PERMITS	VALUE
New Homes	6	1,175,000	10	1,775,000	5	1,013,000	8	1,546,000	-1	(162,000)	-2	(229,000)
Duplex	0	0	0	0	0	-	0	-	0	-	0	-
Single Family (Attached)	0	0	0	0	0	-	0	-	0	-	0	-
Adds&Alterations	16	167,016	36	359,216	18	143,620	46	506,627	2	(23,396)	10	147,411
Garages & Carports	4	48,000	4	48,000	0	-	0	-	-4	(48,000)	-4	(48,000)
Accessory Buildings	1	5,000	2	7,000	2	29,000	4	44,600	1	24,000	2	37,600
Single Wide MH	0	0	0	-	0	-	0	-	0	-	0	-
Swimming Pools	1	26,000	1	26,000	0	-	0	-	-1	(26,000)	-1	(26,000)
Recreational Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Business Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Industrial Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Other Buildings	0	0	1	100	0	-	0	-	0	-	-1	(100)
TOTALS	28	1,421,016	54	2,215,316	25	1,185,620	58	2,097,227	-3	(235,396)	4	(118,089)
FEES	Feb-12	PREV TOT	YTD 12		Feb-13	PREV TOT	YTD 13		DIFFERENCE		DIFFERENCE YTD	
Building Permits	8,479.58	5,446.67	13,926.25		7,083.37	5,284.83	12,368.20		(1,396.21)		(1,558.05)	
Land Disturb Permits	3350.00	2,250.00	5,600.00		625.00	1,375.00	2,000.00		(2,725.00)		(3,600.00)	
Zoning Permits/Proffers	2300.00	750.00	3,050.00		950.00	700.00	1,650.00					
TOTALS	14129.58	8,446.67	22,576.25		8,658.37	7,359.83	16,018.20		-4121.21		(5,158.05)	
INSPECTIONS	Feb-12	PREVIOUS	YTD 12		Feb-13	PREVIOUS	YTD 13					
	158	122	280		128	153	281		-30		1	

Darius S. Lester
Building Official

() represents a negative

Monthly Approval Report for February 2013

<i>District</i>	<i>Action</i>	<i>ID#</i>	<i>Description</i>	<i>Tax Map</i>	<i>Parcels</i>	<i>Total Acreage</i>	<i>Number of Lots</i>
Columbia							
	<i>Adjudicated/Closed</i>						
		CCE 13-003		32	(11)-C	2.441	
	<i>Pending TRC Meeting</i>						
		SUP 13-001	Retail Landscaping Operation	5	(A)61	4.48	
Cunningham							
	<i>Adjudicated/Closed</i>						
		CCE 13-004		48	(A)-71	1	
	<i>Denied</i>						
		SUB 13-002	Boundary Line Adjustment	28	(A)40K, 57	77.708	2
	<i>Pending Compliance</i>						
		CCE 13-001		29	(5)-7	1.01	
		CCE 13-002		27	(17)-8 & 9	5.052	
		CCE 13-006		17	(24)-22	2.97	
Fork Union							
	<i>Approved</i>						
		BSP 13-001	Boundary Survey	44	(A)27	0	
		SUB 13-004	Lot Consolidation	53	(A)44, 46	3.591	2

Friday, March 22, 2013

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<i>AFD - Agricultural Forestal District</i>	<i>BSP - Boundary Survey Plat</i>
<i>BZA - Board of Zoning Appeals (Variance)</i>	<i>CCE - Code Compliance Enforcement</i>
<i>CPA - Comprehensive Plan Amendment</i>	<i>SDP - Site Development Plan</i>
<i>SUB - Subdivisions</i>	<i>SUP - Special Use Permits</i>
<i>ZMP - Zoning Map Proposal (Rezoning)</i>	<i>ZTA - Zoning Text Amendment</i>

<i>District</i>	<i>Action</i>	<i>ID#</i>	<i>Description</i>	<i>Tax Map</i>	<i>Parcels</i>	<i>Total Acreage</i>	<i>Number of Lots</i>
Palmyra							
	<i>Adjudicated/Closed</i>						
		CCE 13-007		3	(27)-7	3.737	
	<i>Approved</i>						
		SDP 13-003	Site Plan Amendment of SDP 11-011	10	(A)32, 32A	9.356	
	<i>Pending Compliance</i>						
		CCE 12-002		3	(A)-31, 32	101.59	
		CCE 13-005		4	(22)-14	2	

AFD - Agricultural Forestal District *BSP - Boundary Survey Plat*
BZA - Board of Zoning Appeals (Variance) *CCE - Code Compliance Enforcement*
CPA - Comprehensive Plan Amendment *SDP - Site Development Plan*
SUB - Subdivisions *SUP - Special Use Permits*
ZMP - Zoning Map Proposal (Rezoning) *ZTA - Zoning Text Amendment*

Code Compliance Enforcement Activity for Director's Report

ID#	Tax Map Parcels	Reported Against	Type of Violation	Status	Status Date
Cunningham					
CCE 13-006	17 (24)-22	Davison, Jeffrey T. & Bonnie J.	Auto	Awaiting Action	2/22/2013
CCE 13-002	27 (17)-8 & 9	Marks, David K. & Sandra M.	Auto	Awaiting Action	2/28/2013
CCE 13-001	29 (5)-7	Morris, Janet, Melvin & Valerie	Trash	Awaiting Action	2/28/2013
Fork Union					
CCE 12-001	51A (A)22	JWS Enterprises, LLC (James W. Sherril	Misc.	1st Letter Sent	1/12/2012
Palmyra					
CCE 13-005	4 (22)-14	Wells, Kimberly & Samuel A., & Feggan	Trash	Awaiting Action	2/28/2013
CCE 12-002	3 (A)-31, 32	JWS Enterprises, LLC (James W. Sherril	Misc.	Being Reviewed by County Attorney	2/25/2013
CCE 10-013	10 (3)-2B	Eric D. Taylor	SUPs	Awaiting Action	5/8/2012

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Morris Room
Fluvanna County Administration Building
February 27, 2013
7:00 p.m.**

MEMBERS PRESENT: Barry Bibb, Chairman
Patricia Eager, Vice-Chairman
Samuel Babbitt
Donald Gaines
Ed Zimmer

MEMBERS ABSENT: Joe Chesser, Board of Supervisors Representative

ALSO PRESENT: Frederick Payne, Fluvanna County Attorney
Allyson Finchum, Planning Director
Steven Tugwell, Senior Planner
Jay Lindsey, Planner

CALL TO ORDER

Chairman Bibb called the Planning Commission meeting of February 27, 2013 to order at 7:00 p.m. in the Morris room of the Fluvanna County Administration Building in Palmyra, Virginia.

PLANNING DIRECTOR'S REPORT

Ms. Allyson Finchum, Planning Director, gave the monthly report to the Planning Commission.

- **Board of Supervisors**
 - **February 6, 2013**
 - *2012 Planning Development Activity Report Presentation*
 - **February 20, 2013**
 - *None*
- **Board of Zoning Appeals Actions – No February Meeting**
- **Technical Review Committee**
 - **February 14, 2013**
 - **SUP 13:01 – Amy Williams and Greg Palmer**

A request for a special use permit to operate a landscaping materials supply business with respect to 4.48 acres of Tax Map 5, Section A, Parcel 61. The property is currently zoned A-1 (Agricultural, General) and is located on the eastern side of State Route 15 (James Madison Highway) approximately 500 feet south of its intersection with State Route 250 (Richmond Road). The property is located within the Columbia Election District. According to the 2009 Comprehensive Plan, the property is within the Zion Crossroads Community Planning Area.

PUBLIC COMMENTS #1

Chairman Bibb opened the floor for the first section of public comments. Several people spoke with regard to the Walker's Ridge PUD, and all appeared to be concerned about the water and sewer, impacts on the river and traffic, and fiscal impact of the proposed development.

