

FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA FOR REGULAR MEETING
Circuit Courtroom, Fluvanna Courts Building
August 1st, 2012, 2:00 pm

TAB AGENDA ITEMS

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

2 - COUNTY ADMINISTRATOR'S REPORT

3 - PUBLIC COMMENTS #1 (5 minutes each)

4 - CONSENT AGENDA

- B Minutes of July 18th, 2012 – Mary Weaver, Clerk to the Board of Supervisors
- C Correction of Economic Development Authority (EDA) Expiration Term Date for Mr. Everett Hannah – Mary L. Weaver, Clerk to the Board of Supervisors
- D Wrap-Around Services for Student with Disabilities – WSS – Jacqueline A. Meyers, PhD, CSA Program Manager

Resolution Approving a Plan of Financing for the Leasing and Acquisition of Fire Truck and Law Enforcement Vehicles – Barbara Horlacher, Finance Director

5 - ACCOUNTS PAYABLE

- E Period June 26, 2012 through July 24, 2012 - Barbara Horlacher, Finance Director

6 - PUBLIC HEARING

None

7 - PRESENTATIONS (normally not to exceed 10 minutes each)

None

8 - ACTION MATTERS

- F Recommendation to Revise the Board of Supervisors By-Laws & Rules of Practice & Procedures – Steve Nichols, County Administrator

9 - UNFINISHED BUSINESS

- G ZTA 12:01, Fluvanna County - Zoning Text Amendment – Amendment of the Fluvanna County Zoning Ordinance to update and strengthen regulations regarding tree protection, landscaping, and off-street parking (Chapter 22, Article 22: Definitions; Chapter 22, Article 24: Tree Protection; Chapter 22, Article 26: Off-Street Parking & Loading Spaces). – Andrew Pompei, Planner
- H ZTA 12:02, Fluvanna County - Subdivision Ordinance Amendment – Amendment of the Fluvanna County Subdivision Ordinance to update and strengthen regulations regarding landscaping and similar improvements (Chapter 19, Article 7: Subdivision Design Standards; Chapter 19, Article 8: Required Improvements). – Andrew Pompei, Planner

Schools Audit Update – Steven M. Nichols, County Administrator

10 - NEW BUSINESS

BOS Debt and Project Financing Work Session – Steve Nichols, County Administrator

11 - CLOSED MEETING

Investment of Funds

RECESS – DINNER BREAK

RECONVENE @ 7:00pm

12 – PRESENTATION

Water Discussion

13 - PUBLIC COMMENTS #2 (5 minutes each)

14 – ADJOURN

County 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 Board wishes to debate the matter of the disorder or the bringing of order; the regular business may be suspended by vote of the Board to discuss the matter.
3. No member or citizen shall be allowed to use abusive language, excessive noise, or in any way incite persons to use such tactics. The Chairman and/or the County Administrator shall be the judge of such breaches, however, the Board may vote to overrule both.
4. When a person engages in such breaches, the Chairman shall order the person's removal from the building, or may order the person to stand silent, or may, if necessary, order the person removed from the County property.

FLUVANNA COUNTY BOARD OF SUPERVISORS PUBLIC HEARING RULES OF PROCEDURE

1. **PURPOSE**

The purpose of a public hearing is to receive testimony from the public on certain resolutions, ordinances or amendments prior to taking action.
A hearing is not a dialogue or debate. Its express purpose is to receive additional facts, comments and opinion on subject items.
2. **SPEAKERS**

Speakers should approach the lectern so they may be visible and audible to the Board.
Each speaker should clearly state his/her name and address.
All comments should be directed to the Board.
All questions should be directed to the Chairman. Members of the Board are not expected to respond to questions, and response to questions shall be made at the Chairman's discretion.
Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
Speakers with questions are encouraged to call County staff prior to the public hearing.
Speakers should be brief and avoid repetition of previously presented comments.
3. **ACTION**

At the conclusion of the public hearing on each item, the Chairman will close the public hearing. The Board will proceed with its deliberation and will act on or formally postpone action on such item prior to proceeding to other agenda items. Further public comment after the public hearing has been closed generally will not be permitted.

BOARD OF SUPERVISORS AGENDA ITEM

Meeting Date: August 1, 2012

SUBJECT:	Adoption of the Fluvanna County Board of Supervisors regular meeting minutes.
MOTION(s):	I move the regular meeting minutes of the Fluvanna County Board of Supervisors for Wednesday, July 18, 2012 be adopted.
STAFF CONTACT:	Mary L. Weaver, Clerk to the Board of Supervisors
RECOMMENDATION:	Approval
TIMING:	Routine
DISCUSSION:	None
FISCAL IMPLICATIONS:	N/A
POLICY IMPLICATIONS:	N/A
LEGISLATIVE HISTORY:	None
ENCLOSURES:	Draft minutes for July 18, 2012

**FLUVANNA COUNTY BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
Circuit Court Room
July 18, 2012, 7:00 p.m.**

MEMBERS PRESENT: Shaun V. Kenney, Chairman
Bob Ullenbruch, Vice-Chairman
Donald W. Weaver
Joe Chesser
Mozell H. Booker

ALSO PRESENT: Steven M. Nichols, County Administrator
Fred Payne, County Attorney
Mary L. Weaver, Clerk to the Board of Supervisors

CALL TO ORDER/PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

Chairman Kenney called the meeting of July 18, 2012, to order at 7:00 p.m., in the Circuit Courtroom in Palmyra, Virginia; and the Pledge of Allegiance was recited, after which, Chairman Kenney called for a moment of silence.

COUNTY ADMINISTRATOR'S REPORT

Mr. Steven M. Nichols, County Administrator reported on the following topics:

- New Employees – Introduced Mr. Wayne Stephens our new Public Works Director.
- Turf Workshop – Mr. John Thompson, Virginia Cooperative Extension, hosted a successful turf workshop on July 9. Had 17 participants from Fluvanna, Albemarle and Goochland counties.
- Community Animal Response Team (CART) Workshop – Dr. Jackie Meyers presented the CART workshop at the Virginia State Animal Response Team Summit. First seminar to reach maximum registration.
- Budgeting 101 – Fluvanna County Public Schools will be conducting a “Budgeting 101” on July 24, 6:00-7:00pm at the School Board Office to inform those interesting in learning about the schools budget.
- Finance Board and JAUNT Board – seeking applicants to fill vacant positions on the JAUNT Board and the Finance Board.

Mrs. Booker recognized the community for pulling together and supporting such things as Relay for Life, cash mobs, BBQ, Bands & Brews, and Let Alyssa Live fundraiser.

PUBLIC COMMENTS #1

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

- Bridgett Madison, Fork Union District – addressed the Board in regards to getting more involved and informed with the community, and be a positive role model.
- Ellie Sechler, Palmyra District – addressed the Board in regards to a new group from called Students for Teachers.

- Katie Sechler, Palmyra District – addressed the Board in regards to events that Student for Teachers will be hosting.
- Cindy Corbin, Columbia District – addressed the Board in regards to who created the Students for Teacher group and what they are trying to accomplish.
- Perrie Johnson, Fork Union District – addressed the Board in regards to how recent budget cuts will immediately affect our children and by extension our community. Virginia is ranked 41st in the Nation in Pupil to Teacher ratio.
- Len Bozza, Rivanna District – addressed the Board in regard to the well designed and constructed school.
- Lori Hall, Fluvanna Teacher, Charlottesville, VA – addressed the Board in regards to repairing the wedge that has come between this county.
- Cheryl Daidone – Rivanna District – addressed the Board in regards to health insurance rates for the schools.
- Angela Davis, Cunningham District – addressed the Board in regards to not enough space or individual instruction for students in classrooms. Please find a way to reallocate money to the schools.
- Rebecca Newman, Rivanna District – addressed the Board in regards to how budget cuts are impacting teachers and students.
- John Carrier, Palmyra District – addressed the Board in support of the schools and the county.
- Tony O'Brien, Rivanna District – addressed the Board in regards to being 41st in the state for student per teacher ratio. Destroy the schools, destroy the community. What was really the difference between the tax rates?
- Kerry Murphy-Hammond, Columbia District – addressed the Board in regards to current budget cuts left residents with a greater burden. Become a part of this county.

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

CONSENT AGENDA

The following items were approved under the consent agenda:

MOTION:

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

- Minutes of June 20, 2012
- Minutes of July 3, 2012
- U.S. Cellular – Amendment No. 3 to Tower and Ground Space Lease (Holdover)
- FY12 Budget Supplement for Department of Social Services Share of the Cost Allocation Funds
- FY12 Budget Supplement for Registrar/Electoral Board March Primary Reimbursement Funds
- FY12 Budget Supplement for Planning Development Cell Tower Applications
- FY12 Budget Supplement for Sheriff's Department Insurance Claim
- FY12 Four-for-Life Supplemental Appropriation

➤ FY13 Grants Administrator Budget Transfer

Mrs. Booker seconded. The motion carried, with a vote of 5-0. AYES: Ullenbruch, Kenney, Chesser, Booker and Weaver. NAYS: None. ABSENT: None.

ACCOUNTS PAYABLE

None

PUBLIC HEARING

SUP 12:02 – Clear Signal Towers, LLC (Hardware River) – A request for a Special Use Permit (SUP) to allow for a 175-foot wireless communications tower with respect to 71.46 acres of Tax Map 48, Section A, Parcel 94. The property is zoned A-1 (Agricultural, General) and is located on the north side of West River Road (State Route 6) 1.3 miles west of its intersection with Hardware Road (Route 646). The property is located in the Cunningham Election District and is within the Rural Residential Planning Area.

Applicant deferred this request.

SUP 12:03 – Clear Signal Towers, LLC (Weber City) – A request for a Special Use Permit (SUP) to allow for a 195-foot wireless communications tower with respect to 46.6 acres of Tax Map 59, Section A, Parcel 13B. The property is zoned A-1 (Agricultural, General) and is located on the east side of James Madison Highway (Route 15) 1.2 miles south of its intersection with Winnsville Drive (Route 612). The property is located in the Fork Union Election District and is within the Rural Residential Planning Area.

Applicant deferred this request.

SUP 12:04 – Clear Signal Towers, LLC (Cohasset) – A request for a Special Use Permit (SUP) to allow for a 195-foot wireless communications tower with respect to 97.7 acres of Tax Map 50, Section A, Parcel 3. The property is zoned A-1 (Agricultural, General) and is located on the west side of Mountain Hill Road (Route 650) approximately 500 feet south of its intersection with West River Road (State Route 6). The property is located in the Fork Union Election District and is within the Rural Preservation Planning Area. Mr. Steve Tugwell, Senior Planner, addressed this request.

Applicant deferred this request.

AFD 02:03 – Riverside Agricultural & Forestal District (AFD) – A review of the Riverside Agricultural and Forestal District (AFD), which is set to expire on August 7, 2012. The Riverside AFD currently consists of 18 parcels (Tax Map 60, Section A, Parcel 10; Tax Map 60, Section A, Parcel 34; Tax Map 60, Section A, Parcel 35; Tax Map 60, Section 3, Parcel 1; Tax Map 60, Section 3, Parcel 2; Tax Map 60, Section 3, Parcel 3; Tax Map 60, Section A, Parcel 31; Tax Map 60, Section A, Parcel 32; Tax Map 60, Section A, Parcel 33; Tax Map 60, Section 7, Parcel 8; Tax Map 60, Section A, Parcel 16A; Tax Map 60, Section A, Parcel 17A; Tax Map 60, Section A, Parcel 17B; Tax Map 60, Section A, Parcel 18; Tax Map 60, Section A, Parcel 21C; Tax Map 60, Section A, Parcel 21; Tax Map 60, Section A, Parcel 21D; Tax Map 60, Section 7, Parcel 9) totaling 552.526 acres. The properties are zoned A-1 (Agricultural, General) and are generally located

along, or in close proximity to, Brema Road (State Route 656). The properties are located within the Fork Union Election District and are within the Rural Residential and Rural Preservation Planning Areas. Mr. Andrew Pompei, Planner, addressed this request.

Chairman Kenney opened the floor for public hearing.

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

MOTION:

Mr. Chesser moved to terminate that the Riverside Agricultural and Forestal District following the review date on August 7, 2012, since the district no longer meets the minimum size requirements set forth in Sec. 3.1-4 of the Fluvanna County Code, see attached ordinance.

Mr. Weaver seconded. The motion carried, with a vote of 5-0. AYES: Chesser, Ullenbruch, Kenney, Booker and Weaver. NAYS: None. ABSENT: None

PRESENTATIONS

None

ACTION MATTERS

Additional Compensation Board Funding for Certified Career Development Employees – Mr. Steve Nichols, County Administrator and Mr. Mel Sheridan, Commissioner of the Revenue, addressed this request to allocate additional funds received from the Compensation Board for Career Development Certifications.

MOTION:

Mr. Chesser moved to allocate the additional funds received from the Compensation Board, earmarked for Career Development Certification of Commissioner of the Revenue employees, in the amount of \$7,776, to the Commissioner of the Revenue FY13 salary and benefits budget.

Mr. Ullenbruch seconded. The motion carried, with a vote of 5-0. AYES: Chesser, Ullenbruch, Kenney, Booker and Weaver. NAYS: None. ABSENT: None.

Appointment/Reappointment to Economic Development Commission, Cunningham District Position

MOTION:

Mr. Weaver moved to reappoint Mr. Keith Smith to the Economic Development Commission, Cunningham District Position, with a term to begin August 1, 2012, and to terminate on July 31, 2016.

Mr. Chesser seconded. The motion carried, with a vote of 5-0. AYES: Chesser, Ullenbruch, Kenney, Booker and Weaver. NAYS: None. ABSENT: None

Appointment/Reappointment to Economic Development Commission, At-Large Position

MOTION:

Mrs. Booker moved to reappoint Ms. Tammy Grigg to the Economic Development Commission, Cunningham District Position, with a term to begin August 1, 2012, and to terminate on July 31, 2016.

