

AGENDA
FLUVANNA COUNTY PLANNING COMMISSION
Regular Meeting
Circuit Court Room
Fluvanna Courts Building
August 28, 2013 at 7:00pm

1-CALL TO ORDER, PLEDGE OF ALLEGIANCE

2-DIRECTOR'S REPORT

Ms. Allyson Finchum, Planning Director

D

3-PUBLIC COMMENTS #1 (3 minutes each)

4-APPROVAL OF MINUTES:

July 24, 2013

E

5- PUBLIC HEARINGS:

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

7-SITE DEVELOPMENT PLANS:

SDP 13:08 – Tiger Fuel Co.

F

A major site development plan amendment request to rebuild the existing canopy, fuel pumps, and parking area with respect to 1.24 acres of Tax Map 17, Section 21, Parcel A. The property is zoned B-1, Business, General and is located on the northern side of Route 53 (Thomas Jefferson Parkway) at its intersection with State Route 1015 (Turkeysag Trail). The property is located in the Cunningham Election District and is within the Rivanna Community Planning Area.

SDP 13:09 – I & J Homebuilders, LLC

G

A major site development plan request to construct two (2) 7,200 square foot buildings with respect to 14.771 acres of Tax Map 4, Section A, Parcel 99. The property is zoned I-1, Industrial, Limited and is located on the north side of Route 250 (Richmond Road) approximately 0.33 miles east of Route 627 (Zion Road). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.

8-SUBDIVISIONS:

9-UNFINISHED BUSINESS:

10-NEW BUSINESS:

Discussion of an Amendment to the Fluvanna County Comprehensive Plan Regarding Extension of Public Utilities

H

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: August 28, 2013
Re: Planning Director's Report

1. Board of Supervisors Actions:

August 7, 2013:

None.

2. Board of Zoning Appeals Actions:

No August Meeting.

3. Technical Review Committee:

No August Meeting.

Attachments:

Monthly Building Inspection Report July 2013
Planning Department Activity Report August 2013



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

USE	Jul-12	VALUE	YTD 12	VALUE	Jul-13	VALUE	YTD 13	VALUE	Jul/Diff	VALUE	YTD	
											PERMITS	VALUE
New Homes	8	1,613,000	44	7,360,000	7	1,531,000	45	8,589,483	-1	(82,000)	1	1,229,483
Duplex	0	0	0	0	0	-	0	-	0	-	0	-
Single Family (Attached)	0	0	4	360,000	0	-	8	1,200,000	0	-	4	840,000
Adds&Alterations	26	288,735	150	2,227,251	20	283,030	146	1,424,272	-6	(5,705)	-4	(802,979)
Garages & Carports	2	96,160	8	171,160	3	125,000	11	316,740	1	28,840	3	145,580
Accessory Buildings	2	10,000	9	83,500	0	-	5	50,400	-2	(10,000)	-4	(33,100)
Single Wide MH	0	0	0	-	0	-	1	3,000	0	-	1	3,000
Swimming Pools	2	100,181	8	311,181	0	-	2	82,000	-2	(100,181)	-6	(229,181)
Recreational Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Business Bldgs	1	75,850	2	819,850	0	-	0	-	-1	(75,850)	-2	(819,850)
Industrial Bldgs	1	353,643	4	1,123,643	0	-	1	50,000	-1	(353,643)	-3	(1,073,643)
Other Buildings	1	235,000	7	500,219	2	229,615	5	497,365	1	(5,385)	-2	(2,854)
TOTALS	43	2,772,569	236	12,956,804	32	2,168,645	224	12,213,260	-11	(603,924)	-12	(743,544)

FEES	Jul-12	PREV TOT	YTD 12	Jul-13	PREV TOT	YTD 13	DIFFERENCE	DIFFERENCE YTD
Building Permits	\$ 16,028.22	54,789.58	70,817.80	\$ 9,082.94	51,530.94	60,613.88	(6,945.28)	(10,203.92)
Land Disturb Permits	\$ 3,992.50	20,661.25	24,653.75	\$ 1,975.00	14,866.25	16,841.25	(2,017.50)	(7,812.50)
Zoning Permits/Proffers	\$ 6,050.00	28,750.00	34,800.00	\$ 13,400.00	8,350.00	21,750.00	7,350.00	(13,050.00)
TOTALS	\$ 26,070.72	104,200.83	130,271.55	\$ 24,457.94	74,747.19	99,205.13	\$ (1,612.78)	(31,066.42)

INSPECTIONS	Jul-12	PREVIOUS	YTD 12	Jul-13	PREVIOUS	YTD 13		
	139	917	1,056	193	847	1,040	54	-16

Darius S. Lester
Building Official

() represents a negative

Monthly Approval Report for July 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>Approved</i>						
		SDP 13-006	Major Site Plan	5	(20)1B	4.68	
Fork Union							
	<i>Approved</i>						
		SUP 13-003	SUP for automotive repair shop	17	(16)4	4.567	

Thursday, August 15, 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>

Pending Meetings Report

<i>Action</i>	<i>Action Date</i>	<i>District</i>	<i>ID#</i>	<i>Applicant Name</i>	<i>Tax Map Parcels</i>	<i>Description</i>	<i>Total Acreage</i>	<i>Number of Lots</i>
<i>Pending BOS Meeting</i>								
	10/16/2013	Palmyra	SUP 13-002	Hotel Street Capital, LLC	30 (A)110, 19-A	SUP for major utilities in conjunction with PUD	232.03	
	10/16/2013	Palmyra	ZMP 12-002	Hotel Street Capital, LLC	30, 19 (A)110, (A)3	Rivanna Resort/Walker's Ridge Rezoning	232	
	11/20/2013	Palmyra	ZMP 12-003	Sycamore Square, LLC	9 (A)13,14,14	Proffer Amendment	43.733	
<i>Pending PC Meeting</i>								
	8/28/2013	Columbia	SDP 13-009	I & J Home Builders, LLC	4 (A)99	Major Site Plan	14.771	
	8/28/2013	Cunningham	SDP 13-008	Tiger Fuel Company	17 (21) A	Major Site Plan	1.24	

Planning Department Activity Report

ID#	Description	Applicant Name	Tax Map	Parcels	# of Lots	Status Date	Status	Action
Columbia	Total Number of Lots:	883						
SUB 07-055	Major Subdivision	Sager, Winifred	13	(A)10D	8	10/24/2007	PC Approved/Waiting on New Plats	PC Approved
SDP 13-009	Major Site Plan	I & J Home Builders, LLC	4	(A)99		7/1/2013	Preliminary Received/Need to Review	Pending PC Meeting
SUB 06-059	Major Subdivision	Central Meadows - Phase I	22	(A)8,37,42,43	161	8/27/2008	Preliminary-Sent in Comments/Waiting on Revisions	PC Approved
SUB 06-006	Major Subdivision	Forest Manor	11	(A)57	9	7/23/2008	Being Reviewed by County Attorney	PC Approved
SUB 06-081	Major Subdivision	Rivanna Crossing	20	(A)19	40	1/11/2008	Preliminary-Sent in Comments/Waiting on Revisions	PC Approved
SUB 06-085	Major Subdivision	Booker, Brad	31	(A)87A,88,89	24	3/3/2011	Preliminary-Sent in Comments/Waiting on Revisions	PC Approved
SUB 06-099	Major Subdivision	Central Meadows LLC, Phase II	22	(A)7,3A (3)2,3	161	8/27/2008	Preliminary-Sent in Comments/Waiting on Revisions	PC Approved
SUB 05-83B	Major Subdivision	Meadowbrook, Phase III	12	(A)4,5	0	12/5/2006	Preliminary-Approved/Waiting on New Plats	PC Approved
SUB 07-012	Major Subdivision	Central Meadows Phase III	21, 22	(A) 29A, 29B, (A) 90B, (3) 1	84	8/27/2008	Preliminary-Sent in Comments/Waiting on Revisions	PC Approved
SUB 07-014	Major Subdivision	WB Properties	43	(A)35A	60	4/25/2007	PC Approved/Waiting on New Plats	PC Approved
SUB 07-034	Major Subdivision	Central Meadows, Phase IV	22	(A)10	24	8/27/2008	Preliminary-Sent in Comments/Waiting on Revisions	PC Approved
SUB 05-058	Major Subdivision	Barry Meade Homes	21	(A)19,21,23,24,25	253	9/25/2007	Preliminary-Approved/Waiting on New Plats	PC Approved
SUB 07-042	Major Subdivision	Lone Pine	22	(16)1,2,3,R	8	5/15/2008	Final-Sent in Comments/Waiting on Revisions	PC Approved

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SUB 06-035	Major Subdivision	Wheeler, Don & Lorraine	11	(15)7	7	6/25/2007	PC Approved/Waiting on New Plats	PC Approved
SUB 07-068	Major Subdivision	George, Faye	31	(A)5	26	3/26/2008	On Hold	Deferred Indefinitely
SUB 11-017	Minor Subdivision	Tinsley, Anita	43	(4) 1B	1	8/17/2012	On Hold	Minor Pending
SUB 13-011	Minor Subdivision	Timothy Stanley Jr.	21	(17)6	3	6/19/2013	Sketch-Approved/ Waiting on New Plats	Minor Pending
SUB 13-005	minor subdivision	Darleen Cortez (Stanley Land Surveys)	12	(A)28B	2	4/26/2013	Preliminary Received/Need to Review	Minor Pending
SUB 08-031	Minor Subdivision	Hunting Creek Farm	21	(A)9	5	1/14/2009	Preliminary-Sent in Comments/Waiting on Revisions	Minor Pending
SUB 13-012	Minor Subdivision	Keith Lancaster	5	(20)1B	2	6/3/2013	Sketch Received/Need to Review	Minor Pending
SUP 10-003	Country Inn & Retreat	Kurre, James & Debra/ Jedi LLC.	54	(A)33,33B		1/19/2011	Deferred Indefinitely	Deferred Indefinitely
SDP 05-010	Three Self Storage Units	Chambers, Robert	11	(A)44		9/26/2005	On Hold	PC Approved
SUB 08-050	Minor Subdivision/ Boundary Adjustment	Bickley, Lawrence & Gale	33	(A)26A,26C	5	5/12/2009	Preliminary-Sent in Comments/Waiting on Revisions	Minor Pending
Cunningham	Total Number of Lots:	191						
SUB 13-007	Boundary Line Adjustment	Bruce & Debbie Deal	17	(A)73,74 & 28(A)2, 61	4	5/7/2013	Sketch-Approved/ Waiting on New Plats	Minor Pending
SDP 13-008	Major Site Plan	Tiger Fuel Company	17	(21) A		6/27/2013	Preliminary Received/Need to Review	Pending PC Meeting
SUB 03-059	Major Subdivision	Meade, Barry - Foxfield	29	(A)103	47	4/11/2006	Preliminary-Approved/Waiting on New Plats	PC Approved
SUB 05-107	Major Subdivision	Hardware Landing LLC.	48	(15)5,6,7	44	12/19/2005	PC Approved/Waiting on New Plats	PC Approved
SDP 08-017	Cemetery	Saint Peter and Paul Catholic Church	18	(A)7		12/7/2012	Closed	PC Approved

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SUB 05-086	Major Subdivision	Antioch Acres	37	(3)3 & (A)58	39	1/23/2006	PC Approved/Waiting on New Plats	PC Approved
SUB 09-021	Minor Subdivision	Dominion Land and Development Corp.	17	(24)29	2	6/25/2009	On Hold	Minor Pending
SUB 08-047	Rural Cluster Subdivision	Piney Mountain - Meade Properties, LLC	29	(24)1-13	51	11/17/2008	PC Approved/Waiting on New Plats	PC Approved
SUB 06-016	Minor Subdivision	White, James	29	(A)53	2	5/10/2006	Preliminary-Approved/Waiting on New Plats	Minor Pending
SUB 07-058	Family Subdivision	Denby, Rose Marie (Kirby)	53	(A)14	2	9/27/2007	Waiting on Signatures	Minor Pending
SDP 12-014	Major Site Plan - Cell Tower	VFW c/o Bill Hughes	47	(A)10		9/7/2012	Preliminary-Sent in Comments/Waiting on Revisions	Minor Pending
Fork Union	Total Number of Lots:	95						
SDP 06-003	Shopping Center	Palmyra Associates	30	(A)14		7/8/2008	Final-Sent in Comments/Waiting on Revisions	PC Approved
SUB 05-033	Major Subdivision	Kingsbridge Subdivision	40	(A)34C,34D,34E	28	5/23/2005	PC Approved/Waiting on New Plats	PC Approved
SDP 07-024	125' Telecommunications Tower	Trumball, Mary Fleming	53	(A)79		2/27/2008	PC Approved/Waiting on New Plats	PC Approved
SUB 06-008	Major Subdivision	Rivanna Prospect	41	(A)61C,63&64	51	4/26/2006	PC Approved/Waiting on New Plats	PC Approved
SDP 07-023	125' Telecommunications Tower	Cagle, Hubert G.	52	(1)7		2/27/2008	PC Approved/Waiting on New Plats	PC Approved
SUP 08-002	Cellular Communication Tower	County of Fluvanna	58	(A)8B		6/18/2008	Deferred Indefinitely	Deferred Indefinitely
SUB 08-007	Minor Subdivision	MCL Construction, Inc.	51	(A)88	5	10/28/2009	Preliminary-Approved/Waiting on New Plats	Minor Pending
SUB 11-046	Subdivision	Gregory D. Jones	50	(A)33	3	6/11/2013	Sketch-Sent in Comments/Waiting on Revisions	Minor Pending
SUB 12-020	Minor Subdivision	Stephanie Foshini	48	(15)1	2	11/27/2012	Preliminary-Approved/Waiting on New Plats	Minor Pending

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SUB 06-061	Family Subdivision	Emery, John & Brenda	39	(1)3	2	4/13/2007	Final-Sent in Comments/Waiting on Revisions	Minor Pending
SUB 06-028	Minor Subdivision	Melvin, Ronald & Joyce	60	(2)2C	4	4/26/2006	Sketch-Sent in Comments/Waiting on Revisions	Minor Pending
Palmyra	Total Number of Lots:	116						
ZMP 12-002	Rivanna Resort/Walker's Ridge Rezoning	Hotel Street Capital, LLC	30, 19	(A)110, (A)39C		7/17/2013	Deferred	Pending BOS Meeting
ZMP 12-003	Proffer Amendment	Sycamore Square, LLC	9	(A)13,14,14C		7/24/2013	PC Approved/Waiting on New Plats	Pending BOS Meeting
BSP 08-016	Easement	B. Properties, II, VA Properties, School Lane Asso	5	(7)9,9C,9B		3/21/2008	Waiting on Signatures	Minor Pending
SUB 07-060	Major Subdivision	Buck, Frank (Brandywine Run)	4	(2)A	15	11/20/2009	Final-Sent in Comments/Waiting on Revisions	PC Approved
SUP 13-002	SUP for major utilities in conjunction with PUD	Hotel Street Capital, LLC	30	(A)110, 19-A-39C		9/18/2013	BOS	Pending BOS Meeting
SDP 11-011	Construct a 9,600 square foot training center	Central Virginia Electric Cooperative	10	(A)32, 32A		3/14/2012	Approved	PC Approved
SUB 08-017	Family Subdivision	Martens, Kevin & Bambi	3	(A)9A	2	5/16/2008	Final-Sent in Comments/Waiting on Revisions	Minor Pending
SDP 08-007	Industrial and Office Space	VA Properties, LLC	5	(7)9, 9C, 8		6/25/2008	PC Approved/Waiting on New Plats	PC Approved
SDP 08-012	New Fluvanna County High School	Fluvanna County School Board	29	(A)96		2/12/2009	Conditionally Approved	PC Approved
SDP 06-009	Construct Landscaping Building	Kenneth Bahr	4	(A)109A		1/24/2007	PC Approved/Waiting on New Plats	PC Approved
SUB 05-043	Major Subdivision	Carter	10	(A)51	20	6/28/2005	PC Approved/Waiting on New Plats	PC Approved
SUB 06-001	Major Subdivision	Libbea, Cheryl	18	(A)44	26	2/22/2006	PC Approved/Waiting on New Plats	PC Approved
SUB 07-002	Minor Subdivision	Proffitt, Eugene H. Sr.,	4	(A)38	4	3/30/2007	On Hold	Minor Pending