With no one else wishing to speak, Chairman Bibb closed the first section of public comments.

APPROVAL OF MINUTES

MOTION:

Dr. Babbitt moved to **approve** the January 23, 2013 Planning Commission meeting minutes as presented.

Ms. Eager seconded. The motion carried with a vote of 4-0-1. AYES: Babbitt, Bibb, Eager, and Zimmer. NAYS: None. ABSTAINED: Gaines.

PRESENTATIONS:

ZMP 12:02 – Hotel Street Capital, LLC – An ordinance to amend the Fluvanna County Zoning Map with respect to 222.0 acres of Tax Map 30, Section A, Parcel 110, and 10 acres of Tax Map 19, Section A, Parcel 39C (former Rivanna Resort) to rezone the subject properties from R-3 (Residential, Planned Community) with proffers to PUD (Planned Unit Development). The subject property is located within the Palmyra Election District on the western side of U.S. Route 15 (James Madison Highway) at its intersection with State Route 644 (Friendship Road), approximately 0.25 miles north of State Route 661 (Rescue Lane). The proposed amendment would allow a maximum of 1,180 residential units (a mixture

of single-family detached units, townhouses, and multi-family units) and 180,000 square feet of commercial space. According to the 2009 Comprehensive Plan, the property is located within the Palmyra Community Planning Area.

Mr. Justin Shimp, representative, presented information to the Planning Commission with regard to the Walker's Ridge Planned Unit Development application.

PUBLIC HEARINGS:

None

SITE DEVELOPMENT PLANS:

None

SUBDIVISIONS:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS:

None

PUBLIC COMMENTS #2

Chairman Bibb opened the floor for the second section of public comments. Additional attendees spoke with concerns about hydrology and ground water with regard to the Walker's Ridge PUD application, and about potential impacts on local services and the school system.

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

ADJOURN

There being no further business, Chairman Bibb adjourned the Planning Commission meeting of February 27, 2013 at approximately 8:30 p.m.

Minutes recorded by Steve Tugwell.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission



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 Planning Commission
Case Number: SUP 13:01
Tax Map: Tax Map 5, Section A, Parcel 61

From: Steve Tugwell
District: Columbia
Date: March 27, 2013

General Information: This request is to be heard by the Planning Commission on Wednesday, March 27, 2013 at 7:00 pm in the Circuit Courtroom in the Courts Building.

Owner/Applicant: Robert & Ivy Glass

Representative: Amy Williams & Greg Palmer

Requested Action: Request for a special use permit to operate a landscaping business with respect to 4.48 acres of Tax Map 5, Section A, Parcel 61. The applicant is proposing to operate a landscaping materials supply business. (Attachment A)

Location: The affected property is located on the eastern side of State Route 15 (James Madison Highway) approximately 500 feet south of its intersection with State Route 250 (Richmond Road) (Attachment B)

Existing Zoning: A-1, Agricultural, General

Existing Land Use: Vacant building

Planning Area: Zion Crossroads Community Planning Area

Adjacent Land Use: Adjacent properties are zoned A-1, Agricultural, with the exception of an adjacent parcel to the east that is zoned B-1, Business, General.

Zoning History: No Previous Zoning Activities.

Comprehensive Plan:

Land Use Chapter:

The Comprehensive Plan designates this property as within the Zion Crossroads Community Planning Area. According to this chapter, *“this area is the county’s primary regional economic development area and is targeted as a regional employment center and for primarily mixed-use, mixed-income development that will also help develop the infrastructure needed for such development, as well as diversifying the county’s tax base”*. Additionally, *“large, medium and small commercial businesses, along with office, civic, and multifamily residential uses, combine to form a series of neo-traditional development or series of interconnected developments*. This area of the county is currently a mix of residential, commercial, and industrial uses. It appears the proposed landscaping supply business is one of a few in the area, and may provide a needed service to the residential portion of this part of the county. This parcel is located within a designated growth-area, therefore rezoning to a commercial zoning classification may be appropriate in the future.

Economic Development:

The 2009 Comprehensive Plan states that Goal 3 under the Course of Action Section is *“to protect rural areas through economic development”*, and to *“support the development of locally owned businesses, and entrepreneurial opportunities, particularly those that are of rural character and will require little provision of infrastructure”*. The Zion Crossroads Community Planning Area has been developing with a mix of mostly commercial, industrial, and some, but mostly existing residential. The proposed landscaping supply business is located on the fringes of the Zion Crossroads CPA, and will not require major utilities or infrastructure in order to become established.

Analysis:

This is a Special Use Permit application to operate a landscaping materials supply business. The Zoning Ordinance defines landscaping materials supply as, *“a business used primarily for the bulk storage and sale of landscaping supplies, such as soil, gravel, potting mix, mulch, sand, stone, and the like, either wholesale or at retail, necessitating the frequent use of heavy equipment. Plants and supplemental items used in planting and landscaping, such as plant containers, yard ornaments, hand tools, and the like, may be sold on-site as secondary or incidental items”*.

The applicants have stated in their application that they plan on using the existing cinder-block building as an office and sales room for their *“landscape and garden-related wares”*. The cinder-block building is in poor condition, and the applicants have been working to improve its aesthetics, and to also make the site more functional with regard to ingress and egress. The parcel is 4.48 acres in area, and appears large enough to accommodate landscaping materials storage, and associated equipment. It is also stated in the application that *“the retail operation will include the sale of bulk materials such as top soil, mulch, and building stone as well as containerized plant material and lawn and garden tools and supplies”*. It appears that their

stated proposed uses for the property are consistent with the definition of landscaping materials supply. (Attachment C)

When evaluating proposed uses for a special use permit, in addition to analyzing the potential adverse impacts of the use, staff utilizes two (2) general guidelines for evaluation as set forth in the zoning ordinance.

First, the proposed use should not tend to change the character and established pattern of the area or community.

The subject property is located within the Zion Crossroads Community Planning Area, within close proximity of existing commercial and industrial zoning and uses. The nearest residence is approximately 300 feet away, and the site has a good amount of existing vegetation that may be retained as a buffer to screen on-site materials from adjacent parcels. The landscaping supply business would operate on several acres, and make use of an existing building that was formerly used as a dwelling. It does not appear that the landscaping supply business as proposed would change the character and established pattern of the area, and may visually improve the area due to the improvements that will be made to the existing building.

Second, the proposed use should be compatible with the uses permitted by-right in that zoning district and shall not adversely affect the use/or value of neighboring property.

Landscaping materials supply businesses are allowed by SUP in the A-1 district. By-right uses that are similar, in operation or size of structures, to this application may include home occupations, equestrian facilities, farm sales, non-commercial greenhouses, and accessory dwellings. The zoning ordinance allows for one accessory dwelling unit per subject property, similar to locating the garage behind the primary dwelling. In general, small home industries differ from home occupations in that non-family employees can be hired and the business may take up more than 25% of the gross floor area of the dwelling.

Sec. 22-1-2 of the zoning ordinance states that the purpose of the zoning ordinance is “to protect against over-crowding of land”. Furthermore, the zoning ordinance states its purpose is to “facilitate the creation of a convenient, attractive and harmonious community” requiring the upkeep of the property, free from debris. The site will be improved by updating the existing house, and making improvements to the access from Route 15. Additionally, the zoning ordinance states its purpose as “encouraging economic development activities”. The applicants may provide a service to the community by employing several people, and by providing their clients with landscaping materials they would have to drive a further distance to acquire.

Neighborhood Meeting:

There was one (1) attendee with the exception of the applicant at the February 13, 2013 Neighborhood meeting.