Mr. Weaver seconded. The motion carried, with a vote of 5-0. AYES: Chesser, Ullenbruch, Kenney, Booker and Weaver. NAYS: None. ABSENT: None

Leasing of Police Vehicles – Sheriff Washington addressed the Board with this request to clarify the leasing and financing of police vehicles.

MOTION:

Mr. Ullenbruch moved the Board of Supervisors authorize the County Administrator or designee to seek bids for the financing of \$251,750 over a three year period and execute the approved awarded documents for the leasing of the Sheriff's Office Police Vehicles.

Mrs. Booker seconded. The motion carried, with a vote of 5-0. AYES: Chesser, Ullenbruch, Kenney, Booker and Weaver. NAYS: None. ABSENT: None

UNFINISHED BUSINESS

None

NEW BUSINESS

Letter of Support – Rivanna River Basin Commission requests a letter of support for Technical Assistance for the Rivanna Snapshot and Rivanna Watershed Management Plan.

MOTION:

Mr. Chesser moved the Board of Supervisors authorize the Chairman to execute a Letter of Support for the Rivanna River Basin Commission in support of Technical Assistance for the Rivanna Snapshot and Rivanna Watershed Management Plan.

Mr. Weaver seconded. The motion carried, with a vote of 5-0. AYES: Chesser, Ullenbruch, Kenney, Booker and Weaver. NAYS: None. ABSENT: None

Mr. Kenney asked the Board to consider rearranging the order of the agenda items and consider a second reading review. Staff will present options at the August 1, 2012 meeting.

Mr. Fred Payne, County Attorney, addressed a question Mr. Weaver asked concerning SUP's and what happens if they are abandoned. They remain in effect until the Board revokes them.

PUBLIC COMMENTS #2

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

Bridgette Madison, Fork Union District – addressed the Board with the website for the Students for Teachers website address, studentsforteachers.yolasite.com.

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

CLOSED MEETING

None

ADJOURN

MOTION:

At 8:35 p.m., Mr. Weaver moved to adjourn the meeting of Wednesday, July 18, 2012. Mr. Ullenbruch seconded. The motion carried, with a vote of 5-0. AYES: Kenney, Ullenbruch, Weaver, Booker and Chesser. NAYS: None. ABSENT: None.

ATTEST:

FLUVANNA COUNTY BOARD OF SUPERVISORS

Mary L. Weaver, Clerk

Shaun V. Kenney, Chairman

DRAFT

AN ORDINANCE TO TERMINATE THE RIVERSIDE AGRICULTURAL/FORESTAL DISTRICT

WHEREAS, the Fluvanna County Board of Supervisors approved the creation of the Riverside Agricultural/Forestal District on August 7, 2002 for a ten-year period; and

WHEREAS, the Fluvanna County Board of Supervisors must complete a review of the Riverside Agricultural/Forestal District prior to August 7, 2012, a date ten (10) years after the district's creation; and

WHEREAS, in accordance with Section 15.2-4311 of the State Code of Virginia and Section 3.1-10 of the County Code of Fluvanna, Fluvanna County has completed a review of the Riverside Agricultural/Forestal District; and

WHEREAS, in accordance with Section 15.2-4311 of the State Code of Virginia and Section 3.1-10 of the County Code of Fluvanna, all current owners of parcels enrolled within the Riverside Agricultural/Forestal District have been notified that the district will be reviewed on or before August 7, 2012 and have been asked whether they would like their properties to remain in, or be withdrawn from, the district; and

WHEREAS, the current owners of thirteen (13) of the eighteen (18) parcels enrolled within the Riverside Agricultural/Forestal District have notified the Fluvanna County Department of Planning and Community Development, in writing, that they wish to withdraw their properties from the district; and

WHEREAS, the Riverside Agricultural/Forestal District, due to the expressed desire of some of the current owners to withdraw their properties from the district, no longer meets the minimum size requirements set forth in Section 15.2-4305 of the State Code of Virginia and Section 3.1-4 of the County Code of Fluvanna; and

WHEREAS, the Agricultural/Forestal District Advisory Committee, at its meeting on June 13, 2012, by a vote of seven (7) to zero (0), has recommended that the Riverside Agricultural/Forestal District be terminated; and

WHEREAS, the Planning Commission, following an advertised public hearing on June 27, 2012, by a vote of four (4) to zero (0), has recommended that the Riverside Agricultural/Forestal District be terminated;

NOW, THEREFORE BE IT ORDAINED BY THE FLUVANNA COUNTY BOARD OF SUPERVISORS, in accordance with Section 15.2-4311 of the State Code of Virginia and Section 3.1-10 of the County Code of Fluvanna, that, on this 18th day of July 2012, the Riverside Agricultural/Forestal be terminated effective August 7, 2012, a date ten (10) years after the district's creation; and

BE IT FURTHER ORDAINED that the Clerk of the Board cause copies hereof to be submitted in accordance with the provisions of Section 15.2-4314-E of the State Code of Virginia and Section 3.1-13-E of the County Code of Fluvanna.

BOARD OF SUPERVISORS AGENDA ITEM

Meeting Date: August 1, 2012

SUBJECT:	Correction of Economic Development Authority (EDA) Expiration Term Date for Mr. Everett Hannah.
MOTION(s):	I move the Board of Supervisors ratify a change in Economic Development Authority term expiration date of EDA member, Mr. Everett Hannah, from May 31, 2015, to June 30, 2013.
STAFF CONTACT:	Mary L. Weaver, Clerk to the Board of Supervisors
RECOMMENDATION:	Ratify
TIMING:	Immediately
DISCUSSION:	<ul style="list-style-type: none">• In 2009, Ms. Elizabeth A. Newton was appointed to the Economic Development Authority to serve from July 1, 2009 to June 30, 2013.• Ms. Newton resigned on May 31, 2011.• Mr. Everett M. Hannah was appointed to replace Ms. Newton on June 15, 2011.• Mr. Hannah should have been appointed to serve out only the remainder of Ms. Newton's term through June 30, 2013.
FISCAL IMPLICATIONS:	N/A
POLICY IMPLICATIONS:	N/A
LEGISLATIVE HISTORY:	N/A
ENCLOSURES:	N/A

BOARD OF SUPERVISORS AGENDA ITEM

Meeting Date: August 1, 2012

SUBJECT:	Wrap-Around Services for Students with Disabilities - WSS
MOTION(s):	I move to reclassify local money budgeted under Community Based Services to a new mandated category budget line entitled Wrap-Around Services for Students with Disabilities in the amount of \$26,504.
STAFF CONTACT:	Jacqueline A. Meyers, PhD
RECOMMENDATION:	Approve
TIMING:	Immediately
DISCUSSION:	Funding for the new mandated category must be applied for quarterly. The State Pool Fund allocation for Fluvanna per quarter is \$10,759; the local match per quarter is \$6626. This will allow students previously served under Community Based Services to continue to receive services under the new mandated category.
FISCAL IMPLICATIONS:	The State match rate for WSS is 61.89%; the local match rate for WSS is 38.11%
POLICY IMPLICATIONS:	Funds cannot be used for other service categories. Unspent funds cannot be carried forward from one fiscal year to the next. The outcomes achieved for youth receiving such funds should be documented to demonstrate value of funds.
LEGISLATIVE HISTORY:	The FY2013 budget for CSA appropriated \$2.2 million for services in the fund category "Wrap Around Services for Students with Disabilities" This specific appropriation represents for CSA a first-time "earmark" of funding for a particular service category.
ENCLOSURES:	



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540
Palmyra, VA 22963
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Fax: (434) 591-1911
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MEMORANDUM

Date: August 1, 2012
From: Department of Finance
To: Board of Supervisors
Subject: Accounts Payable Report for the Period June 26, 2012 through July 24, 2012

1. Staff recommends that the Board of Supervisors ratify the expenditures in the attached report and summarized below.

CATEGORY	AMOUNT
General	\$1,307,212.71
Community Programs	
Federal Grants	23,236.41
State/Local Grants	
Capital Improvements	855,255.56
Debt Service	
Sewer	11,343.34
Fork Union Sanitary District	15,425.15
Total Expenditures by Fund	2,212,473.17
Payroll – June	466,539.09
Total Payables & Payroll	\$2,679,012.26

MOTION

I move the Accounts Payable and Payroll be ratified for the period June 26, 2012 through July 24, 2012 in the amount of \$2,679,012.26.

**County of Fluvanna
Accounts Payable List**

**From Date: 6/26/2012
To Date: 7/24/2012**



Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
Fund # - 100 GENERAL FUND						
GENERAL FUND						
ST PETERS & PAUL CATHOLIC CHURCH	PLANNING ESCROW DEVELOPER	SOIL & EROSION BOND	06042012	6/4/2012	6/28/2012	\$1,440.00
AFLAC	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 060812	000000011279	6/6/2012	7/2/2012	\$563.71
AFLAC	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 062212	000000011980	6/25/2012	7/2/2012	\$563.71
ANTHEM LOCAL CHOICE HEALTH CARE PLAN	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 060812	000000011297	6/6/2012	7/2/2012	\$49,206.52
ANTHEM LOCAL CHOICE HEALTH CARE PLAN	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 062212	000000011997	6/25/2012	7/2/2012	\$49,206.52
COLONIAL LIFE & ACCIDENT INSURANCE	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 060812	000000011283	6/6/2012	7/2/2012	\$6.28
COLONIAL LIFE & ACCIDENT INSURANCE	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 062212	000000011984	6/25/2012	7/2/2012	\$6.28
COUNTY OF FLUVANNA	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 060812	000000011284	6/6/2012	7/2/2012	\$22.88
COUNTY OF FLUVANNA	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 062212	000000011985	6/25/2012	7/2/2012	\$22.88
FIRST FINANCIAL	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 060812	000000011287	6/6/2012	7/2/2012	\$1,795.04
FIRST FINANCIAL	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 062212	000000011987	6/25/2012	7/2/2012	\$1,795.04
FIRST FINANCIAL	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 060812	000000011288	6/6/2012	7/2/2012	\$37.94
FIRST FINANCIAL	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 062212	000000011988	6/25/2012	7/2/2012	\$37.94
FIRST FINANCIAL	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 060812	000000011289	6/6/2012	7/2/2012	\$497.71
FIRST FINANCIAL	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 062212	000000011989	6/25/2012	7/2/2012	\$497.71
FIRST FINANCIAL	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 060812	000000011290	6/6/2012	7/2/2012	\$13.01
FIRST FINANCIAL	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 062212	000000011990	6/25/2012	7/2/2012	\$13.01
FIRST FINANCIAL	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 060812	000000011291	6/6/2012	7/2/2012	\$10.83
FIRST FINANCIAL	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 062212	000000011991	6/25/2012	7/2/2012	\$10.83

**County of Fluvanna
Accounts Payable List**

**From Date: 6/26/2012
To Date: 7/24/2012**



Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
FIRST FINANCIAL	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 060812	000000011292	6/6/2012	7/2/2012	\$141.00
FIRST FINANCIAL	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 062212	000000011992	6/25/2012	7/2/2012	\$141.00
FIRST FINANCIAL	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 060812	000000011294	6/6/2012	7/2/2012	\$43.60
FIRST FINANCIAL	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 062212	000000011994	6/25/2012	7/2/2012	\$43.60
FIRST FINANCIAL	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 060812	000000011295	6/6/2012	7/2/2012	\$61.06
FIRST FINANCIAL	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 062212	000000011995	6/25/2012	7/2/2012	\$61.06
FIRST FINANCIAL	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 060812	000000011296	6/6/2012	7/2/2012	\$557.62
FIRST FINANCIAL	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 062212	000000011996	6/25/2012	7/2/2012	\$596.38
HERBERT L BESKIN, TRUSTEE	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 060812	000000011285	6/6/2012	7/2/2012	\$215.00
HERBERT L BESKIN, TRUSTEE	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 062212	000000011986	6/25/2012	7/2/2012	\$215.00
MINNESOTA LIFE INS. CO	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 060812	000000011293	6/6/2012	7/2/2012	\$46.13
MINNESOTA LIFE INS. CO	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 062212	000000011993	6/25/2012	7/2/2012	\$52.61
NEW YORK LIFE INSURANCE CO	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 060812	000000011280	6/6/2012	7/2/2012	\$258.67
NEW YORK LIFE INSURANCE CO	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 062212	000000011981	6/25/2012	7/2/2012	\$258.67
NY LIFE INSURNACE & ANNUITY CORP	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 060812	000000011282	6/6/2012	7/2/2012	\$45.00
NY LIFE INSURNACE & ANNUITY CORP	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 062212	000000011983	6/25/2012	7/2/2012	\$45.00
VIRGINIA CREDIT UNION	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 060812	000000011281	6/6/2012	7/2/2012	\$150.00
VIRGINIA CREDIT UNION	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 062212	000000011982	6/25/2012	7/2/2012	\$150.00
VRS	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 060812	000000011286	6/6/2012	7/2/2012	(\$801.78)
VRS	CLEARING ACCOUNT- PAYROLL	Payroll Run 1 - Warrant 060812	000000011286	6/6/2012	7/2/2012	\$68,747.86
ANTHEM LOCAL CHOICE HEALTH CARE PLAN	CLEARING ACCOUNT- PAYROLL	HEALTH INSURANCE	JUNE 30, 2012	7/6/2012	7/6/2012	\$3,996.96
Total:						\$180,772.28