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SUB 05-029	Family Subdivision	Hurley, John & Kathy	12	(A)47	2	9/3/2009	Preliminary-Approved/Waiting on New Plats	Minor Pending
SUB 07-041	Minor Subdivision	Virginia Land, LLC	5	(23)3	2	6/26/2007	Sketch-Sent in Comments/Waiting on Revisions	Minor Pending
SUB 07-013	Major Subdivision	Howell, Ross & Elinore	4	(2)A	16	4/25/2007	PC Approved/Waiting on New Plats	PC Approved
SUB 05-041	Major Subdivision	Wildwood Farms	19	(13)17-23(4)1A	20	8/17/2006	Preliminary-Sent in Comments/Waiting on Revisions	PC Approved
SUB 07-016	Family Subdivision	Gooch, Stephen, Felicity	10	(A)63A	2	3/5/2007	Final-Sent in Comments/Waiting on Revisions	Minor Pending
SUB 09-026	Major Subdivision - The points at the Rivanna Reso	Rivanna Woods Golf Club, LP	30	(A)110	7	3/23/2010	Preliminary-Approved/Waiting on New Plats	PC Approved
SDP 10-006	Industrial and Office Space	VA Properties, LLC	5	(7)8		8/25/2010	PC Approved/Waiting on New Plats	PC Approved
Rivanna	Total Number of Lots:	197						
SDP 05-021	Assisted Living Facility	Lakeside Manor, LP	9	(A)14		9/3/2009	Sketch-Approved/ Waiting on New Plats	PC Approved
SUB 07-039	Major Subdivision	Naylor, Curtis (River Oaks)	9	(10)13	22	11/16/2009	Preliminary-Sent in Comments/Waiting on Revisions	PC Approved
SUB 06-020	Major Subdivision	Village Oaks	9	(A)13,14C	127	6/3/2008	Waiting on Signatures	PC Approved
SDP 08-004	Improvements to existing entrance	Butler, Bevley & Carolyn	18	(A)10		3/20/2008	Sent to VDOT	Minor Pending
SUB 07-056	Major Subdivision	Stuart Guskind - Rivanna Village	18B	(5)6	32	3/8/2010	Preliminary-Approved/Waiting on New Plats	PC Approved
SUB 06-034	Major Subdivision	Schiff, Donald	18A	(11)126, 127, 127A	10	3/28/2007	PC Approved/Waiting on New Plats	PC Approved
SUB 07-038	Major Subdivision	Village Oaks Investments (Archer Property)	9	(A)12	6	3/22/2010	Final Received/Need to Review	PC Approved

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ID#	Description	Applicant Name	Tax Map	Parcels	# of Lots	Status Date	Status	Action
	Grand Total Number of Lots:	1482						

Fluvanna County Planning Department
Current Planning Projects

Staff Contact	Steve Tugwell (Senior Planner)
Date	August 20, 2013

Project	Status
Pre-application meeting for a rezoning from A-1 to B-1	<ul style="list-style-type: none"> • Application may come forward for submittal in the near future
Pre-application meeting for a commercial kennel	<ul style="list-style-type: none"> • Application scheduled for submittal on or before September 3, 2013
Major site development plan for Tiger Fuels	<ul style="list-style-type: none"> • Scheduled for the Planning Commission on August 28, 2013
Major site development plan for I & J Homebuilders	<ul style="list-style-type: none"> • Scheduled for the Planning Commission on August 28, 2013
Proffer amendment for Southern Development	<ul style="list-style-type: none"> • Scheduled for the Board of Supervisors on November 20, 2013
Walker's Ridge Planned Unit Development	<ul style="list-style-type: none"> • Scheduled for the Board of Supervisors on October 16, 2013
Various land-use applications under review including setback verification forms, boundary line adjustments, family subdivisions, minor subdivisions, site development plans, and sign permit reviews	<ul style="list-style-type: none"> • on-going
Assist county citizens, real estate agents, developers, and attorneys with land-use questions, zoning confirmation, and zoning compliance letters	<ul style="list-style-type: none"> • on-going
Conduct site visits for compliance with plan submittals and prior approvals	<ul style="list-style-type: none"> • on-going
Research, write, prepare, and present staff reports to the Planning Commission and Board of Supervisors	<ul style="list-style-type: none"> • on-going
Conservation Easement Application	<ul style="list-style-type: none"> • on-going

Code Compliance Enforcement Activity Report

ID#	Tax Map Parcels	Reported Against	Type of Violation	Comments	Status	Status Date
Columbia						
CCE 13-012	33 (9)-1A	Liberty Homes, LLC, Et Al	Trash	Property address is located west of No.3049 Cedar Lane. Complaint is in regards trash, debris and junk. Site inspection 3-05-2013 noted an accumulation of trash and debris that could be providing a habitat for rodents and vermin. 1st letter sent 4-25-2013. Site inspec. 5-30-2013 noted some progress during new house construction. Monitoring continues.	Awaiting Action	6/27/2013
CCE 13-011	33 (A)-57	Gail Bruce, Et, Al	Trash	Complaint is in regards trash, debris and junk. Site inspection 3-05-2013 noted an accumulation of trash and debris that could be providing a habitat for rodents and vermin. 1st letter sent 4-25-2013. Owner advised 5-30-2013 that her tenant is cleaning up the property. Monitoring continues.	Awaiting Action	6/27/2013
Fork Union						
CCE 12-001	51A (A)22	JWS Enterprises, LLC (James W. Sherrill,	Misc.	4985 James Madison Hwy. Site insp. on 12-20-11 and 1-06-12 noted that the property is being used for general storage which is not a use permitted "by right" or "by SUP". 1st letter sent on 1/12/12. 2nd violation 1/31/12. Letter of intent approved by Darren Coffey 2/29/12. 3rd letter sent by hand delivery 4/09/13. Summons issued 4/29/13. 1st hearing 5-21-13. 2nd hearing 9-10-13.	Pending Court	5/21/2013
Palmyra						
CCE 12-002	3 (A)-31, 32	JWS Enterprises, LLC (James W. Sherrill,	Misc.	Behind 1017 Union Mills Road. Regards to "dumping". Site insp. 1/09/12 noted that contractor type materials are being stored on property. 1st letter sent 1/12/12. 2nd letter sent requesting intentions 1/31/12. Letter of intent approved by Darren Coffey 2/29/12. 3rd letter sent by hand delivery 4/09/13. Summons issued 4/29/13. 1st hearing 5-21-13. 2nd hearing 9-10-13.	Pending Court	5/21/2013

ID#	Tax Map Parcels	Reported Against	Type of Violation	Comments	Status	Status Date
CCE 10-013	10 (3)-2B	Eric D. Taylor	SUPs	Property is at intersection of Union Mills Road and North Boston Road. SDP 10:09 approved 07/26/11. SDP requirements not implemented as of 9-23-11. 2nd letter sent 9/23/11. 3rd letter sent 1/24/12. Site inspec. 2/3/12 noted newly vegetative screening per/approved SDP. Monitoring conitues.	Awaiting Action	5/8/2012

Fluvanna County Planning Department
Code Compliance Projects

Staff Contact	Scott Miller (Code Compliance Officer)
Date	August 20, 2013

Project	Status
Code Violations	<ul style="list-style-type: none"> ● Junk and Debris [TMP 33 (9) 1A] <ul style="list-style-type: none"> ○ Monitoring for Compliance – 90% compliant ● Junk and Debris [TMP 33 (A)-57] <ul style="list-style-type: none"> ○ Monitoring for Compliance – 90% compliant
Special Use Permit (SUP) Violations	<ul style="list-style-type: none"> ● Compliance – Sound Levels [Tenaska] <ul style="list-style-type: none"> ○ All requirements and conditions for sound levels compliant as of 8-19-2013 ● Compliance with site inspection for SUP 10:006 – All requirements compliant ● Compliance with site inspection for SUP 09-006 – All requirements compliant ● Compliance with site inspection for SUP 09-005 – All requirements compliant ● Compliance with site inspection for SUP 08-006 – All requirements compliant
Zoning Violations	<ul style="list-style-type: none"> ● Illegal Use [TMP 51A (A) 22], Zoned B-1, general outside storage of materials <ul style="list-style-type: none"> ○ Owner advised, court appearance scheduled for 9/10/2013 ● Illegal Use [TMP 3 (A) 31, 32], Zoned A-1, contractor's storage yard <ul style="list-style-type: none"> ○ Owner advised, court appearance scheduled for 9/10/2013 ● Illegal Use [TMP 30A (1) 2A], Zoned A-1, single family attached dwelling <ul style="list-style-type: none"> ○ Owner advised that they will remove violation – Monitoring for Compliance Note: owner very irate ● Illegal Use [TMP 23 (10) A1], Zoned A-1, single family attached dwelling <ul style="list-style-type: none"> ○ Owner is attempting Virginia State licensure for permitted use – Monitoring for Compliance
Assisting Building Inspections and other agencies	<ul style="list-style-type: none"> ● Evaluate Palmyra Fire Station storm sewer pipe failure. ● Evaluate soil and erosion control measures for FUMA Maintenance Shop [TMP 51 (A) 109] and meet with engineer and FUMA representatives and review abnormalities with site plan ● Evaluate possible contaminants from complaint by DEQ [TMP 33 (A) 33]
Signage	<ul style="list-style-type: none"> ● Removal of Illegal Signage in Road Right-of-Ways <ul style="list-style-type: none"> ○ Fifty six signs removed ○ Facilitated removal of illegal business sign [TMP 18 (10) 6] by tenant ○ Facilitated removal of illegal business sign [TMP 51 (9) 3] and also advised tenant of requirement for mandatory sign permit approval
Miscellaneous	<ul style="list-style-type: none"> ● Proactive compliance evaluation of all visible properties in the county – 10% complete ● Deliver packet for the upcoming Planning Commission meeting

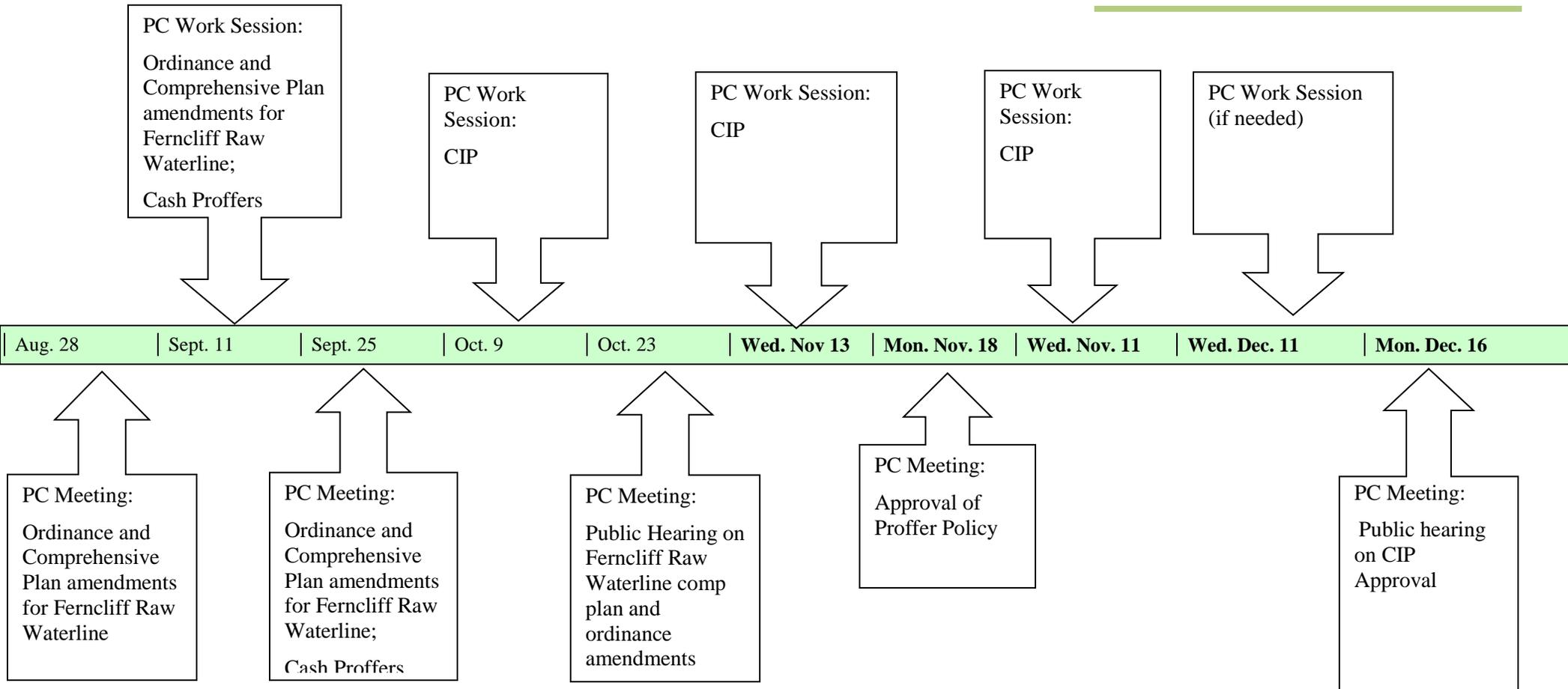
Planning Commission Text Amendment Timeline

Amended August 2013



Amendment Discussions for 2014:

- Comprehensive Plan Update
- Hydrogeologic Testing and Fiscal Impact Study
- Phasing of Development
- Central/ Public Sewer and Water for major subdivisions



Fluvanna County Planning Department
Long-Range Planning Projects

Staff Contact	Jay Lindsey (Planner)
Date	August 20, 2013

Current/ Complete Projects	Status
Cash Proffers	<ul style="list-style-type: none"> • Background Research • Prepared and Distributed Preliminary Info to Planning Commission at August worksession • Compare methodologies and present results
Zoning and Ordinance Text Amendments – Public Utilities	<ul style="list-style-type: none"> • Research language from other localities’ documents • Present Amendments to Planning Commission at worksessions • Revise based on feedback
Zion Crossroads Guidebook	<ul style="list-style-type: none"> • Background Research Complete • Draft Complete • Presented at August Board of Supervisors meeting
Telecommunications – Community Broadband	<ul style="list-style-type: none"> • Research connectivity in other localities • Identify goals and assets • Identify and evaluate potential service providers and service levels

Upcoming Projects	Status
Capital Improvement Plan (CIP)	<ul style="list-style-type: none"> • Identify potential capital projects for upcoming CIP
Development Activity Report	<ul style="list-style-type: none"> • Begin Preparation of 2013 Development Activity Report (DAR)
Comprehensive Plan Updates	<ul style="list-style-type: none"> • Ongoing

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Circuit Courtroom
Fluvanna County Courts
July 24, 2013
7:00 p.m.**

MEMBERS PRESENT: Barry Bibb, Chairman
Patricia Eager, Vice-Chairman
Samuel Babbitt
Donald Gaines
Ed Zimmer
Joe Chesser, Board of Supervisors Representative

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

CALL TO ORDER

Chairman Bibb called the Planning Commission meeting of July 24, 2013 to order at 7:00 p.m. in the Circuit Court room of the Fluvanna County Courts Building in Palmyra, Virginia.