Technical Review Committee:

At the February 14, 2013 Technical Review Committee meeting, The Fire Department recommended smoke detectors, and a defensible space around the bulk storage areas so that emergency vehicles can adequately access the site if necessary;

The Health Department recommends that an AOSE evaluate the existing system based on the number of employees and hours of operation, and that a 100% reserve area must be identified. This report must be submitted to the Fluvanna County Health Department for review and approval; also an evaluation of the water supply must also be conducted;

Mr. Goodale with the Virginia Department of Transportation stated that the entrance to this site must abide by VDOT access management standards;

Mr. Barry Bibb, Planning Commission representative, questioned whether or not the plant inventory would be three (3) gallon and above, and whether or not mulch will be in bulk or in bags. Mr. Bibb also asked about rock and landscaping stone, and if the applicants has already begun to make site improvements. (Attachment D)

Conclusion:

The Planning Commission should consider any potential adverse impacts, such as traffic entering and exiting the property, noise, dust, vibration, or visual clutter.

Recommended Conditions:

If approved, Staff recommends the following conditions:

1. Prior to development of the site, a site development plan that meets the requirements of the Fluvanna County Zoning Ordinance, must be submitted for review and approval.
2. The site must meet all Virginia Department of Transportation requirements.
3. The site must meet the requirements set forth by the Virginia Department of Health.
4. The property shall be maintained in a neat and orderly manner so that the visual appearance from the road and adjacent properties is acceptable to County officials.
5. Hours of operation shall be between 7:00 am and 7:00 pm seven (7) days a week.
6. The Board of Supervisors, or its representative, reserves the right to inspect the business for compliance with these conditions at any time.
7. Any noise generated by the activity on this site shall be limited to the maximum decibel level allowed by Sec. 15.1-9 A. d. of the County Code.
8. All outdoor landscaping supply materials storage areas shall be screened from the view of public roads, rights-of-way, and adjacent properties as required by Sec. 22-24-7 3. iii of the Zoning Ordinance.
9. Under Sec. 22-17-4 F (2) of the Fluvanna County Code, the Board of Supervisors has the authority to revoke a Special Use Permit if the property owner has substantially breached the conditions of the Special Use Permit.

Suggested Motion:

I move that the Planning Commission recommend approval/denial of SUP 13:01, a request to allow for the operation of a landscaping materials supply business with respect to 4.48 acres of Tax Map 5, Section A, Parcel 61, [if approved] subject to the conditions listed in the staff report.

Attachments:

A – Application, letter from the owner, sketch plan, and APO letter

B – Aerial Vicinity Map

C – Applicant’s narrative

D - TRC comment letter, memo from the Health Dept., and email from VDOT

Copy: File



COMMONWEALTH OF VIRGINIA
 COUNTY OF FLUVANNA
 Application for Special Use Permit (SUP)

Fluvanna County

Owner of Record: Robert and Ivy Glass

Applicant of Record: Amy Williams and Greg Palmer

E911 Address: 10144 Three Notched Road, Troy

E911 Address: 1206 South Keswick Drive

Phone: 434.760.3375 Fax: _____

Phone: 434.260.1585 Fax: 434.293.5118

Email: _____

Email: viriniagarden@gmail.com

Representative: Same as applicant

Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.

E911 Address: For property 21682 James Madison Hwy

Phone: _____ Fax: _____

Is property in Agricultural Forestal District? No Yes

Email: _____

If Yes, what district: _____

Tax Map and Parcel(s): 5 A 61

Deed Book Reference: DB 89-307

Acreage: 4.48 Zoning: A-1

Deed Restrictions? No Yes (Attach copy)

Request for a SUP in order to: Operate landscape business

Proposed use of Property: Landscape Materials Supply

*Two copies of a plan must be submitted, showing size and location of the lot, dimensions and location of the proposed building, structure or proposed use, and the dimensions and location of the existing structures on the lot.

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the board of Supervisors during the normal discharge of their duties in regard to this request and acknowledges that county employees will make regular inspections of the site.

Date: 1/31/2013 Signature of Owner/Applicant: Amy Williams

Subscribed and sworn to before me this 31st day of January, 2013 Register # 7509714

My commission expires: March 31, 2015 Notary Public: Lawen M. Ryall

Certification: Date: _____ Zoning Administrator: _____

All plats must be folded prior to submission to the Planning Department for review. Rolled plats will not be accepted.

OFFICE USE ONLY

Date Received: 1/31/13 Pre-Application Meeting: _____ PH Sign Deposit Received: CK# 3033 Application #: SUP 13:001

~~(\$800.00)~~ fee plus mailing costs paid: CK# 3033 Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified Mail

Amendment of Condition: \$400.00 fee plus mailing costs paid: _____

Telecommunications Tower \$1,500.00 fee plus mailing costs paid: _____ \$5,500 w/Consultant Review paid: _____

Election District: _____ Planning Area: _____

Public Hearings

Planning Commission	Board of Supervisors
Advertisement Dates: <u>March 14th + 21st</u>	Advertisement Dates: <u>April 4th + 11th</u>
APO Notification: <u>March 13, 2013</u>	APO Notification: <u>April 3, 2013</u>
Date of Hearing: <u>March 27, 2013</u>	Date of Hearing: <u>April 17, 2013</u>
Decision: _____	Decision: _____



Received

JAN 31 2013

Fluvanna County

COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA

Application for Special Use Permit (SUP)

Owner of Record: Robert and Ivy Glass

Applicant of Record: Amy Williams and Greg Palmer

E911 Address: 10144 Three Notched Road, Troy

E911 Address: 1206 South Keswick Drive

Phone: 434.760.3375 Fax: _____

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Email: _____

If Yes, what district: _____

Tax Map and Parcel(s): 5 A 61

Deed Book Reference: DB 89-307

Acreage: 4.48 Zoning: A-1

Deed Restrictions? No Yes (Attach copy)

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Date: 1/31/2013 Signature of Owner/Applicant: Amy Williams

Subscribed and sworn to before me this 31st day of January, 2013 Register # 7509714

My commission expires: March 31, 2015 Notary Public: Lawen M. Ryall

Certification: Date: _____ Zoning Administrator: _____

All plats must be folded prior to submission to the Planning Department for review. Rolled plats will not be accepted.

OFFICE USE ONLY

Date Received: 1/31/13 Pre-Application Meeting: _____ PH Sign Deposit Received: CK# 3033 Application #: SUP 13:001

~~(\$800.00)~~ fee plus mailing costs paid: CK# 3033 Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified Mail

Amendment of Condition: \$400.00 fee plus mailing costs paid: _____

Telecommunications Tower \$1,500.00 fee plus mailing costs paid: _____ \$5,500 w/Consultant Review paid: _____

Election District: _____ Planning Area: _____

Public Hearings

Planning Commission	Board of Supervisors
Advertisement Dates: <u>March 14th + 21st</u>	Advertisement Dates: <u>April 4th + 11th</u>
APO Notification: <u>March 13, 2013</u>	APO Notification: <u>April 3, 2013</u>
Date of Hearing: <u>March 27, 2013</u>	Date of Hearing: <u>April 17, 2013</u>
Decision: _____	Decision: _____

Fluvanna County Department of Planning & Community Development * Box 540 * Palmyra, VA 22963 * (434)591-1910 * Fax (434)591-1911

This form is available on the Fluvanna County website: www.fluvannacounty.org

Describe briefly the **improvements** proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.

Existing cinder block house to be used as an office and sales room for landscape and garden related wares.

NECESSITY OF USE: Describe the reason for the requested change.

We request a change to allow operation of a landscape design, build and maintenance firm, with associated retail operation. The retail operation will include the sale of bulk materials such as top soil, mulch and building stone as well as containerized plant material and lawn and garden tools and supplies.

PROTECTION OF ADJOINING PROPERTY: Describe the effects of the proposed use on adjacent property and the surrounding neighborhood. What protection will be offered adjoining property owners?