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Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
BOARD OF SUPERVISORS						
FLUVANNA DEPARTMENT	SUBSISTENCE & LODGING	CAKE & PUNCH DIANE HARRIS	06152012	6/15/2012	6/28/2012	\$39.61
PITNEY BOWES PURCHASE PWR	POSTAL SERVICES	POSTAGE METER	20799422868 0619	6/19/2012	6/28/2012	\$43.85
VIRGINIA ASSOCIATION OF COUNTIES	DUES OR ASSOCIATION MEMBERSHIP	COUNTY DUES	IVC0603440	6/1/2012	7/9/2012	\$5,718.00
VERIZON 721970783-00001	TELECOMMUNICATIONS	CELL PHONES	6749442483	7/3/2012	7/13/2012	\$124.08
ECKERT SEAMANS CHERIN & MELLOTT LLC	PROFESSIONAL SERVICES	PROFESSIONAL SERVICE	825104	6/12/2012	7/13/2012	\$2,146.68
MATTHEW BENDER & CO INC	BOOKS/PUBLICATIONS	BOOKS	3345531	6/25/2012	7/13/2012	\$45.49
MATTHEW BENDER & CO INC	BOOKS/PUBLICATIONS	BOOKS	3399728001 0630	6/30/2012	7/13/2012	\$453.30
Total:						\$8,571.01
COUNTY ADMINISTRATOR						
CENTURYLINK	TELECOMMUNICATIONS	PHONE	5911900 06162012	6/16/2012	6/28/2012	\$2.09
CENTURYLINK	TELECOMMUNICATIONS	PHONE	5911900 06162012	6/16/2012	6/28/2012	\$10.44
FLUVANNA COUNTY SHERIFF'S OFFICE	OFFICE SUPPLIES	FINGERPRINTING FEE	COFHR18	5/31/2012	6/28/2012	\$10.00
OCE'	LEASE/RENT	SUPPLIES	4174863467	6/9/2012	6/28/2012	\$122.52
PITNEY BOWES GLOBAL	LEASE/RENT	EQUIPMENT	9629155-JN12	6/13/2012	6/28/2012	\$171.00
PITNEY BOWES PURCHASE PWR	POSTAL SERVICES	POSTAGE METER	20799422868 0619	6/19/2012	6/28/2012	\$28.38
VA INFORMATION	TELECOMMUNICATIONS	LONG DISTANCE	T246826	5/29/2012	6/28/2012	\$12.29
VA INFORMATION	TELECOMMUNICATIONS	LONG DISTANCE	T246826	5/29/2012	6/28/2012	\$46.95
VIRGINIA MUNICIPAL CLERKS	DUES OR ASSOCIATION MEMBERSHIP	MEMBERSHIP 07/01/2012-06/30/2013	MWEAVER 07022012	7/2/2012	7/9/2012	\$30.00

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VLGMA	DUES OR ASSOCIATION MEMBERSHIP	DUES	NICHOLS 2013	6/14/2012	7/9/2012	\$290.00
INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS	DUES OR ASSOCIATION MEMBERSHIP	MEMBERSHIP	WEAVER M FY13	7/3/2012	7/11/2012	\$200.00
FAYES OFFICE SUPPLY	OFFICE SUPPLIES	SUPPLIES	JUNE 30 2012	6/30/2012	7/13/2012	\$47.91
BANK OF AMERICA	CONVENTION AND EDUCATION	MONTHLY STATEMENT	GROOT JUNE 2012	6/30/2012	7/13/2012	\$100.00
ONE TIME	SUBSISTENCE & LODGING	REIMBURSMENT	PG07102012	6/27/2012	7/13/2012	\$75.81
Total:						\$1,147.39
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COUNTY ATTORNEY						
PAYNE & HODOUS	PROFESSIONAL SERVICES	PROFESSIONAL SERVICE	88066	5/31/2012	6/28/2012	\$14,783.48
PAYNE & HODOUS	PROFESSIONAL SERVICES	PROFESSIONAL SERVICE	88771	6/30/2012	7/13/2012	\$6,387.50
Total:						\$21,170.98
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COMMISSIONER OF THE REVENUE						
BUSINESS DATA OF VA INC	PROFESSIONAL SERVICES	consulting	20101184	5/9/2012	6/28/2012	\$200.00
CENTURYLINK	TELECOMMUNICATIONS	PHONE	5911900 06162012	6/16/2012	6/28/2012	\$10.44
FAYES OFFICE SUPPLY	OFFICE SUPPLIES	SUPPLIES	0122744-001	6/1/2012	6/28/2012	\$61.27
HISTORIC PRESERVATION &	BLDGS EQUIP VEHICLE REP&MAINT	REPLACEMENT DOOR	VN71930	6/11/2012	6/28/2012	\$289.91
PITNEY BOWES GLOBAL	POSTAL SERVICES	EQUIPMENT	1015396-JN12	6/13/2012	6/28/2012	\$597.00
SHENANDOAH VALLEY WATER	OTHER OPERATING SUPPLIES	WATER	F423220-12	6/1/2012	6/28/2012	\$48.18
STONEWALL TECHNOLOGIES	PROFESSIONAL SERVICES	MEMBERSHIP	7744	5/31/2012	6/28/2012	\$300.00
VA INFORMATION	TELECOMMUNICATIONS	LONG DISTANCE	T246826	5/29/2012	6/28/2012	\$39.43
STONEWALL TECHNOLOGIES	PROFESSIONAL SERVICES	CONSULTING	7743	5/31/2012	7/11/2012	\$4,000.00
VERIZON 721970783-00001	TELECOMMUNICATIONS	CELL PHONES	6749442483	7/3/2012	7/13/2012	\$1.75

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Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
BANK OF AMERICA	BLDGS EQUIP VEHICLE REP&MAINT	MONTHLY STATEMENT	SHERIDAN JUNE2012	6/30/2012	7/13/2012	\$26.00
BANK OF AMERICA	SUBSISTENCE & LODGING	MONTHLY STATEMENT	SHERIDAN JUNE2012	6/30/2012	7/13/2012	\$43.79
BUSINESS DATA OF VA INC	PROFESSIONAL SERVICES	CONSULTING	20101226	6/14/2012	7/13/2012	\$250.00
SHENANDOAH VALLEY WATER	OTHER OPERATING SUPPLIES	WATER	G423221012	6/14/2012	7/13/2012	\$63.01
STONEWALL TECHNOLOGIES	PROFESSIONAL SERVICES	MEMBERSHIP	7769	6/30/2012	7/13/2012	\$300.00
Total:						\$6,230.78
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TREASURER						
CENTURYLINK	TELECOMMUNICATIONS	PHONE	5911900 06162012	6/16/2012	6/28/2012	\$12.52
SHENANDOAH VALLEY WATER	LEASE/RENT	WATER	F3464500-12	6/22/2012	6/28/2012	\$39.00
VA INFORMATION	TELECOMMUNICATIONS	LONG DISTANCE	T246826	5/29/2012	6/28/2012	\$43.93
MECHUMS RIVER SECURITY	LEASE/RENT	JULY-SEPTEMBER MONITORING FEE	52111	7/2/2012	7/9/2012	\$60.00
V.A.L.E.C.O.	DUES OR ASSOCIATION MEMBERSHIP	DUES	FY2013 FLUVANNA	7/1/2012	7/9/2012	\$75.00
VERIZON 721970783-00001	TELECOMMUNICATIONS	CELL PHONES	6749442483	7/3/2012	7/13/2012	\$49.72
CHARLOTTESVILLE OFFICE	OFFICE SUPPLIES	CALCULATOR	667403	6/21/2012	7/13/2012	\$209.00
QUILL	OFFICE SUPPLIES	PPER	4052332	6/28/2012	7/13/2012	\$80.99
QUILL	OFFICE SUPPLIES	SUPPLIES	3962867	6/25/2012	7/13/2012	\$595.66
RICOH CORPORATION	MAINTENANCE CONTRACTS	EQUIPMENT	87218032	6/23/2012	7/13/2012	\$497.70
THE DAILY PROGRESS	ADVERTISING	ADS	3308913 0624	6/24/2012	7/13/2012	\$227.83
Total:						\$1,891.35
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INFORMATION TECHNOLOGY						
CENTURYLINK	TELECOMMUNICATIONS	PHONE	5911900 06162012	6/16/2012	6/28/2012	\$2.09

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Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
BAI MUNICIPAL SOFTWARE	ADP SERVICES	TECH SUPPORT 1/2 YEAR	WATS2012321	7/9/2012	7/11/2012	\$7,622.00
BANK OF AMERICA	ADP SERVICES	MONTHLY STATEMENT	MCMAHON JUNE2012	6/30/2012	7/13/2012	\$19.99
BANK OF AMERICA	ADP SUPPLIES	MONTHLY STATEMENT	MCMAHON JUNE2012	6/30/2012	7/13/2012	\$23.77
BANK OF AMERICA	BOOKS/PUBLICATIONS	MONTHLY STATEMENT	MCMAHON JUNE2012	6/30/2012	7/13/2012	\$37.79
BANK OF AMERICA	DUES OR ASSOCIATION MEMBERSHIP	MONTHLY STATEMENT	MCMAHON JUNE2012	6/30/2012	7/13/2012	\$42.99
BANK OF AMERICA	ADP SUPPLIES	MONTHLY STATEMENT	MCMAHON JUNE2012	6/30/2012	7/13/2012	\$49.95
BANK OF AMERICA	ADP SERVICES	MONTHLY STATEMENT	MCMAHON JUNE2012	6/30/2012	7/13/2012	\$125.98
BANK OF AMERICA	ADP SERVICES	MONTHLY STATEMENT	MCMAHON JUNE2012	6/30/2012	7/13/2012	\$128.80
BANK OF AMERICA	ADP SERVICES	MONTHLY STATEMENT	MCMAHON JUNE2012	6/30/2012	7/13/2012	\$129.00
BANK OF AMERICA	ADP SUPPLIES	MONTHLY STATEMENT	MCMAHON JUNE2012	6/30/2012	7/13/2012	\$156.17
BANK OF AMERICA	ADP SERVICES	MONTHLY STATEMENT	MCMAHON JUNE2012	6/30/2012	7/13/2012	\$354.00
CGS	ADP SERVICES	UNLIMITED MAILBOS MAINTENANCE 6 MOS 01/22-07/21	N010136317	5/15/2012	7/13/2012	\$220.00
CONTERRA ULTRA BROADBAND	TELECOMMUNICATIONS	BROADBAND NETWORK	0000832	5/31/2012	7/13/2012	\$1,000.00
CONTERRA ULTRA BROADBAND	TELECOMMUNICATIONS	BORADBAND NETWORK	001134	6/30/2012	7/13/2012	\$1,000.00
DELL MARKETING L.P.	EDP EQUIPMENT	BATTERY	XFT46D5D2	6/8/2012	7/13/2012	\$340.17
DELL MARKETING L.P.	ADP SERVICES	CINTRIX	XFTJR4RN5	6/29/2012	7/13/2012	\$4,097.30
DISYS SOLUTIONS INC	EDP EQUIPMENT	SOFTWARE	609151	6/22/2012	7/13/2012	\$415.61
EDGEWAVE	EDP EQUIPMENT	HARDWARE	317915	6/15/2012	7/13/2012	\$6,114.88
HEINZ	EDP EQUIPMENT	EQUIPMENT	103402	6/30/2012	7/13/2012	\$501.90
SHI	ADP SUPPLIES	SOFTWARE	B00654398	6/8/2012	7/13/2012	\$286.59
SHI	ADP SERVICES	LICENSE & SOFTWARE	S00661353	6/29/2012	7/13/2012	\$4,023.80
SHI	ADP SUPPLIES	SOFTWARE	B00666515	6/20/2012	7/13/2012	\$8,742.30

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Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
Total:						\$35,435.08
FINANCE						
CENTURYLINK	TELECOMMUNICATIONS	PHONE	5911900 06162012	6/16/2012	6/28/2012	\$8.35
PITNEY BOWES PURCHASE PWR	POSTAL SERVICES	POSTAGE METER	20799422868 0619	6/19/2012	6/28/2012	\$183.00
RELIABLE OFFICE SUPPLY	OFFICE SUPPLIES	SUPPLIES	CWN53700	6/13/2012	6/28/2012	\$141.43
VA INFORMATION	TELECOMMUNICATIONS	LONG DISTANCE	T246826	5/29/2012	6/28/2012	\$46.43
VIRGINIA BUSINESS SYSTEMS	LEASE/RENT	KONICA MINOLTA BIZHUB C353	1240257	6/5/2012	6/28/2012	\$280.41
FAYES OFFICE SUPPLY	OFFICE SUPPLIES	Office Supplies Old PO# 52814	JUNE 30 2012	6/30/2012	7/13/2012	\$960.68
FLUVANNA CO SHERIFF'S OFC	PROFESSIONAL SERVICES	FINGERPRINTIG	COFHR19	6/30/2012	7/13/2012	\$10.00
TYLER TECHNOLOGIES	OFFICE SUPPLIES	FORMS	045-194020	5/31/2012	7/13/2012	\$408.84
Total:						\$2,039.14
REGISTRAR/ELECTORAL BOARD						
ALAN D STEWARD	CONTRACT SERVICES	ELECTION	AS06122012	6/12/2012	6/28/2012	\$30.00
ALAN D STEWARD	CONTRACT SERVICES	ELECTION	ADS06122012	6/12/2012	6/28/2012	\$175.00
ALLEN CARTER	CONTRACT SERVICES	ELECTION	AC06122012	6/12/2012	6/28/2012	\$30.00
ALLEN CARTER	CONTRACT SERVICES	ELECTION	AC06122012A	6/12/2012	6/28/2012	\$125.00
ARTHUR OKUN	CONTRACT SERVICES	ELECTION	AO04122012	6/12/2012	6/28/2012	\$97.50
BARBARA GAINES	CONTRACT SERVICES	ELECTION	BG06122012	6/12/2012	6/28/2012	\$160.00
BARBARA N WOOD	CONTRACT SERVICES	ELECTION	BW06122012	6/12/2012	6/28/2012	\$150.00
BERTHA THOMAS	CONTRACT SERVICES	ELECTION	BT06122012	6/12/2012	6/28/2012	\$200.00
BRENDA CHEVES	CONTRACT SERVICES	ELECTION	BC06122012	6/12/2012	6/28/2012	\$200.00

