



FLUVANNA COUNTY PLANNING COMMISSION

REGULAR MEETING AGENDA

Circuit Courtroom, Fluvanna Courts Building

July 22, 2015, at 7:00 pm

TAB AGENDA ITEMS

1 - CALL TO ORDER, PLEDGE OF ALLEGIANCE

2 - DIRECTOR'S REPORT

3 - PUBLIC COMMENTS #1 (3 minutes each)

4 - APPROVAL OF MINUTES

Minutes of June 24th, 2015

5 - PUBLIC HEARINGS

SUP 15:04 – George W. Dansey – A request for a Special Use Permit (SUP) to operate a small restaurant with respect to 1.95 acres of Tax Map 36, Section 1, Parcel 1. The property is zoned R-1, Residential, Limited, and is located on the north side of West River Road (Route 6), approximately .30 miles west of its intersection with The Cross Road (Route 773). The property is located in the Cunningham Election District and is within the Rural Residential Planning Area.

ZMP 15:04 – George W. Dansey - An ordinance to amend the Fluvanna County Zoning Map with respect to 1.95 acres of Tax Map 36, Section 1, Parcel 1 to rezone the same from R-1, Residential, Limited, to A-1 Agricultural, General. The affected property is located on the north side of West River Road (Route 6), approximately .30 miles west of its intersection with The Cross Road (Route 773). The property is located in the Cunningham Election District and is within the Rural Residential Planning Area.

6 - PRESENTATIONS

Planner Jay Lindsey -Preliminary Columbia zoning discussion: A discussion for zoning options in the Columbia area

7 - SITE DEVELOPMENT PLANS

SDP 15:10 – White Oak Stone Company - A site development plan request to construct a 50'x30' and a 50'x50' buildings with respect to 4.337 acres of Tax Map 5, Section A, Parcel 59. The property is zoned A-1, Agricultural, General (pending rezoning to I-1), and is located on the eastern side of State Route 15 (James Madison Highway) approximately 1000 feet southwest of its intersection with State Route 250 (Richmond Road). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.

8 - SUBDIVISIONS

-None

9 - UNFINISHED BUSINESS

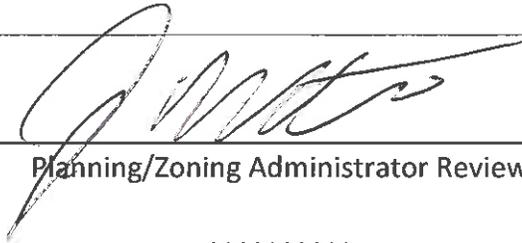
-None

10 - NEW BUSINESS

None

11 - PUBLIC COMMENTS #2 (3 minutes each)

12 - ADJOURN



Planning/Zoning Administrator Review

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.



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: Jason Stewart, AICP
Date: July 6, 2015
Re: Planning Director's Report

1. Board of Supervisors Actions:

July 1, 2015:

Discussion of VDOT Roads in Subdivisions.

July 15, 2015:

Approved 4-0 - ZMP 15:03 – White Oak Stone Company - An ordinance to amend the Fluvanna County Zoning Map with respect to 4.337 acres of Tax Map 5, Section A, Parcel 59 to rezone the same from A-1, Agricultural, General to I-1, Industrial, Limited. The affected property is located on the eastern side of State Route 15 (James Madison Highway) approximately 1000 feet southwest of its intersection with State Route 250 (Richmond Road). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.

2. Board of Zoning Appeals Actions:

No July meeting.

3. Technical Review Committee:

July 9, 2015:

SDP 15:15 – Virginia Electric & Power Co. - A site development plan request to facilitate a impoundment closure with respect to a portion of 284.045 acres of Tax Map 59, Section 6, Parcels 1, 1A, 2, 2A, 3, 4, 59-A-24, 62-A-1, 59-7-1A (in part), 59-7-1B (two parts), 59-7-1, 59-7-26, 62-A-4 (in part), 62-A-3, 62-A-2, 62-A-4 (in part). The property is zoned A-1, Agricultural, General, and I-1, Industrial, Limited, and is located in the Columbia Election District on the south side of State Route 250 (Richmond Road) approximately .60 miles northwest of its intersection with State Route 15 (James Madison Highway). The property is located in the Fork Union Election District and is within the Rural Residential Planning Area.

SUP 15:05 – Jeff Jennings Landscape Material Supply Business – A request for a special use permit to operate a landscaping materials supply business with respect to 1.66

acres of Tax Map 4, Section A, Parcel 53C. The property is currently zoned A-1 (Agricultural, General) and is located on the eastern side of State Route 600 (Paynes Mill Road) approximately 1,200 feet south of its intersection with Carter Lane. The property is located within the Palmyra Election District and is within the Rural Residential Planning Area.



FLUVANNA COUNTY BUILDING INSPECTIONS
MONTHLY BUILDING INSPECTION REPORT
JUNE 2015

USE	Jun-14	VALUE	YTD 14	VALUE	Jun-15	VALUE	YTD 15	VALUE	Jun/Diff	VALUE	YTD	
											PERMITS	VALUE
New Homes	16	2,796,000	43	8,039,186	12	3,332,029	52	11,402,265	-4	536,029	9	3,363,079
Duplex	0	0	0	0	0	-	0	-	0	-	0	-
Single Family (Attached)	0	0	6	750,000	0	-	2	423,000	0	-	-4	(327,000)
Adds&Alterations	28	259,659	139	1,509,716	30	314,328	168	3,598,420	2	54,669	29	2,088,704
Garages & Carports	0	0	4	358,500	0	-	9	147,500	0	-	5	(211,000)
Accessory Buildings	1	25,000	5	86,800	0	-	5	315,339	-1	(25,000)	0	228,539
Single Wide MH	0	0	2	48,000	1	5,000	2	56,488	1	5,000	0	8,488
Swimming Pools	2	38,674	2	38,674	0	-	1	36,500	-2	(38,674)	-1	(2,174)
Recreational Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Business Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Industrial Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Other Buildings	0	0	1	1,538,885	1	629,000	3	729,000	1	629,000	2	(809,885)
TOTALS	47	3,119,333	202	12,369,761	44	4,280,357	242	16,708,512	-3	1,161,024	40	4,338,751

FEES	Jun-14	PREV TOT	YTD 14	Jun-15	PREV TOT	YTD 15	DIFFERENCE	DIFFERENCE YTD
Building Permits	\$ 18,950.01	45,264.88	64,214.89	\$ 16,628.29	\$ 58,338.74	\$ 74,967.03	(2,321.72)	10,752.14
Land Disturb Permits	\$ 8,500.00	9,360.00	17,860.00	\$ 1,850.00	\$ 9,250.00	\$ 11,100.00	(6,650.00)	(6,760.00)
Zoning Permits/Proffers	\$ 2,400.00	18,350.00	20,750.00	\$ 1,850.00	\$ 7,950.00	\$ 9,800.00	(550.00)	(10,950.00)
TOTALS	\$ 29,850.01	72,974.88	102,824.89	\$ 20,328.29	\$ 75,538.74	\$ 95,867.03	\$ (9,521.72)	(6,957.86)

INSPECTIONS	Jun-14	PREVIOUS	YTD 14	Jun-15	PREVIOUS	YTD 15		
	168	680	848	232	766	998	64	150

Darius S. Lester
Building Official

() represents a negative

Monthly Approval Report June 2015

<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>						
<i>Text75:</i>		SDP 15-005	Climate control, single story building	5	(7) 9B	10.25	
<i>Text75:</i>		SUB 15-015	Grassed and wooded residential/ agricultural la	19	(13) 4,5,6,24 & 25	26.711	
<i>Text75:</i>		SUP 15-003		22	(4) A	2.43	
<i>Text75:</i>		ZUP 15-005	cell tower modifications	11	(A) 20	0	
	<i>Withdrawn</i>						
<i>Text75:</i>		SDP 15-009	Vacant	5	(24) 2	1.734	
Cunningham							
	<i>Approved</i>						
<i>Text75:</i>		ZUP 15-007	CELL TOWER modifications	17	(A) 57D	0	
Fork Union							
	<i>Approved</i>						

Thursday, July 16, 2015

Page 1 of 2

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

<i>District</i>	<i>Action</i>	<i>ID#</i>	<i>Description</i>	<i>Tax Map</i>	<i>Parcels</i>	<i>Total Acreage</i>	<i>Number of Lots</i>
<i>Text75:</i>		SUB 15-013	Boundary Adjusment Application	52	(A) 124,124A		
<i>Text75:</i>		SUP 15-002	special use permit request for an Auction Hous	59	(A) 8	5	
Palmyra	<i>Deferred</i>						
<i>Text75:</i>		ZMP 15-002		8	(A) A14A	21.5	

AFD - Agricultural Forestal District
BZA - Board of Zoning Appeals (Variance)
CPA - Comprehensive Plan Amendment
SUB - Subdivisions
ZMP - Zoning Map Proposal (Rezoning)

BSP - Boundary Survey Plat
CCE - Code Compliance Enforcement
SDP - Site Development Plan
SUP - Special Use Permits
ZTA - Zoning Text Amendment

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

Transmittal Report June 2015

<i>Line Number</i>	<i>Code</i>	<i>Name</i>	<i>ID#</i>	<i>Amount Received</i>
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Subdivision & Plat Review