A privacy fence currently stands between the site and the neighboring properties to the north. To the east and south, a buffer of native woodland separates the site from the nearest neighbors. The property immediately to the south is undeveloped. We will utilize appropriate signage and a wide entrance to draw customers directly on site and minimize any traffic interference to neighboring properties.

ENHANCEMENT OF COUNTY: Why does the applicant believe that this requested change would be advantageous to the County of Fluvanna? (Please substantiate with facts.)

The issuance of this permit would shift a property from a low tax revenue source to a higher revenue source by converting an essentially abandoned, dilapidated property into a well-maintained business with an already established customer base. It will also help to beautify the entrance corridor of 15 South through the aesthetic improvements we are making to the property.

PLAN: Furnish plot plan showing boundaries and dimensions of property, width of abutting right-of-ways, location and size of buildings on the site, roadways, walks, off-street parking and loading space, landscaping, etc. Architect's sketches showing elevations of proposed buildings and complete plans are desirable and may be required with the application. Remarks:

Please see attached schematics. You will note that all use of the site is reserved to the open land that fronts directly onto Route 15. The native woodland remains untouched. There will be essentially no change to the site, save for improvements to the existing house and the addition of a parking area.

Received
JAN 31 2013
Fluvanna County



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

Name: Amy Williams

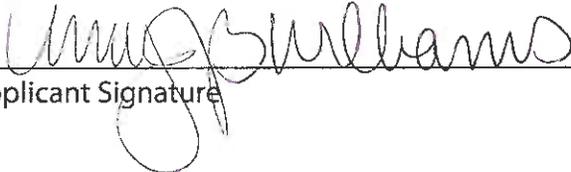
Address: 1206 South Keswick Drive

City: Troy

State: VA

Zip Code: 22974

I hereby certify that the sign issued to me is my responsibility while in my possession. Incidents which cause damage, theft, or destruction of these signs will cause a partial or full forfeiture of this deposit.


Applicant Signature

1/30/2013

Date

*Number of signs depends on number of roadways property adjoins.

OFFICE USE ONLY	
Application #: BZA _____ : _____ CPA _____ : _____ SUP 13 : 00 ZMP _____ : _____ ZTA _____ : _____	
\$90 deposit paid per sign*: CK # 3033	Approximate date to be returned: May 2013

Received

JAN 31 2013

Fluvanna County

January 28, 2013

Dear Sirs and Madam of the Fluvanna County Planning Commission,

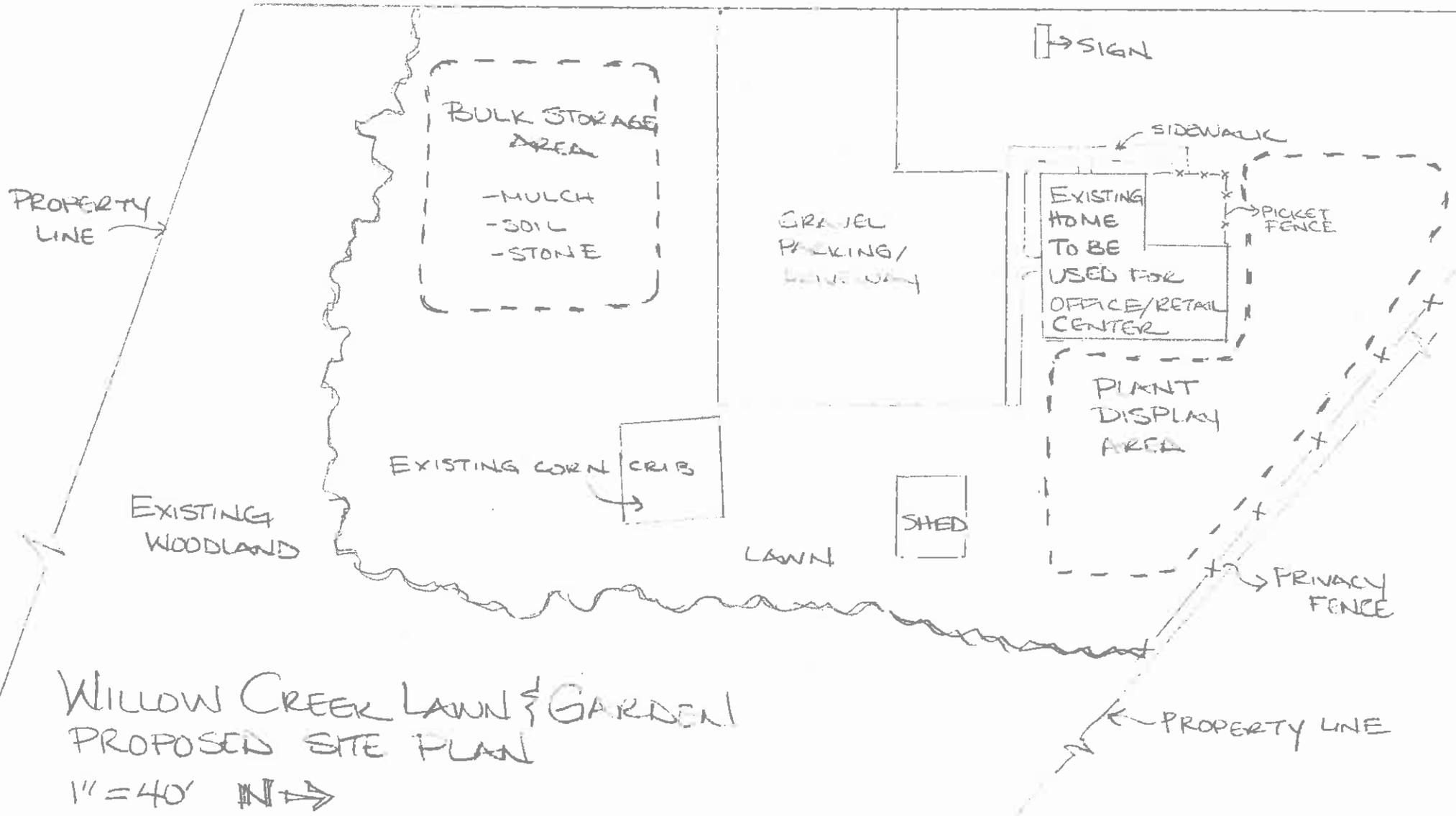
I hereby grant Amy Williams and Greg Palmer permission to act on my behalf for all matters related to the request for a Special Use Permit for the property located at 21682 James Madison Highway.

Thank you,

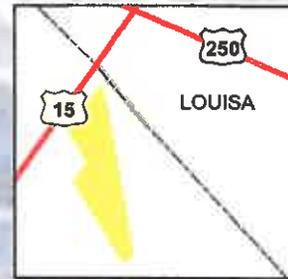
A handwritten signature in blue ink that reads "Ivy Glass". The signature is written in a cursive style with a large initial "I" and "G".

Ivy Glass

JAMES MADISON HIGHWAY
(RT 15)



JAMES MADISON HIGHWAY
(Rt.15)



GLASS, ROBERT S.
TM: 5 A 61

I&J HOMEBUILDERS
TM: 5 11 5B



Memorandum

DATE: March 13, 2013
RE: APO'S for **SUP 13:01** Public Hearing Letters
TO: Allyson Finchum
FROM: The Planning Department

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the **March 27, 2013** Planning Commission meeting.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.fluvannacounty.org

NOTICE OF PUBLIC HEARING

March 13, 2013

«Title» «First_Name» «Last_Name»
«Company_Name»
«Address_Line_1»
«City», «State» «ZIP_Code»
TMP# «TMP_»

Re: Public Hearing on SUP 13:01

Dear «Title» «Last_Name»«Company_Name»:

This letter is to notify you that the Fluvanna County Planning Commission will hold a public hearing on the above referenced items on **Wednesday, March 27, 2013 at 7:00 PM** in the Circuit Court Room at the Fluvanna County Courts Building in Palmyra, VA. The requests are described as follows:

SUP 13:01 – Amy Williams and Greg Palmer - A request for a special use permit to operate a landscaping materials supply business with respect to 4.48 acres of Tax Map 5, Section A, Parcel 61. The property is currently zoned A-1 (Agricultural, General) and is located on the eastern side of State Route 15 (James Madison Highway) approximately 500 feet south of its intersection with State Route 250 (Richmond Road). The property is located within the Columbia Election District. According to the 2009 Comprehensive Plan, the property is within the Zion Crossroads Community Planning Area.