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Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
CALEB H PACE	CONTRACT SERVICES	ELECTION	CP06122012	6/12/2012	6/28/2012	\$30.00
CALVIN BRUCE	CONTRACT SERVICES	ELECTION	CB06122012	6/12/2012	6/28/2012	\$60.00
CAROL WALKER	CONTRACT SERVICES	ELECTION	CW06122012	6/12/2012	6/28/2012	\$97.50
CLAUDIA THOMAS	CONTRACT SERVICES	ELECTION	CT06122012	6/12/2012	6/28/2012	\$175.00
COLIN HUNTER	MILEAGE ALLOWANCES	MILEAGE	06182012	6/18/2012	6/28/2012	\$130.05
DAVID TILMAN	CONTRACT SERVICES	ELECTION	DT06122012	6/12/2012	6/28/2012	\$97.50
DOUGLAS LICKS	CONTRACT SERVICES	ELECTION	DL06122012	6/12/2012	6/28/2012	\$97.50
EFFIE MAXINE WRIGHT	CONTRACT SERVICES	ELECTION	EW06122012	6/12/2012	6/28/2012	\$97.50
ELECTION SERVICES ONLINE	CONTRACT SERVICES	PROGRAMMING TESTING TRAVEL	849	6/14/2012	6/28/2012	\$1,695.05
ENCILIE GRIFFIN	CONTRACT SERVICES	ELECTION	EG06122012	6/12/2012	6/28/2012	\$125.00
ERNESTINE W BURRUS	CONTRACT SERVICES	ELECTION	EB06122012	6/12/2012	6/28/2012	\$175.00
ETTA H COLLINS	CONTRACT SERVICES	ELECTION	EC06122012	6/12/2012	6/28/2012	\$175.00
FLORENCE H. PALMER	CONTRACT SERVICES	ELECTION	FP06122012	6/12/2012	6/28/2012	\$150.00
FLUVANNA COUNTY SHERIFF'S OFFICE	CONTRACT SERVICES	ELECTION	FCR010	6/18/2012	6/28/2012	\$700.00
FRITZ H GERTSEN	CONTRACT SERVICES	ELECTION	FG06122012	6/12/2012	6/28/2012	\$150.00
GEORGE D BALL	CONTRACT SERVICES	ELECTION	GD06122012	6/12/2012	6/28/2012	\$150.00
GRACE L. NOLTING	CONTRACT SERVICES	ELECTION	GN06122012	6/12/2012	6/28/2012	\$72.50
HAROLD C KELSHAW JR	CONTRACT SERVICES	ELECTION	HK06122012	6/12/2012	6/28/2012	\$150.00
HAROLD MORRIS	CONTRACT SERVICES	ELECTION	HM06122012	6/12/2012	6/28/2012	\$97.50
IANTHIA T AARONS	CONTRACT SERVICES	ELECTION	IA06122012	6/12/2012	6/28/2012	\$150.00
IRENE C BURKE	CONTRACT SERVICES	ELECTION	IB06122012	6/12/2012	6/28/2012	\$160.00
JAMES M TINKER	CONTRACT SERVICES	ELECTION	JT06122012	6/12/2012	6/28/2012	\$125.00

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JAMES PENDERGRASS	CONTRACT SERVICES	ELECTION	JP06122012	6/12/2012	6/28/2012	\$97.50
JAMES TEW	CONTRACT SERVICES	ELECTION	JT06122012	6/12/2012	6/28/2012	\$150.00
JANICE L. CROWTHER	CONTRACT SERVICES	ELECTION	JC06122012	6/12/2012	6/28/2012	\$160.00
JEANIA L OLIVER	CONTRACT SERVICES	ELECTION	JO06122012	6/12/2012	6/28/2012	\$200.00
JEROME PATCHEN	MILEAGE ALLOWANCES	MILEAGE	06122012	6/18/2012	6/28/2012	\$52.12
JO MCDOWELL	CONTRACT SERVICES	ELECTION	JMC06122012	6/12/2012	6/28/2012	\$97.50
JOE E. CLARK	CONTRACT SERVICES	ELECTION	JC06122012	6/12/2012	6/28/2012	\$150.00
JUDY DEBRES	CONTRACT SERVICES	ELECTION	JD06122012	6/12/2012	6/28/2012	\$150.00
KAYLA PACE	CONTRACT SERVICES	ELECTION	KP06122012	6/12/2012	6/28/2012	\$150.00
LARRY N. BRUCE	CONTRACT SERVICES	ELECTION	LB06122012	6/12/2012	6/28/2012	\$60.00
LAURIE L THOMAS	CONTRACT SERVICES	ELECTION	LT06122012	6/12/2012	6/28/2012	\$150.00
LINDA S OKUN	CONTRACT SERVICES	ELECTION	LO06122012	6/12/2012	6/28/2012	\$97.50
LORA S PAYNE	CONTRACT SERVICES	ELECTION	LP06122012	6/12/2012	6/28/2012	\$150.00
MARILYN MINRATH	CONTRACT SERVICES	ELECTION	MP06122012	6/12/2012	6/28/2012	\$97.50
MARK E CHASE	CONTRACT SERVICES	ELECTION	MC06122012	6/12/2012	6/28/2012	\$97.50
MINOR W EAGER	CONTRACT SERVICES	ELECTION	ME06122012	6/12/2012	6/28/2012	\$175.00
NANCY L STEWARD	CONTRACT SERVICES	ELECTION	NS06122012	6/12/2012	6/28/2012	\$160.00
PATRICIA B EAGER	CONTRACT SERVICES	ELECTION	PE06122012	6/12/2012	6/28/2012	\$160.00
PATRICIA M WOODSON	CONTRACT SERVICES	ELECTION	PW06122012	6/12/2012	6/28/2012	\$150.00
RICHARD O SINGLETON	CONTRACT SERVICES	ELECTION	RS06122012	6/12/2012	6/28/2012	\$150.00
RICHARD S HENRY	CONTRACT SERVICES	ELECTION	RH06122012	6/12/2012	6/28/2012	\$97.50
ROBERT G MINNIS	CONTRACT SERVICES	ELECTION	RM06122012	6/12/2012	6/28/2012	\$97.50
ROBERT JAMES	CONTRACT SERVICES	ELECTION	RJ06122012	6/12/2012	6/28/2012	\$60.00

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Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
ROBIN BEST	CONTRACT SERVICES	ELECTION	RB06122012	6/12/2012	6/28/2012	\$97.50
RUTH PARRISH	CONTRACT SERVICES	ELECTION	RP06122012	6/12/2012	6/28/2012	\$97.50
SAMUEL EDWARDS	CONTRACT SERVICES	ELECTION	SE06122012	6/12/2012	6/28/2012	\$97.50
SHIRLEY D. ROUNDTREE	CONTRACT SERVICES	ELECTION	SR06122012	6/12/2012	6/28/2012	\$150.00
TAMMY LAWSON-GIGG	CONTRACT SERVICES	ELECTION	TG06122012	6/12/2012	6/28/2012	\$150.00
THE CENTRAL VIRGINIAN	ADVERTISING	AD	00019383	5/31/2012	6/28/2012	\$72.54
TRACEY HOWARD-GOUGH	CONTRACT SERVICES	ELECTION	THG06122012	6/12/2012	6/28/2012	\$97.50
VA INFORMATION	TELECOMMUNICATIONS	LONG DISTANCE	T246826	5/29/2012	6/28/2012	\$16.08
VA INFORMATION	TELECOMMUNICATIONS	LONG DISTANCE	T246826	5/29/2012	6/28/2012	\$32.60
VERA C. FITZGERALD	CONTRACT SERVICES	ELECTION	VF06122012	6/12/2012	6/28/2012	\$150.00
VICKI A OHANNES	CONTRACT SERVICES	ELECTION	VA06122012	6/12/2012	6/28/2012	\$72.50
AUTOMATED OFFICE SYSTEMS	ADP SUPPLIES	EQUIPMENT 06/27/2012-07/27/2012	055944	6/27/2012	7/9/2012	\$155.00
VERIZON 721970783-00001	TELECOMMUNICATIONS	CELL PHONES	6749442483	7/3/2012	7/13/2012	\$49.72
ALC COPIES, INC	OFFICE SUPPLIES	POSTERS	6226	6/22/2012	7/13/2012	\$90.00
CENTURYLINK 309884111	TELECOMMUNICATIONS	PHONE	309884111 06162012	6/16/2012	7/13/2012	\$397.56
DANIEL D GRAFF	MILEAGE ALLOWANCES	ELECTION	DG06122012	6/12/2012	7/13/2012	\$11.10
DANIEL D GRAFF	CONTRACT SERVICES	ELECTION	DG06122012	6/12/2012	7/13/2012	\$200.00
FOUAD A FADIL	MILEAGE ALLOWANCES	ELECTION	FF06122012	6/12/2012	7/13/2012	\$61.00
FOUAD A FADIL	CONTRACT SERVICES	ELECTION	FF06122012	6/12/2012	7/13/2012	\$200.00
FRANCES P SCHUTZ	MILEAGE ALLOWANCES	ELECTION	FS06122012	6/12/2012	7/13/2012	\$5.83
FRANCES P SCHUTZ	CONTRACT SERVICES	ELECTION	FS06122012	6/12/2012	7/13/2012	\$200.00
GENE DIMMIE	MILEAGE ALLOWANCES	ELECTION	GD06122012	6/12/2012	7/13/2012	\$42.18
GENE DIMMIE	CONTRACT SERVICES	ELECTION	GD06122012	6/12/2012	7/13/2012	\$200.00

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HUGH D NIX	MILEAGE ALLOWANCES	ELECTION	HN06122012	6/12/2012	7/13/2012	\$5.55
HUGH D NIX	CONTRACT SERVICES	ELECTION	HN06122012	6/12/2012	7/13/2012	\$175.00
ROSANN S HILL	MILEAGE ALLOWANCES	ELECTION	RH06122012	6/12/2012	7/13/2012	\$8.88
ROSANN S HILL	CONTRACT SERVICES	ELECTION	RH06122012	6/12/2012	7/13/2012	\$200.00
SAMS CLUB/GEMB	OTHER OPERATING SUPPLIES	SUPPLIES	8095 06022012	6/2/2012	7/13/2012	\$22.07
SAVE YOUR DATA LLC	CONVENTION AND EDUCATION	Training for Electoral Board	825	6/22/2012	7/13/2012	\$30.00
BANK OF AMERICA	CONVENTION AND EDUCATION	MONTHLY STATEMENT	PACE JUNE2012	6/30/2012	7/13/2012	\$8.68
BANK OF AMERICA	CONVENTION AND EDUCATION	MONTHLY STATEMENT	PACE JUNE2012	6/30/2012	7/13/2012	\$13.19
BANK OF AMERICA	CONVENTION AND EDUCATION	MONTHLY STATEMENT	PACE JUNE2012	6/30/2012	7/13/2012	\$14.68
BANK OF AMERICA	CONVENTION AND EDUCATION	MONTHLY STATEMENT	PACE JUNE2012	6/30/2012	7/13/2012	\$21.00
BANK OF AMERICA	CONVENTION AND EDUCATION	MONTHLY STATEMENT	PACE JUNE2012	6/30/2012	7/13/2012	\$25.11
BANK OF AMERICA	CONVENTION AND EDUCATION	MONTHLY STATEMENT	PACE JUNE2012	6/30/2012	7/13/2012	\$29.00
BANK OF AMERICA	CONVENTION AND EDUCATION	MONTHLY STATEMENT	PACE JUNE2012	6/30/2012	7/13/2012	\$33.06
BANK OF AMERICA	OFFICE SUPPLIES	MONTHLY STATEMENT	PACE JUNE2012	6/30/2012	7/13/2012	\$75.47
BANK OF AMERICA	OFFICE SUPPLIES	MONTHLY STATEMENT	PACE JUNE2012	6/30/2012	7/13/2012	\$134.41
JOYCE PACE	MILEAGE ALLOWANCES	REIMBURSEMENT	JP06152012	6/15/2012	7/13/2012	\$139.74
MARILYN PAYNE	CONTRACT SERVICES	ELECTION	MP06122012	6/12/2012	7/13/2012	\$97.50
Total:						\$12,616.67
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GENERAL DISTRICT COURT						
VA INFORMATION	TELECOMMUNICATIONS	LONG DISTANCE	T246826	5/29/2012	6/28/2012	\$2.70
VA INFORMATION	TELECOMMUNICATIONS	LONG DISTANCE	T246826	5/29/2012	6/28/2012	\$36.81
CENTURYLINK 309871364	TELECOMMUNICATIONS	PHONE	309871364 006162012	6/16/2012	7/13/2012	\$638.31