PLANNING DIRECTOR'S REPORT

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

- **Board of Supervisors**
 - **July 3, 2013**
 - *None*
 - **July 17, 2013**
 - **SUP 13:03 – Jason Farren Automotive Repair Shop**
Approved (5-0) a request for a special use permit to allow for an automobile repair service establishment with respect to 4.567 acres of Tax Map 17, Section 16, Parcel 4. The property is currently zoned A-1 (Agricultural, General) and is located on the northern side of State Route 619 (Ruritan Lake Road), approximately 0.25 miles east of State Route 761 (Branch Road). The property is located within the Fork Union Election District. According to the 2009 Comprehensive Plan, the property is within the Rural Residential Planning Area.
- **Board of Zoning Appeals Actions – No July Meeting**
- **Technical Review Committee**
 - **July 11, 2013**
 - **SDP 13:08 – Tiger Fuel Co.**
A major site development plan amendment request to rebuild the existing canopy, fuel pumps, and parking area with respect to 1.24 acres of Tax Map 17, Section 21, Parcel A. The property is zoned B-1, Business, General and is located on the northern side of Route 53 (Thomas Jefferson Parkway) at its intersection with State Route 1015 (Turkeysag Trail). The property is located in the Cunningham Election District and is within the Rivanna Community Planning Area.
 - **SDP 13:09 – I & J Homebuilders, LLC**
A major site development plan request to construct two (2) 7,200 square foot buildings with respect to 14.771 acres of Tax Map 4, Section A, Parcel 99. The property is zoned I-1, Industrial, Limited and is located on the north side of Route 250 (Richmond Road) approximately 0.33 miles east of Route 627 (Zion Road). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.
- **Upcoming Zoning Text Amendments**
 - Rezoning Application Requirements
 - Hydrogeological Study
 - Fiscal Impact Analysis
 - Cash Proffer Policy
 - Phasing

PUBLIC COMMENTS #1

Chairman Bibb opened the floor for the first section of public comments.

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

APPROVAL OF MINUTES

MOTION:

Mr. Zimmer moved to **approve** the June 26, 2013 Planning Commission meeting minutes as presented.

Mr. Gaines seconded. The motion carried with a vote of 5-0. AYES: Babbitt, Bibb, Eager, Gaines and Zimmer. NAYS: None.

PUBLIC HEARINGS:

ZMP 12:03 – Southern Development – An ordinance to amend (1) proffer associated with ZMP 04:02 of Fluvanna County Zoning Map with respect to 44± acres of Tax Map 9, Section A, Parcels 13, 14, & 14C, zoned R-3, Residential, Planned Community, District. The affected property is located at the southeast corner of Route 618 (Lake Monticello Road) and River Run Drive. The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.

Mr. Steve Tugwell, Senior Planner, presented the ordinance to amend (1) proffer associated with ZMP 04:02 of Fluvanna County Zoning Map with respect to 44± acres of Tax Map 9, Section A, Parcels 13, 14, & 14C to the Planning Commission.

Mr. Charlie Armstrong, applicant, addressed the Planning Commission in regards to the application. He provided a short description of the proposal, clarifying there is a commercial area at the center of the project designed to serve local residents. There are restrictions that are outlined in existing proffers concerning square footage and types of uses permitted.

The applicant stated the proffer in question as it's currently written is too narrow, limiting the development to persons 55 and older only. The applicant stated he believes this makes marketing very difficult. The applicant described the development as being designed and fully intended for primarily seniors. He stated the proffer is intended to allow for a possibility of a family up to the 20 percent maximum, requiring the remaining units (80 percent) to house at least one person 55+. The applicant noted number 3 in the proffer, which outlines the development's intent to be a 55+ community.

Mr. Frederick Payne, County Attorney, stated he believed the proposed proffer is more liberal than the original and more enforceable.

Ms. Finchum stated that at a previous job, staff enforced not an age restricted community but a rental versus homeowner community where it was proffered a certain percent would be owner-occupied. She stated this was very difficult to enforce.

Ms. Eager asked the applicant if the Home Owners Association (HOA) would be enforcing the 80/20 threshold so the burden would be taken off of Fluvanna County. Mr. Armstrong incorporated this request into the proffer.

Chairman Bibb opened the public hearing.

With no one wishing to speak, Chairman Bibb closed the public hearing.

The Planning Commission discussed the proposed proffer amendment. Dr. Babbitt stated he supported the proffer amendment, believing the original proffer to be too restrictive.

MOTION:

Dr. Babbitt moved to **recommend approval** of ZMP 12:03, an ordinance to amend (1) proffer associated with ZMP 04:02 of Fluvanna County Zoning Map with respect to 44± acres of Tax Map 9, Section A, Parcels 13, 14, & 14C, zoned R-3, Residential, Planned Community, District.

Ms. Eager seconded. The motion carried with a vote of 5-0. AYES: Babbitt, Bibb, Eager, Gaines and Zimmer. NAYS: None.

PRESENTATIONS:

Zion Crossroads Sketch Plan – Progress Report

Jay Lindsey, Comprehensive Planner, presented a progress report on the Zion Crossroads Sketch Plan to the Planning Commission.

Dr. Babbitt stated his concern regarding Fluvanna County's sewer limitations. He stated it seemed more logical to reverse the Plan's process and use the county's current sewer capacity to limit development to an appropriate amount.

Ms. Finchum stated she agreed with the Planning Commission's thoughts. She pointed out that the time limit for the Zion Plan was restrictive enough for it to not be site specific and was, therefore, more general in nature. She also stated the different transects outlined in the Zion Plan are intended to be used as guidelines. She suggested developing two plans, one that would address Fluvanna County's current capacity and one that would address additional capacities if added.

Mr. Chesser stated he was concerned there was a void of information to the public and that, before the Plan went before the Board of Supervisors, information about the county's sewer limitations should be distributed.

SITE DEVELOPMENT PLANS:

SDP 13:06 – Ballif Investments, LLC

A site development plan request for a 7,000 square foot shop building with respect to 4.68 acres of Tax Map 5, Section 20, Parcel 1B. The property is zoned I-1, Industrial, Limited and is located on the southern side of Route 250 (Richmond Road) approximately 300 feet east of Hunter's Branch Road. The property is located in the Palmyra Election District and is within the Zion Crossroads Community Planning Area.

Mr. Steve Tugwell, Senior Planner, presented the site development plan request for a 7,000 square foot shop building with respect to 4.68 acres of Tax Map 5, Section 20, Parcel 1B.

Mr. Keith Lancaster, applicant, addressed the Planning Commission in regards to the application stating this development would bring two businesses to Fluvanna County.

The Planning Commission discussed the proposed site development plan. Ms. Eager stated she felt it was appropriate to grant the variance to sidewalk regulations. Otherwise, trees would have to be removed and she believed screening is more important than the placement of sidewalks.

MOTION:

Ms. Eager moved to **approve** of SDP 13:06, request for a 7,000 square foot shop building with respect to 4.68 acres of Tax Map 5, Section 20, Parcel 1B. Further, Ms. Eager moved to recommend approval of the sidewalk variance in accordance with Section 22-23-6BB of the Zoning Ordinance.

Mr. Gaines seconded. The motion carried with a vote of 5-0. AYES: Babbitt, Bibb, Eager, Gaines and Zimmer. NAYS: None.

SUBDIVISIONS:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS:

None

PUBLIC COMMENTS #2

Chairman Bibb opened the floor for the second section of public comments.

- Mr. Keith Lancaster discussed the Zion Crossroads Sketch Plan. He suggested creating an initial zone that incorporated only the amount of development the county could handle at current capacity and a secondary zone for if and when additional capacities were added.

ADJOURN

There being no further business, Chairman Bibb adjourned the Planning Commission meeting of July 24, 2013 at 8:55 p.m.

Minutes recorded by Heather Poole.

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: SDP 13:08
Tax Map: Tax Map 17, Section 21, Parcel A

From: Steve Tugwell
District: Cunningham
Date: August 28, 2013

- General Information:** This item is scheduled to be heard by the Planning Commission on Wednesday, August 28, 2013 at 7:00 p.m. in the Circuit Courtroom in the Courts Building.
- Owner:** Tiger Fuel Company
- Applicant/Representative:** Tiger Fuel Company/Timothy R. Miller, P.E.
- Requested Action:** Approval of a sketch plan to amend an existing site plan from four (4) fuel pump islands to six (6) fuel pump islands, replace the canopy, and revise parking with respect to 1.24 acres of Tax Map 17, Section 21, Parcel A. (Attachment A)
- Location:** The subject property is located on the northeast side of Route 53 (Thomas Jefferson Parkway) at its intersection with State Route 1015. (Turkeysag Trail) (Attachment B)
- Existing Zoning:** B-1, Business, General (Attachment C)
- Existing Land Use:** Convenience store with fuel pumps and restaurant
- Adjacent Land Uses:** Adjacent properties are zoned B-1, Business, General
- Comprehensive Plan:** Rivanna Community Planning Area
- Zoning History:** A rezoning (ZMP 80-06), from R-1 to B-1 was approved for this property on July 2, 1980; a site development plan (SDP 98-06), for a gas station was approved for this property on March 30, 1998; a site development plan (SDP 99-09) for a restaurant, convenience store, and fuel pumps was approved on June 29, 1999.

Analysis:

The applicant is requesting sketch plan approval to amend an existing site plan from four (4) fuel pump islands to six (6) fuel pump islands, replace the canopy, and revise parking with respect to 1.24 acres of Tax Map 17, Section 21, Parcel A. Through this site plan amendment, the applicant is seeking to correct a demonstrated and long-standing deficiency in this site's circulation and traffic flow. This site plan application will amend site plan SDP 99-09, a site plan that was approved in 1999 to allow for a restaurant, convenience store, and fuels pumps with four (4) islands. There are eight (8) existing fuel pumps, and the applicant is proposing to add four (4) additional pumps, for a total of twelve (12) fuel pumps. The existing canopy measures 14 x 90 feet, and the proposed canopy would measure 47 x 95. The applicant's sketch plan indicates compliance with both the required 50 foot building setback, and the required 25 foot parking setback. This site is located within the Rivanna Community Planning Area, and restaurants and gas stations are by-right uses in the B-1 zoning district. The subject property is part of the Jefferson Centre shopping facility, and is not subject to any variances, pending zoning violations, or special exceptions.

Parking/Roads

The site is currently accessed from Turkeysag Trail (State Route 1015) via Heritage Drive (an existing private variable-width access easement). VDOT has stated that even though this site is accessed off of a private easement, an entrance analysis should be conducted in order to evaluate the additional traffic that may be generated as a result of additional fuel pumps.

Additionally, pursuant to Section 22-23-6 BB of the Zoning Ordinance, the applicant has requested a variation to the sidewalk regulations by the Planning Commission for the reasons they have stated in their request letter. At previous TRC meetings, VDOT did not identify this location as a target area for sidewalks, and there is a posted speed limit of 55 miles per hour. Therefore, a waiver from sidewalk requirements at this location may be appropriate. (Attachment D)

Landscaping/Screening

All landscaping should be in compliance with the Fluvanna County Zoning Ordinance. All parking lots of five or more spaces must be screened from view of public roads, rights-of-way, and adjacent properties. Shade trees are required in the parking islands and at the ends of all parking bays. Some of the existing landscaping on this site will be relocated in order to accommodate for the revised site parking and canopy layout. New landscaping is also proposed, and the site must be in compliance with the landscaping and tree protection article of the zoning ordinance prior to final site development plan approval.

Signage & Outdoor Lighting

Traffic circulation should be controlled by appropriate directional signage at the entrance/exit points into the site, and site lighting may only be required if the number of parking spaces is

increasing. Existing lighting may be relocated with this plan, but will be subject to the requirements of Article 25 of the zoning ordinance (Outdoor Light Control). Any new or relocated signage is subject the regulations as prescribed in Article 15 of the Zoning Ordinance, and will require an approved sign permit to be submitted to the Planning Department for review on a separate application.

Stormwater Management

This site contains an existing stormwater management basin, and will provide volume control for any new pavement that may be installed. According to the applicant's sketch plan, a new filterra will be installed to provide stormwater quality for a portion of the existing pavement, and all new pavement proposed with this site plan amendment. An erosion and sediment control plan would be required for review and approval prior to the issuance of any land disturbing permit.

Septic and Water Usage

This site is currently served by public water and sewer through Aqua Virginia.

Technical Review Committee:

1. At the July 11, 2013 Technical Review Committee meeting, The Health Department commented that this business is served by Aqua Virginia;
2. VDOT commented that an entrance analysis needs to be conducted due to the additional traffic generated by adding more fuel pumps;
3. The Fire Chief, Central Virginia Electric, and the Jefferson Area Forester all had no comment on this application;
4. The E & S inspector commented that if more than 10,000 square feet is disturbed with the plan, then an approved erosion and sedimentation control and stormwater plan and land disturbing permit will be required prior to any land disturbing activity on the site;
5. Planning Staff noted that;

the required building setback from TurkeySag Trail is 50 feet, and the required parking setback is 25 feet; Per. Sec. 22-26-4 A. 1., parking spaces sizes are required to be 9 x 18 where two-way traffic aisle; Per Sec. 22-25-5, all outdoor light fixtures shall be fully shielded, a fully shielded fixture must be a full cut-off luminaire or decorative luminaire with full cut-off optics, and is defined as an outdoor lighting that is shielded or constructed so that all light emitted is projected below a horizontal plane running through the lowest part of the fixtures, regarding gas station/convenience store aprons and canopies, the lighting fixture bulbs shall be recessed into a canopy ceiling so that the bottom of the fixture is flush with the ceiling and light is restrained to no more than 85 degrees from vertical, lights shall not be mounted on the top or sides (fascia) of the canopy, and the sides of the canopy shall not be illuminated, the lighting for new facilities

(pump islands and under canopies) shall have a minimum of 1.0 footcandle at grade, and the average horizontal illumination cannot exceed 10 footcandles at grade level, subject to a uniformity ration (ratio of average to minimum illumination) no greater than 4:1. The standards herein are based on the Illumination Engineering Society of North America (IESNA) RP-33, Lighting for Exterior Environemnts; the maximum mounting height of non-residential lighting is 20 feet; a photometric plan is required; landscaping and parking lot screening is required per Article 24 of the zoning ordinance; Per Sec. 22-9-10, sidewalks that comply with the most recent VDOT specifications shall be required on both sides of all roadways, public and private, **(a variation to the sidewalk requirements may be granted by the Planning Commission for projects where);**

- a) VDOT prohibits the construction of sidewalks;
- b) The physical conditions on the lot or adjoining lots, including but not limited to, existing structure and parking areas, existing utility easements, environmental features, or the size and shape of the lot, make it impossible or unfeasible to provide the required sidewalks;
- c) The application of the before mentioned requirements would not further the goals of the Comprehensive Plan or otherwise serve the greater public's health, safety, and welfare.