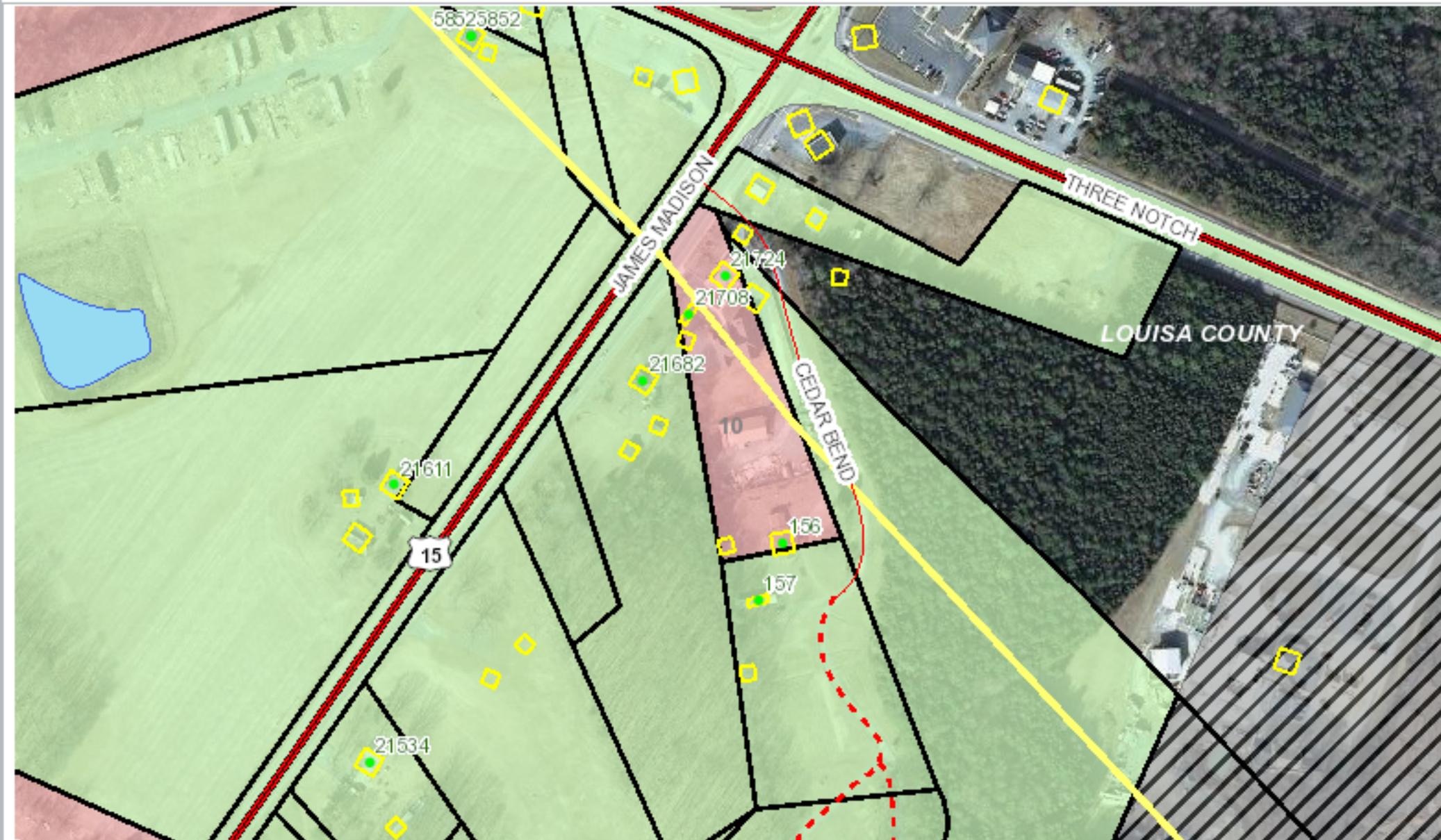
The applicant or applicant's representative must be present at the Planning Commission meeting. The tentative agenda and staff report will also be available for review by the public in the Fluvanna County Planning and Community Development Department during working hours (8:00 a.m. – 5:00 p.m., Monday through Friday). If you have any questions, please feel free to contact me at 434-591-1910.

Sincerely,

Allyson Finchum
Planning Director

SUP 13-01 Adjacent Property Owners

TMP#	Owner	Address	City, State	Zip Code
5 A 57B	BLACKBURN, KENNETH E., JR. & NANCY	153 CEDAR BEND DR	TROY, VA	22974
5 A 53	GLASS, MARGIE I. TRUST	21611 JAMES MADISON HWY	TROY, VA	22974
5 2 L1	GLASS, ROBERT S.	10144 THREE NOTCHED RD	TROY, VA	22974
5 A 51	GLASS, ROBERT S.	10144 THREE NOTCHED RD	TROY, VA	22974
5 A 52	GLASS, ROBERT S.	5852 RICHMOND RD STE 2	TROY, VA	22974
5 A 61	GLASS, ROBERT S.	21682 JAMES MADISON HWY	TROY, VA	22974
5 11 5B	I & J HOME BUILDERS, LLC	156 CEDAR BEND DR	TROY, VA	22974
5 11 5C	JOHNSON, J.C. & ORA JANE	157 CEDAR BEND DR	TROY, VA	22974
5 A 57A	KENDRICK, ROBERT JOE, SR. & SHIRLEY	21452 JAMES MADISON HWY	TROY, VA	22974
5 A 60	KRAMER, LOUIS A. & NORMA C.	P.O. BOX 6653	CHARLOTTESVILLE, VA	22906
APPLICANT	PALMER, GREG & WILLIAMS, AMY	1206 SOUTH KESWICK DR	TROY, VA	22974
5 A 59	THOMAS, KENNETH	1018 FOX HOLLOW LN	PALMYRA, VA	22963



Scale: 1:4513.988705 Date: 03/18/2013 Printed By:

Under Virginia State Law, these real estate assessment records are public information. Display of this property information on the internet is specifically authorized by the Code of Virginia §58.1-3122.2(as amended).



SPECIAL USE PERMIT APPLICATION

**21682 James Madison Highway
At Zion Crossroads**

**Submitted by:
Greg Palmer
Amy Williams**



Business description:

Willow Creek Lawn and Garden will provide a full range of landscape services from design to installation. A retail operation is essential to our offerings. It will provide opportunity for us to share horticultural knowledge, quality plant material and landscape sundries to our customers.

Our retail facility will swerve as a showcase for our landscape offerings. We will pride ourselves on a knowledgeable, friendly staff, unique plant offerings and affordable and quality landscape services.

We will operate only during daylight hours.



*Willow Creek
Lawn & Garden*

Lawn maintenance & restoration
Landscape design, installation & maintenance

Examples of offerings:





*Willow Creek
Lawn & Garden*

Lawn maintenance & restoration
Landscape design, installation &
maintenance

Examples of offerings:





Facility Description:

The exterior of the property will house bulk offerings of mulch, top soil and building stone as well as landscape material.

Inside, customers will find landscape related wares such as fertilizer, pest control, containers and tools.

The building will be white with a red metal roof, maintaining a traditional, cottage appearance.