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Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
VIRGINIA BUSINESS SYSTEMS	MAINTENANCE CONTRACTS	EQUIPMENT	12357945	6/11/2012	7/13/2012	\$167.69
					Total:	\$845.51
<hr/>						
COURT SERVICE UNIT						
CENTURYLINK	TELECOMMUNICATIONS	PHONE	5911900 06162012	6/16/2012	6/28/2012	\$8.35
STONER ENTERPRISES INC	FURNITURE & FIXTURES	COOLER RENT	428X04974309	6/1/2012	6/28/2012	\$8.95
VA INFORMATION	TELECOMMUNICATIONS	LONG DISTANCE	T246826	5/29/2012	6/28/2012	\$46.67
					Total:	\$63.97
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CLERK OF THE CIRCUIT COURT						
CENTURYLINK	TELECOMMUNICATIONS	PHONE	5911900 06162012	6/16/2012	6/28/2012	\$16.70
VA INFORMATION	TELECOMMUNICATIONS	LONG DISTANCE	T246826	5/29/2012	6/28/2012	\$69.22
CASKIE GRAPHICS INC	PRINTING AND BINDING	DEED BOOKS	26250	5/14/2012	7/13/2012	\$1,320.38
FLUVANNA CO CIRCUIT COURT	PRINTING AND BINDING	SERVICE CHARGES	06302012	6/30/2012	7/13/2012	\$125.19
FLUVANNA CO CIRCUIT COURT	CONTRACT SERVICES	SERVICE CHARGES	06302012	6/30/2012	7/13/2012	\$339.46
QUILL	OFFICE SUPPLIES	SUPPLIES	4053299	6/28/2012	7/13/2012	\$65.93
QUILL	OFFICE SUPPLIES	SUPPLIES	4053316	6/28/2012	7/13/2012	\$94.72
QUILL	PRINTING AND BINDING	SUPPLIES	3945347	6/28/2012	7/13/2012	\$152.97
QUILL	OFFICE SUPPLIES	SUPPLIES	4053279	6/28/2012	7/13/2012	\$374.55
SHENANDOAH VALLEY WATER	OFFICE SUPPLIES	WATER	G24843500-12	6/28/2012	7/13/2012	\$96.45
U.S. POSTAL SERVICE	POSTAL SERVICES	POSTAGE MACHINE	06/28/2012	6/28/2012	7/13/2012	\$1,000.00

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Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
Total:						\$3,655.57
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CIRCUIT COURT JUDGE						
CENTURYLINK	TELECOMMUNICATIONS	PHONE	5911900 06162012	6/16/2012	6/28/2012	\$6.26
VA INFORMATION	TELECOMMUNICATIONS	LONG DISTANCE	T246826	5/29/2012	6/28/2012	\$30.73
ONE TIME	COMPENSATION- JURORS,WITNESSES	JURY	GJ06202012-1	6/25/2012	7/13/2012	\$30.00
ONE TIME	COMPENSATION- JURORS,WITNESSES	JURY	GJ062012-2	6/25/2012	7/13/2012	\$30.00
ONE TIME	COMPENSATION- JURORS,WITNESSES	JURY	GJ062012-3	6/25/2012	7/13/2012	\$30.00
ONE TIME	COMPENSATION- JURORS,WITNESSES	JURY	GJ062012-4	6/25/2012	7/13/2012	\$30.00
ONE TIME	COMPENSATION- JURORS,WITNESSES	JURY	GJ062012-5	6/25/2012	7/13/2012	\$30.00
ONE TIME	COMPENSATION- JURORS,WITNESSES	JURY	GJ062012-6	6/25/2012	7/13/2012	\$30.00
VALLEY OFFICE MACHINES	EDP EQUIPMENT	RECORDING SYSTEM	244873	6/28/2012	7/13/2012	\$2,575.00
Total:						\$2,791.99
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COMMONWEALTH ATTY						
CENTURYLINK	TELECOMMUNICATIONS	PHONE	5911900 06162012	6/16/2012	6/28/2012	\$8.35
PITNEY BOWES PURCHASE PWR	POSTAL SERVICES	POSTAGE METER	20799422868 0619	6/19/2012	6/28/2012	\$8.35
STAPLES CREDIT PLAN	OFFICE SUPPLIES	SUPPLIES	06152012	6/15/2012	6/28/2012	\$1,541.24
VA INFORMATION	TELECOMMUNICATIONS	LONG DISTANCE	T246826	5/29/2012	6/28/2012	\$42.42
VALLEY OFFICE MACHINES	OFFICE SUPPLIES	PAPER	244454	6/14/2012	6/28/2012	\$235.80

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Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
TREASURER OF VIRGINIA	DUES OR ASSOCIATION MEMBERSHIP	DUES 2012-2013	HAISLIP 2012/2013	6/27/2012	7/9/2012	\$250.00
TREASURER OF VIRGINIA	DUES OR ASSOCIATION MEMBERSHIP	DUES 2012-2013	TERWILLGER 2012/2013	6/27/2012	7/9/2012	\$250.00
ONE TIME	CONVENTION AND EDUCATION		TERWILLIGER 07312012	7/11/2012	7/11/2012	\$25.00
ONE TIME	OFFICE SUPPLIES	PAPER	06152012	6/15/2012	7/13/2012	\$161.20
VERIZON 721970783-00001	TELECOMMUNICATIONS	CELL PHONES	6749442483	7/3/2012	7/13/2012	\$49.72
BANK OF AMERICA	OFFICE SUPPLIES	MONTHLY STATEMENT	HAISLIP JUNE2012	6/30/2012	7/13/2012	\$103.95
Total:						\$2,676.03
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SHERIFF						
ACTION LOCK	BLDGS EQUIP VEHICLE REP&MAINT	DECODE LOCKS	12JUNE126	6/14/2012	6/28/2012	\$200.00
AT&T 286-3642	TELECOMMUNICATIONS	PHONE	2863642 06062012	6/6/2012	6/28/2012	\$118.66
ATLANTIC TACTICAL	POLICE SUPPLIES	EQUIPMENT	SI-80389116	3/23/2012	6/28/2012	\$1,477.00
CENTRAL BATTERY	VEHICLE/POWER EQUIP SUPPLIES	BATTERY	06202012	6/20/2012	6/28/2012	\$83.72
CENTURYLINK	TELECOMMUNICATIONS	PHONE	5911900 06162012	6/16/2012	6/28/2012	\$16.70
CENTURYLINK 309797542	TELECOMMUNICATIONS	PHONE	309797542 0616	6/16/2012	6/28/2012	\$133.98
CENTURYLINK 309903768	TELECOMMUNICATIONS	PHONE	309903768 0607	6/7/2012	6/28/2012	\$152.82
CENTURYLINK 310191749	TELECOMMUNICATIONS	PHONE	310191749 0616	6/16/2012	6/28/2012	\$912.69
CLEAR COMMUNICATIONS AND	BLDGS EQUIP VEHICLE REP&MAINT	BATTERY	92834	6/13/2012	6/28/2012	\$47.85
CLEAR COMMUNICATIONS AND	VEHICLE/POWER EQUIP SUPPLIES	BATTERY	92899	6/18/2012	6/28/2012	\$65.00
CLEAR COMMUNICATIONS AND	BLDGS EQUIP VEHICLE REP&MAINT	EQUIPMENT SERVICE	92897	6/18/2012	6/28/2012	\$80.00
CLEAR COMMUNICATIONS AND	BLDGS EQUIP VEHICLE REP&MAINT	SERVICE EQUIPMENT	92835	6/13/2012	6/28/2012	\$84.75

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Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
COBB TECHNOLOGIES	LEASE/RENT	EQUIPMENT	377165	6/14/2012	6/28/2012	\$110.00
SHULL'S AUTOMOTIVE INC	BLDGS EQUIP VEHICLE REP&MAINT	INSPECTION	10015028	6/22/2012	6/28/2012	\$16.00
SHULL'S AUTOMOTIVE INC	VEHICLE/POWER EQUIP SUPPLIES	VEHICLE PARTS	1005026	6/11/2012	6/28/2012	\$20.00
GE CAPITAL	LEASE/RENT	EQUIPMENT	57362458	6/13/2012	6/28/2012	\$92.29
PERSONNEL CONCEPTS	OFFICE SUPPLIES	SUBSCRIPTION	9318478070	6/14/2012	6/28/2012	\$79.90
PITNEY BOWES GLOBAL	LEASE/RENT	EQUIPMENT	2910693-JN	6/13/2012	6/28/2012	\$171.00
QUILL	OFFICE SUPPLIES	SUPPLIES	3767429	6/14/2012	6/28/2012	\$89.70
QUILL	OFFICE SUPPLIES	SUPPLIES	3617800	6/7/2012	6/28/2012	\$98.43
QUILL	OFFICE SUPPLIES	SUPPLIES	3704282	6/12/2012	6/28/2012	\$121.39
QUILL	OFFICE SUPPLIES	SUPPLIES	3617861	6/7/2012	6/28/2012	\$335.92
STAPLES BUSINESS	OFFICE SUPPLIES	SUPPLIES	8021981914	5/26/2012	6/28/2012	\$14.50
STAPLES BUSINESS	OFFICE SUPPLIES	SUPPLES	8022118222	6/7/2012	6/28/2012	\$111.48
STAPLES BUSINESS	OFFICE SUPPLIES	SUPPLIES	8022181612	3/23/2012	6/28/2012	\$156.20
VA INFORMATION	TELECOMMUNICATIONS	LONG DISTANCE	T246826	5/29/2012	6/28/2012	\$512.53
WRIGHT EXPRESS	VEHICLE FUEL	GAS	298766968	6/16/2012	6/28/2012	\$311.39
VERIZON BUSINES #90048588	TELECOMMUNICATIONS	MONTHLY SERVICE	9448873 6/25/12	6/28/2012	7/2/2012	\$40.18
VERIZON WIRELESS	TELECOMMUNICATIONS	MONTHLY SERVICE	6744653487 6/28/12	6/28/2012	7/2/2012	\$1,079.61
CENTRAL SHENANDOAH	CONVENTION AND EDUCATION	MATCHING FUNDS	1453	7/1/2012	7/9/2012	\$24,800.00
HELIX COMPUTER SYS INC	TELECOMMUNICATIONS	WEB HOSTING	16589	7/1/2012	7/9/2012	\$20.00
PUBLIC ENGINES INC	MAINTENANCE CONTRACTS	SUBSCRIPTION RENEWAL	15677	6/27/2012	7/9/2012	\$1,794.00
BROOKS-JEFFERY MARKETING INC	MAINTENANCE CONTRACTS	HOSTING OF WEB	FCSOVA301	7/3/2012	7/11/2012	\$600.00
DAPROSYSTEMS INC	MAINTENANCE CONTRACTS	ANNUAL MAINTENANCE	16537	7/1/2012	7/11/2012	\$5,875.00

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Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
SHULL'S AUTOMOTIVE INC	BLDGS EQUIP VEHICLE REP&MAINT	INSPECTION	10015032	7/6/2012	7/11/2012	\$16.00
LSSP CORPORATION	MAINTENANCE CONTRACTS	RENEWAL	EDRAWERSYS4103	7/3/2012	7/11/2012	\$1,386.00
VIRGINIA EMPLOYMENT COMMISSION	UNEMPLOYMENT	FEES	0001890042 07/02	7/2/2012	7/11/2012	\$40.27
ANDERSON TIRE COMPANY	VEHICLE/POWER EQUIP SUPPLIES	TIRES	IN00167809	6/12/2012	7/13/2012	\$427.68
ANDERSON TIRE COMPANY	VEHICLE/POWER EQUIP SUPPLIES	TIRES	IN00168110	6/22/2012	7/13/2012	\$922.32
BROWN	BLDGS EQUIP VEHICLE REP&MAINT	SERVICE	384044	6/29/2012	7/13/2012	\$32.14
EVIDENT	POLICE SUPPLIES	SUPPLIES	69462A 0627	6/27/2012	7/13/2012	\$152.50
GALLS	UNIFORM/WEARING APPAREL	UNIFORMS	512262032	6/22/2012	7/13/2012	\$154.49
SHULL'S AUTOMOTIVE INC	BLDGS EQUIP VEHICLE REP&MAINT	INSPECTION	10015030	6/26/2012	7/13/2012	\$16.00
SHULL'S AUTOMOTIVE INC	BLDGS EQUIP VEHICLE REP&MAINT	INSPECTION	10015031	6/28/2012	7/13/2012	\$16.00
TASER INTERNATIONAL	POLICE SUPPLIES	SUPPLIES	SI1290316	6/28/2012	7/13/2012	\$1,664.25
THE HANOVER COMPANY	POLICE SUPPLIES	FLARES	12434	6/28/2012	7/13/2012	\$335.70
WEST RIVER AUTO	BLDGS EQUIP VEHICLE REP&MAINT	VEHICLE SERVICE	28791	6/28/2012	7/13/2012	\$64.99
BANK OF AMERICA	CONVENTION AND EDUCATION	MONTHLY STATEMENT	HILL JUNE 2012	6/30/2012	7/13/2012	\$193.64
BANK OF AMERICA	POLICE SUPPLIES	MONTHLY STATEMENT	HESS JUNE 2012	6/30/2012	7/13/2012	\$302.49
BANK OF AMERICA	SUBSISTENCE & LODGING	MONTHLY STATEMENT	WASHINGTON JUNE2012	6/30/2012	7/13/2012	\$673.20
BATTLEFIELD FORD	VEHICLE/POWER EQUIP SUPPLIES	VEHICLE MAINTENANCE	200309	6/30/2012	7/13/2012	\$446.20
BROOKS-JEFFERY MARKETING INC	MAINTENANCE CONTRACTS	WEB DESIGN	148598	6/22/2012	7/13/2012	\$1,900.00
EVIDENT	POLICE SUPPLIES	SUPPLIES	69462A	6/27/2012	7/13/2012	\$152.50
SHULL'S AUTOMOTIVE INC	BLDGS EQUIP VEHICLE REP&MAINT	INSPECTION	10015029	6/25/2012	7/13/2012	\$16.00
PALMYRA AUTOMOTIVE INC	BLDGS EQUIP VEHICLE REP&MAINT	INSPECTION	34915	6/27/2012	7/13/2012	\$16.00