BSP15007	\$50.00
BSP15008	\$50.00
ZUP15008	\$4,000.00
Sum:	\$4,100.00

10000013-318316

REZON *Rezoning*

ZMP15004	\$1,097.50
Sum:	\$1,097.50

10000013-318319

SIGNPT *Sign Permit*

ZMP15004	\$90.00
MSC15004	\$0.00
MSC15003	\$155.00
SUP15005	\$90.00
Sum:	\$335.00

10000013-318337

SITEPL *Site Plan Review*

SDP15010	\$1,100.00
SDP15009	\$1,100.00
SDP15011	\$550.00
Sum:	\$2,750.00

10000013-318341

Subdivision & Plat Review

SUB15015	\$100.00
SUB15016	\$100.00
Sum:	\$200.00

10000013-318342

<i>Line Number</i>	<i>Code</i>	<i>Name</i>	<i>ID#</i>	<i>Amount Received</i>
	<i>SPUSEP</i>	<i>Special Use Permits</i>		
			SUP15004	\$800.00
			SUP15005	\$800.00
			<i>Sum:</i>	\$1,600.00
			<i>Total:</i>	\$10,082.50

FLUVANNA COUNTY PLANNING COMMISSION REGULAR MEETING MINUTES

Circuit Court Room--Fluvanna County Courts

June 24th, 2015

7:00 p.m.

MEMBERS PRESENT: Barry Bibb, Chairman
Ed Zimmer, Vice-Chairman
Lewis Johnson
Patricia Eager
Donald Gaines
Tony O'Brien Board of Supervisors Rep (7:03 P.M.)

ALSO PRESENT: Jason Stewart, Planning and Zoning Administrator
Steven Tugwell, Senior Planner
Jay Lindsey, Planner
Deidre Creasy, Senior Program Support Assistant
Frederick Payne, Fluvanna County Attorney

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Barry Bibb, Chairman called the meeting to order at 7:00p.m., after which the Pledge of Allegiance was recited.

Deferment

Chairman Bibb changed the order and allowed applicants to speak in reference to deferring **ZMP 15:02-Steven L. Peters**

ZMP 15:02 – Steven L. Peters - *An ordinance to amend the Fluvanna County Zoning Map with respect to 21.5 acres of Tax Map 8, Section A, Parcel A14A to rezone the same from A-1, Agricultural, General to B-1, Business, General. The affected property is located on the northwest corner of the intersection of Thomas Jefferson Parkway (Route 53), and Lake Monticello Road. The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.*

Senior Planner Steve Tugwell addressed the Board and explained this evening the applicant notified him that they would like to request deferral of the rezoning to allow more time for correspondence with VDOT. He also advised at the time of his notification an email was sent out to the Board. Next, the applicant came forward to offer an explanation.

Applicant Shimp: Explained that he is working with VDOT to get questions and concerns addressed. For that reason he is asking for an indefinite deferral until he can get all the Planning Commission's concerns addressed with VDOT

MOTION:

Mr. Gaines moved to accept the deferment of ZMP 15:02 – Steven L. Peters until a later date, Mr. Zimmer seconded. The motion carried **with a vote of 5-0-0. AYES: Bibb, Zimmer, Eager, Johnson & Gaines NAYS: None. ABSTAIN: None**

Chairman Bibb: offered an apology and explanation to the ZMP 15:02 Adjoining Property Owners regarding why the rezoning was being deferred.

PLANNING DIRECTOR'S REPORT (Mr. Stewart)

1. Board of Supervisors Actions:

June 3, 2015:

Approved - SUP 15:03 – Anthony N. Smith – A request for a Special Use Permit (SUP) to operate a commercial amusement with respect to 2.43 acres of Tax Map 22, Section 4, Parcel A, and 6.728 acres of Tax Map 22, Section 4, Parcel C. The property is zoned A-1 (Agricultural, General), and is located on the north side of Route 601 (Venable Road), at its intersection with Route 659 (Kents Store Way). The property is located in the Columbia Election District and is within the Rural Preservation Community Planning Area.

June 17, 2015:

(Approved) SUP 15:02 – Flick Investments Group, LLC – A request for a Special Use Permit (SUP) to operate an auction house with respect to 4.81 acres of a portion of Tax Map 59, Section A, Parcel 8. The property is zoned I-1 (Industrial, Limited), and is located on the west side of Route 15 (James Madison Highway), at its intersection with Route 695 (Creasy Town Road) approximately 0.23 miles south of Route 713 (Bowles Town Lane). The property is located in the Fork Union Election District and is within the Fork Union Community Planning Area.

2. Board of Zoning Appeals Actions:

No June meeting.

3. Technical Review Committee:

June 11, 2015:

SDP 15:09 – JA-ZAN, LLC - A site development plan request to construct a 50'x125' building with respect to 1.734 acres of Tax Map 5, Section 24, Parcel 2. The property is zoned I-1, Industrial, Limited, and is located in the Columbia Election District on the south side of State Route 250 (Richmond Road) approximately .60 miles northwest of its intersection with State Route 15 (James Madison Highway). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.

SDP 15:10 – White Oak Stone Company - A site development plan request to construct a 50'x30' and a 50'x50' buildings with respect to 4.337 acres of Tax Map 5, Section A, Parcel 59. The property is zoned A-1, Agricultural, General (pending rezoning to I-1), and is located on the eastern side of State Route 15 (James Madison Highway) approximately 1000 feet southwest of its intersection with State Route 250 (Richmond Road). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.

SUP 15:04 – George W. Dansey – A request for a Special Use Permit (SUP) to operate a small restaurant with respect to 1.95 acres of Tax Map 36, Section 1, Parcel 1. The property is zoned R-1, Residential, Limited, and is located on the north side of West River Road (Route 6), approximately .30 miles west of its intersection with The Cross Road (Route 773). The property is located in the Cunningham Election District and is within the Rural Residential Planning Area.

ZMP 15:04 – George W. Dansey - An ordinance to amend the Fluvanna County Zoning Map with respect to 1.95 acres of Tax Map 36, Section 1, Parcel 1 to rezone the same from R-1, Residential, Limited, to A-1 Agricultural, General. The affected property is located on the north side of West River Road (Route 6), approximately .30 miles west of its intersection with The Cross Road (Route 773). The property is located in the Cunningham Election District and is within the Rural Residential Planning Area.

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 public comment section.

APPROVAL OF MINUTES

Eager: Advised the setback accepted by the Board of Zoning Appeals in the minutes needed to be edited from 65ft to 50 ft.

MOTION: Zimmer moved to accept the minutes of May 27, 2015 with a change in the Board of Zoning appeals set back 65ft to 50 ft., Johnson seconded. The motion carried a vote of 5-0-0.

AYES: Bibb, Zimmer, Eager, Johnson and Gaines **NAYS:** None. **ABSTAIN:** None

SUBDIVISIONS: None

Public Hearings:

ZMP 15:03 – White Oak Stone Company - An ordinance to amend the Fluvanna County Zoning Map with respect to 4.337 acres of Tax Map 5, Section A, Parcel 59 to rezone the same from A-1, Agricultural, General to I-1, Industrial, Limited. The affected property is located on the eastern side of State Route 15 (James Madison Highway) approximately 1000 feet southwest of its intersection with State Route 250 (Richmond Road). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.

Senior Planner Steve Tugwell conducted a brief presentation and addressed the Board

Chairman Bibb: Allowed the applicant to come forward

Applicant Dave Heffran: Addressed the Board and asked if anyone had questions?

O'Brien: Asked what is the intended use of the property?

Applicant Dave Heffran: Explained it serves as a stone supply company and their materials are stored in the back of the building to make the property look attractive. He then explained that their other construction company is relocating soon to Starlite Park in Fluvanna as well.

Eager: Inquired with the applicant if he met with the engineer on his comments from the technical review committee regarding the Zions Crossroads area.

Applicant Dave Heffran: Advised that he had not met with the engineer

Payne: Expressed legalities surrounding future zoning plans of the Zions Crossroads area.

Public Hearing Comments

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

Lewis A. Kramer: Explained he was an adjacent property owner and understands the County has hired an economic director but he foresees a better company in the area than an industrial park. Also advised it is a shame that trucks are going in and out 7 days a week and the property has a greater future. Lastly he stated, hopefully there is another option that the County can offer to commercial buildings because he wants to keep the area rural.

Chairman Bibb closed the public hearing comment section and opened Planning Commission discussion.

Eager: Inquired how much land is already zoned industrial?

Tugwell: Advised most is zoned agricultural, but it is in a growth area

Stewart: Confirmed that most is zoned agricultural, but it is in a growth area

Eager: Inquired about the zoning on the 250 side

Stewart: Advised Mrs. Eager that property was in Louisa

Eager: Asked if there were any tree buffering requirements?

Tugwell: Offered an explanation of the zoning and the requirements if adjacent properties are zoned Agricultural as well as tree buffering requirements.

Zimmer: Asked how is a separation requirement different from setbacks?

Tugwell : Explained the difference

Zimmer: Understood

O'Brien: Offered an explanation on how the changes in zoning will change how the area will look in the future with pros and cons.