Why Willow Creek Lawn & Garden is a value:

Willow Creek Lawn & Garden will be a value to the Fluvanna County community. The property will be an attractive “welcome” to visitors entering the county on 15 South. We intend to offer plants adapted to our area, so that they will perform well with minimal supplemental watering and chemical inputs. Our facility will be operated following best management practices as they relate to water quality and the environment and will educate our customers in these practices so they may implement them at home. Finally, a thriving business in place of the currently unoccupied and dilapidated home will provide tax revenue to the county.



*Willow Creek
Lawn & Garden*

Lawn maintenance & restoration
Landscape design, installation &
maintenance

Exiting Conditions:





SPECIAL USE PERMIT APPLICATION

**21682 James Madison Highway
At Zion Crossroads**

**Submitted by:
Greg Palmer
Amy Williams**



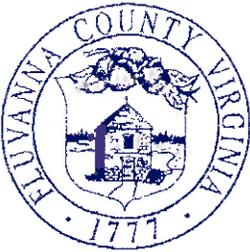
Owners:

Greg Palmer, 434. 531.0730

Greg has successfully operated Willow Creek Lawn Service since 1998. He has a solid customer base and a reputation for doing quality work at a fair price.

Amy Williams, 434.260.1585, viriniagarden@gmail.com

Amy has a bachelor's degree in landscape design and horticulture and a master's degree in horticulture and natural resources and has worked in the horticulture and landscape industry in some capacity, also since 1998. For the last 12 years she has co-hosted a PBS television produced gardening show, and this season takes over as the host.



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

February 14, 2013

Amy Williams and Greg Palmer
1206 South Keswick Drive
Keswick, VA 22974

Delivered via mail

RE: Technical Review Committee (TRC) Comments - SUP 13:01 (Landscape material supply)

Dear Applicants:

The following comments are the result of the Technical Review Committee meeting. Comments are outlined below:

1. The Health Department recommends that an AOSE evaluate the existing system based on the number of employees and hours of operation, and that a 100% reserve area must be identified. This report must be submitted to the Fluvanna County Health Department for review and approval; also an evaluation of the water supply must also be conducted.
2. Mr. Goodale with the Virginia Department of Transportation stated that the entrance to this site must abide by VDOT access management standards; that spacing requirements of 1,050 feet from the proposed access to the centerline of Route 250 must be met. Mr. Goodale stated that since this site was "landlocked", a letter of exemption may be applied for at the Zion Crossroads office. Mr. Goodale said that if the exemption was approved, then the site will have to be upgraded to a commercial entrance, with one (1) way in, and one (1) way out, and likely consist of a drainage culvert. Additionally, Mr. Goodale stated that a 200 foot taper would be required, but that a waiver may be requested to reduce the 200 foot requirement down to the available road frontage that exist on-site. Mr. Goodale recommended that a licensed PE (professional engineer) design the entrance and taper, and that a bond will most likely be required for the work. Mr. Goodale also stated to be aware not to obstruct sight-distance requirements on the site if, and when materials started to be stockpiled, and that VDOT may have to request a traffic analysis study for that area.
3. Mr. Barry Bibb, Planning Commission representative, questioned whether or not the plant inventory would be three (3) gallon and above, and whether or not mulch will be in bulk or in bags. Mr. Bibb also asked about rock and landscaping stone, and if the applicants has already begun to make site improvements.

4. The Fire Dept. recommended smoke detectors, and a defensible space around the bulk storage areas so that emergency vehicles can adequately access the site if necessary.

Please provide a minimum of 3 copies of any revised plans or sketches based on these comments, or any other materials or documentation that is to be included in the Planning Commission packet by **Friday, February 22, 2013**. Submitting revisions by this deadline will place your request on the **March 27, 2013** Planning Commission agenda.

If you have any questions or need additional information, please contact me at 434-591-1910.

Sincerely,



Steve Tugwell
Senior Planner
Dept. of Planning & Community Development

CC: Robert and Ivy Glass, 10144 Three Notched Road, Troy, VA 22974
File

MEMO

To: Fluvanna County Planning Dept.

**From: G. Stephen Rice, EH Supervisor
Fluvanna County Health Dept.**

Date: February 14, 2013

**RE: SUP 13:01 Amy Williams and Greg Palmer
Request for a special use permit to operate a landscaping materials supply
Business / TM 5 Parcel 61**

There are two permits attached that may possibly be for this property. Either one could be the permit for this site.

The Health Department recommends that an AOSE evaluate the existing system based on the number of employees and hours of operation. A 100% reserve area must be identified. This report must be submitted to the Fluvanna County Health Department for review and approval.

An evaluation of the water supply must also be conducted.

RECORD OF INSPECTION—INDIVIDUAL SEWAGE DISPOSAL SYSTEM

Case No. _____

NEW INSTALLATION

REPAIRS TO OLD INSTALLATION Sanitation Fluvanna

Date 9-17-58

OWNER R. S. Glass ADDRESS _____ PHONE _____

OCCUPANT OR OTHER Same ADDRESS _____ PHONE _____

CONTRACTOR L. J. Richardson ADDRESS Plento Store PHONE _____

EXACT LOCATION Zinn X Road Subdivision-section-lot no. _____ St. or Road name or number _____ Other description _____

Single Dwelling Unit Multiple Dwelling Unit, Number of Bedrooms (actual or potential) _____

LOT SIZE: Width _____ ft. Depth _____ ft.

WATER SUPPLY. Public System Community System Individual system on site

SEWAGE DISPOSAL: Septic Tank System Other _____ describe _____

DESIGNED FOR: Only ordinary household wastes—Yes No ; Automatic Laundry Machine—Yes No ; Garbage disposal device—Yes No

DESIGN OF SYSTEM: House Sewer Pipe—Size 4 Type _____
Tank capacity 200 Gallons; Tank dimensions: Length 7 ft. Width 3 1/2 ft. Depth 5 ft.
Subsurface drainage; Number of ditches 3; Total drainage 400 Sq. ft.

INSPECTION FINDINGS:

- (1) LOCATION: Lot size adequate Yes No. Entire system accepted distance from water supply Yes No. Properly located relative to property lines, buildings, etc. Yes No.
- (2) SOIL CONDITION: Naturally drained and suitable by sight Yes No. Sufficient surface drainage ditches provided Yes No. Percolation tests made Yes No. Acceptable results Yes No.
- (3) SEPTIC TANK: Installed according to permit design Yes No. Approved construction for water tightness Yes No. Inside fixtures comply with requirements Yes No. Storm drains from house and basements flowing into or on tank Yes No. Trees, etc. within 10 feet of tank Yes No.
- (4) DISTRIBUTION BOX: Watertight and equal surcharge by Water Test Yes No. Inlets and outlets caulked tightly Yes No. Adequate number of extra outlets Yes No. Separate tight lines connected to outlets and leading into subsurface ditches. Yes No. Surcharge lines graded to 1" or more to 10 feet length. Yes No.

- (5a) DRAINAGE FIELD: Total length of ditches 270 feet. All ditches of equal length Yes No. Width 2 ft. Depth _____ ft. Properly located Yes No. Bottom of ditches of proper grade Yes No. Ditches laid—6 foot centers Yes No.
- (5b) DRAINAGE FIELD (Materials, etc.): Open joints protected on top with approved strips Yes No. Approved filter material Yes No. Depth of filter material under tile _____ in. Filter material packed around and encasing the entire tile Yes No.
- (5c) DRAINAGE FIELD (Grading): Storm drains from house and basement flowing away from drainage field Yes No. Ditches properly back filled and area graded Yes No.
- (6) DO THE ABOVE DEFECTS IN CONSTRUCTION WARRANT REJECTION? Yes No.
- (7) IS A FOLLOW-UP REINSPECTION NECESSARY? Yes No.