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Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
SCOTT'S PAINT & BODY INC	BLDGS EQUIP VEHICLE REP&MAINT	VEHICLE REPAIRS	76373	6/29/2012	7/13/2012	\$599.30
SHENANDOAH VALLEY WATER	FOOD SUPPLIES	WATER	G3822710-12	7/1/2012	7/13/2012	\$5.50
STREICHER'S	POLICE SUPPLIES	SUPPLIES	1939153	6/27/2012	7/13/2012	\$2,988.28
VA OIL FLEET PROGRAM	VEHICLE FUEL	GAS	BV023 0606	6/6/2012	7/13/2012	\$1,895.52
WEST RIVER AUTO	BLDGS EQUIP VEHICLE REP&MAINT		28694	5/31/2012	7/13/2012	\$15.70
WEST RIVER AUTO	BLDGS EQUIP VEHICLE REP&MAINT	OIL CHANGE	28699	6/1/2012	7/13/2012	\$15.70
WEST RIVER AUTO	BLDGS EQUIP VEHICLE REP&MAINT	OIL CHANGE	28724	6/8/2012	7/13/2012	\$15.70
WEST RIVER AUTO	BLDGS EQUIP VEHICLE REP&MAINT	INSPECTION	28788	6/27/2012	7/13/2012	\$16.00
WEST RIVER AUTO	BLDGS EQUIP VEHICLE REP&MAINT	OIL CHANGE	28683	5/29/2012	7/13/2012	\$16.12
WEST RIVER AUTO	BLDGS EQUIP VEHICLE REP&MAINT	VEHICLE MAINTENANCE	28791 0628	6/28/2012	7/13/2012	\$64.99
WEST RIVER AUTO	BLDGS EQUIP VEHICLE REP&MAINT	VEHICLE REPAIRS	28757	6/25/2012	7/13/2012	\$68.79
WEST RIVER AUTO	BLDGS EQUIP VEHICLE REP&MAINT	SERVICE	28738	6/15/2012	7/13/2012	\$79.29
Total:						\$54,531.95
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E911						
B2B COMPUTER PRODUCTS	OFFICE SUPPLIES	SUPPLIES	566832	6/14/2012	6/28/2012	\$219.74
B2B COMPUTER PRODUCTS	OFFICE SUPPLIES	SUPPLIES	566634	6/13/2012	6/28/2012	\$715.32
CENTURYLINK	TELECOMMUNICATIONS	PHONE	5911900 06162012	6/16/2012	6/28/2012	\$2.07
CENTURYLINK	TELECOMMUNICATIONS	PHONE	5911900 06162012	6/16/2012	6/28/2012	\$25.05
CENTURYLINK 310042302	TELECOMMUNICATIONS	PHONE	310042302 0610	6/10/2012	6/28/2012	\$3,458.54
CENTURYLINK 310214091	TELECOMMUNICATIONS	PHONE	310214091 0619	6/19/2012	6/28/2012	\$961.56

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Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
COBB TECHNOLOGIES	LEASE/RENT	EQUIPMENT	377165	6/14/2012	6/28/2012	\$110.00
D & S CONSTRUCTION	OTHER OPERATING SUPPLIES	ADDRESS PLATES	5694	6/11/2012	6/28/2012	\$98.78
D & S CONSTRUCTION	E911 NEW ROAD SIGNS	ADDRESS PLATES	5694	6/11/2012	6/28/2012	\$458.00
STAPLES BUSINESS	OFFICE SUPPLIES	SUPPLIES	8022118221	6/14/2012	6/28/2012	\$495.89
VA INFORMATION	TELECOMMUNICATIONS	LONG DISTANCE	T246826	5/29/2012	6/28/2012	\$30.73
VERIZON WIRELESS	TELECOMMUNICATIONS	MONTHLY SERVICE	6744653487	6/28/12	6/28/2012	7/2/2012 \$664.92
APPLIED DIGITAL SOLUTIONS	MAINTENANCE CONTRACTS	SERVICE CONTRACT 07/01/2012-06/30/2013	42933	4/18/2012	7/9/2012	\$2,700.00
CLEAR COMMUNICATIONS AND	MAINTENANCE CONTRACTS	MAINTENANCE CONTRACT 07/01/2012-06/30/2013	92664	6/1/2012	7/9/2012	\$15,660.00
DAPROSYSTEMS INC	MAINTENANCE CONTRACTS	ANNUAL MAINTENANCE	16537	7/1/2012	7/11/2012	\$5,875.00
SPAN PUBLISHING INC	OFFICE SUPPLIES	DIRECTORY	0089741	6/15/2012	7/13/2012	\$144.00
DAPROSYSTEMS INC	OTHER OPERATING SUPPLIES	BALANCE WORKSTATIONS	16595	6/29/2012	7/13/2012	\$218.00
DAPROSYSTEMS INC	OTHER OPERATING SUPPLIES	TOUGHBOOKS,DOCKING STATIONS,ETC	16596	6/29/2012	7/13/2012	\$253.59
DAPROSYSTEMS INC	EDP EQUIPMENT	replace E911 computers	16595 06292012	6/29/2012	7/13/2012	\$3,500.00
DYNAMIC RESOURCE SOLUTION	CONTRACT SERVICES	IT SERVICES	644	6/30/2012	7/13/2012	\$1,640.00
IDNETWORKS	EDP EQUIPMENT	Fingerprint software and hardw	166313	6/30/2012	7/13/2012	\$17,220.00
MSAG DATA CONSULTANTS,INC	MSAG SERVICES	ADDRESS MAINTENANCE	C3110894	6/30/2012	7/13/2012	\$231.00
Total:						\$54,682.19
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FIRE AND RESCUE SQUAD						
FLUVANNA COUNTY RESCUE	FIRE & RESCUE ASSN OPERATIONAL	ALLOCATION	1ST QTR FY13	7/10/2012	7/11/2012	\$15,979.50
FLUVANNA COUNTY VOLUNTEER	FIRE & RESCUE ASSN OPERATIONAL	ALLOCATION	FIRE CHIEF ANNUAL	7/10/2012	7/11/2012	\$10,578.00
FLUVANNA COUNTY VOLUNTEER	FIRE & RESCUE ASSN OPERATIONAL	ALLOCATION	1ST QTR FY13	7/10/2012	7/11/2012	\$38,167.50

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Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
LAKE MONTICELLO	FIRE & RESCUE ASSN OPERATIONAL	ALLOCATION	1ST QTR FY13	7/10/2012	7/11/2012	\$34,066.75
LAKE MONTICELLO	GENERAL LIABILITY	ALLOCATION	1ST QTR FY13	7/10/2012	7/11/2012	\$64,191.00
VFIS	GENERAL LIABILITY	INSURANCE	221768100	7/1/2012	7/11/2012	\$750.00
VFIS	GENERAL LIABILITY	INSURANCE	221769100	7/1/2012	7/11/2012	\$833.00
VFIS	GENERAL LIABILITY	INSURANCE	221785100	7/1/2012	7/11/2012	\$4,097.00
VFIS	GENERAL LIABILITY		221757100	7/1/2012	7/11/2012	\$4,224.00
VFIS	GENERAL LIABILITY		221782100	7/1/2012	7/11/2012	\$9,418.00
VFIS	GENERAL LIABILITY	INSURANCE	221759100	7/1/2012	7/11/2012	\$20,887.00
Total:						\$203,191.75
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CORRECTION AND DETENTION						
COUNTY OF ALBEMARLE	CONFINEMENT - BRJDC	4 JUVENILES 70 NIGHTS @ \$213.44 PER NIGHT	FY201200001060	5/31/2012	6/28/2012	\$14,940.80
CENTRAL VIRGINIA REGIONAL	CVRJ COST OF PRISONERS	FY12/13 1ST QTR	070112F	6/1/2012	7/9/2012	\$165,288.00
E.W. THOMAS	FOOD SUPPLIES	INMATE MEALS	EWT1-3A	6/30/2012	7/13/2012	\$12.73
Total:						\$180,241.53
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BUILDING INSPECTIONS						
ALL STAR AUTO PARTS	VEHICLE/POWER EQUIP SUPPLIES	SUPPLIES	456895	6/26/2012	6/28/2012	\$8.18
CAMPBELL EQUIPMENT INC	VEHICLE/POWER EQUIP SUPPLIES	TIRES	06 18 2012	6/18/2012	6/28/2012	\$186.48
CENTURYLINK	TELECOMMUNICATIONS	PHONE	5911900 06162012	6/16/2012	6/28/2012	\$8.35
FLUVANNA CO PUBLIC SCHOOLS	BLDGS EQUIP VEHICLE REP&MAINT	INSPECTION	06252012	6/25/2012	6/28/2012	\$16.00
PITNEY BOWES PURCHASE PWR	POSTAL SERVICES	POSTAGE METER	20799422868 0619	6/19/2012	6/28/2012	\$46.75
VA INFORMATION	TELECOMMUNICATIONS	LONG DISTANCE	T246826	5/29/2012	6/28/2012	\$38.23

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Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
WINDOWARE INC	PROFESSIONAL SERVICES	CONTRACT RENEWAL	2012-263	7/2/2012	7/11/2012	\$850.00
FAYES OFFICE SUPPLY	OFFICE SUPPLIES	SUPPLIES	JUNE 30 2012	6/30/2012	7/13/2012	\$470.35
VERIZON 721970783-00001	TELECOMMUNICATIONS	CELL PHONES	6749442483	7/3/2012	7/13/2012	\$49.72
TREASURER OF VIRGINIA	SURCHARGE	2ND QTR 2012	APRIL,MAY,JUNE 2012	6/30/2012	7/13/2012	\$576.30
Total:						\$2,250.36
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ANIMAL CONTROL						
CAMPBELL EQUIPMENT INC	BLDGS EQUIP VEHICLE REP&MAINT	TIRES	06212012	6/21/2012	6/28/2012	\$429.96
FLUVANNA SPCA	CONTRACT SERVICES	CONTRACT SERVICES 07/01/2012- 07/31/2012	06012012	6/1/2012	7/9/2012	\$10,704.58
VERIZON 721970783-00001	TELECOMMUNICATIONS	CELL PHONES	6749442483	7/3/2012	7/13/2012	\$85.26
FLUVANNA DO IT BEST	OTHER OPERATING SUPPLIES	SUPPLIES	06302012	6/30/2012	7/13/2012	\$12.19
Total:						\$11,231.99
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FACILITIES						
CENTURYLINK	TELECOMMUNICATIONS	PHONE	5911900 06162012	6/16/2012	6/28/2012	\$8.35
CINTAS	LAUNDRY AND DRY CLEANING	UNIFORMS	06142012	6/14/2012	6/28/2012	\$123.25
CROSSROADS HOME CENTER	GENERAL MATERIALS AND SUPPLIES	SUPPLIES	06252012	6/21/2012	6/28/2012	\$3.49
SHULL'S AUTOMOTIVE INC	BLDGS EQUIP VEHICLE REP&MAINT	INSPECTION	10015027	6/21/2012	6/28/2012	\$16.00
PITNEY BOWES PURCHASE PWR	POSTAL SERVICES	POSTAGE METER	20799422868 0619	6/19/2012	6/28/2012	\$2.70
TRACTOR HILL EQUIP LLC	VEHICLE/POWER EQUIP SUPPLIES	SUPPLIES	51718	6/19/2012	6/28/2012	\$118.80
TRACTOR HILL EQUIP LLC	VEHICLE/POWER EQUIP SUPPLIES	EQUIPMENT	51748	6/20/2012	6/28/2012	\$136.57
TRACTOR HILL EQUIP LLC	VEHICLE/POWER EQUIP SUPPLIES	EQUIPMENT	51717	6/19/2012	6/28/2012	\$346.50

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Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
VA INFORMATION	TELECOMMUNICATIONS	LONG DISTANCE	T246826	5/29/2012	6/28/2012	\$33.22
WAGNER'S WRECKER SERVICE	BLDGS EQUIP VEHICLE REP&MAINT	REPAIRS	4916	6/14/2012	6/28/2012	\$487.00
CAMPBELL EQUIPMENT INC	BLDGS EQUIP VEHICLE REP&MAINT	REPAIR	07092012	7/9/2012	7/11/2012	\$10.00
CAMPBELL EQUIPMENT INC	BLDGS EQUIP VEHICLE REP&MAINT	REPAIR	07102012	7/10/2012	7/11/2012	\$57.33
CINTAS	LAUNDRY AND DRY CLEANING	UNIFORMS	394373868	7/5/2012	7/11/2012	\$123.25
RAFALY ELECTRICAL	BLDGS EQUIP VEHICLE REP&MAINT	OSHA REQUIREMENT ADD OUTLET	5037	7/3/2012	7/11/2012	\$150.00
RAFALY ELECTRICAL	BLDGS EQUIP VEHICLE REP&MAINT	REPLACE FLAG POLE LIGHT	5039	7/3/2012	7/11/2012	\$205.00
RAFALY ELECTRICAL	BLDGS EQUIP VEHICLE REP&MAINT	REPLACE BREAKERS	5038	7/3/2012	7/11/2012	\$430.00
RAFALY ELECTRICAL	BLDGS EQUIP VEHICLE REP&MAINT	INSTALL CONDUIT FOR CABLE	5040	7/3/2012	7/11/2012	\$968.00
VERIZON 721970783-00001	TELECOMMUNICATIONS	CELL PHONES	6749442483	7/3/2012	7/13/2012	\$69.86
ALL STAR AUTO PARTS	VEHICLE/POWER EQUIP SUPPLIES	SUPPLIES	06302012	6/30/2012	7/13/2012	\$46.88
BLUE RIDGE	GENERAL MATERIALS AND SUPPLIES	SUPPLIES	07022012	7/2/2012	7/13/2012	\$85.46
CII SERVICE	BLDGS EQUIP VEHICLE REP&MAINT	SERVICE COURTS	994	6/26/2012	7/13/2012	\$175.91
CII SERVICE	BLDGS EQUIP VEHICLE REP&MAINT	SERVICE COMMUNITY CENTER	100	6/28/2012	7/13/2012	\$281.17
CII SERVICE	BLDGS EQUIP VEHICLE REP&MAINT	SERVICE TREASURER'S OFFICE	1024	6/29/2012	7/13/2012	\$578.72
CII SERVICE	BLDGS EQUIP VEHICLE REP&MAINT	SERVICE COURTS	993	6/26/2012	7/13/2012	\$592.08
CII SERVICE	BLDGS EQUIP VEHICLE REP&MAINT	SERVICE COURTS	1023	6/29/2012	7/13/2012	\$1,684.66
CII SERVICE	BLDGS EQUIP VEHICLE REP&MAINT	SERVICE COURTS	987	6/26/2012	7/13/2012	\$3,365.23
CII SERVICE	BLDGS EQUIP VEHICLE REP&MAINT	REPAIRS TREASURE'S OFFICE	1025	6/29/2012	7/13/2012	\$4,825.04