If a variation from the Planning Commission is desired, then a written request addressed to the Planning Commission identifying one or more of the reasons above should be submitted to the Planning Department along with the sketch plan revision to be forwarded with the staff report.

(Attachment E)

Conclusion:

The submitted sketch plan appears to meet the sketch plan requirements of Section 22-23-8.A of the Fluvanna County Zoning Ordinance. Prior to final approval, a site development plan that meets the requirements of Sections 22-23, 24, 25 and 26 of the Fluvanna County Zoning Ordinance must be submitted for staff review and approval.

Recommended Conditions:

1. Meeting all final site plan requirements which include, but are not limited to, providing parking, landscaping, tree protection, directional signage, and outdoor lighting plans when and where applicable;
2. Meeting all public agency requirements including but not limited to VDOT requirements;
3. Meeting all Erosion and sedimentation control requirements, as well as obtaining any wetlands permits (if applicable);

Suggested Motion:

I move to approve SDP 13:08, a sketch plan to amend an existing site plan from four (4) fuel pump islands to six (6) fuel pump islands, replace the canopy, and revise parking with respect to 1.24 acres of Tax Map 17, Section 21, Parcel A, subject to the conditions listed in the staff report.

Further, I move to approve/deny the request to the variation of the sidewalk regulations of Section 22-23-6 BB of the Zoning Ordinance.

Attachments:

A – Application and sketch plan

B – Aerial Vicinity Map

C – Zoning Map

D – Applicant’s request for a variation to the sidewalk regulations as required by Sec. 22-23-6 BB.

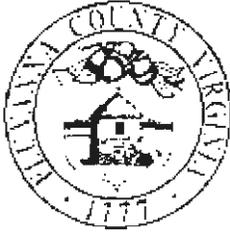
E – TRC comment letter, and emails from the TRC members

Copy:

Owner: Tiger Fuel Company, 200 Carlton Road, Charlottesville, VA 22902

Applicant/Representative: Mr. Timothy R. Miller, P.E., 1413 Sachem Place, Charlottesville, VA 22901

File



COMMONWEALTH OF VIRGINIA
 COUNTY OF FLUVANNA
 Site Development Application

ATT A
 Received
 JUN 27 2013
 Fluvanna County

Owner of Record: TIGER FUEL CO. Applicant of Record: SOME AS OWNER
 E911 Address: 200 CARLTON RD, CHARLOTTESVILLE, VA E911 Address: _____
 Phone: 434-293-6157 Fax: 22902 Phone: _____ Fax: _____
 Email: _____ Email: _____

Representative: MERIDIAN PLANNING GROUP, LLC
 E911 Address: 1413 SACHEM PLACE, CHARLOTTESVILLE, VA
 Phone: 434-882-0121 Fax: 22901
 Email: TMILLER@MERIDIANDWBE.COM

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.

Is property in Agricultural Forestal District? No Yes
 If Yes, what district: _____

Tax Map and Parcel(s): 17-21-A Deed Book Reference: 674-260
 Acreage: 1.24 Zoning: B-1 Deed Restrictions? No Yes (Attach copy)

Location: SOUTHWEST CORNER OF RTE 53 & TURKEYSAG TRAIL

Description of Property: GAS STATION & RESTAURANT

Proposed Structure: CANOPY & FUEL PUMPS

Dimensions of Building: 47' x 95' Lighting Standards on Site: No Yes

of Employees: N/A # of Parking Spaces: 45

Noise Limitations: NONE

I declare that the statements made and information given on this application are true, full and correct to the best of my knowledge and belief. I agree to conform fully to all terms of any certificate or permit which may be issued on account of this application.

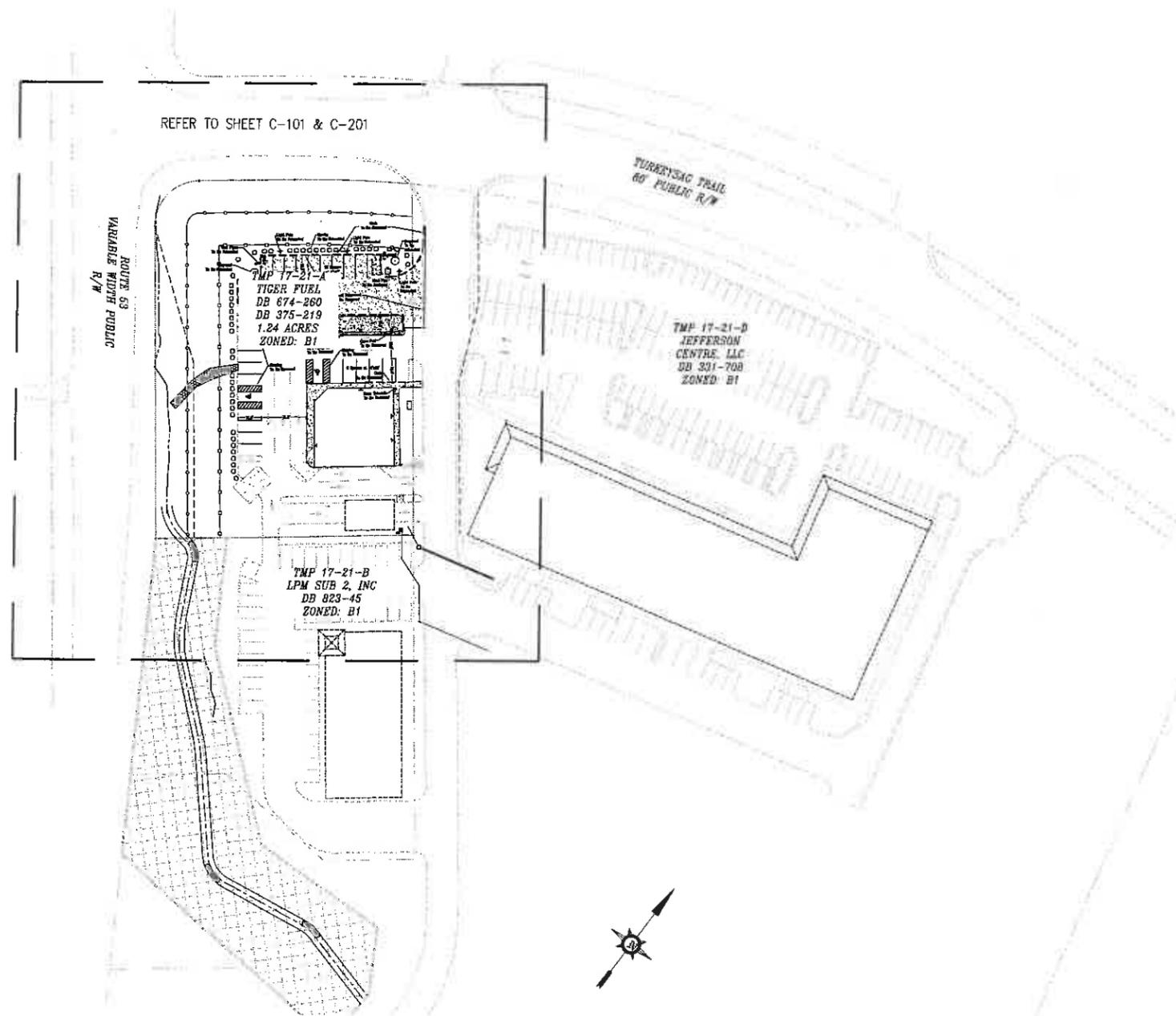
Gordon Sutton
 Applicant Name (Please Print)

[Signature]
 Applicant Signature and Date

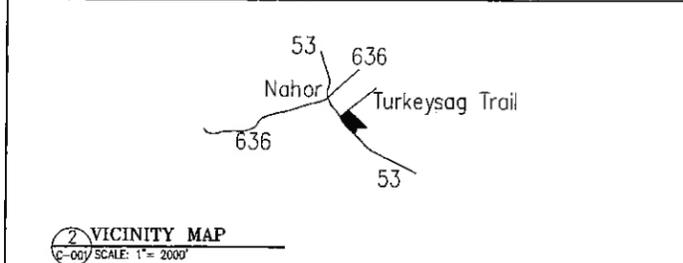
OFFICE USE ONLY		
Date Received: <u>6/27/13</u>	Fee Paid: \$ <u>1,250.00</u>	Application #: <u>SDP 13 : 008</u> <i>Amendment of SDP 98-06 + 99-09</i>
Election District: <u>Cunningham</u>	Planning Area: <u>RIVANNA CPA</u>	Number of Lots: <u>1</u>
Total Fees Due at Time of Submittal		
Sketch Plan: \$150.00	Minor Plan: \$550.00	Major Plan: \$1,100.00
Additional Fees Due at Time of Review		
Health Department Subdivision Review:	\$250.00 + \$25.00 per lot	Existing System Review \$50.00
Street Sign Installation:	\$200.00 Per Intersection	
Amendment of Plan	\$150.00	
Outdoor Lighting Plan Review*	\$ 50.00	
Landscape Plan Review*	\$ 50.00	
Tree Protection Plan Review*	\$ 50.00	
* If not part of a Site Plan Review		

SKETCH PLAN FOR MAJOR SITE PLAN AMENDMENT THE MARKET AT THE LAKE

TAX MAP 17, SECTION 21, PARCEL A
CUNNINGHAM DISTRICT, FLUVANNA COUNTY, VIRGINIA



SITE DATA
LEGAL REFERENCE: TAX MAP 17, SECTION 21, PARCEL A
ZONING: B1 - BUSINESS
MAGISTERIAL DISTRICT: CUNNINGHAM
BUILDING SETBACKS: 50' FROM PUBLIC STREETS
PARKING SETBACKS: 25' FROM PUBLIC STREETS
SOURCE OF TITLE: DB 674, PAGE 260
PARCEL ADDRESS: 40 HERITAGE DRIVE PALMYRA, VA 22963
OWNER/APPLICANT: TIGER FUEL COMPANY
 200 CARLTON ROAD
 CHARLOTTESVILLE, VA 22901
 434-293-6157
 ATTN: GORDON SUTTON
ENGINEER: MERIDIAN PLANNING GROUP, LLC
 1413 SACHEM PLACE, SUITE 1
 CHARLOTTESVILLE, VA 22901
 424-882-0121
 AATTN: TIM MILLER
SOURCE OF BOUNDARY: PLAT RECORDED IN DB 388, PAGE 816
SOURCE OF TOPOGRAPHY: FIELD RUN SURVEY BY RIVANNA ENGINEERING AND SURVEYING (USGS DATUM)
PAVING SPECIFICATIONS: SURFACE MATERIAL-1 1/2" VDOT SM9.0
 BASE MATERIAL - 6" VDOT #21B
CURRENT USES: GAS STATION - 8 PUMPS
 RESTAURANT - 1,800 GROSS SF
PROPOSED USES: GAS STATION - 12 PUMPS
 RESTAURANT - 1,800 GROSS SF
PARKING SCHEDULE:
 GAS STATION: 1.5 SPACES/PUMP: 1.5*12 = 18 SPACES REQUIRED
 RESTAURANT: 1 SPACE/100 GROSS SF, MINIMUM OF 10: 1800/100 = 18 SPACES REQUIRED
 SPACES REQUIRED: 18 + 18 = 36 SPACES.
SPACES PROVIDED: 45 SPACES (INCLUDES 12 SPACES UNDER CANOPY AND 3 ACCESSIBLE SPACES)
WATER AND SEWER: AQUA VIRGINIA WATER AND SEWER FACILITIES.
SWM VOLUME CONTROL: THE EXISTING STORM WATER MANAGEMENT BASIN IS CURRENTLY PROVIDING VOLUME CONTROL FOR THIS PARCEL, AND WILL PROVIDE VOLUME CONTROL FOR NEW PAVEMENT TO BE INSTALLED BY THIS AMENDMENT.
SWM WATER QUALITY: A NEW FILTERRA WILL BE INSTALLED TO PROVIDE STORM WATER QUALITY FOR A PORTION OF THE EXISTING PAVEMENT AND ALL OF THE NEW PAVEMENT TO BE INSTALLED BY THIS AMENDMENT.



SHEET INDEX

C-001 COVERSHEET
 C-101 EXISTING CONDITIONS & DEMOLITION PLAN
 C-201 SITE PLAN

1 PARCEL OVERVIEW
 C-001 SCALE: 1" = 50'

50' 0 50' 100' 150'
 SCALE: 1" = 50'

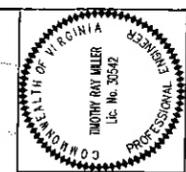
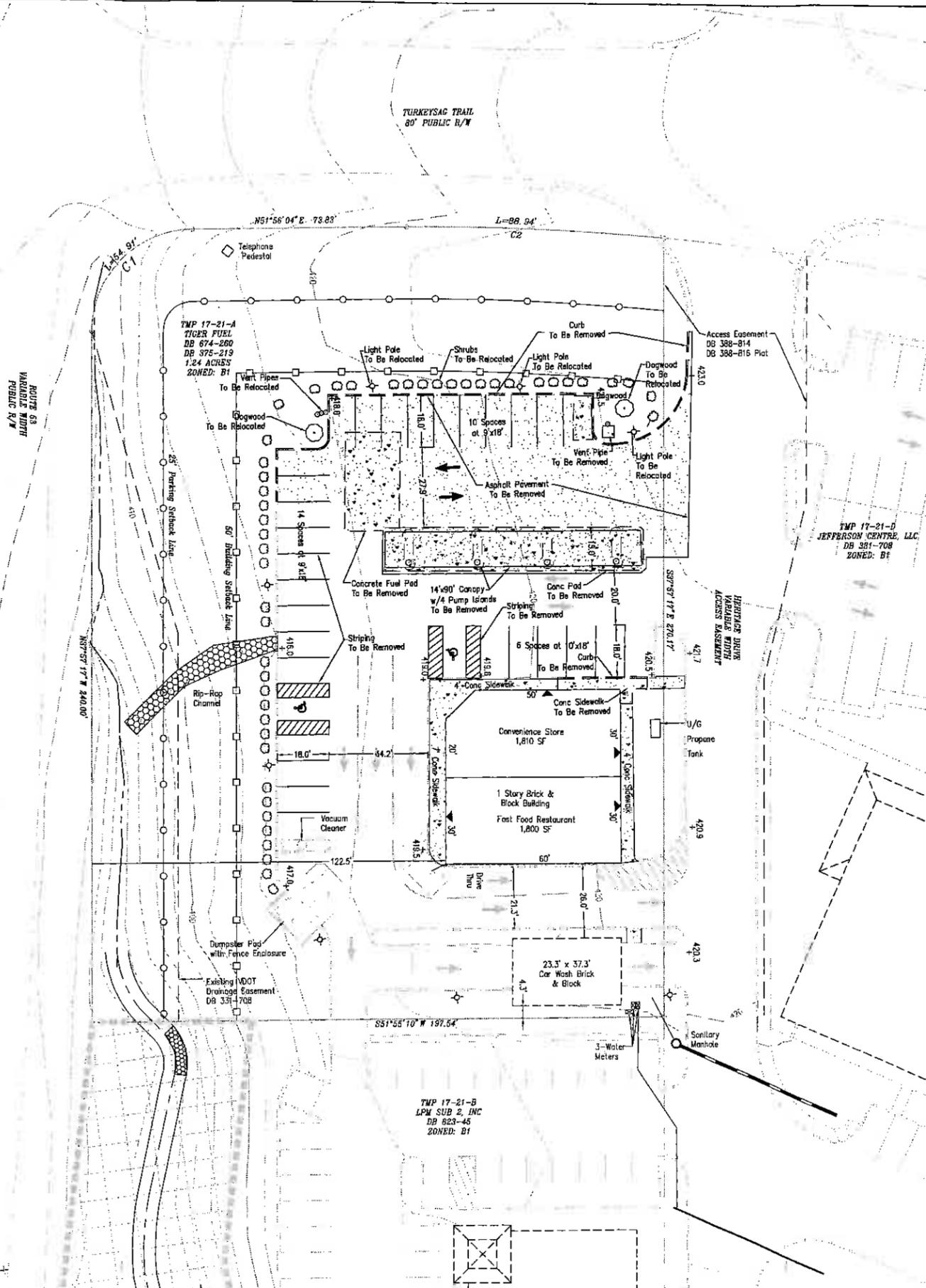