REMARKS: _____

Based on the above information, this is to certify that this system (has) (has not) been located and installed according to Local County State Requirements. This system requires proper use and adequate maintenance.

Date 9-17-58 Signed R. J. [Signature] (Inspector)

Signed [Signature] (Title)
SIGNED [Signature] (Reviewing Official)
[Signature] (Title)

With proper maintenance and avoidance of overloading, this system can be expected to function satisfactorily if no physical damage occurs to any part of the system and favorable soil conditions continue.

Follow-ups: Date _____

New Installation
 Repairs

Date 9-15-58

PERMIT TO INSTALL OR REPAIR WATER SUPPLY AND/OR SEWAGE DISPOSAL SYSTEM

Owner R S L L L S Address ~~SOUTHWEST~~ Phone _____
(Must be filled in) (Mailing Address)

Occupant same Address _____ Phone _____
(Mailing Address)

Contractor L. I. RICHARDSON Address 1805 S. B. TORRE Phone _____
(Mailing Address)

Location of Premises ZION X ROAD RT 15
(Subdivision, Street or Road Name or Number, Section, Lot No.)

Directions _____

OWNER DESIRES TO: Install Repair Water Supply System Sewage Disposal System Septic Tank Other _____ (Explain)

LOT SIZE: Width _____ Ft. Depth _____ Ft.

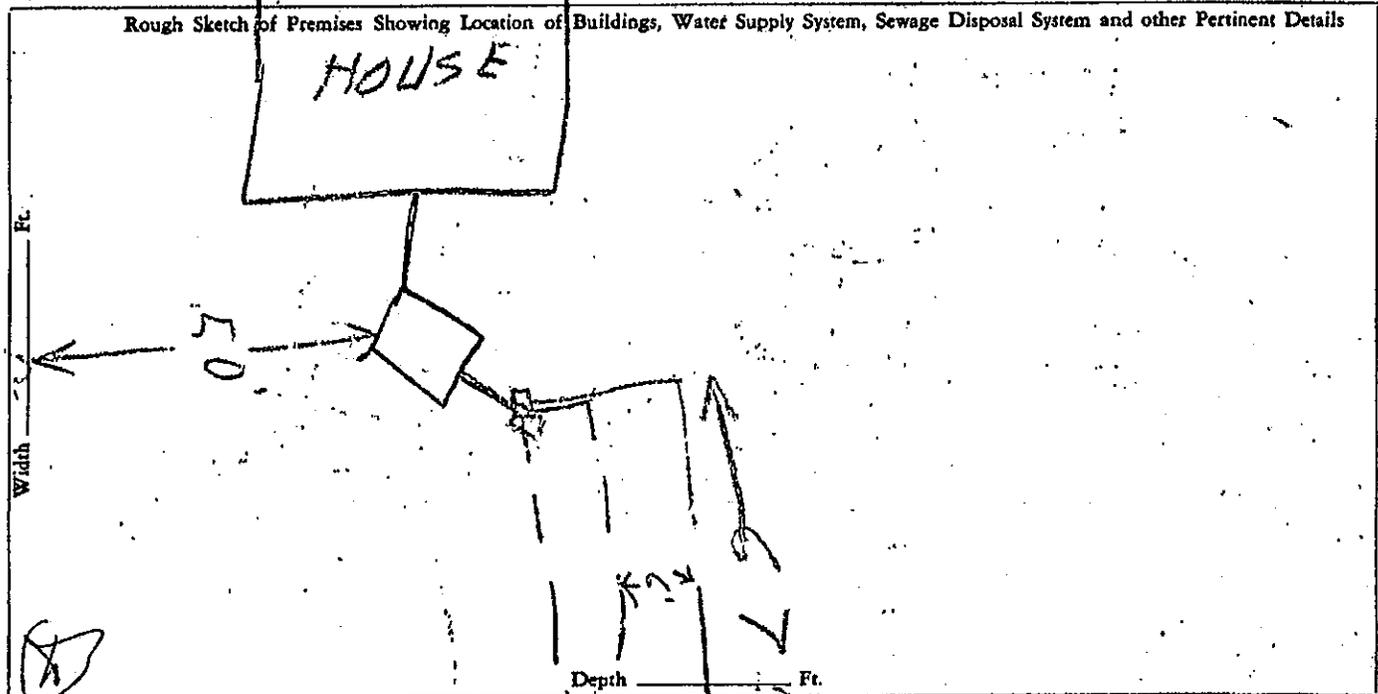
FOR: Single Unit Dwelling Multiple Unit Dwelling
SEPTIC TANK SYSTEM: Ordinary Household Sewage & Wastes In Addition Wastes from Automatic Washing Machine
FOR DISPOSAL OF: Additional Living Quarters _____ (Explain) Other _____ (Explain)

HEALTH DEPARTMENT: Recommends Rejects Water Supply System Sewage Disposal System
Reasons for Rejection and Recommended Alternatives: _____

DETAILS OF RECOMMENDED SEPTIC TANK SYSTEM

Kind of Material for Tank: Concrete Other _____ (Explain)

Size of Tank: Length 7 Ft. Width 3 1/2 Ft. Depth 5 Ft. Capacity 700 Gallons
Subsurface No. of 3 Exact Length of Each Ditch 67 Ft. Width of Ditches 2 Ft. Depth of Ditches 27 Inches
Drainage Field: Ditches _____ of Each Ditch _____ Ft. Surface Drainage _____ Linear Feet Required _____ Ft.
Depth of Filter Material from Base to Cover Tile 17 Inches Depth of Water Table _____ Ft. No. of _____
 Percolation Tests Required Holes _____ Results _____
Signed A. J. [Signature] (Sanitarian)



Note: This is a Permit to Construct or Repair Subject to Inspection. (Owner or his Agent) must Notify Health Department when Installation is ready for Inspection. If any Septic Tank or Part thereof is covered before being inspected by the Health Department, it shall be uncovered by the owner at the direction of the Health Officer or his Agent.

RECORD OF INSPECTION-SEWAGE DISPOSAL SYSTEM

T.M.# 5

Date 10/24/72 Case No. _____

Owner Stuart Glass Address Tracy, Va Phone _____
(Mailing Address)

Occupant Rent Address _____ Phone _____
(Mailing Address)

Exact Location of Premises E. side of Rt 15 about 500 yds south of Zion X roads
(Subdivision, Street or Road Name, Section or Lot No.)

WATER SUPPLY INSPECTION

Installed according to Permit Design Yes No. Distance to nearest House Sewer _____ feet. Distance to nearest Sewage Disposal System _____ feet. (Use Form LHS-143 for Detailed inspection of Water Supply Reference Materials.)

SEWAGE DISPOSAL SYSTEM INSPECTION

- (1) LOCATION
 Allotted Area adequate Yes No. Distance from nearest lot lines _____ feet. Trees _____ feet. Water Supplies _____ feet. Buildings _____ feet.
- (2) INSTALLATION AND DESIGN
 Installed according to Permit Design Yes No
 Have additional Household Appliances been added NOT on Permit: Automatic Washer Garbage Disposal Other _____
(Describe)
- (3) SOIL CONDITION
 Are there soil conditions now evident which indicate system may be unsatisfactory as designed: Yes No. If Yes, show adjustments required under "Remarks" below.
- (4) HOUSE SEWER LINE
 Installed Yes No. Type of material CI
 Size 4 Inches.
- (5) SEPTIC TANK
 Constructed of Concrete
(Kind of Material)
 Inside Dimensions Length 7 feet. Width 3 1/2 feet. Liquid Depth 4 feet. Depth of Air Space 2 inches. Inside Fittings comply with requirements Yes No.
- (6) DISTRIBUTION BOX
 Watertight and equal surcharge to each line by Water Test Yes No. Distribution Box provided with _____
(Number)
 extra outlets for future use.
- (7) SUBSURFACE ABSORPTION FIELD
 Total Area in bottom of ditches 600 square feet. Number of ditches 3 Length of ditches 67 feet. Grade of ditches Minimum 2 Inches per 100 feet. Maximum 4 inches per 100 feet. Has system been checked by instruments (Level) Yes No. Type aggregate used Broken stone
 Depth of aggregate under Tile 6 inches. Total depth of aggregate 13 inches. Depth of backfill over aggregate 12 inches.
- (8) SURFACE DRAINAGE
 Storm Drains from House and Basement flowing away from Subsurface Drainage Field: Yes No. Was Surface Drainage required Yes No. If Yes, has this been provided Yes No. Has area been drained by lowering Ground Water Table: Yes No. Not required.
- (9) Are follow-up inspections necessary Yes No.