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CINTAS	LAUNDRY AND DRY CLEANING	UNIFORMS	394371946	6/28/2012	7/13/2012	\$123.25
CROSSROADS AUTO REPAIR LL	BLDGS EQUIP VEHICLE REP&MAINT	REPAIRS	008888	6/28/2012	7/13/2012	\$141.53
DAVE'S SMALL ENGINE SVC	BLDGS EQUIP VEHICLE REP&MAINT	REPAIR WEEDEATERS	06292012	6/29/2012	7/13/2012	\$206.75
FLUVANNA DO IT BEST	GENERAL MATERIALS AND SUPPLIES	SUPPLIES	06302012	6/30/2012	7/13/2012	\$51.45
LOWE'S	GENERAL MATERIALS AND SUPPLIES	SUPPLIES	06252012	6/25/2012	7/13/2012	\$553.34
					Total:	\$16,000.79
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GENERAL SERVICES						
CENTURYLINK 309363296	TELECOMMUNICATIONS	PHONE	309363296 0616	6/16/2012	6/28/2012	\$177.85
CENTURYLINK 309428096	TELECOMMUNICATIONS	PHONE	309428096 0616	6/16/2012	6/28/2012	\$35.46
CENTURYLINK 309697981	TELECOMMUNICATIONS	PHONE	309697981 0616	6/16/2012	6/28/2012	\$35.46
CENTURYLINK 309898636	TELECOMMUNICATIONS	PHONE	3089636 0616	6/16/2012	6/28/2012	\$41.63
CENTURYLINK 310338742	TELECOMMUNICATIONS	PHONE	310338742 0616	6/16/2012	6/28/2012	\$40.04
CII SERVICE	MAINTENANCE CONTRACTS	CONTRACT	938	6/19/2012	6/28/2012	\$2,437.00
FORK UNION	WATER SERVICES	WATER	06152012	6/15/2012	6/28/2012	\$17.76
FORK UNION	WATER SERVICES	WATER	06152012	6/15/2012	6/28/2012	\$84.36
JAMES RIVER BUILDERS LLC	MAINTENANCE CONTRACTS	REPAIRS CSA BLDG	2	6/12/2012	6/28/2012	\$3,050.00
TIGER FUEL COMPANY	HEATING SERVICES	FUEL	06212012	6/21/2012	6/28/2012	\$1,989.39
TIGER FUEL COMPANY	HEATING SERVICES	HEATING OIL	477739	6/12/2012	6/28/2012	\$3,608.81
TREASURER,FLUVANNA COUNTY	SEWER SERVICES	SEWER	06182012	6/18/2012	6/28/2012	\$10.00
TREASURER,FLUVANNA COUNTY	SEWER SERVICES	SEWER	06182012	6/18/2012	6/28/2012	\$11.91
TREASURER,FLUVANNA COUNTY	SEWER SERVICES	SEWER	06182012	6/18/2012	6/28/2012	\$25.30

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TREASURER,FLUVANNA COUNTY	SEWER SERVICES	SEWER	06182012	6/18/2012	6/28/2012	\$128.58
BOSLEY CROWTHER	LEASE/RENT	LEASE	07012012	7/1/2012	7/9/2012	\$2,000.00
DIEBOLD FIRE SERVICE	MAINTENANCE CONTRACTS	CONTRACT 6/01/2012-5/31/2013	060655	6/7/2012	7/9/2012	\$390.00
ALLIED WASTE SERVICE 410	MAINTENANCE CONTRACTS	TRASH	497436	6/30/2012	7/11/2012	\$770.03
ALLIED WASTE SERVICES 410	MAINTENANCE CONTRACTS	TRASH	497715	6/30/2012	7/11/2012	\$267.66
THYSSENKRUPP ELEVATOR	MAINTENANCE CONTRACTS	ELEVATOR MAINTENANCE	654635	7/1/2012	7/11/2012	\$1,242.16
CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES	ELECTRIC	275906001 06262012	6/26/2012	7/13/2012	\$1,610.32
CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES	ELECTRIC	85473002 06262012	6/26/2012	7/13/2012	\$1,859.66
CENTURYLINK 589-8525	TELECOMMUNICATIONS	PAY PHONE	697120	6/26/2012	7/13/2012	\$50.00
DOMINION VIRGINIA POWER	ELECTRICAL SERVICES	ELECTRIC	JUNE 2012	6/25/2012	7/13/2012	\$57.21
DOMINION VIRGINIA POWER	ELECTRICAL SERVICES	ELECTRIC	JUNE 2012	6/25/2012	7/13/2012	\$154.41
DOMINION VIRGINIA POWER	ELECTRICAL SERVICES	ELECTRIC	JUNE 2012	6/25/2012	7/13/2012	\$215.61
DOMINION VIRGINIA POWER	ELECTRICAL SERVICES	ELECTRIC	JUNE 2012	6/25/2012	7/13/2012	\$746.52
DOMINION VIRGINIA POWER	ELECTRICAL SERVICES	ELECTRIC	JUNE 2012	6/25/2012	7/13/2012	\$1,640.97
SHENANDOAH VALLEY WATER	WATER SERVICES	WATER	G38071112	6/30/2012	7/13/2012	\$52.65
TIGER FUEL COMPANY	HEATING SERVICES	HEATING OIL	490645	6/25/2012	7/13/2012	\$144.68
Total:						\$22,895.43
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PUBLIC WORKS						
CENTURYLINK	TELECOMMUNICATIONS	PHONE	5911900 06162012	6/16/2012	6/28/2012	\$8.35
FAYES OFFICE SUPPLY	OFFICE SUPPLIES	CHAIR	0123739-001	7/9/2012	7/11/2012	\$187.49
KELLY'S SHOP	BLDGS EQUIP VEHICLE REP&MAINT	VEHICLE REPAIRS	07032012	7/3/2012	7/11/2012	\$255.30
VERIZON 721970783-00001	TELECOMMUNICATIONS	CELL PHONES	6749442483	7/3/2012	7/13/2012	\$123.17

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BANK OF AMERICA	ADVERTISING	MONTHLY STATEMENT	WEAVER M JUNE2012	6/30/2012	7/13/2012	\$275.00
FLUVANNA COUNTY GENERAL DISTRICT COURT	PROFESSIONAL SERVICES	SUMMONS/TICKET	06262012	6/26/2012	7/13/2012	\$131.00
Total:						\$980.31
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CONVENIENCE CENTER						
BFI	CONTRACT SERVICES	TRASH	005141	6/15/2012	6/28/2012	\$2,698.62
CENTURLINK 310392717	TELECOMMUNICATIONS	PHONE	310392717 0616	6/16/2012	6/28/2012	\$54.48
FAYES OFFICE SUPPLY	OFFICE SUPPLIES	SUPPLIES	0123331-001	6/21/2012	6/28/2012	\$179.06
MO-JOHNS INC	LEASE/RENT	PORT A JOHN	06112012	6/11/2012	6/28/2012	\$60.00
VA INFORMATION	TELECOMMUNICATIONS	LONG DISTANCE	T246826	5/29/2012	6/28/2012	\$2.68
VERIZON BUSINES #90048588	TELECOMMUNICATIONS	MONTHLY SERVICE	9448873 6/25/12	6/28/2012	7/2/2012	\$40.18
CAROLINA SOFTWARE	BLDGS EQUIP VEHICLE REP&MAINT	MAINTENANCE JULY-SEPT 2012	48806	7/1/2012	7/9/2012	\$250.00
CAMPBELL EQUIPMENT INC	BLDGS EQUIP VEHICLE REP&MAINT	DISPOSAL	07032012	7/5/2012	7/11/2012	\$30.00
VERIZON 721970783-00001	TELECOMMUNICATIONS	CELL PHONES	6749442483	7/3/2012	7/13/2012	\$30.31
BFI	CONTRACT SERVICES	TRASH	005153	6/30/2012	7/13/2012	\$2,174.50
CAMPBELL EQUIPMENT INC	BLDGS EQUIP VEHICLE REP&MAINT	DISPOSAL	06272012	6/27/2012	7/13/2012	\$40.50
CENTRAL VA ELECTRIC COOP	ELECTRICAL SERVICES	ELECTRIC	275904-002 0626	6/26/2012	7/13/2012	\$78.14
SHENANDOAH VALLEY WATER	PURCHASE OF SERVICES	WATER	G2484250012	6/30/2012	7/13/2012	\$42.50
Total:						\$5,680.97
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LANDFILL POST CLOSURE						
SCS ENGINEERS INC	PROFESSIONAL SERVICES	PROFESSIONAL SERVICE	0190945	5/31/2012	6/28/2012	\$3,218.82
Total:						\$3,218.82
HEALTH						
VA INFORMATION	TELECOMMUNICATIONS	LONG DISTANCE	T246826	5/29/2012	6/28/2012	\$40.67
Total:						\$40.67
CSA						
CENTURYLINK	TELECOMMUNICATIONS	PHONE	5911900 06162012	6/16/2012	6/28/2012	\$4.17
OCE'	PROFESSIONAL SERVICES	EQUIPMENT	417493348	6/9/2012	6/28/2012	\$73.92
PITNEY BOWES PURCHASE PWR	POSTAL SERVICES	POSTAGE METER	20799422868 0619	6/19/2012	6/28/2012	\$96.60
FAYES OFFICE SUPPLY	OFFICE SUPPLIES	OFFICE SUPPLIES	0123475-001	6/27/2012	7/13/2012	\$1,466.87
Total:						\$1,641.56
CSA PURCHASE OF SERVICES						
A J ANDERSON DR	COMM SVCS		P06030465555	6/4/2012	6/28/2012	\$1,200.00
ABC PRESCHOOL	COMM SVCS		P04030449748	4/30/2012	6/28/2012	\$852.00
ABC PRESCHOOL	COMM SVCS		P05030449766	5/31/2012	6/28/2012	\$1,065.00
CATEC	COMM SVCS		P06000722856	6/22/2012	6/28/2012	\$150.00
CENTRAL VA COMMUNITY SERVICE BOARD	COMM SVCS		P05000695967	5/31/2012	6/28/2012	\$736.50
COMPREHENS. SCREENING CT	COMM SVCS		P04030464449	4/5/2012	6/28/2012	\$240.00

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COMPREHENS. SCREENING CT	COMM SVCS		P03030461660	3/13/2012	6/28/2012	\$360.00
CRAIG VILLALON LCSW	COMM SVCS		P02030454554	2/29/2012	6/28/2012	\$360.00
ELK HILL	COMM SVCS		P05000711868	5/31/2012	6/28/2012	\$560.00
ELK HILL	COMM SVCS		P05000713272	5/31/2012	6/28/2012	\$750.00
ELK HILL	COMM SVCS		P05000719869	5/31/2012	6/28/2012	\$750.00
ELK HILL	COMM SVCS		P04000711850	4/30/2012	6/28/2012	\$840.00
ELK HILL	COMM SVCS		P05030466971	5/31/2012	6/28/2012	\$912.50
ELK HILL	COMM SVCS		P05000716270	5/31/2012	6/28/2012	\$1,000.00
ELK HILL	EDUC SVCS CONG CARE		P05030462391	5/31/2012	6/28/2012	\$4,070.00
ELK HILL	POS MAND FC LIC RES CONG CARE		P05030462294	5/31/2012	6/28/2012	\$4,495.00
FAMILY PRESERVATION SERV.	COMM SVCS		P05030460777	5/31/2012	6/28/2012	\$140.00
FAMILY PRESERVATION SERV.	COMM SVCS		P03000718561	3/31/2012	6/28/2012	\$350.00
FAMILY PRESERVATION SERV.	COMM SVCS		P05030465478	5/31/2012	6/28/2012	\$437.50
FAMILY PRESERVATION SERV.	COMM SVCS		P05030449580	5/31/2012	6/28/2012	\$490.00
FAMILY PRESERVATION SERV.	COMM SVCS		P05030447884	5/31/2012	6/28/2012	\$560.00
FAMILY PRESERVATION SERV.	COMM SVCS		P05030448082	5/31/2012	6/28/2012	\$560.00
FAMILY PRESERVATION SERV.	COMM SVCS		P05030448576	5/31/2012	6/28/2012	\$700.00
FAMILY PRESERVATION SERV.	COMM SVCS		P05030449181	5/31/2012	6/28/2012	\$787.50
FAMILY PRESERVATION SERV.	COMM SVCS		P05030448275	5/31/2012	6/28/2012	\$822.50
FAMILY PRESERVATION SERV.	COMM SVCS		P05030448386	5/31/2012	6/28/2012	\$1,102.50
FAMILY PRESERVATION SERV.	COMM SVCS		P04030455651	4/30/2012	6/28/2012	\$1,207.50
FAMILY PRESERVATION SERV.	COMM SVCS		P05000711674	5/31/2012	6/28/2012	\$1,207.50