JOB NO.: 13152	DATE: 6/24/2013	SCALE: AS SHOWN	DRAWN BY: TRM	DESIGNED BY: TRM	CHECKED BY:
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MERIDIAN PLANNING GROUP, LLC
 ENGINEERING • SURVEYING • PLANNING
 1413 SACHEM PLACE, SUITE 1
 CHARLOTTESVILLE, VA 22901
 404-882-0121
 WWW.MERIDIANPGBE.COM

NO.	DESCRIPTION	DATE
1	COUNTY COMMENTS	7/24/13

PROJECT TITLE:	Sketch Plan for Major Site Plan Amendment The Market at the Lake
SHEET TITLE:	COVER SHEET
SHEET NO.:	C-001
SHEET 1 of 3	



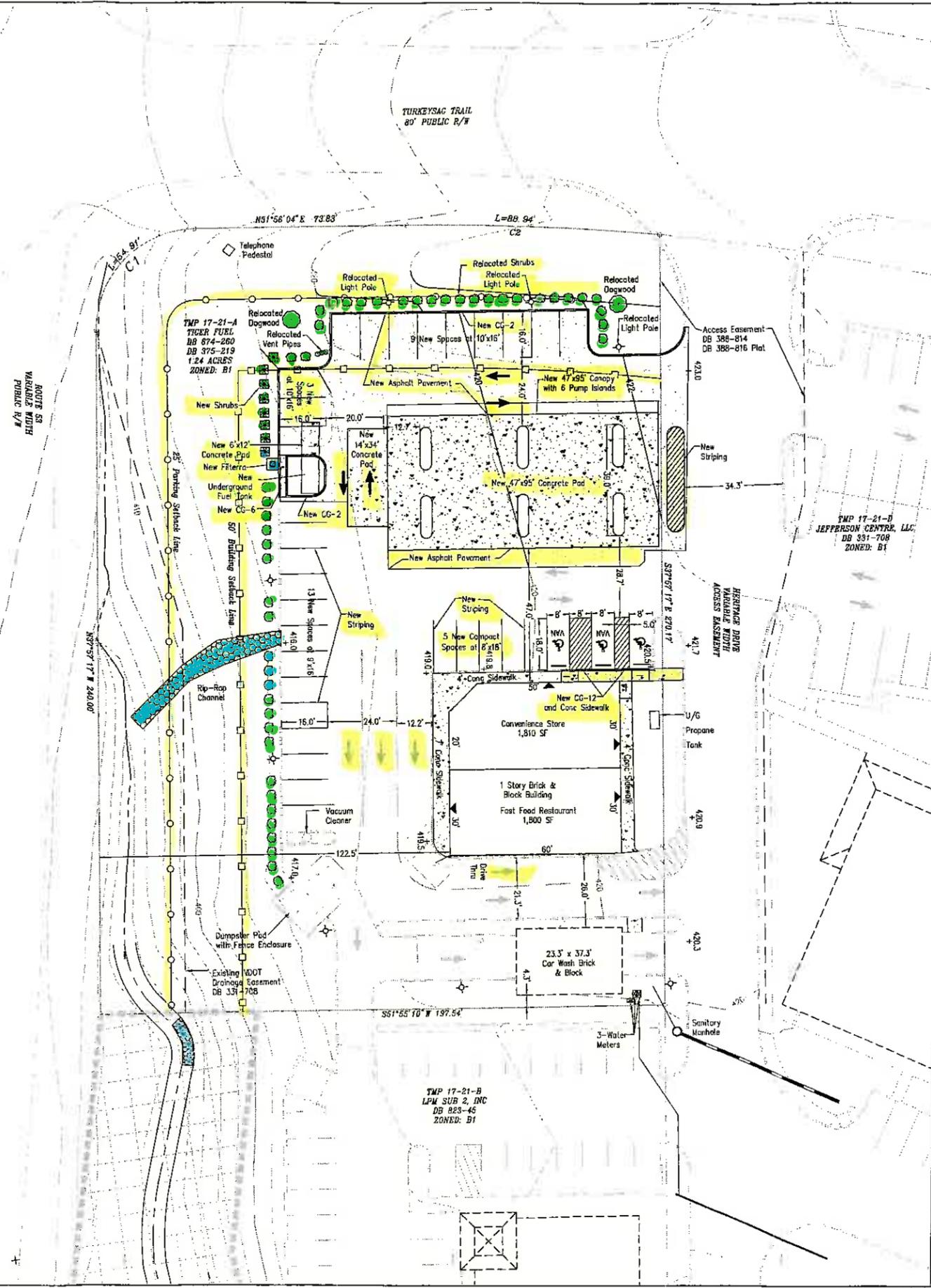
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DATE:	6/24/2013
SCALE:	AS SHOWN
DRAWN BY:	TRM
DESIGNED BY:	TRM
CHECKED BY:	

MERIDIAN
PLANNING & SURVEYING, LLC
 ENGINEERING • SURVEYING • PLANNING
 1413 SACHEM PLACE, SUITE 1
 CHARLOTTESVILLE, VA 22901
 PHONE: 434-982-0121
 WWW.MERIDIANVA.COM

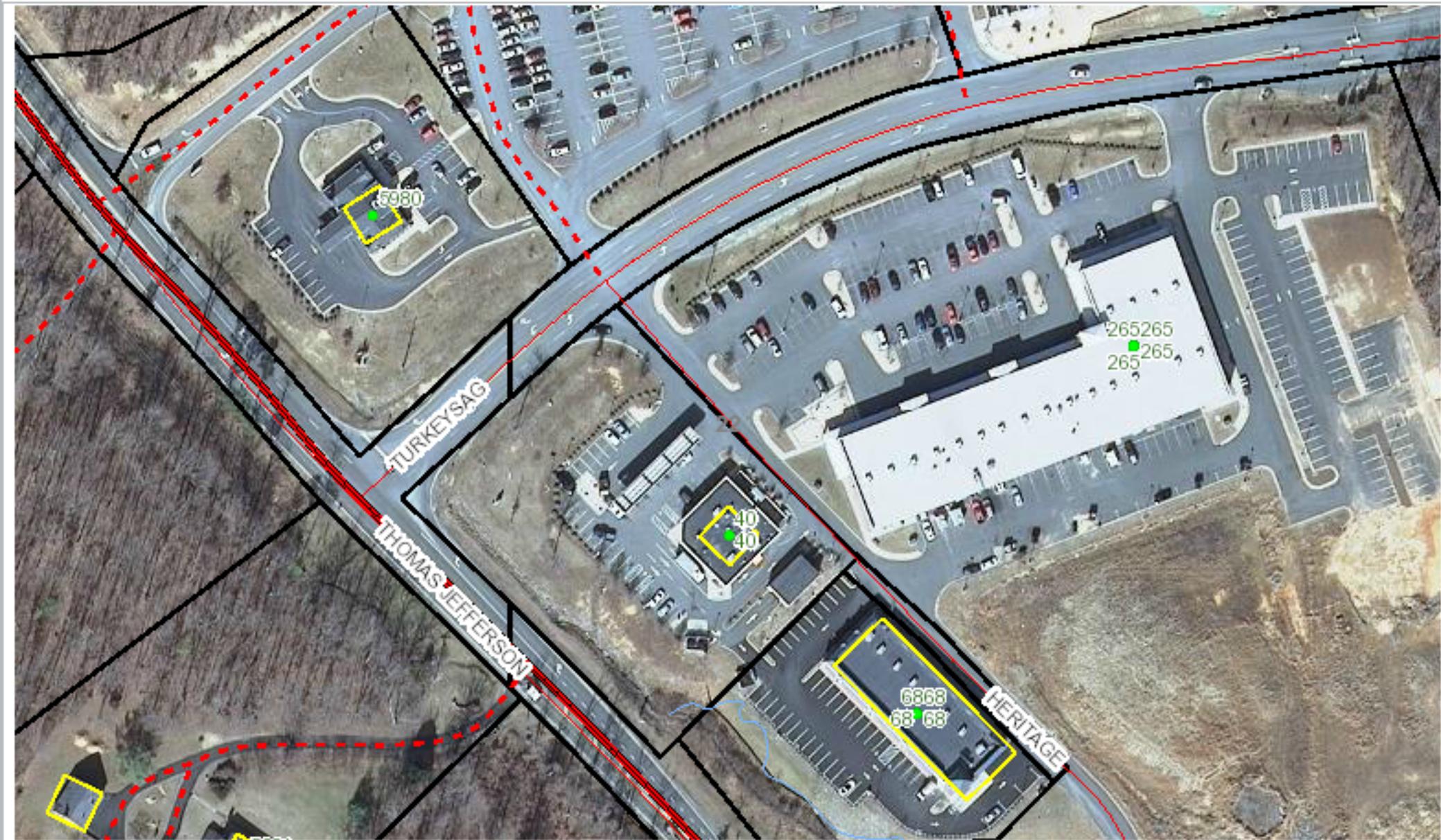
PROJECT TITLE:	Sketch Plan for Major Site Plan Amendment The Market at the Lake
SHEET TITLE:	Existing Conditions & Demolition Plan

NO.	DESCRIPTION	DATE
1	COUNTY COMMENTS	7/24/13

SHEET NO.	C-101
SHEET 2 of 3	



JOB NO: 13152	DATE: 8/24/2013	SCALE: AS SHOWN	DRAWN BY: TRM	DESIGNED BY: TRM	CHECKED BY:
MERIDIAN PLANNING GROUP, LLC ENGINEERING * SURVEYING * PLANNING 1419 SAGEHEN PLACE, SUITE 1 CHARLOTTEVILLE, VA 22901 PHONE: 434-682-0121 WWW.MERIDIANGP.COM					
PROJECT TITLE:	Sketch Plan for Major Site Plan Amendment The Market at the Lake				
SHEET TITLE:	Site Plan				
SHEET NO.:	C-201				
NO.	DESCRIPTION	DATE			
1	COUNTY COMMENTS	7/24/13			
SHEET 3 of 3					

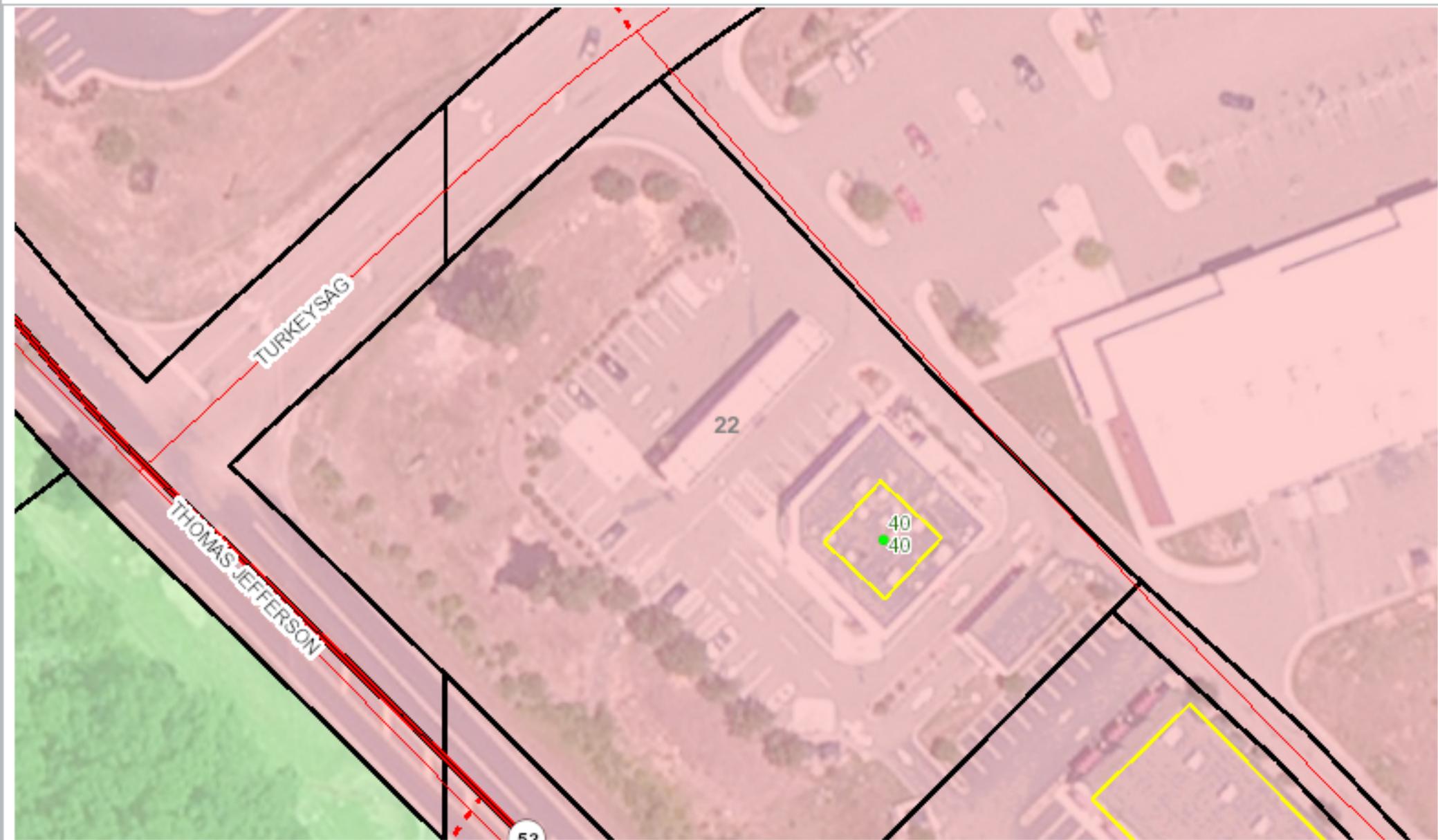


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Date: 08/20/2013

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).