MOTION:

Mr. Gaines moved to recommend approval of ZMP 15:03 – White Oak Stone Company ,Zimmer seconded. The motion carried with a vote of 5-0-0. AYES: Bibb, Zimmer, Eager, Johnson & Gaines NAYS: None. ABSTAIN: None

SITE DEVELOPMENT PLANS:

SDP 15:07 – Green Springs Timber - A site development plan request for a two (2) phase project to construct a 240x100 metal storage building, and a 300x80 metal storage building, and associated gravel road and parking with respect to 15.49 acres of Tax Map 5, Section 11, Parcel L5A. The property is zoned I-1, Industrial, Limited, and is located on the east side of James Madison Highway (Route 15), at the terminus of Cedar Bend Drive, approximately 700 feet southeast of the intersection of Richmond Road (Route 250) and James Madison Highway (Route 15). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.

Senior Planner Steve Tugwell conducted a brief presentation and addressed the Board

Chairman Bibb asked if there were any questions for Senior Planner Tugwell or the applicant with no one wishing to speak he opened the Planning Commission discussion

Zimmer: Advised that this exact plan was seen in February

Bibb: Agreed

MOTION:

Mr. Zimmer moved to approve SDP 15:07- Green Springs Timber. Mrs. Eager seconded. The motion carried with a vote of 5-0-0. AYES: Bibb, Zimmer, Johnson, Eager & Gaines NAYS: None. ABSTAIN: None

SDP 15:08 – Lake Monticello Fire Dept. - A site development plan request to construct a new parking facility with respect to 8.192 acres of Tax Map 18A, Section A4, Parcel 38F and Tax Map 18A, Section 4, Parcel 13B. The property is zoned R-4, Residential, Limited, and is located on the west side of South Boston Road (Route 600), approximately 500 feet southwest of its intersection with Slice Road. The property is located in the Cunningham Election District and is within the Rivanna Community Planning Area.

Senior Planner Steve Tugwell conducted a brief presentation and addressed the Board

Chairman Bibb opened Planning Commission discussion

Bibb: Explained the Board is already aware of what the applicants have planned to do from the rezoning that was brought before the Board.

MOTION:

Mr. Gaines moved to approve SDP 15:08 – Lake Monticello Fire Dept., Mrs. Eager seconded. The motion carried with a vote of 5-0-0. AYES: Bibb, Zimmer, Johnson, Eager & Gaines NAYS: None. ABSTAIN: None

PRESENTATIONS: NONE

UNFINISHED BUSINESS: Discussion of the Comprehensive Plan – Finalization of Document and Timeline for Public Hearings – Jay Lindsey, Planner

Planner Jay Lindsey conducted a brief presentation and addressed the Board in regards to questions they had about the comprehensive Board

Zimmer: Had questions in reference to public feedback so the citizens have a chance to weigh in their thoughts on the comprehensive plan

Lindsey: Explained that public input was already inputted from original meetings and incorporated

Payne: Advised the only requirements are one public hearing for the Planning Commission and one public hearing for the Board of Supervisors, more can be done but not less.

Bibb: Advised he wants paper copies at the next work session

Planner Lindsey: Agreed

Zimmer: Asked could the comprehensive plan discussion be advertised to the County citizens for the work session August 12th, 2015 to give citizens a chance to weigh in

Bibb: Agreed with the suggestion

NEW BUSINESS: None

PUBLIC COMMENTS #2

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

With no one wishing to speak, Chairman Bibb closed the second public comment section.

O'Brien: Advised no objections but wants proffers brought to the Board on Zion Crossroads again, because the Board is anxious to hear it again.

Stewart: Advised that there will be correspondence regarding that matter soon and it is being worked on.

ADJOURN

There being no further business, Chairman Bibb adjourned the Planning Commission meeting of June 24, 2015 at 7:40 p.m.

Minutes recorded by Deidre Creasy, Senior Program Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission

APPROVED



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: ZMP 15:04 & SUP 15:04
Tax Map: Tax Map 36, Section 1, Parcel 1

From: Steve Tugwell
District: Cunningham
Date: July 22, 2015

General Information: This request is to be heard by the Planning Commission on Wednesday, July 22, 2015 at 7:00 pm in the Circuit Courtroom in the Courts Building.

Owner/Applicant: George W. Dansey

Representative: George W. Dansey

Requested Action: To amend the Fluvanna County Zoning Map with respect to approximately 1.95 acres of Tax Map 36, Section 1, Parcel 1, to rezone the same from R-1, Residential, Limited to A-1, Agricultural, General. (Attachment A)

Location: The affected property is located on the north side of West River Road (Route 6), approximately .30 miles west of its intersection with The Cross Road (Route 773). (Attachment B)

Existing Zoning: R-1, Residential, Limited (Attachment C)

Proposed Zoning: A-1, Agricultural, General

Existing Land Use: Dwelling, accessory buildings

Planning Area: Rural Residential Planning Area

Adjacent Land Use: Adjacent properties are zoned A-1 and R-1

Zoning History: An area along Route 6, approximately 300' in width was zoned to R-1 during the 1970's when zoning was adopted in the county. (No written documentation found)

Neighborhood Meeting:

With the exception of planning staff and the applicant, there were no other attendees present at the June 10, 2015 Neighborhood meeting.

Technical Review Committee:

The following comments were generated from the June 11, 2015 Technical Review Committee meeting:

1. VDOT comments are forthcoming;
2. The Health Dept. stated that the owner should contact Jason Fulton at the Thomas Jefferson Health Dept. at 434-972-4311 for restaurant requirements and regulations;
3. Central Virginia Electric Cooperation stated they have no conflicts with the project as proposed;
4. The Fire Chief suggested that bollards be installed around the above-ground propane tank that is located behind the building;
5. Planning staff- a site development plan meeting all ordinance requirements may be required if any new parking is needed, and to check with the Building Inspections Dept. to see what permits are required.
(Attachment D)

Statement of Intent:

The Statement of Intent indicates the purpose of the zoning district and describes the characteristics of uses generally found within the district.

The Statement of Intent for the A-1, Agricultural, General Zoning District is as follows:

“This district covers areas of the county consisting of woodland, farmland, open space, mountains and areas of low density residential development. The primary objectives of this district are to conserve water and other natural resources, reduce soil erosion, protect watersheds and reduce hazards from floods; to preserve the rural character of the county; to promote existing and future farming and forestry operations; and to promote the retention of undisturbed open space. Limited residential development, and limited commercial and industrial uses which are supportive of and directly related to agriculture, forestry or other traditionally rural uses, are to be permitted, but only in a manner consistent with the primary objectives of the district. In particular, the provisions of this district are intended to significantly limit conventional and roadside strip development, especially on major arteries and commuter routes.”

Analysis:

The applicant is requesting to rezone 1.95 acres of a 16.704 acre parcel (Tax Map 36, Section 1, Parcel 1) from R-1, Residential, Limited to A-1, Agricultural, General. The 1.95 acre portion of this parcel requested for rezoning represents an approximate 300-foot wide band along Route 6. While staff could not locate any written documentation, it has been reported from long-time county residents that this area was zoned to R-1 in the 1970's in order to stay in keeping with the large number of residential units along Route 6 at that time. This area remains largely residential today.

There is a small building on this property that according to the Mr. Dansey, has been used for a variety of business-related activities since the 1940's. A general store, a plumbing and heating office, and numerous retail businesses have all existed on this property, but not a restaurant. The applicant is requesting to rezone this parcel back to A-1, and apply (jointly with this rezoning), for a special use permit in order to operate a small restaurant, or specifically a bakery. Small restaurants are allowed by special use permit in the A-1 zoning district, and the zoning ordinance defines a small restaurant as "*an establishment engaged in the preparation of food and beverages containing no more than 2,000 gross square feet and typically characterized by table service to customers.*" The existing building where the bakery would be located contains less than 2,000 gross square feet. (Attachment E)

Special Use Permit for a small restaurant:

When evaluating special use permit applications, staff utilizes two (2) general guidelines as set forth in the zoning ordinance:

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

Small restaurants are allowed by special use permit in the A-1 zoning district. The area is mostly residential in character, and the building where the bakery would operate is much less than 2,000 square feet. The scale of this building is similar to that of an accessory structure allowed by-right in the same zoning district, and has been existing on-site for many years.

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

Surrounding parcels are zoned A-1 and R-1, which permits single-family detached, and single-family attached (duplexes) by-right, but on a much smaller scale and density. Small restaurants are also allowed by special use permit, and may benefit area residents by providing a service that isn't readily accessible without traveling for many miles.

The zoning ordinance allows one (1) accessory dwelling unit per parcel; detached garages, and storage barns. By-right uses that are similar (in operation or size of structures) include single-family detached and attached residences (duplexes) home occupations, equestrian facilities, farm sales, non-commercial greenhouses, and accessory dwellings.

If the Special Use Permit for the small restaurant is approved, staff is recommending the following conditions:

1. This site must meet all Virginia Department of Transportation requirements.
2. A site plan may be required if the building expands or parking needs change in the future.
3. The site must meet the requirements set forth by the Virginia Department of Health.
4. The property shall be maintained in a neat and orderly manner so that the visual appearance from Route 6 is acceptable to County officials.
5. The Board of Supervisors, or its representative, reserves the right to inspect the business for compliance with these conditions at any time.
6. Under Sec. 22-17-4 F (2) of the Fluvanna County Code, the Board of Supervisors has the authority to revoke a Special Use Permit if the property owner has substantially breached the conditions of the Special Use Permit.
7. Hours of operation for the small restaurant shall be Monday through Sunday 7 a.m. to 7 p.m.