Septic Tank Contractor: Stuart Glass Address Tracy, Va Phone _____
 This Sewage Disposal System (Is) (Is Not) Approved by Flawan Health Department.
 Date 10/26/72 Signed R. J. Jayson Date _____ Approved _____
(Sanitarian) (Health Director)
 Date _____ Approved _____ Date _____ Approved _____
(Advisory Sanitarian) (Reviewing Authority - Other Agency)

With proper maintenance, approved Sewage Disposal systems may be expected to function satisfactorily, provided no overloading or physical damage occurs to the system. Remarks: _____

PERMIT TO INSTALL REPAIR, REASONS FOR REJECTION
 WATER SUPPLY SEWAGE DISPOSAL SYSTEM

(1) Void after (12) twelve months. (2) Automatically cancelled when site conditions are changed from those shown on permit.
 (3) Automatically cancelled should facts later become known that a potential hazard would be created by continuing installation.

FHA/VA Yes No Date 9-11-73 Case No. _____

Owner Stuart Glass Address Jerry, Va. Phone 589-8810
 (Mailing Address)

Occupant Rent Address _____ Phone _____
 (Mailing Address)

Exact Location of premises E side of Rt 15 about 500 yds from 2nd Road South
 (Subdivision, Street or Road Name, Section or Lot No)

FOR: Dwelling Other _____ Automatic Washing Machine Yes No Consumption _____ gal. per day
 Actual Potential Bedrooms 2 Garbage Disposal Unit Yes No (Actual estimated Water)
 Additional wastes _____

(1) WATER SUPPLY (Existing) Class _____ Approved Yes No Other _____
 (To be installed) Class _____ Cased _____ ft. to be grouted _____ ft.
 (Unless supported by positive evidence Class III is to be considered as to be installed.)

(2) SOIL STUDY Naturally drained, suitable by sight Yes No Technical Classification _____ (If Known)
 Estimated Percolation Rate 1-10 11-25 26-50 > 51 Percolation Test Required Yes No Rate _____
 (Minutes per inch) _____ (Minutes per inch to nearest: 10 minutes)
 Depth to Grey Mottles > 4' inches (estimate over 4 ft.) OTHER _____
 Surface drainage required Yes No OTHER DRAINAGE _____

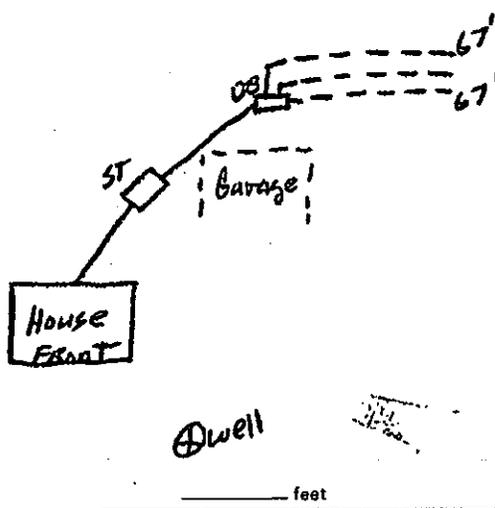
(3) HOUSE SEWER LINE Size 4 inches. Type of material required plastic Distance from Water Supply 35 feet.

(4) DETAILS OF CONSTRUCTION Watertight Septic Tank of concrete Material Liquid Capacity 750 gallons.
 Inside Dimensions Length 7 feet. Width 3 1/2 feet. Liquid Depth 4 feet. Depth of Air Space 1 feet.

SUBSURFACE ABSORPTION FIELD Number of square feet required 600 Type aggregate required broken stone
 (5) Depth of aggregate from base of tile to bottom of ditches 6 inches. Allowable fall 2 to 4 inches.
 Total aggregate minimum depth 13 inches or more. Depth of drainfield to be 24 inches from surface of original ground.
 Distance from well to septic tank 50 feet; distance from well to drainfield 100 feet.

Rough Sketch of Premises (including adjacent properties if pertinent, Showing Location of Lot Line, Buildings, Water Supplies, Sewage Disposal Systems, Trees, and Other Possible Sources of Contamination of Water Supplies, by Indicating Distances and Slope with regard to one another.

3-67' ditches
 3' wide
 2' deep
 9' centers



Signature _____ Representative _____
 Owner _____
 Health Department, Phone 589-8021 when installation is ready for inspection. If any Sewage Disposal System, or part thereof, is covered before being inspected by the Health Department, it shall be uncovered at the direction of the Health Director or his agent. CONDITIONS DISCOVERED DURING INSTALLATION MAY REQUIRE ADJUSTMENTS OF SYSTEM DESIGN. Changes from above specifications require Health Department approval before being made.

Based on the above information, the undersigned recommends that this permit be issued.
 Date _____ Approved _____ (Reviewing Authority) Date 9/12/73 Signed R. J. L... (Sanitarian or Health Director)

Steven Tugwell

From: Wood, Mark (VDOT) <James.Wood@VDOT.virginia.gov>
Sent: Monday, March 18, 2013 4:23 PM
To: Steven Tugwell
Cc: Goodale, James E. (VDOT)
Subject: Landscaping Business at 21682 James Madison Highway (TMS 5-A-61), Fluvanna County

Importance: High

Steve,

As a follow up to our discussion this morning, I am providing comments for the subject project:

- Rte. 15 has a functional classification of "Rural Minor Arterial" and carries approximately 7400 vehicles per day as per VDOT's 2011 traffic data. Since the proposed commercial entrance is in close proximity to a signalized intersection (Rtes. 15 & 250), VDOT's Access Management Regulations require a minimum spacing from the center of the proposed commercial entrance to the center of the intersection of Rtes. 15 & 250 of 1,320 ft. for a posted speed of 55 mph and 1,050 ft. of spacing for a 35 to 45 mph posted speed limit. The spacing between the center of the existing private entrance and the center of Rte. 250 is approximately 650 ft. which does not meet the minimum spacing requirement. In order for VDOT to approve a commercial entrance at this location, an Exception for entrance spacing would have to be submitted to VDOT for review and approval.
- The location of the existing private entrance is located within the transition area of the four lane divided section of Rte. 15 where southbound traffic on Rte. 15 is merging from two lanes to one lane. A full access commercial entrance cannot be approved at this location without the construction of a left turn lane to protect southbound vehicles from being rear end collisions while making the left turn movement.
- The shrubs/bushes in the Rte. 15 median to the north of the existing private entrance would have to be removed in order to provide the minimum intersection sight distance.
- Due to the high volume of traffic on Rte. 15, a minimum of a right turn taper would be required for a commercial entrance serving a small landscaping business. Other land uses generating higher traffic would require both a right turn taper and a right turn lane.
- The applicant may submit a sketch plan for a partial access commercial entrance subject to VDOT review and approval.

J. Mark Wood, P.E., L.S.
Area Land Use Engineer
Virginia Department of Transportation
Land Development – South
P.O. Box 1017
11430 James Madison Highway
Troy, VA 22974
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