Scale: 1:1128.497176 Date: 08/20/2013 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).

Engineering • Surveying • Planning



1413 Sagem Place, Suite 1
Charlottesville, VA 22901
Phone: 434.882.0121
www.meridianwbe.com

July 24, 2013

Fluvanna County Planning Commission
P.O. Box 540
Palmyra, VA 22963

**RE: SDP 13:08 SHELL GAS STATION CANOPY & FUEL PUMP SITE PLAN AMENDMENT
LAKE MONITCELLO, VA**

Dear Planning Commission:

This is a request for a variation to the sidewalk requirements in Section 22-9-10 of the Fluvanna County Ordinance.

Constructing a sidewalk along Route 53 and Turkey Sag Trail would not serve the greater public's health, safety and welfare for the following reasons:

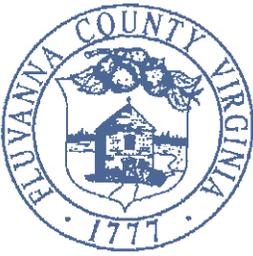
- The sidewalk would end on the side of Route 53 with nowhere for pedestrians to exit.
- The speed and volume of traffic on Route 53 would be hazardous for pedestrians.

Please feel free to contact me if you need additional information

Sincerely,

Timothy Miller, P.E., L.S.
Principal

Received
JUL 26 2013
Fluvanna County



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

July 19, 2013

Tiger Fuel Co.
200 Carlton Road
Charlottesville, VA 22902

Delivered via mail

Re: SUP 13:08 Shell gas station canopy & fuel pump site plan amendment
Tax Map: 17, Section 21, Parcel A

Dear Applicant:

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

1. The Health Department commented that this business is most likely served by Aqua Virginia;
2. VDOT commented that an entrance analysis needs to be conducted due to the additional traffic generated by adding more fuel pumps;
3. The Fire Chief, Central Virginia Electric, and the Jefferson Area Forester all had no comment on this application;
4. The E & S inspector commented that if more than 10,000 square feet is disturbed with the plan, then an approved erosion and sedimentation control and stormwater plan and land disturbing permit will be required prior to any land disturbing activity on the site;
5. Planning Staff noted that;

the required building setback from TurkeySag Trail is 50 feet, and the required parking setback is 25 feet; Per. Sec. 22-26-4 A. 1., parking spaces sizes are required to be 9 x 18 where two-way traffic aisle; Per Sec. 22-25-5, all outdoor light fixtures shall be fully shielded, a fully shielded fixture must be a full cut-off luminaire or decorative luminaire with full cut-off optics, and is defined as an outdoor lighting that is shielded or constructed so that all light emitted is projected below a horizontal plane running through the lowest part of the fixtures, regarding gas station/convenience store aprons and canopies, the lighting fixture bulbs shall be recessed into a canopy ceiling so that the bottom of the fixture is flush with the ceiling and light is restrained to no more than 85 degrees from vertical, lights shall not be mounted on the top or sides (fascia) of the

canopy, and the sides of the canopy shall not be illuminated, the lighting for new facilities (pump islands and under canopies) shall have a minimum of 1.0 footcandle at grade, and the average horizontal illumination cannot exceed 10 footcandles at grade level, subject to a uniformity ration (ratio of average to minimum illumination) no greater than 4:1. The standards herein are based on the Illumination Engineering Society of North America (IESNA) RP-33, Lighting for Exterior Environemnts; the maximum mounting height of non-residential lighting is 20 feet; a photometric plan is required; landscaping and parking lot screening is required per Article 24 of the zoning ordinance; Per Sec. 22-9-10, sidewalks that comply with the most recent VDOT specifications shall be required on both sides of all roadways, public and private, **(a variation to the sidewalk requirements may be granted by the Planning Commission for projects where);**

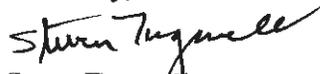
- a) VDOT prohibits the construction of sidewalks;
- b) The physical conditions on the lot or adjoining lots, including but not limited to, existing structure and parking areas, existing utility easements, environmental features, or the size and shape of the lot, make it impossible or unfeasible to provide the required sidewalks;
- c) The application of the before mentioned requirements would not further the goals of the Comprehensive Plan or otherwise serve the greater public's health, safety, and welfare.

If a variation from the Planning Commission is desired, then a written request addressed to the Planning Commission identifying one or more of the reasons above should be submitted to the Planning Department along with the sketch plan revision to be forwarded with the staff report.

Please provide a minimum of 3 11"x 17" copies of the revised sketch plans and email a PDF version of the plan to stugwell@fluvannacounty.org, along with any other materials or documentation that is to be included in the Planning Commission packet by **Friday, July 26, 2013**. Submitting revisions by this deadline will place your request on the **August 28, 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: Mr. Timothy R. Miller, P.E., Meridian Planning Group, LLC, 1413 Sagem Place, Suite 1, Charlottesville, VA 22901
File

Steven Tugwell

From: Roger Black
Sent: Friday, July 19, 2013 8:57 AM
To: Steven Tugwell
Subject: RE: 7 11 2013 TRC comments?

Steve,

SDP 13:08 Tiger Fuel

If more than 10,000 square feet would be disturbed during the execution of this plan, an approved E & S Control/Stormwater Plan and Land Disturbing Permit will be required prior to any land disturbing activity on site.

SDP 13:09 I & J

An approved E & S Control/Stormwater Plan and Land Disturbing Permit will be required prior to any land disturbing activity on site.

Thanks,
Roger

From: Steven Tugwell
Sent: Thursday, July 18, 2013 12:06 PM
To: Roger Black
Subject: 7 11 2013 TRC comments?

Roger,

I'm writing my TRC comment letter. Do you have any comments for either one of these applications?

Thanks!
Steve

Steve Tugwell
Senior Planner
Dept. of Planning & Community Development
Fluvanna County, VA
434-591-1910
stugwell@co.fluvanna.va.us

 please conserve, do not print this e-mail unless necessary

Steven Tugwell

From: Miller, Charles (VDH) <Charles.Miller@vdh.virginia.gov>
Sent: Thursday, July 11, 2013 10:25 AM
To: Steven Tugwell
Subject: TRC Meeting

Steve,

To confirm our conversation of yesterday regarding the items on the TRC schedule:

1 – The Tiger Fuel business will be on the LM sewage facility, I'm sure.

2 – I&J Homebuilders proposal for the two buildings at Rts. 250 & 627 must have a private water & sewage system. I spoke with Mr. Jackson about this yesterday. He informed me that he would have a soil study and proposal done next week. When he submits that, I will review and forward

Comments to you.

Thanks,
Charles



Steven Tugwell

From: Steve Olson <solson@MyCVEC.com>
Sent: Friday, July 12, 2013 10:34 AM
To: Steven Tugwell; Goodale, James E. (VDOT); Mike Brent
Subject: RE: TRC comments

Steve,

Tiger Fuel. CVEC has no comments or concerns.

Site plan on 250 across from the Prison. CVEC's concerns and comments were that no buildings, wells, or drain-fields are to be constructed within 20' of either side of the overhead distribution lines that run through the property.

Steven C. Olson
Field Engineering Supervisor
P. O. Box 247
Lovingston, VA 22949
800.367.2832, Ext. 1450
Direct: 434.263.2631
www.mycvec.com



Central Virginia Electric Cooperative
HONEST · FAIR · RESPONSIBLE

From: Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]
Sent: Friday, July 12, 2013 8:53 AM
To: Goodale, James E. (VDOT); Mike Brent; Steve Olson
Subject: TRC comments
Importance: High

Hi all,

Could you please write your TRC comments from yesterday's meeting and email them to me? The 2 items were the site plan on 250 across from the women's prison, and the Tiger Fuels site plan at Turkeysag and 53.

Thanks!
Steve

Steve Tugwell
Senior Planner
Dept. of Planning & Community Development
Fluvanna County, VA
434-591-1910
stugwell@co.fluvanna.va.us

 please conserve, do not print this e-mail unless necessary

Steven Tugwell

From: Mike-Kathy Brent <mkbrent7@gmail.com>
Sent: Thursday, July 04, 2013 4:32 PM
To: Steven Tugwell
Subject: Re: July 11, 2013 TRC agenda

Steve

I will be out of town next Thursday but I have no comments on the two items. I do have a question on the I & J request and that's what the two buildings will be used for and if any Haz. Mat. materials will be stored inside?

Thanks
Mike

On Wed, Jul 3, 2013 at 3:17 PM, Steven Tugwell <stugwell@fluvannacounty.org> wrote:

Dear TRC members:

Attached is the agenda for our July 11, 2013 TRC meeting. The meeting is scheduled for 2pm in the Morris Room of the County Administration Building.

Please let me know if you have any questions or comments, and I look forward to seeing you at the meeting!

Thanks,

Steve

Steve Tugwell

Senior Planner

Dept. of Planning & Community Development

Steven Tugwell

From: Goodale, James E. (VDOT) <James.Goodale@VDOT.virginia.gov>
Sent: Tuesday, July 16, 2013 2:01 PM
To: Steven Tugwell
Cc: Wood, Mark (VDOT)
Subject: TRC comments for the July meeting

SDP 13:08 – Tiger Fuel Company

Although private the addition of two fuel pumps could generate more traffic therefore an entrance analysis study needs to be conducted.

SDP 13:09 – I&J Homebuilders, LLC

There will not be two entrances at the proposed location. This is a primary roadway which requires under the new access management standards possible spacing requirements, may generate a turn lane/taper, widening of the pavement, etc., also a site plan is needed and line of sight issues may arise due to the proposed landscaping plan. After all this is said and done a 150' right turn lane will be required. This is because of the traffic on Route 250 and the traffic generated by the site and the square footage of the two proposed buildings.

James E. Goodale
Permits & Subdivision Specialist Sr.
Culpeper District - Zion Crossroads
P.O. Box 1017
Troy, VA. 22974
Phone 434.589.2358 Fax 434.589.3967

Steven Tugwell

From: Wright, Chuck (DOF) <chuck.wright@dof.virginia.gov>
Sent: Monday, July 08, 2013 9:55 AM
To: Steven Tugwell
Subject: RE: July 11, 2013 TRC agenda

Steve

I will have no comments on either of these. Thanks.

Chuck Wright
Forester
Jefferson Work Area
2010 Sandy Hook Road
Goochland, VA 23063
Office: 804-556-4145
Cell: 804-912-0248
Email: chuck.wright@dof.virginia.gov
Web: www.dof.virginia.gov

From: Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]
Sent: Wednesday, July 03, 2013 3:17 PM
To: Ailysen Finchum; Alyson Sappington; Andrea Gaines; Andy Wills; Barry Bibb; Miller, Charles (VDH); Wright, Chuck (DOF); Donald Gaines; Shaunese, Donna; Ed Zimmer; fuac@embarqmail.com; Rice, Gary (VDH); Goodale, James E. (VDOT); Heather Poole; Jay Lindsey; Joe Chesser; Mike Brent; Patricia Eager; Robert Popowicz; Roger Black; Sam Babbitt; solson@forcvec.com; Wayne Stephens
Cc: ianjackson7@embarqmail.com; Tim Stanley; Gordon Sutton (suttong@tigerfuel.com); tmiller@meridianwbe.com
Subject: July 11, 2013 TRC agenda

Dear TRC members:

Attached is the agenda for our July 11, 2013 TRC meeting. The meeting is scheduled for 2pm in the Morris Room of the County Administration Building.

Please let me know if you have any questions or comments, and I look forward to seeing you at the meeting!

Thanks,
Steve

Steve Tugwell
Senior Planner
Dept. of Planning & Community Development
Fluvanna County, VA
434-591-1910
stugwell@co.fluvanna.va.us

 please conserve, do not print this e-mail unless necessary



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: SDP 13:09

Tax Map: Tax Map 4, Section A, Parcel 99

From: Steve Tugwell

District: Columbia

Date: August 28, 2013

General Information: This item is scheduled to be heard by the Planning Commission on Wednesday, August 28, 2013 at 7:00 p.m. in the Circuit Courtroom in the Courts Building.

Owner: Serenity Partners, LLC

Applicant/Representative: I & J Home Builders, LLC

Requested Action: Approval of a sketch plan to construct two (2) 7,200 square foot buildings with respect to 14.771 acres of Tax Map 4, Section A, Parcel 99. (Attachment A)

Location: The subject property is located on the north side of Route 250 (Richmond Road) approximately 0.33 miles east of Route 627 (Zion Road). (Attachment B)

Existing Zoning: I-1, Industrial, Limited (conditional) (Attachment C)

Existing Land Use: vacant parcel

Adjacent Land Uses: Adjacent properties are zoned A-1, Agricultural, General

Comprehensive Plan: Zion Crossroads Community Planning Area

Zoning History: A rezoning (ZMP 08-04), from A-1 to I-1 with proffered conditions, was approved for this property by the Board of Supervisors on September 17, 2008. (Attachment D)

Analysis:

The applicant is requesting sketch plan approval to construct two (2) 7,200 square foot buildings, with one building containing a 2,200 square foot office. The applicant has stated the buildings will be used for truck storage and maintenance in conjunction with his existing landscaping business. This parcel was rezoned from A-1 to I-1 with proffers on September 17, 2008. Per the proffers, a landscaping buffer is required along the entire frontage of the property on Zion Road (Route 627), as well as along the eastern boundary adjacent to the Bourne and Wills properties. Building facades fronting onto Richmond Road (Route 250), and Zion Road (Route 627) will “*incorporate finishing materials such as brick, stucco, split-faced block, etc.*”, in accordance with the approved proffers.

This parcel is zoned I-1 (Industrial, Limited), with approved proffers. The proffers exclude certain type of uses of this property that are typically allowed in the I-1 zoning district, but do not exclude warehouses, or using warehouses for storage or office space in conjunction with a business. This site is located within the Zion Crossroads Community Planning Area, and adjoining parcels are zoned A-1. As adjacent parcels contain single-family residences, proffers have been written with consideration to the neighbors in regard to screening, lighting, and building materials.

Parking/Roads

The site is proposed to be accessed from Richmond Road (Route 250). The sketch plan is showing two (2) points of access from Route 250, however VDOT has commented that two (2) points of access will not be allowed, therefore the final site plan will be revised to reflect one (1) point of access along Richmond Road (Route 250). Additionally, proffer # 3 states that “*we hereby withdraw any and all plans to access this property from Zion Road (Route 627) as previously shown on the preliminary plat*”.

Additionally, pursuant to Section 22-23-6 BB of the Zoning Ordinance, the applicant has requested a variation to the sidewalk regulations by the Planning Commission for the reasons they have stated in their request letter. Adjacent properties are zoned A-1 (Agricultural, General), and there is a posted speed limit of 55 miles per hour. Therefore, a waiver from sidewalk requirements at this location may be appropriate. (Attachment E)

Landscaping/Screening

All landscaping should be in compliance with the Fluvanna County Zoning Ordinance. Proffers have addressed landscaping buffer requirements along Richmond Road (Route 250), and Zion Road (Route 627). In addition to that, the final site development plan shall be in compliance with Article 24 of the zoning ordinance (Landscaping and Tree Protection).