Comprehensive Plan:

Land Use:

This property is located in the Rural Residential Planning Area. Rural residential areas are closely linked to the rural cluster community element and generally surround the six identified growth areas, or community planning areas. Rural residential areas are intended to conserve open space by clustering development, or developing on larger lots. Regardless of the type of development, the project should achieve the goal of preserving as much open space, and thus rural character, as possible. The open space should be strategically located to preserve viewsheds from roads and existing developments, and to be used by the residents of the planned community. Open spaces in subdivisions should be available to the community, be available for rural uses such as farming, wildlife, and recreation, and minimize or exclude utilities such as wells and septic fields or reserve areas. Streets are neighborhood streets within developments, or rural roads. Commercial and multifamily developments are limited, neighborhood-oriented, and smaller in scale.

While this is a predominately residential area, the building on this parcel has been used for commercial in some form for a number of years, and the small restaurant/bakery will serve area residents.

Conclusion:

This rezoning request appears to meet the intent of the Comprehensive Plan in that, “*Commercial and multifamily developments are limited, neighborhood-oriented, and smaller in scale.*” The proposed small restaurant is allowed by special permit in the A-1 district, and is small-scale in size.

When reviewing this rezoning request, the Planning Commission should take into consideration how this request accomplishes (or does not accomplish) the goals and intent of the Comprehensive Plan.

Suggested Motion:

I move that the Planning Commission recommend **approval/denial** of the attached ordinance for ZMP 15:04, a request to amend the Fluvanna County Zoning Map with respect to approximately 1.95 acres of Tax Map 36, Section 1, Parcel 1, to amend the same from R-1, Residential, Limited to A-1, Agricultural, General); and

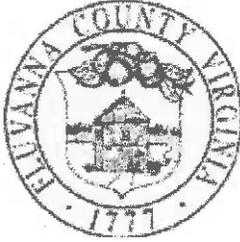
I move that the Planning Commission recommend **approval/denial** of SUP 15:04, a request for a special use permit to allow for a small restaurant with respect to approximately 1.95 acres of Tax Map 36, Section 1, Parcel 1 [if approved] subject to the condition listed in the staff report.

Attachments:

- A – Applications and APO letters
- B – Aerial Vicinity Map
- C – Zoning Map
- D – TRC comment letter and emails
- E – Sketch Plan
- F – Draft Ordinance
- Copy: File

Reset Form

Print Form



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Rezoning

Received
JUN 01 2015

Fluvanna County

Owner of Record: George W. Dansey
E911 Address: 1691 West River Road, Scottsville, VA 24590
Phone: 434-531-4542 Fax: 434-286-2637
Email: georgedansey@yahoo.com

Applicant of Record: George W. Dansey
E911 Address: 1691 West River Road, Scottsville, VA 24590
Phone: 434-531-4542 Fax: 434-286-2637
Email: georgedansey@yahoo.com

Representative:
E911 Address:
Phone: Fax:
Email:

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:

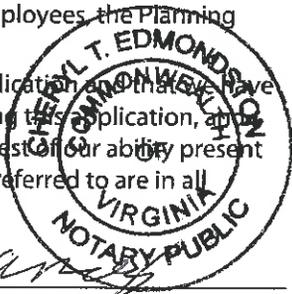
Tax Map and Parcel(s): 36-1-1
Acreage: 1.95 Zoning: R-1
Location of Parcel: Cunningham District

Deed Book Reference:
Deed Restrictions? No Yes (Attach copy)

Requested Zoning: A-1 Proposed use of Property: Small restaurant pending sup approval

Affidavit to Accompany Petition for Rezoning

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees the Planning Commission, and the Board of Supervisors during the normal discharge of their duties in regard to this request. I/We, being duly sworn, depose and say that we are Owner/Contract Owner of the property involved in this application and that we have familiarized ourselves with the rules and regulations of the Zoning Ordinance with respect to preparing and filing this application, and that the foregoing statements and answers herein contained and the information on the attached map to the best of our ability present the argument on behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of our knowledge.



Date: 5-29-15 Signature of Owner/Applicant: George W. Dansey
Subscribed and sworn to before me this 29 day of May, 2015 Register # 307605
My commission expires: July 31, 2018 Notary Public: [Signature]

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

OFFICE USE ONLY			
Date Received: <u>06/01/15</u>	Pre-Application Meeting:	PH Sign Deposit Received: <u>✓ \$215</u>	Application #: <u>ZMP 15:04</u>
\$1,000 plus \$50 for per acre plus mailing costs fee paid <input checked="" type="checkbox"/> Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified			
Proffer or Master Plan Amendment: \$750.00 plus mailing costs			
Election District: <u>Cunningham</u>	Planning Area: <u>Rural Residential</u>		
Public Hearings			
Planning Commission		Board of Supervisors	
Advertisement Dates: <u>9th & 16th July 2015</u>	Advertisement Dates: <u>Aug 6th & 13th 2015</u>		
APO Notification: <u>July 16th</u>	APO Notification: <u>Aug 3rd</u>		
Date of Hearing: <u>July 22nd 2015</u>	Date of Hearing: <u>Aug 11th 2015</u>		
Decision:	Decision:		



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA

Application for Special Use Permit **Received**

JUN 01 2015

Owner of Record: George W. Dansey
E911 Address: 1691 West River Road, Scottsville, VA 24590
Phone: 434-531-4542 Fax: 434-286-2637
Email: georgedansey@yahoo.com

Applicant of Record: George W. Dansey **Fluvanna County**
E911 Address: 1691 West River Road, Scottsville, VA 24590
Phone: 434-531-4542 Fax: _____
Email: georgedansey@yahoo.com

Representative: George W. Dansey
E911 Address: same as above
Phone: same as above Fax: same as above
Email: same as above

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): 36-1-1
Acreage: _____ **Zoning:** _____

Deed Book Reference: _____
Deed Restrictions? No Yes (Attach copy)

Request for a SUP in order to: Crust and Crumb

Proposed use of Property: Bakery

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

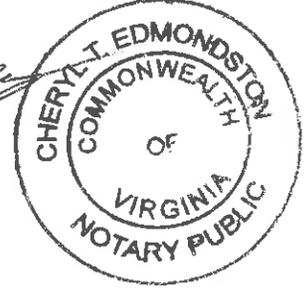
By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the board of Supervisors during the normal discharge of their duties in regard to this request and acknowledges that county employees will make regular inspections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

Date: 5/27/2015 Signature of Owner/Applicant: George W. Dansey

Subscribed and sworn to before me this 27th day of May, 2015
Notary Public: [Signature] Register # 3076005

My commission expires: July 31, 2018

Certification: Date: _____
Zoning Administrator: _____



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

OFFICE USE ONLY			
Date Received: <u>06/01/15</u>	Pre-Application Meeting: _____	PH Sign Deposit Received: <u>✓ # 315 Sec 2.15.04</u>	Application #: <u>SUP 15 : 04</u>
\$800.00 fee plus mailing costs paid: <u>✓ # 314</u>		Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified Mail	
Amendment of Condition: \$400.00 fee plus mailing costs paid: _____			
Telecommunications Tower \$1,500.00 fee plus mailing costs paid: _____		\$5,500 w/Consultant Review paid: _____	
Election District: <u>Cunningham</u>	Planning Area: <u>Rural Residential</u>		
Public Hearings			
Planning Commission		Board of Supervisors	
Advertisement Dates: <u>July 6th & 13th 2015</u>		Advertisement Dates: <u>Aug 6th & 13th 2015</u>	
APO Notification: <u>July 6th</u>		APO Notification: <u>Aug 3rd</u>	
Date of Hearing: <u>July 22nd 2015</u>		Date of Hearing: <u>Aug 19th 2015</u>	
Decision: _____		Decision: _____	

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

Repair to existing building.

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

Rezoned back to A1

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

None. Self owned adjoining property. Has been retail since approximately 1950.

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

Will add a thriving and much needed business to this end of the county.

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

Existing footprint. No additions added.

Planning Dept.

JUN 01 2015

Received



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

Name: George W. Dansey

Address: 1691 West River Road

City: Scottsville

State: VA Zip Code: 24590

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

George W. Dansey
Applicant Signature

6-1-15
Date

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

1 Ph fee
Same property

OFFICE USE ONLY			
Application #: <u>BZA</u>	: <u>CPA</u>	: <u>SUP 15 :04</u>	: <u>ZMP 15 :04</u> ZTA _____
\$90 deposit paid per sign*: <u>✓ #315</u>		Approximate date to be returned: <u>Aug 20th 2015</u>	

Memorandum

DATE: July 6, 2015
RE: Planning Commission APO Letter
TO: Jason Stewart
FROM: Deidre Creasy

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the July 22, 2015 Planning Commission Meeting.



