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# COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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## DEVELOPER'S ROUNDTABLE AGENDA

December 7, 2010

Fluvanna County Public Library Meeting Room  
214 Commons Blvd. Palmyra, VA 22963

**11:30 AM**

I. Lunch

**12:00 PM**

II. County Topics

- A. Welcome and Meeting Overview – Darren Coffey
  - 1. Intent of Developer's Roundtable Forum
  - 2. Role of the Attendees (Developers, RCS, RRBC, others)
  
- B. Proposed Ordinance Amendments – Darren Coffey
  - 1. Setback waivers in B-1, B-C

Providing setback waivers in commercial developments allows for building configurations that provide better walkability and decrease the reliance on automobiles. Reconfiguring the buildings to be closer to the road also can create more aesthetically pleasing road frontage along commercial corridors. The zoning administrator would have the power to grant such waivers to the developer based on established criteria.
  
  - 2. Sidewalks required in Commercial & Industrial zones

Requiring sidewalks in Commercial and Industrial zoned areas provides a reduction in automobile traffic and an increase in pedestrian traffic along store fronts. Sidewalks would meet VDOT standards, connect to adjacent properties providing connectivity and be located on both sides of public and private roads within developments. Currently, the lack of sidewalks forces pedestrians to walk in the road or roadside ditches and often discourages pedestrians from walking entirely. Examples of commercial developments that in the future would require sidewalks include the Turkey Sag and Slice Gate areas.

3. Landscaping changes

Changes to the current County landscaping plan would be to encourage the use of native species and eliminate or reduce the use of exotic species from the recommended plantings list. Other ideas include requiring more landscaping material (20-50%), but allow for the planting of smaller, more robust trees or shrubs. The thought behind this is that smaller trees grow faster than older trees and over the course of several years, would be able to fill the same space compared to a more mature tree. Planting smaller plants would be less expensive thus potentially offset the cost of planting more specimens.

4. Parking requirement changes

Fluvanna County's parking standards are outdated and, in general, too stringent. Parking lots are also one of the most significant sources of concentrated stormwater runoff. For example, Fluvanna County currently requires 3-5 spaces per 1,000 square feet depending on the size and use of the building. The County proposes a reduction of the minimum parking ratio for office buildings and retail shopping centers to 3 spaces per 1,000 square feet. Other standards will also be examined. A reduction of parking would benefit the developer financially, but would also help alleviate some of the pollution/runoff issues that arise with large areas of impervious surfaces. Changes to the ordinance would encourage techniques to capture runoff on site further reducing the impact of pollutants on the surrounding areas.

5. Riparian buffers

Riparian buffers can help protect the streams and rivers of Fluvanna County from pollution; whether runoff from large areas of impervious surfaces, sediment from new construction projects or nutrient loads from pastures or crop lands. Site plans for subdivision or other development would require a buffer along rivers, streams and creeks, or an offset in lieu of a buffer if physical constraints to the site exist. Implementing a buffer area along all streams and rivers would provide natural protective filters to help limit contaminants from reaching our waterways. Furthermore, federal regulations are being discussed that would require counties to regulate the amount of pollutants entering local waterways.

6. E & S time limits

Erosion and sediment time limits would require all erosion and sediment control plans to include a time limit by which all denuded terrain must be permanently revegetated. Erosion occurs much slower along vegetated ground than denuded or barren ground, thus setting a time limit for revegetation would limit the denudation time period. Some flexibility could be incorporated, allowing the E & S administrator to grant short extensions to the regulation when deemed appropriate.

7. Questions and Discussion

**1:15 PM**

III. Developer Topics

A. Future Items of Interest

**1:30 PM**

IV. Adjourn

*Thank you for participating in this forum!*