Signage & Outdoor Lighting

Traffic circulation should be controlled by appropriate directional signage at the entrance/exit points into the site. Proffer # 6 states “*we propose to follow dark sky exterior lighting as provided in Fluvanna County site plan requirements*”. Any new signage is subject the regulations as prescribed in Article 15 of the Zoning Ordinance, and shall require a separate application for a sign permit.

Stormwater Management

An erosion and sediment control plan would be required for review and approval prior to the issuance of any land disturbing permit.

Septic and Water Usage

Water and sewer service will be provided on-site.

Technical Review Committee:

1. At the July 11, 2013 Technical Review Committee meeting, the Health Department commented that the buildings must have a private water and sewage system, and that it is their understanding that a soils report and proposal will be completed and will be reviewed by the Health Dept. when submitted by the applicant;
2. The Fire Chief asked what the proposed two buildings will be used for, and if any hazardous materials will be stored inside the buildings;
3. Central Virginia Electric Cooperative stated their concerns were that no buildings, wells, or drain-fields are to be constructed within 20 feet of either side of the overhead distribution lines that run through the property;
4. The E & S inspector commented that an approved erosion and sedimentation control and stormwater plan and land disturbing permit will be required prior to any land disturbing activity on site;
5. VDOT commented that there will not be two entrances at the proposed location, that this is a primary roadway which requires under the new access management standards possible spacing requirements, may generate a turn lane/taper, widening of the pavement, etc., also a site plan is needed and line of sight issues may arise due to the proposed landscaping plan. Additionally, a 150 foot turn lane will be required, due to the traffic on Route 250 generated by the site and the square footage of the two proposed buildings;

Planning Staff asked what the proposed uses for the buildings will be, and the uses will have a bearing on the number of required parking spaces, and that if five (5) or more parking spaces is required, then site full-cutoff site lighting will also be required, the building setback from Route 250 is 200 feet and not 100 feet as the sketch plan shows,

any lights installed on the buildings are required to be full-cutoff lighting and a photometric plan will be required, landscaping will be required per the approved proffers; the site will have to be developed in accordance with the approved proffers; Per Sec. 22-9-10, sidewalks that comply with the most recent VDOT specifications shall be required on both sides of all roadways, public and private, **(a variation to the sidewalk requirements may be granted by the Planning Commission for projects where);**

- a) VDOT prohibits the construction of sidewalks;
- b) The physical conditions on the lot or adjoining lots, including but not limited to, existing structure and parking areas, existing utility easements, environmental features, or the size and shape of the lot, make it impossible or unfeasible to provide the required sidewalks;
- c) The application of the before mentioned requirements would not further the goals of the Comprehensive Plan or otherwise serve the greater public's health, safety, and welfare.

If a variation from the Planning Commission is desired, then a written request addressed to the Planning Commission identifying one or more of the reasons above should be submitted to the Planning Department along with the sketch plan revision to be forwarded with the staff report

(Attachment F)

Conclusion:

The submitted sketch plan appears to meet the sketch plan requirements of Section 22-23-8.A of the Fluvanna County Zoning Ordinance. Prior to final approval, a site development plan that meets the requirements of Sections 22-23, 24, 25 and 26 of the Fluvanna County Zoning Ordinance must be submitted for staff review and approval.

Recommended Conditions:

1. Meeting all final site plan requirements which include, but are not limited to, providing parking, landscaping, tree protection, directional signage, and outdoor lighting plans when and where applicable;
2. Meeting all public agency requirements including but not limited to VDOT requirements;
3. Meeting all Erosion and sedimentation control requirements;
4. The site shall be developed in compliance with the proffers approved with the rezoning of this property (ZMP 08:04), which was approved on September 17, 2008.

Suggested Motion:

I move to approve SDP 13:09, a sketch plan to construct two (2) 7,200 square foot buildings with respect to 14.771 acres of Tax Map 4, Section A, Parcel 99, subject to the conditions listed in the staff report.

Further, I move to approve/deny the request to the variation of the sidewalk regulations of Section 22-23-6 BB of the Zoning Ordinance.

Attachments:

A – Application and sketch plan

B – Aerial Vicinity Map

C – Zoning Map

D – Rezoning ZMP 08:04 approval letter with proffers

E - Applicant's request for a variation to the sidewalk regulations as required by Sec. 22-23-6 BB.

F – Planning staff comment letter, applicant's response to TRC comments, emails from the TRC members

Copy:

Owner: Serenity Partners, LLC,

Applicant/Representative: I & J Home Builders, LLC, 21708 James Madison Highway, Troy, VA 22974

File



COMMONWEALTH OF VIRGINIA
 COUNTY OF FLUVANNA
 Site Development Application

Received
 JUL 01 2013

Fluvanna County

Owner of Record: Serenity Partners LLC **Applicant of Record:** Land J Home Builders
 E911 Address: Troy, VA E911 Address: 21708 James Madison Hwy
 Phone: ☎ Fax: _____ Phone: 591-1100 Fax: Troy, VA 22974
 Email: _____ Email: ijackson2272@gmail.com

Representative: Steady Land Surveys **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: P.O. Box 154 Palmyra, VA
 Phone: 589-8395 Fax: 589-6327 ²²⁹⁶³
 Email: tim@steadylandsurveys.com Is property in Agricultural Forestal District? No Yes
 If Yes, what district: _____

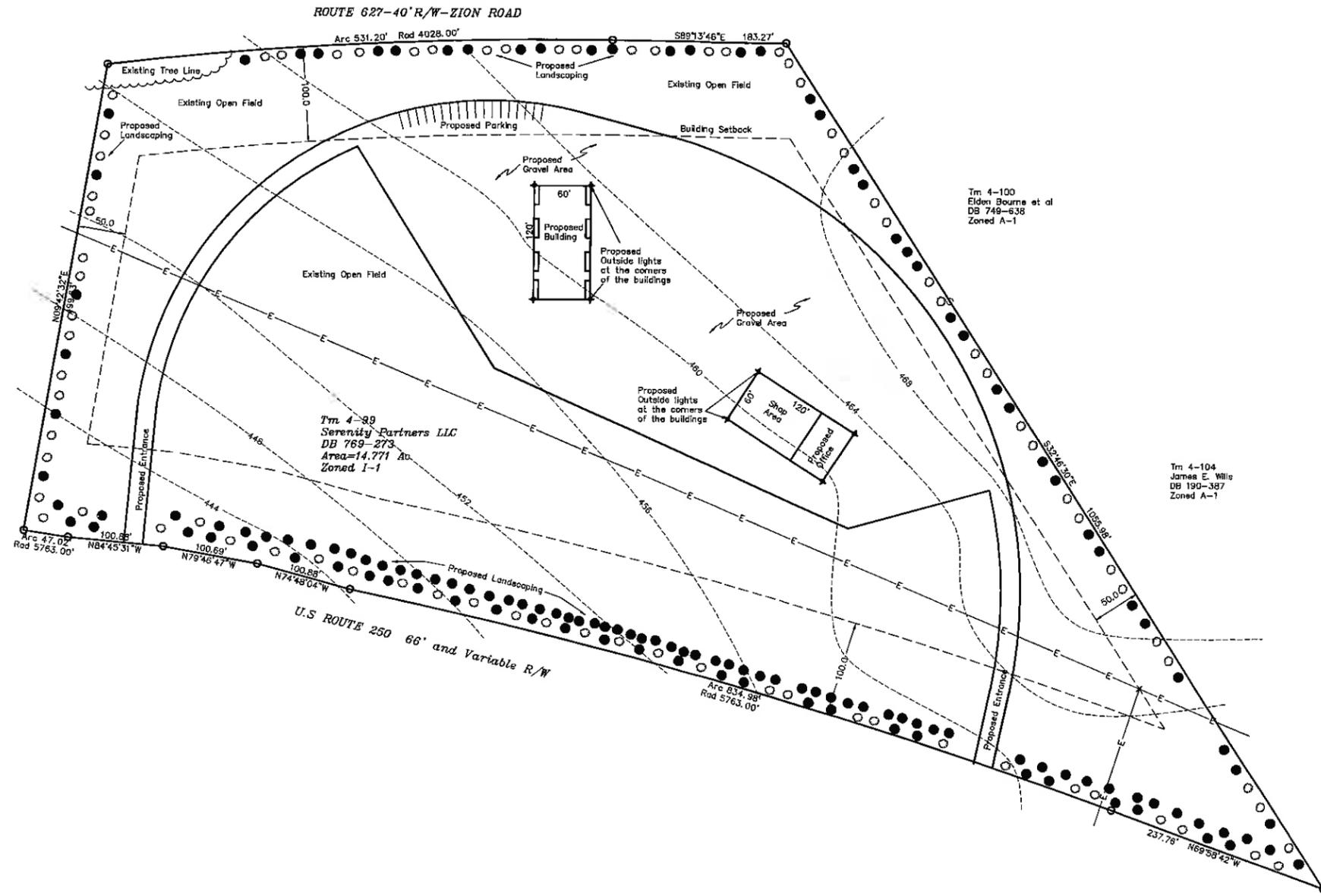
Tax Map and Parcel(s): Fm 4-99 4(A)99 **Deed Book Reference:** 769-273
Acreage: 14.771 **Zoning:** I-1 **Deed Restrictions?** No Yes (Attach copy)

Location: Between RT 250 and RT. 627
Description of Property: 14.77 acres on North Side of 250
Proposed Structure: Metal/Steel bldg
Dimensions of Building: (2) 60x120 bldgs. 7,200 sq each with 2,200 sq office 1 bath **Lighting Standards on Site:** No Yes
of Employees: 3 **# of Parking Spaces:** 14 +/- 2 employees
Noise Limitations: _____

I declare that the statements made and information given on this application are true, full and correct to the best of my knowledge and belief. I agree to conform fully to all terms of any certificate or permit which may be issued on account of this application.

TRACY E. NORMAN Tracy E. Norman
 Applicant Name (Please Print) Applicant Signature and Date

OFFICE USE ONLY		
Date Received: <u>7/1/13</u>	Fee Paid: <u>\$1,100.00</u>	Application #: <u>SDP 13:009 ZMP 08:004</u> <u>See</u>
Election District: <u>Columbia</u>	Planning Area: <u>Zion Crossroads</u>	Number of Lots: <u>1</u>
Total Fees Due at Time of Submittal		
Sketch Plan: \$150.00	Minor Plan: \$550.00	<input checked="" type="checkbox"/> Major Plan: \$1,100.00
Additional Fees Due at Time of Review		
Health Department Subdivision Review:	\$250.00 + \$25.00 per lot	Existing System Review \$50.00
Street Sign Installation:	\$200.00 Per Intersection	
Amendment of Plan	\$150.00	
Outdoor Lighting Plan Review*	\$ 50.00	
Landscape Plan Review*	\$ 50.00	
Tree Protection Plan Review*	\$ 50.00	
* If not part of a Site Plan Review		

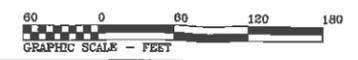


Tm 4-98
Alvin Hicks
DB 141-839
Zoned A-1

Tm 4-99
Serenity Partners LLC
DB 769-273
Area=14,771 A.
Zoned I-1

Tm 4-100
Elden Bourne et al
DB 749-538
Zoned A-1

Tm 4-104
James E. Willis
DB 190-387
Zoned A-1



STANLEY LAND SURVEYS, PLC
LAND SURVEYING-LAND PLANNING
PALMYRA OFFICE CENTER
POST OFFICE BOX 184
PALMYRA, VA 22969-0184 FAX: (434) 689-6327



Revisions:

NO.	DESCRIPTION	DATE

Project Title:
**SITE PLAN SKETCH
FOR SERENITY PARTNERS, LLC
PALMYRA DISTRICT, FLUVANNA COUNTY**

Project Title:
SITE PLAN SKETCH

File Name: 040008.dwg	Project No.: 0000
Drawn By: JS	Checked By: FTS
Date: 6-30-13	

Sheet No:
1 OF 1

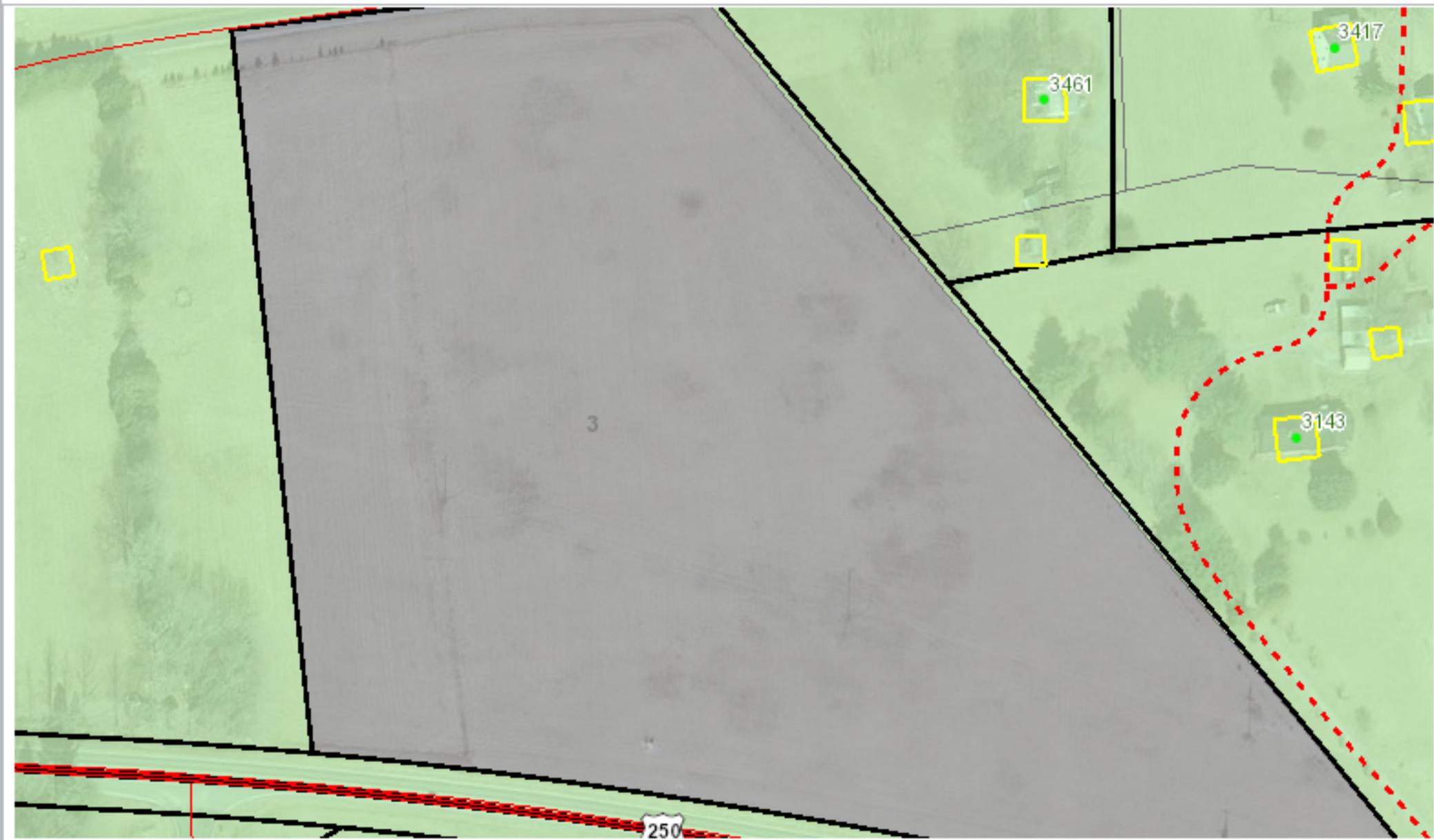


Scale: 1:2256.994353

Date: 08/21/2013

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).