COUNTY OF FLUVANNA

“Responsive & Responsible Government”

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NOTICE OF PUBLIC HEARING

July 6, 2015

«Owner»

«Address»

«City_State» «Zip_Code»

TMP# «TMP»

Re: Public Hearing on ZMP 15:04

Dear «Owner»:

This letter is to notify you that the Fluvanna County Planning Commission will hold a public hearing on the above referenced item on **Wednesday, July 22, 2015 at 7:00 PM** in the Circuit Court Room at the Fluvanna County Courts Building in Palmyra, VA. The request is described as follows:

ZMP 15:04 – George W. Dansey - *An ordinance to amend the Fluvanna County Zoning Map with respect to 1.95 acres of Tax Map 36, Section 1, Parcel 1 to rezone the same from R-1, Residential, Limited, to A-1 Agricultural, General. The affected property is located on the north side of West River Road (Route 6), approximately .30 miles west of its intersection with The Cross Road (Route 773). The property is located in the Cunningham Election District and is within the Rural Residential Planning Area.*

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

Sincerely,

Steven Tugwell
Senior Planner

ZMP 15:04 George W. Dansey

TMP	Name	Address	City, State	MZIP5
36 A 54	Joseph and Lucy Thompson	435 THE CROSS RD	Scottsville, Va	24590
36 19 1	Roger O'Brien & Sharon Watkins	323 THE CROSS RD	Scottsville, Va	24590
36 1 1	George W. Dansey	P.O. Box 130	Scottsville, Va	24590
36 A 93	David and Jennifer Tinnell	198 RIDGECREST LN	Scottsville, Va	24590
36 19 2	Roger & Laurie Jean O'Brien	323 THE CROSS RD	Scottsville, Va	24590
36 A 56	Eva Ownby Lily	299 THE CROSS RD	Scottsville, Va	24590
36 A 64	Beverly Baber	701 Stoney Creek W	Nellysford, Va	22958
36 A 92A	George W. Dansey	P.O. Box 130	Scottsville, Va	24590
36 1 A	Malcolm & Lila Butler	1721 WEST RIVER RD	Scottsville, Va	24590
36 A 65	Malcolm & Lila Butler	1721 WEST RIVER RD	Scottsville, Va	24590
36 5 1	Roger & Sandra Tooley	8601 Rosedale Dr	Oak Ridge, NC	27310
36 5 2	Roger & Sandra Tooley	8601 Rosedale Dr	Oak Ridge, NC	27310

Memorandum

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RE: Planning Commission APO Letter
TO: Jason Stewart
FROM: Deidre Creasy

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NOTICE OF PUBLIC HEARING

July 6, 2015

«Owner»

«Address»

«City_State» «Zip_Code»

TMP# «TMP»

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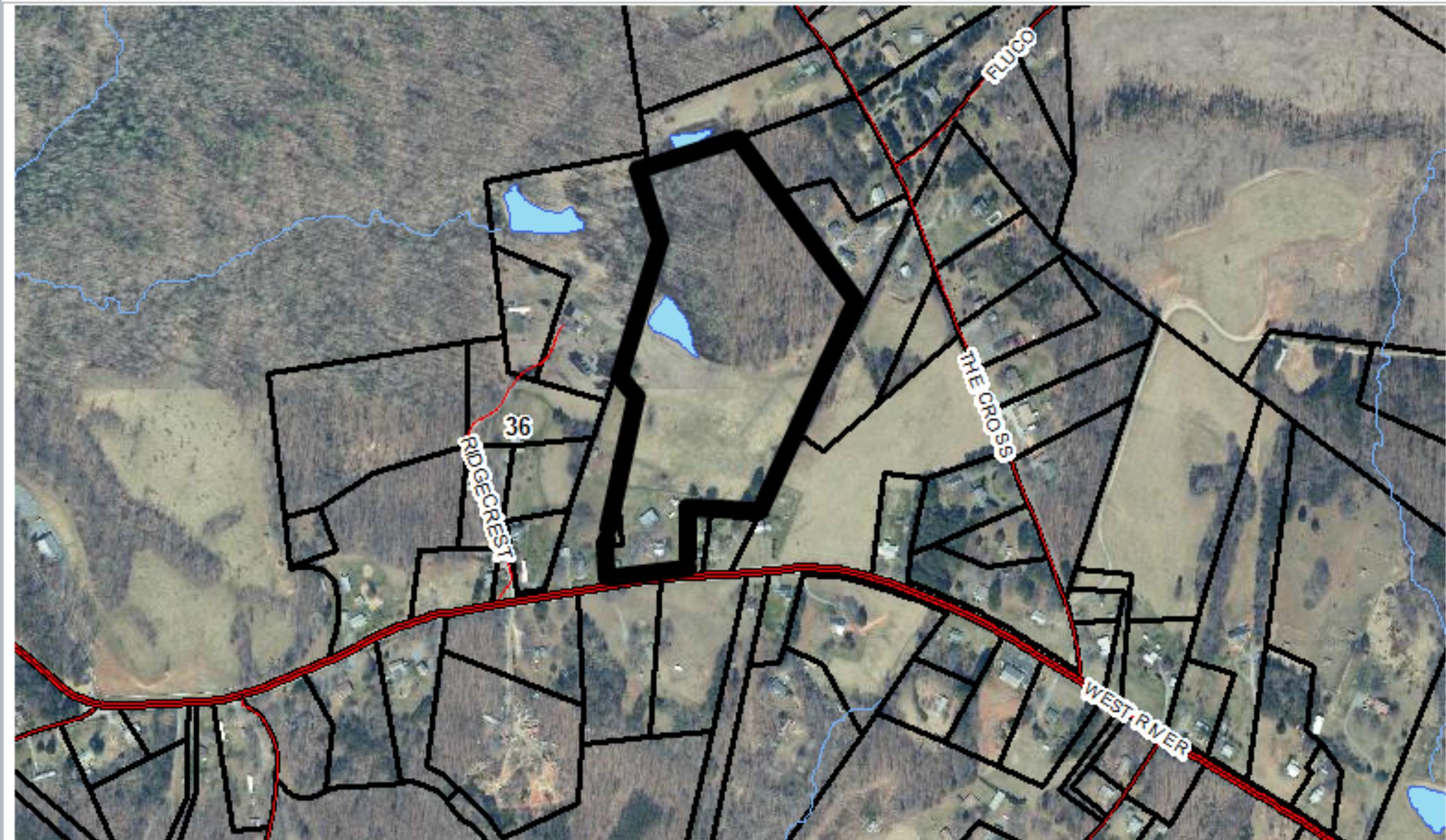
SUP 15:04 – George W. Dansey – *A request for a Special Use Permit (SUP) to operate a small restaurant with respect to 1.95 acres of Tax Map 36, Section 1, Parcel 1. The property is zoned R-1, Residential, Limited, and is located on the north side of West River Road (Route 6), approximately .30 miles west of its intersection with The Cross Road (Route 773). The property is located in the Cunningham Election District and is within the Rural Residential Planning Area.*

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

Sincerely,

Steven Tugwell
Senior Planner

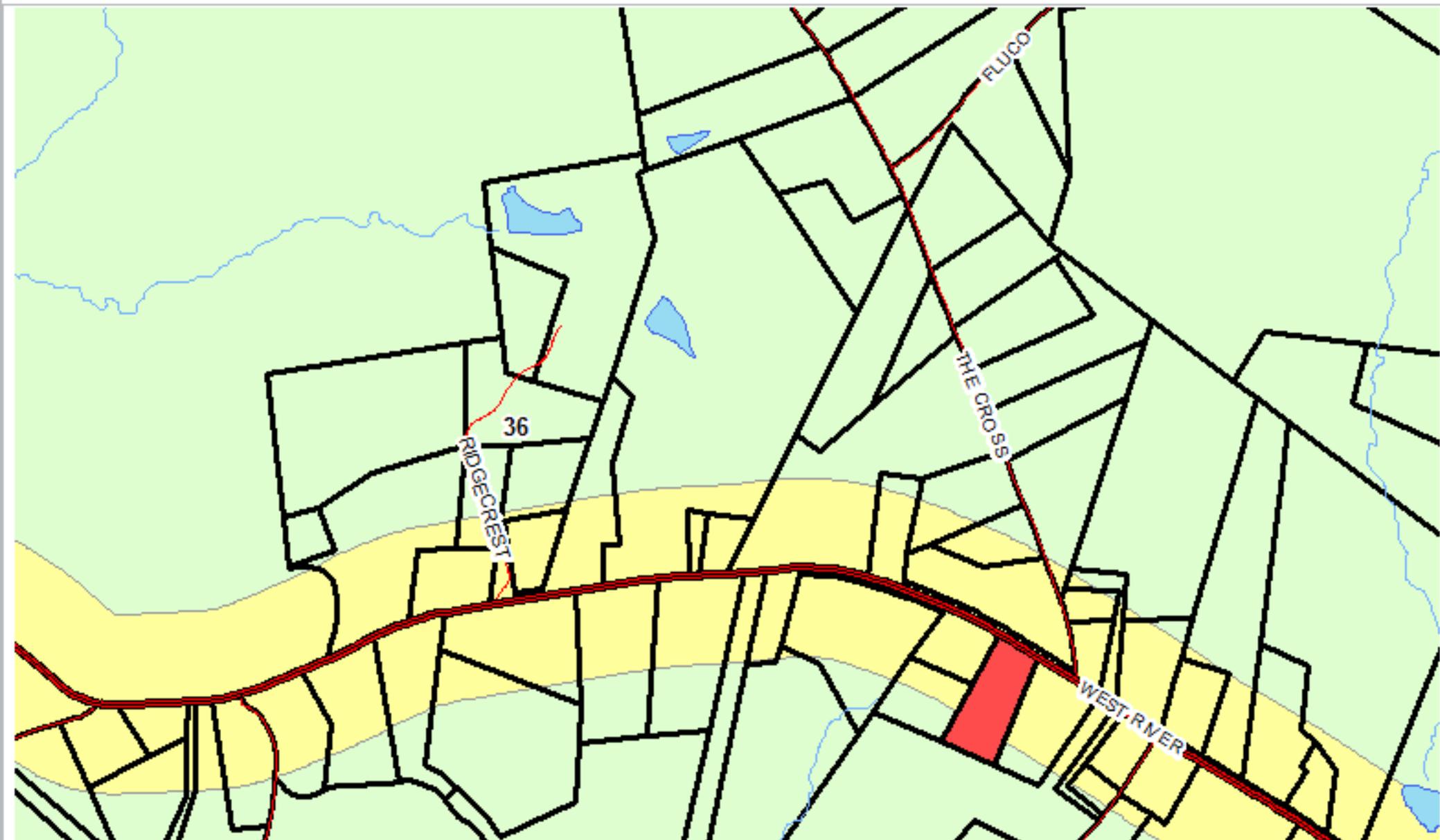
SUP 15:04 George W. Dansey					
TMP		Name	Address	City, State	MZIP5
36	A	54	Joseph and Lucy Thompson	435 THE CROSS RD	Scottsville, Va 24590
36	19	1	Roger O'Brien & Sharon Watkins	323 THE CROSS RD	Scottsville, Va 24590
36	1	1	George W. Dansey	P.O. Box 130	Scottsville, Va 24590
36	A	93	David and Jennifer Tinnell	198 RIDGECREST LN	Scottsville, Va 24590
36	19	2	Roger & Laurie Jean O'Brien	323 THE CROSS RD	Scottsville, Va 24590
36	A	56	Eva Ownby Lily	299 THE CROSS RD	Scottsville, Va 24590
36	A	64	Beverly Baber	701 Stoney Creek W	Nellysford, Va 22958
36	A	92A	George W. Dansey	P.O. Box 130	Scottsville, Va 24590
36	1	A	Malcolm & Lila Butler	1721 WEST RIVER RD	Scottsville, Va 24590
36	A	65	Malcolm & Lila Butler	1721 WEST RIVER RD	Scottsville, Va 24590
36	5	1	Roger & Sandra Tooley	8601 Rosedale Dr	Oak Ridge, NC 27310
36	5	2	Roger & Sandra Tooley	8601 Rosedale Dr	Oak Ridge, NC 27310



Scale: 1:9027.977411

Date: 07/16/2015

Printed By:



Scale: 1:9027.977411

Date: 07/16/2015

Printed By:



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

June 16, 2015

George W. Dansey
1691 West River Road
Scottsville, VA 24590

Delivered via email

Re: ZMP 15:04 & SUP 15:04 George W. Dansey rezoning from R-1 to A-1, and special use permit request for a small restaurant
Tax Map: 36, Section 1, Parcel 1

Dear Mr. Dansey:

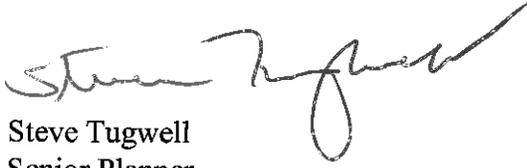
The following comments are the result of the Technical Review Committee meeting that was held on Thursday, June 11, 2015.

1. VDOT comments are forthcoming;
2. The Health Dept. stated that the owner should contact Jason Fulton at the Thomas Jefferson Health Dept. at 434-972-4311 for restaurant requirements and regulations;
3. Central Virginia Electric Cooperation stated they have no conflicts with the project as proposed;
4. The Fire Chief suggested that bollards be installed around the above-ground propane tank that is located behind the building;
5. Planning staff- a site development plan meeting all ordinance requirements may be required if any new parking is needed, and to check with the Building Inspections Dept. to see what permits are required.

The Planning Commission will have a meeting to discuss this item at their Wednesday, July 22, 2015 meeting. Your attendance is required at this meeting.

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

Steven Tugwell

From: Mike-Kathy Brent <mkbrent7@gmail.com>
Sent: Friday, June 26, 2015 8:18 AM
To: Steven Tugwell
Cc: Alyson Sappington; Andrea Gaines; Andy Wills; Barry Bibb; Brad Sheffield; charles.miller@vdh.virginia.gov; chuck.wright@dof.virginia.gov; Deidre Creasy; Donald Gaines; Ed Zimmer; gary.rice@vdh.virginia.gov; Jason Stewart; Jay Lindsey; Lewis Johnson; Lucas Lyons; Mark Wood; Patricia Eager; Robert Popowicz; Roger Black; solson@forvec.com; Tony O'Brien; Wayne Stephens
Subject: Re: June 11th, 2015 TRC meeting comments

Steve

My only comment is for SUP15:04, George W. Dansey. I suggested that Bollards be installed around the above ground Propane tank behind the building. Mr. Dansey advised that it had been suggested by the Propane Co. and would install.

Mike

On Thu, Jun 25, 2015 at 2:54 PM, Steven Tugwell <stugwell@fluvannacounty.org> wrote:

Please reply with your comments for the projects that were on the June 11th TRC agenda.

Thanks,

Steve Tugwell

Senior Planner

Dept. of Planning & Community Development

Fluvanna County, VA

[434-591-1910](tel:434-591-1910)

stugwell@fluvannacounty.org

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

Steven Tugwell

From: Miller, Charles (VDH) <Charles.Miller@vdh.virginia.gov>
Sent: Thursday, June 11, 2015 11:21 AM
To: Steven Tugwell
Subject: RE: June 11, 2015 TRC agenda

Health Dept. comments for June 11, 2015 agenda:

SDP 15:09 – This development has an engineered sewage disposal which was designed to accommodate all the parcels. Details for the connection and usage figures should be obtained from the developer or the designing engineer. (Mike Craun @ Old Dominion Engineering 540-942-5600)

SDP 15:10 – If water fixtures will be installed in the proposed building, an approved sewage disposal system designed by a licensed AOSE will be required.

SUP 15:04 – Owner should contact Jason Fulton, EHS @TJHD (434-972-4311) for restaurant requirements and regulations.

No other comments for the June agenda.

Thanks,
 Charles

From: Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]

Sent: Monday, June 08, 2015 2:07 PM

To: Alyson Sappington; Andrea Gaines; Andy Wills; Barry Bibb; Brad Sheffield; Miller, Charles (VDH); Wright, Chuck (DOF); Deidre Creasy; Donald Gaines; Ed Zimmer; Rice, Gary (VDH); Jason Stewart; Jay Lindsey; Lewis Johnson; Lucas Lyons; Wood, Mark, P.E., L.S (VDOT); Brent, Mike; Patricia Eager; Robert Popowicz; Roger Black; solson@forcvec.com; Tony O'Brien; Wayne Stephens

Cc: Deidre Creasy; Kelly Belanger Harris (belangerharris@gmail.com)

Subject: June 11, 2015 TRC agenda

Importance: High

Dear TRC,

Attached is the agenda for our June 11, 2015 TRC meeting to be held at 10a.m. in the Historic Courthouse.

Let me know if you have any questions, and I hope to see you all there.

Thanks,
 Steve

Steve Tugwell
Senior Planner
Dept. of Planning & Community Development
Fluvanna County, VA
434-591-1910
stugwell@fluvannacounty.org

Steven Tugwell

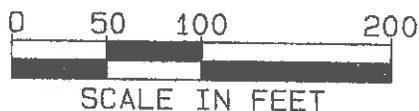
From: Edward McDonald <emcdonald@MyCVEC.com>
Sent: Thursday, June 11, 2015 8:01 AM
To: Steven Tugwell
Cc: Steve Olson
Subject: June 11th TRC meeting

Steve,

I have looked over the agenda for this meeting and see no conflicts for CVEC. Sorry that I am unable to attend.

Eddie McDonald
Staking Technician II
Central Virginia Electric Cooperative
1-800-367-2832 ext. 3401





Record Meridian
D.B.146 Pg.742 (Adj.)



This survey was prepared for George W. Dansey. The property lines are shown according to plats of record and are not from a current field run survey.

Survey performed without the benefit of a title report and may not indicate all encumbrances on the property.

Owner:
George W. Dansey

Legal References:
D.B.746 Pg.748

Note: The purposed for this plat is to show the approximate area, for that portion of Tax Map 36 Parcel 1-1, currently zoned as R-1.

R-1 Area = +/- 1.95 Acres

The zoning line shown is 300' North from the centerline of State Route 6.