Scale: 1:2256.994353

Date: 08/21/2013

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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

September 19, 2008

Tracey Cosner
4796 Three Chopt Road
Troy, VA 22974

REF: ZMP 08:04

Dear Ms. Cosner:

Please accept this letter as notification of the action taken on September 17, 2008 by the Board of Supervisors with regard to the request referenced above. Your request to amend the Fluvanna County Zoning Map with respect to approximately 14.771 acres of Tax Map 4, Section A, Parcels 99, to rezone the same from A-1, Agricultural, General to I-1, Industrial, Limited, was **approved** with the following eight (8) proffers:

1. The following uses permitted by-right in the I-1 zoning district have been proffered out:
 - a. Monumental Stone Works;
 - b. Feed Mill;
 - c. Refabrication and overhaul of pipes and fittings; wholesale merchandising of commercial piping and fittings; and attendant storage related hereto.
 - d. Storing, blending and packaging of ingredients for lawn and garden productions for agricultural purposes and certain industrial uses.
2. All landscaping along the Route 250 corridor shall meet the requirements of VDOT and Fluvanna County;
3. We hereby withdraw any and all plans to access this property from Zion Road (Rt. 627) as previously shown on the preliminary site plan;
4. We further propose to establish a landscaping buffer along the entire frontage of the property on Zion Road (Rt. 627) as well as along the eastern boundary adjacent to the Bourne and Wills properties;
5. We propose that all building facades fronting onto Richmond highway (Rt. 250) and Zion Road (Rt. 627) will incorporate finishing materials such as brick, stucco, split-faced block, etc.;
6. We propose to follow "dark sky" exterior lighting as provided in Fluvanna county site plan requirements.
7. We propose to follow Sec. 19-7-7, Article 7 of the Subdivision Design Standards which states: The proposed development shall be designed to minimize the impact of noise, glare and pollution on adjoining property and protect the surrounding lands from the same.
8. In addition, we offer to proffer out of the list of permitted uses under I-1 by Special Use Permit the following uses:

- a. Wood yard with chipper
- b. Solid waste material recovery facility

If I can be of any further assistance, please feel free to contact me.

Sincerely,

Darren Coffey
Planning Director

CC: Serenity Partners, 151 Starlite Park, Troy, VA 22974
William Anderson, 3 Ponderosa Lane, Palmyra, VA 22974
File



21708 JAMES MADISON HWY, TROY, VA 22974
 PHONE (434)591-1100 FAX (434)591-1133

Attention: Steve Tugwell

Senior Planner, Dept. of Planning & Community Development, County of Fluvanna

Re: SUP 13:09 Two (2) 7,200 square foot metal buildings major site plan Tax Map: 4, Section A, Parcel 99

Dear Steve,

This is a request for a variation to the sidewalk requirements in Section 22-9-10 of the Fluvanna County Ordinance.

Constructing a sidewalk along Route 250, opposite the woman's prison, would not serve the greater public's health, safety, and welfare for the following reasons:

- 1.) The sidewalk would end on the side of Route 250 with nowhere for pedestrians to exit.
- 2.) The speed and volume of traffic on Route 250 would be hazardous for pedestrians.

Please feel to contact me for additional information.

Regards,

A handwritten signature in black ink, appearing to read "Ian Jackson", is written over a printed name.

Ian Jackson



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

July 19, 2013

I & J Home Builders, LLC
21708 James Madison Highway
Troy, VA 22974

Delivered via mail

Re: SUP 13:09 Two (2) 7,200 square foot metal buildings major site plan
Tax Map: 4, Section A, Parcel 99

Dear Applicant:

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

1. The Health Department commented that the buildings must have a private water and sewage system, and that it is their understanding that a soils report and proposal will be completed and will be reviewed by the Health Dept. when submitted by the applicant;
2. The Fire Chief asked what the proposed two buildings will be used for, and if any hazardous materials will be stored inside the buildings;
3. Central Virginia Electric Cooperative stated their concerns were that no buildings, wells, or drain-fields are to be constructed within 20 feet of either side of the overhead distribution lines that run through the property;
4. The E & S inspector commented that an approved erosion and sedimentation control and stormwater plan and land disturbing permit will be required prior to any land disturbing activity on site;
5. VDOT commented that there will not be two entrances at the proposed location, that this is a primary roadway which requires under the new access management standards possible spacing requirements, may generate a turn lane/taper, widening of the pavement, etc., also a site plan is needed and line of sight issues may arise due to the proposed landscaping plan. Additionally, a 150 foot turn lane will be required, due to the traffic on Route 250 generated by the site and the square footage of the two proposed buildings;

Planning Staff asked what the proposed uses for the buildings will be, and the uses will have a bearing on the number of required parking spaces, and that if five (5) or more parking spaces is required, then site full-cutoff site lighting will also be required, the

storage of vehicles related to the business,
+ repair

building setback from Route 250 is 200 feet and not 100 feet as the sketch plan shows, any lights installed on the buildings are required to be full-cutoff lighting and a photometric plan will be required, landscaping will be required per the approved proffers; the site will have to be developed in accordance with the approved proffers; Per Sec. 22-9-10, sidewalks that comply with the most recent VDOT specifications shall be required on both sides of all roadways, public and private, **(a variation to the sidewalk requirements may be granted by the Planning Commission for projects where);**

- a) VDOT prohibits the construction of sidewalks;
- b) The physical conditions on the lot or adjoining lots, including but not limited to, existing structure and parking areas, existing utility easements, environmental features, or the size and shape of the lot, make it impossible or unfeasible to provide the required sidewalks;
- c) The application of the before mentioned requirements would not further the goals of the Comprehensive Plan or otherwise serve the greater public's health, safety, and welfare.

If a variation from the Planning Commission is desired, then a written request addressed to the Planning Commission identifying one or more of the reasons above should be submitted to the Planning Department along with the sketch plan revision to be forwarded with the staff report

Please provide a minimum of 3 11"x 17" copies of the revised sketch plans and email a PDF version of the plan to stugwell@fluvannacounty.org, along with any other materials or documentation that is to be included in the Planning Commission packet by **Friday, July 26, 2013**. Submitting revisions by this deadline will place your request on the **August 28, 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: File



21708 JAMES MADISON HWY, TROY, VA 22974
PHONE (434) 591-1100 FAX (434) 591-1133

Attention: Steve Tugwell

Senior Planner, Dept. of Planning & Community Development, County of Fluvanna

Re: SUP 13:09 Two (2) 7,200 square foot metal buildings major site plan Tax Map: 4, Section A, Parcel 99

Dear Steve,

In response to your comments in your letter dated the 19th of July, 2013, we wish to clarify the following:

- 1.) We have requested an AOSE to test the soils and lay out a drain field and to submit his findings to the health department for a permit. To date the soils have been favorable and the report will be submitted shortly.
- 2.) The proposed two buildings will be used for parking and maintenance of the owner's vehicles. Also there will be no hazardous materials stored inside the buildings.
- 3.) As noted.
- 4.) We have instructed our engineer to design an erosion, sedimentation control, and land disturbance plan.
- 5.) As noted, according to VDOT, there will only be one entrance on the property and our engineer is designing the entrance and liaising with VDOT on the exact location. The erosion, sediment, and land disturbance plan along with the entrance plan will be submitted to the county as soon as we have it.
- 6.) In regard to parking spaces; the only people that would require parking spaces would be the owner, a driver, and the secretary. There vehicles will be parked indoors. Full-cutoff site lighting will not be required.
- 7.) A 100 foot setback is the correct setback.
- 8.) We find no necessity to have a side walk and we don't think VDOT would approve of it.

As soon as we have the above plans we will resubmit them for approval.

Regards,

Ian Jackson

Steven Tugwell

From: Goodale, James E. (VDOT) <James.Goodale@VDOT.virginia.gov>
Sent: Tuesday, July 16, 2013 2:01 PM
To: Steven Tugwell
Cc: Wood, Mark (VDOT)
Subject: TRC comments for the July meeting

SDP 13:08 – Tiger Fuel Company

Although private the addition of two fuel pumps could generate more traffic therefore an entrance analysis study needs to be conducted.

SDP 13:09 – I&J Homebuilders, LLC

There will not be two entrances at the proposed location. This is a primary roadway which requires under the new access management standards possible spacing requirements, may generate a turn lane/taper, widening of the pavement, etc., also a site plan is needed and line of sight issues may arise due to the proposed landscaping plan. After all this is said and done a 150' right turn lane will be required. This is because of the traffic on Route 250 and the traffic generated by the site and the square footage of the two proposed buildings.

James E. Goodale
Permits & Subdivision Specialist Sr.
Culpeper District - Zion Crossroads
P.O. Box 1017
Troy, VA. 22974
Phone 434.589.2358 Fax 434.589.3967

Steven Tugwell

From: Steve Olson <solson@MyCVEC.com>
Sent: Friday, July 12, 2013 10:34 AM
To: Steven Tugwell; Goodale, James E. (VDOT); Mike Brent
Subject: RE: TRC comments

Steve,

Tiger Fuel. CVEC has no comments or concerns.

Site plan on 250 across from the Prison. CVEC's concerns and comments were that no buildings, wells, or drain-fields are to be constructed within 20' of either side of the overhead distribution lines that run through the property.

Steven C. Olson
Field Engineering Supervisor
P. O. Box 247
Lovingston, VA 22949
800.367.2832, Ext. 1450
Direct: 434.263.2631
www.mycvec.com



Central Virginia Electric Cooperative
HONEST · FAIR · RESPONSIBLE

From: Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]
Sent: Friday, July 12, 2013 8:53 AM
To: Goodale, James E. (VDOT); Mike Brent; Steve Olson
Subject: TRC comments
Importance: High

Hi all,

Could you please write your TRC comments from yesterday's meeting and email them to me? The 2 items were the site plan on 250 across from the women's prison, and the Tiger Fuels site plan at Turkeysag and 53.

Thanks!
Steve

Steve Tugwell
Senior Planner
Dept. of Planning & Community Development
Fluvanna County, VA
434-591-1910
stugwell@co.fluvanna.va.us

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Steven Tugwell

From: Miller, Charles (VDH) <Charles.Miller@vdh.virginia.gov>
Sent: Thursday, July 11, 2013 10:25 AM
To: Steven Tugwell
Subject: TRC Meeting

Steve,

To confirm our conversation of yesterday regarding the items on the TRC schedule:

1 – The Tiger Fuel business will be on the LM sewage facility, I'm sure.

2 – I&J Homebuilders proposal for the two buildings at Rts. 250 & 627 must have a private water & sewage system. I spoke with Mr. Jackson about this yesterday. He informed me that he would have a soil study and proposal done next week. When he submits that, I will review and forward

Comments to you.

Thanks,
Charles

Steven Tugwell

From: Mike-Kathy Brent <mkbrent7@gmail.com>
Sent: Thursday, July 04, 2013 4:32 PM
To: Steven Tugwell
Subject: Re: July 11, 2013 TRC agenda

Steve

I will be out of town next Thursday but I have no comments on the two items. I do have a question on the I & J request and that's what the two buildings will be used for and if any Haz. Mat. materials will be stored inside?

Thanks
Mike

On Wed, Jul 3, 2013 at 3:17 PM, Steven Tugwell <stugwell@fluvannacounty.org> wrote:

Dear TRC members:

Attached is the agenda for our July 11, 2013 TRC meeting. The meeting is scheduled for 2pm in the Morris Room of the County Administration Building.

Please let me know if you have any questions or comments, and I look forward to seeing you at the meeting!

Thanks,

Steve

Steve Tugwell

Senior Planner

Dept. of Planning & Community Development

Steven Tugwell

From: Wright, Chuck (DOF) <chuck.wright@dof.virginia.gov>
Sent: Monday, July 08, 2013 9:55 AM
To: Steven Tugwell
Subject: RE: July 11, 2013 TRC agenda

Steve

I will have no comments on either of these. Thanks.

Chuck Wright
Forester
Jefferson Work Area
2010 Sandy Hook Road
Goochland, VA 23063
Office: 804-556-4145
Cell: 804-912-0248
Email: chuck.wright@dof.virginia.gov
Web: www.dof.virginia.gov

From: Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]
Sent: Wednesday, July 03, 2013 3:17 PM
To: Allyson Finchum; Alyson Sappington; Andrea Gaines; Andy Wills; Barry Bibb; Miller, Charles (VDH); Wright, Chuck (DOF); Donald Gaines; Shaunesey, Donna; Ed Zimmer; fuac@embarqmail.com; Rice, Gary (VDH); Goodale, James E. (VDOT); Heather Poole; Jay Lindsey; Joe Chesser; Mike Brent; Patricia Eager; Robert Popowicz; Roger Black; Sam Babbitt; solson@forcvec.com; Wayne Stephens
Cc: ianjackson7@embarqmail.com; Tim Stanley; Gordon Sutton (suttong@tigerfuel.com); tmiller@meridianwbe.com
Subject: July 11, 2013 TRC agenda

Dear TRC members:

Attached is the agenda for our July 11, 2013 TRC meeting. The meeting is scheduled for 2pm in the Morris Room of the County Administration Building.

Please let me know if you have any questions or comments, and I look forward to seeing you at the meeting!

Thanks,
Steve

Steve Tugwell
Senior Planner
Dept. of Planning & Community Development
Fluvanna County, VA
434-591-1910
stugwell@co.fluvanna.va.us

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Steven Tugwell

From: Roger Black
Sent: Friday, July 19, 2013 8:57 AM
To: Steven Tugwell
Subject: RE: 7 11 2013 TRC comments?

Steve,

SDP 13:08 Tiger Fuel

If more than 10,000 square feet would be disturbed during the execution of this plan, an approved E & S Control/Stormwater Plan and Land Disturbing Permit will be required prior to any land disturbing activity on site.

SDP 13:09 I & J

An approved E & S Control/Stormwater Plan and Land Disturbing Permit will be required prior to any land disturbing activity on site.

Thanks,
Roger

From: Steven Tugwell
Sent: Thursday, July 18, 2013 12:06 PM
To: Roger Black
Subject: 7 11 2013 TRC comments?

Roger,

I'm writing my TRC comment letter. Do you have any comments for either one of these applications?

Thanks!
Steve

Steve Tugwell
Senior Planner
Dept. of Planning & Community Development
Fluvanna County, VA
434-591-1910
stugwell@co.fluvanna.va.us

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