Currently Zoned: A-1

Zoning Line
(Approximate)

Currently Zoned: R-1

TMP 36-A-92A
George W. Dansey
D.B.746 Pg.748

**Tax Map 36
Parcel 1-1**
16.704 Acres
Record Area

TMP 36-1-A
Malcolm & Lila Butler
D.B.169 Pg.324

TMP 36-A-65
Malcolm & Lila Butler
D.B.59 Pg.334

S84°41'39"E
53.81'

N05°18'21"E
136.58'

N01°36'41"E 274.78'

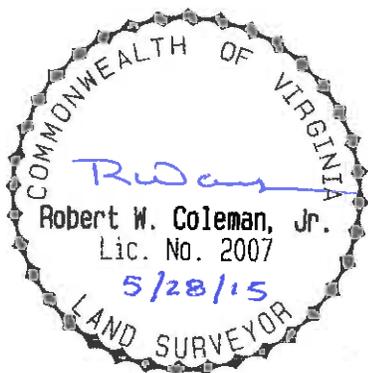
S14°08'51"W 277.55'

N75°21'55"W 179.79'

3 - 2 - 1 R=1499.22' L=187.24'

State Route 6
West River Road

- 1) S86°09'17"W 11.76'
- 2) S86°04'48"W 22.94'
- 3) S86°52'10"W 39.80'



**RESIDENTIAL
SURVEYING SERVICES**
(434) 245-8744
1701D-7 ALLIED STREET
CHARLOTTESVILLE, VIRGINIA 22903

PLAT SHOWING
A PORTION OF
T.M.P. 36-1-1
ADDRESSED AS
1691 WEST RIVER ROAD
CUNNINGHAM DISTRICT
FLUVANNA COUNTY, VIRGINIA
MAY 28, 2015

1"= 100'

An Ordinance To Amend The Fluvanna County Zoning Map, With Respect To 1.95 acres of Tax Map 36, Section 1, Parcel 1 to rezone the same from R-1, Residential, Limited to A-1, Agricultural, General (ZMP 15:04)

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

That 1.95 acres of Tax Map 36, Section 1, Parcel 1, be and is hereby, rezoned from R-1, Residential, Limited to A-1, Agricultural, General.



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 15:10

Tax Map: Tax Map 5, Section A, Parcel 59

From: Steve Tugwell

District: Columbia

Date: July 22, 2015

General Information:

This item is scheduled to be heard by the Planning Commission on Wednesday, July 22, 2015 at 7:00 p.m. in the Circuit Courtroom in the Courts Building.

Owner:

Figgins Revocable Trust

Applicant/Representative:

White Oak Stone Company, Dave Hefren

Requested Action:

Approval of a sketch plan to construct a 1,500 square foot office building, and a 2,500 square foot storage building with respect to 4.337 acres of Tax Map 5, Section A, Parcel 59. (Attachment A)

Location:

The affected property is located on the eastern side of State Route 15 (James Madison Highway) approximately 1000 feet southwest of its intersection with State Route 250 (Richmond Road). (Attachment B)

Existing Zoning:

I-1, Industrial, Limited

Existing Land Use:

vacant land

Adjacent Land Uses:

Adjacent properties are zoned A-1

Comprehensive Plan:

Zion Crossroads Community Planning Area

Zoning History:

This parcel was rezoned from A-1 to I-1 by the Board of Supervisors on July 15, 2015 by a vote of 4-0, (ZMP 15:03).

Analysis:

The applicant is requesting sketch plan approval to build a 1,500 square foot office building, and a 2,500 square foot storage building on I-1 zoned property, approximately 4.337 acres in size. According to the submitted sketch plan, the applicant is proposing to construct an office building approximately 30' x 50' in size, and a 50' x 50' storage building to accommodate materials associated with his landscaping supply business.

The applicant is planning to facilitate his landscaping materials supply business at this location, which is a by-right use in the I-1 zoning district. In accordance with Sec. 22-11-3 (b) of the zoning ordinance, screening from adjacent business, residential and agricultural districts shall be required. Also, in accordance with Sec. 22-11-6 of the zoning ordinance, the minimum building setback requirement is 50' from adjoining agriculturally zoned parcels, and a 25' parking setback requirement. (Attachment C)

Parking/Roads

This site is accessed directly off of Route 15 (James Madison Highway). VDOT has stated that a 30-foot wide radii will be required, so that there are no issues with tractor-trailer traffic getting in and out of the property. The office use will require 7.5 parking spaces, and a total of 12 parking spaces are proposed with this project.

In accordance with Sec. 22-26-4 C. of the zoning ordinance, parking lots consisting of five (5) or more spaces shall be screened from view of the public roads, rights-of-way, and adjacent property. Additionally, per Sec. 22-26-3 F., “to the greatest extent possible, parking areas shall not be located between the adjacent public right-of-way and the principal structure(s) on the site.” (Attachment D)

Landscaping/Screening

All landscaping should be in compliance with the Fluvanna County Zoning Ordinance. All parking lots of five (5) 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. As required in Article 24 of the zoning ordinance, parking lot landscaping and street trees are required along Route 15 (James Madison Highway), and will need to be demonstrated on the final site development plan.

Signage & Outdoor Lighting

Directional signage is a key aspect of this site. Traffic circulation will be controlled by appropriate signage at the entrance/exit points into the site. Permanent signs are required to have a separate sign permit. Approximate locations of outdoor lighting have not been shown on the sketch plan, but will be required on the final site plan in accordance with Sec. 22-26-4 E. of the zoning ordinance. All site lighting must be outdoor lighting that is fully shielded and uses full cut-off lighting fixtures, in accordance with Sec. 22-25-6 of the zoning ordinance.

Stormwater Management

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

Septic and Water Usage

In accordance with the submitted sketch plan, this parcel is proposed to be served by private well and septic system.

Technical Review Committee:

The following comments were generated from the June 11, 2015 Technical Review Committee meeting:

1. VDOT has stated that a 30-foot wide radii will be required, so that there are no issues with tractor-trailer traffic getting in and out of the property;
2. Water and sewer service will be provided by on-site well and septic system, and the Health Dept. has stated that if water fixtures will be installed in the proposed building, then an approved sewage disposal system designed by a licensed AOSE will be required;
3. Central Virginia Electric Cooperation stated they have no conflicts with the project as proposed;
4. The erosion and sediment control inspector asked what the plan is for stormwater management, and that an E&S plan will be required;
5. Planning staff- a final site development plan meeting all ordinance requirements will be needed prior to the issuance of building permits, also that pursuant to Sec. 22-26-3 F. of the zoning ordinance, parking areas should be relegated to the rear of the proposed structures.

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, and outdoor lighting plans;
2. Meeting all VDOT requirements;

3. Meet all required Erosion and Sedimentation Control regulations.

Suggested Motion:

I move to approve SDP 15:10, a sketch plan to construct a 1,500 square foot office building, and a 2,500 square foot storage building with respect to 4.337 acres of Tax Map 5, Section A, Parcel 59, subject to the conditions listed in the staff report.

Attachments:

- A – Application
- B – Aerial Vicinity Map
- C - Site sketch plan
- D – TRC comment letter and emails

Copy:

Owner: Figgins Revocable Trust, 11496 Montford Road, Orange, VA 22960

Applicant: Dave Hefren, via email – dave@timberstoneusa.com, and dave@whiteoakstone.com

Representative: Tim Miller, P.E., 1431 Sachem Place, Suite 1, Charlottesville, VA 2290, via email Tim Miller
tmiller@meridianwbe.com

File



COMMONWEALTH OF VIRGINIA
 COUNTY OF FLUVANNA
 Site Development Application

Received

JUN 01 2015

Fluvanna County
 (ATTN: DAVE HEFFRON)

Owner of Record: FIGGINS REVOCABLE TRUST Applicant of Record: WHITE OAK STONE COMPANY

E911 Address: 11496 MONTFORD RD. ORANGE, VA E911 Address: P.O. BOX 6388 CHARLOTTESVILLE, VA

Phone: _____ Fax: 22960 Phone: 434-466-5466 Fax: 434-973-6444 22906

Email: _____ Email: dave.e.white@oakstone.com

Representative: MERIDIAN PLANNING GROUP

E911 Address: LLC 1431 SACHEM PLACE

Phone: 434-882-0121 Fax: CHARLOTTESVILLE, VA 22901

Email: tmiller@meridianwbe.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): 5-59 Deed Book Reference: DB 920, PAGE 807

Acreage: 4.337 Zoning: I1 (REZONE) Deed Restrictions? No Yes (Attach copy)

Location: NORTHWEST OF U.S. ROUTE 15 (JAMES MADISON HIGHWAY)

Description of Property: VACANT

Proposed Structure: COMMERCIAL

Dimensions of Building: 50' x 30' & 50' x 50' Lighting Standards on Site: No Yes

of Employees: 4 # of Parking Spaces: 12

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.

• Dave Heffron
 Applicant Name (Please Print)

• [Signature] 5/29/15
 Applicant Signature and Date

OFFICE USE ONLY

Date Received: <u>06/01/15</u>	Fee Paid: <u>✓ #</u>	Application #: <u>SDP 15 : 010</u>
Election District: <u>Columbia</u>	Planning Area: <u>Zone CPA</u>	Number of Lots: _____
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		

April 6, 2015

Received

APR 30 2015

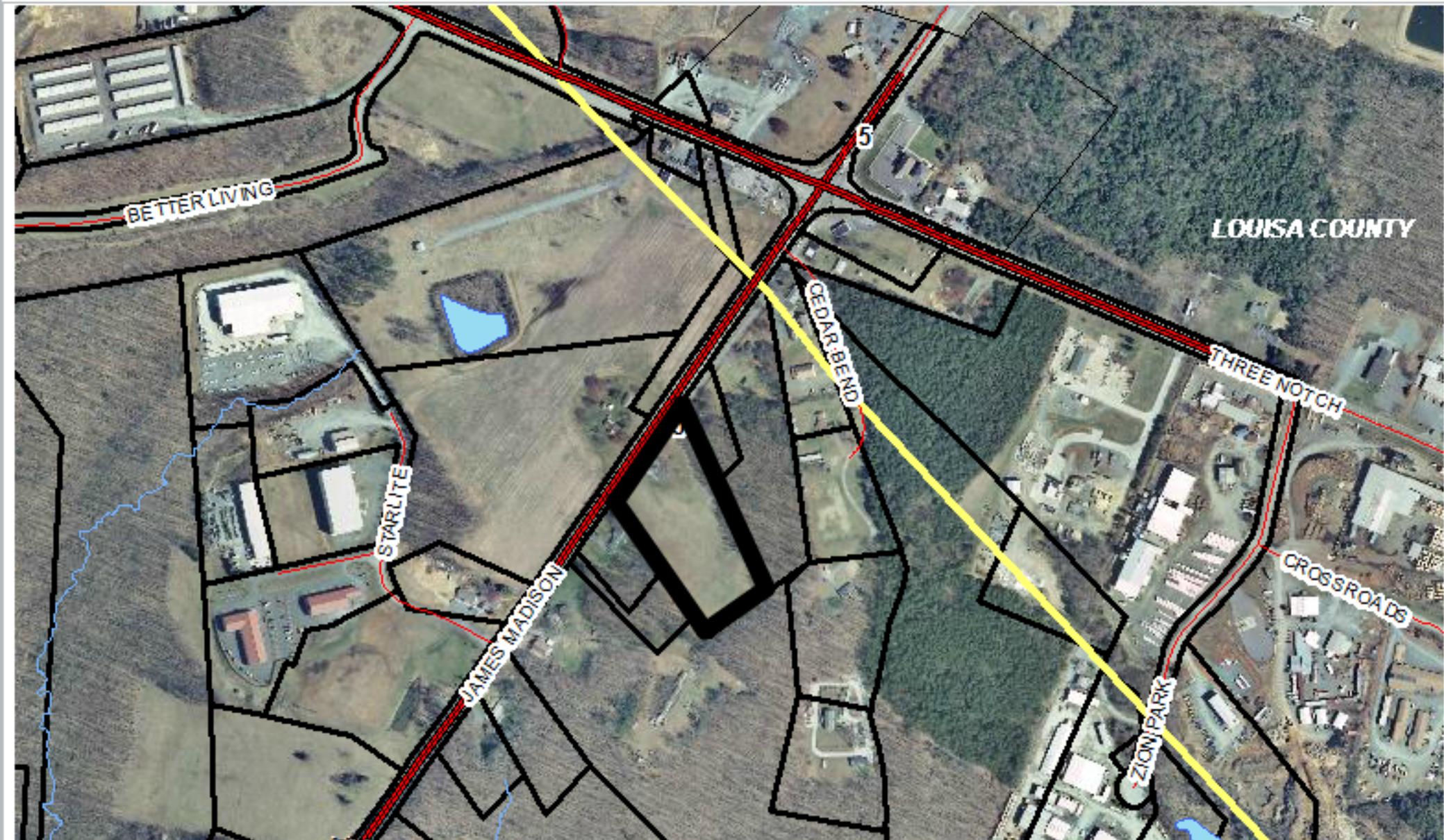
Fluvanna County

To Whom It May Concern:

The owners of tax map 5-A-59, also known as 21590 James Madison Highway, do hereby authorize 9 MM Investments LLC and its managers David M. Hefren and Mark E. Hefren, to work with the County of Fluvanna to rezone the above mentioned property. If you have any questions, please contact William Figgins at 540-308-7540.

Ann E. Figgins and William E. Figgins, III, Trustees of the Ann E. Figgins Revocable Trust and William Emory Figgins, III Revocable Trust.

William E. Emory Figgins III
Ann E. Figgins



Scale: 1:9027.977411

Date: 07/16/2015

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).



COUNTY OF FLUVANNA

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

June 16, 2015

Figgins Revocable Trust
11496 Montford Road
Orange, VA 22960

Delivered via email

Re: SDP 15:10 White Oak Stone Company major site plan
Tax Map: 5, Section A, Parcel 59

Dear Applicant:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, June 11, 2015.

1. VDOT has stated that a 30-foot wide radii will be required, so that there are no issues with tractor-trailer traffic getting in and out of the property;
2. Water and sewer service will be provided by on-site well and septic system, and the Health Dept. has stated that if water fixtures will be installed in the proposed building, then an approved sewage disposal system designed by a licensed AOSE will be required;
3. Central Virginia Electric Cooperation stated they have no conflicts with the project as proposed;
4. The erosion and sediment control inspector asked what the plan is for stormwater management, and that an E&S plan will be required;
5. Planning staff- a final site development plan meeting all ordinance requirements will be needed prior to the issuance of building permits, also that pursuant to Sec. 22-26-3 F. of the zoning ordinance, parking areas should be relegated to the rear of the proposed structures.

The Planning Commission will have a meeting to discuss this item at their Wednesday, July 22, 2015 meeting. Your attendance is required at this meeting.

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: Dave Hefren, via email – dave@timberstoneusa.com, and dave@whiteoakstone.com

Representative: Tim Miller, P.E., 1431 Sachem Place, Suite 1, Charlottesville, VA 2290, via email Tim Miller
tmiller@meridianwbe.com

File

Steven Tugwell

From: Mike-Kathy Brent <mkbrent7@gmail.com>
Sent: Friday, June 26, 2015 8:18 AM
To: Steven Tugwell
Cc: Alyson Sappington; Andrea Gaines; Andy Wills; Barry Bibb; Brad Sheffield; charles.miller@vdh.virginia.gov; chuck.wright@dof.virginia.gov; Deidre Creasy; Donald Gaines; Ed Zimmer; gary.rice@vdh.virginia.gov; Jason Stewart; Jay Lindsey; Lewis Johnson; Lucas Lyons; Mark Wood; Patricia Eager; Robert Popowicz; Roger Black; solson@forvec.com; Tony O'Brien; Wayne Stephens
Subject: Re: June 11th, 2015 TRC meeting comments

Steve

My only comment is for SUP15:04, George W. Dansey. I suggested that Bollards be installed around the above ground Propane tank behind the building. Mr. Dansey advised that it had been suggested by the Propane Co. and would install.

Mike

On Thu, Jun 25, 2015 at 2:54 PM, Steven Tugwell <stugwell@fluvannacounty.org> wrote:

Please reply with your comments for the projects that were on the June 11th TRC agenda.

Thanks,

Steve Tugwell

Senior Planner

Dept. of Planning & Community Development

Fluvanna County, VA

[434-591-1910](tel:434-591-1910)

stugwell@fluvannacounty.org

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

Steven Tugwell

From: Miller, Charles (VDH) <Charles.Miller@vdh.virginia.gov>
Sent: Thursday, June 11, 2015 11:21 AM
To: Steven Tugwell
Subject: RE: June 11, 2015 TRC agenda

Health Dept. comments for June 11, 2015 agenda:

SDP 15:09 – This development has an engineered sewage disposal which was designed to accommodate all the parcels. Details for the connection and usage figures should be obtained from the developer or the designing engineer. (Mike Craun @ Old Dominion Engineering 540-942-5600)

SDP 15:10 – If water fixtures will be installed in the proposed building, an approved sewage disposal system designed by a licensed AOSE will be required.

SUP 15:04 – Owner should contact Jason Fulton, EHS @TJHD (434-972-4311) for restaurant requirements and regulations.

No other comments for the June agenda.

Thanks,
 Charles

From: Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]
Sent: Monday, June 08, 2015 2:07 PM
To: Alyson Sappington; Andrea Gaines; Andy Wills; Barry Bibb; Brad Sheffield; Miller, Charles (VDH); Wright, Chuck (DOF); Deidre Creasy; Donald Gaines; Ed Zimmer; Rice, Gary (VDH); Jason Stewart; Jay Lindsey; Lewis Johnson; Lucas Lyons; Wood, Mark, P.E., L.S (VDOT); Brent, Mike; Patricia Eager; Robert Popowicz; Roger Black; solson@forcvec.com; Tony O'Brien; Wayne Stephens
Cc: Deidre Creasy; Kelly Belanger Harris (belangerharris@gmail.com)
Subject: June 11, 2015 TRC agenda
Importance: High

Dear TRC,

Attached is the agenda for our June 11, 2015 TRC meeting to be held at 10a.m. in the Historic Courthouse.

Let me know if you have any questions, and I hope to see you all there.

Thanks,
 Steve

Steve Tugwell
Senior Planner
Dept. of Planning & Community Development
Fluvanna County, VA
434-591-1910
stugwell@fluvannacounty.org

Steven Tugwell

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Eddie McDonald
Staking Technician II
Central Virginia Electric Cooperative
1-800-367-2832 ext. 3401