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FAMILY PRESERVATION SERV.	COMM SVCS		P03030461563	3/31/2012	6/28/2012	\$1,312.50
FAMILY PRESERVATION SERV.	COMM SVCS		P04030455752	4/30/2012	6/28/2012	\$1,365.00
FAMILY PRESERVATION SERV.	COMM SVCS		P03030455664	3/31/2012	6/28/2012	\$1,382.50
FAMILY PRESERVATION SERV.	COMM SVCS		P03000712262	3/31/2012	6/28/2012	\$1,400.00
FAMILY PRESERVATION SERV.	COMM SVCS		P05000712173	5/31/2012	6/28/2012	\$1,487.50
FAMILY PRESERVATION SERV.	COMM SVCS		P03030455765	3/31/2012	6/28/2012	\$1,610.00
FAMILY PRESERVATION SERV.	COMM SVCS		P05030447985	5/31/2012	6/28/2012	\$1,680.00
FAMILY PRESERVATION SERV.	COMM SVCS		P05030448183	5/31/2012	6/28/2012	\$1,750.00
FAMILY PRESERVATION SERV.	COMM SVCS		P05030449479	5/31/2012	6/28/2012	\$1,750.00
FLUVANNA 4-H EXT OFFICE	COMM SVCS		P06000722457	6/30/2012	6/28/2012	\$80.00
OPEN DOOR CHRISTIAN SCHOOL	COMM SVCS		P05030447488	5/31/2012	6/28/2012	\$380.00
PENNY NORFORD PHD	COMM SVCS		P04030464553	4/30/2012	6/28/2012	\$240.00
PENNY NORFORD PHD	COMM SVCS		P05030464587	5/31/2012	6/28/2012	\$360.00
PEOPLE PLACES, INC	COMM SVCS		P05030468189	5/22/2012	6/28/2012	\$450.00
PEOPLE PLACES, INC	TFC LIC. RES CONG CARE		P05030451198	5/31/2012	6/28/2012	\$5,344.45
PEOPLE PLACES, INC	TFC LIC. RES CONG CARE		P05030450797	5/31/2012	6/28/2012	\$5,781.48
PEOPLE PLACES, INC	TFC LIC. RES CONG CARE		P05030451099	5/31/2012	6/28/2012	\$5,960.48
	COMM SVCS		P05030464790	5/31/2012	6/28/2012	\$80.00
VA HOME FOR BOYS & GIRLS	EDUC SVCS CONG CARE		P05000714192	5/31/2012	6/28/2012	\$3,300.00
VA HOME FOR BOYS & GIRLS	EDUC SVCS CONG CARE		P05000714393	5/31/2012	6/28/2012	\$3,300.00
VA HOME FOR BOYS & GIRLS	RES. CONG. CARE		P05000714095	5/31/2012	6/28/2012	\$4,495.00
VA HOME FOR BOYS & GIRLS	RES. CONG. CARE		P05000714296	5/31/2012	6/28/2012	\$4,495.00
VIRGINIA OIL COMPANY	COMM SVCS		P06030600259	6/7/2012	6/28/2012	\$450.00

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VIRGINIA OIL COMPANY	COMM SVCS		P06030600358	6/7/2012	6/28/2012	\$450.00
A J ANDERSON DR	COMM SVCS		P05000717965	5/31/2012	7/11/2012	\$1,050.00
BROWN YOUTH CONSULTANTS,	COMM SVCS		P06000721449	6/30/2012	7/11/2012	\$1,800.00
COMMUNITY ATTENTION	POS MAND THER FC 4E		P05030451286	5/31/2012	7/11/2012	\$1,688.88
COMMUNITY ATTENTION	POS MAND THER FC 4E		P05030451387	5/31/2012	7/11/2012	\$1,688.88
COMMUNITY ATTENTION	TFC LIC. RES CONG CARE		P05030462485	5/31/2012	7/11/2012	\$1,688.88
COMMUNITY ATTENTION	POS MAND FC LIC RES CONG CARE		P05030465880	5/31/2012	7/11/2012	\$2,160.00
COMMUNITY ATTENTION	TFC LIC. RES CONG CARE		P05030454284	5/31/2012	7/11/2012	\$2,696.78
DISCOVERY SCHOOL	RES. CONG. CARE		P04000717481	4/30/2012	7/11/2012	\$4,860.00
DISCOVERY SCHOOL	RES. CONG. CARE		P05000717482	5/31/2012	7/11/2012	\$5,022.00
DISCOVERY SCHOOL	RES. CONG. CARE		P05000713883	5/31/2012	7/11/2012	\$5,115.00
ELK HILL	COMM SVCS		P06030465055	6/30/2012	7/11/2012	\$425.00
ELK HILL	COMM SVCS		P06030466954	6/30/2012	7/11/2012	\$462.50
ELK HILL	COMM SVCS		P06000720353	6/30/2012	7/11/2012	\$630.00
ELK HILL	COMM SVCS		P06000711952	6/30/2012	7/11/2012	\$750.00
ELK HILL	EDUC SVCS CONG CARE		P06030462375	6/30/2012	7/11/2012	\$3,885.00
ELK HILL	POS MAND FC LIC RES CONG CARE		P06030462278	6/30/2012	7/11/2012	\$4,350.00
FAMILY PRESERVATION SERV.	COMM SVCS		P03000722964	3/31/2012	7/11/2012	\$105.00
FAMILY PRESERVATION SERV.	COMM SVCS		P05030443174	5/31/2012	7/11/2012	\$455.00
FAMILY PRESERVATION SERV.	COMM SVCS		P04000722948	4/30/2012	7/11/2012	\$542.50
FAMILY PRESERVATION SERV.	COMM SVCS		P05030467971	5/31/2012	7/11/2012	\$700.00
FAMILY PRESERVATION SERV.	COMM SVCS		P05000717069	5/31/2012	7/11/2012	\$927.50

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FAMILY PRESERVATION SERV.	COMM SVCS		P05000722970	5/31/2012	7/11/2012	\$945.00
FAMILY PRESERVATION SERV.	COMM SVCS		P05000720768	5/31/2012	7/11/2012	\$962.50
FAMILY PRESERVATION SERV.	COMM SVCS		P05000717266	5/31/2012	7/11/2012	\$1,277.50
FAMILY PRESERVATION SERV.	COMM SVCS		P05030454472	5/31/2012	7/11/2012	\$1,400.00
FAMILY PRESERVATION SERV.	COMM SVCS		P05030451573	5/31/2012	7/11/2012	\$1,505.00
FAMILY PRESERVATION SERV.	COMM SVCS		P05000717367	5/31/2012	7/11/2012	\$1,942.50
FIRST CONTRACTORS INC	COMM SVCS		P06030458056	6/30/2012	7/11/2012	\$1,724.38
FLUVANNA CO PARKS & REC	COMM SVCS		P07000721289	7/17/2012	7/11/2012	\$40.00
FLUVANNA CO PARKS & REC	COMM SVCS		P08000721388	8/3/2012	7/11/2012	\$195.00
FLUVANNA CO SCHOOL SYSTEM	COMM SVCS		P06030411560	6/30/2012	7/11/2012	\$200.00
FLUVANNA CO SCHOOL SYSTEM	COMM SVCS		P06030466559	6/30/2012	7/11/2012	\$340.00
FLUVANNA CO SCHOOL SYSTEM	COMM SVCS		P06030467757	6/30/2012	7/11/2012	\$360.00
FLUVANNA CO SCHOOL SYSTEM	COMM SVCS		P06030468358	6/30/2012	7/11/2012	\$360.00
FLUVANNA DEPARTMENT	COMM SVCS		P07030605691	7/1/2012	7/11/2012	\$450.00
FLUVANNA DEPARTMENT	COMM SVCS		P07030605992	7/2/2012	7/11/2012	\$450.00
FLUVANNA DEPARTMENT	COMM SVCS		P07030606294	7/2/2012	7/11/2012	\$450.00
FLUVANNA DEPARTMENT	COMM SVCS		P07030606696	7/2/2012	7/11/2012	\$450.00
FLUVANNA DEPARTMENT	COMM SVCS		P07030608900	7/5/2012	7/11/2012	\$450.00
FLUVANNA DEPARTMENT	COMM SVCS		P07030609302	7/5/2012	7/11/2012	\$450.00
FLUVANNA DEPARTMENT	COMM SVCS		P07030605790	7/1/2012	7/11/2012	\$1,000.00
FLUVANNA DEPARTMENT	COMM SVCS		P07030606093	7/2/2012	7/11/2012	\$1,000.00
FLUVANNA DEPARTMENT	COMM SVCS		P07030606395	7/2/2012	7/11/2012	\$1,000.00
FLUVANNA DEPARTMENT	COMM SVCS		P07030606797	7/2/2012	7/11/2012	\$1,000.00

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FLUVANNA DEPARTMENT	COMM SVCS		P07030608398	7/5/2012	7/11/2012	\$1,000.00
FLUVANNA DEPARTMENT	COMM SVCS		P07030608699	7/5/2012	7/11/2012	\$1,000.00
FLUVANNA DEPARTMENT	COMM SVCS		P07030609001	7/5/2012	7/11/2012	\$1,000.00
FLUVANNA DEPARTMENT	COMM SVCS		P07030609403	7/5/2012	7/11/2012	\$1,000.00
INTERCEPT YOUTH SERVICE	POS MAND FC LIC RES CONG CARE		P12030601977	12/31/2011	7/11/2012	\$731.10
INTERCEPT YOUTH SERVICE	POS MAND FC LIC RES CONG CARE		P06030411879	6/30/2012	7/11/2012	\$3,040.18
OPEN DOOR CHRISTIAN SCHOOL	COMM SVCS		P06030467562	6/1/2012	7/11/2012	\$289.22
OPEN DOOR CHRISTIAN SCHOOL	COMM SVCS		P06030467663	6/1/2012	7/11/2012	\$289.22
POPLAR SPRINGS HOSPITAL	EDUC SVCS CONG CARE		P06000712076	6/30/2012	7/11/2012	\$1,800.00
RACHEL LEWIS LCSW	COMM SVCS		P06030451661	6/30/2012	7/11/2012	\$360.00
REGINA CHRISTMAS	COMM SVCS		P06030425950	6/30/2012	7/11/2012	\$340.00
REGINA CHRISTMAS	COMM SVCS		P06030426051	6/30/2012	7/11/2012	\$340.00
Total:						\$145,754.43
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PARKS & RECREATION						
BONNIE SNODDY	PROFESSIONAL SERVICES	MARTIAL ART	53	6/22/2012	6/28/2012	\$257.60
FAYES OFFICE SUPPLY	OFFICE SUPPLIES	OFFICDE SUPPIES	0123303-001	6/21/2012	6/28/2012	\$70.31
FLUVANNA COUNTY SHERIFF'S OFFICE	CONTRACT SERVICES	FINGERPRINTING FEE	COFHR18	5/31/2012	6/28/2012	\$10.00
HAROLD BOYD	PROFESSIONAL SERVICES	B-BALL	54	6/22/2012	6/28/2012	\$315.00
HEALTH NUTZ	PROFESSIONAL SERVICES	WATER CLASSES	172	6/22/2012	6/28/2012	\$147.00
MO-JOHNS INC	CONTRACT SERVICES	PORT A JOHN	06112012	6/11/2012	6/28/2012	\$60.00
MO-JOHNS INC	CONTRACT SERVICES	PORT A JOHN	06112012	6/11/2012	6/28/2012	\$80.00

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MO-JOHNS INC	CONTRACT SERVICES	PORT A JOHN	06112012	6/11/2012	6/28/2012	\$110.00	
MO-JOHNS INC	CONTRACT SERVICES	PORT A JOHN	06112012	6/11/2012	6/28/2012	\$135.00	
MO-JOHNS INC	CONTRACT SERVICES	PORT A JOHN	06112012	6/11/2012	6/28/2012	\$150.00	
NICOLE HACKENBERG	PROFESSIONAL SERVICES	VOLLEYBALL	55	6/22/2012	6/28/2012	\$1,246.00	
PALMYRA PRESS, INC	PRINTING AND BINDING	LETTERHEAD	3131	6/20/2012	6/28/2012	\$549.00	
RIVANNA GEAR & APPAREL	GENERAL MATERIALS AND SUPPLIES	SHIRTS	J2905-01	6/7/2012	6/28/2012	\$196.90	
RIVANNA GEAR & APPAREL	GENERAL MATERIALS AND SUPPLIES	SHIRTS	J2913-01	6/20/2012	6/28/2012	\$275.00	
TRIPLE C CAMP	GENERAL MATERIALS AND SUPPLIES	TEAM BUILDING	61312	6/15/2012	6/28/2012	\$400.00	
VIRGINIA RECREATION &	POSTAL SERVICES	TICKETS	06132012	6/13/2012	6/28/2012	\$11.50	
VIRGINIA RECREATION &	GENERAL MATERIALS AND SUPPLIES	TICKETS	06132012	6/13/2012	6/28/2012	\$150.00	
VIRGINIA RECREATION &	GENERAL MATERIALS AND SUPPLIES	TICKETS	06132012	6/13/2012	6/28/2012	\$612.00	
VIRGINIA RECREATION &	GENERAL MATERIALS AND SUPPLIES	TICKETS	06132012	6/13/2012	6/28/2012	\$720.00	
VERIZON BUSINES #90048588	TELECOMMUNICATIONS	MONTHLY SERVICE	9448873	6/25/12	6/28/2012	7/2/2012	\$40.18
FLUVANNA CO PUBLIC SCHOOLS	BLDGS EQUIP VEHICLE REP&MAINT	WIRE TRAILER	3229	7/10/2012	7/11/2012	\$40.00	
FLUVANNA CO SHERIFF'S OFC	CONTRACT SERVICES	CARNIVAL	FCPR05	7/7/2012	7/11/2012	\$1,260.00	
VERIZON 721970783-00001	TELECOMMUNICATIONS	CELL PHONES	6749442483	7/3/2012	7/13/2012	\$91.22	
ALL STAR AUTO PARTS	VEHICLE/POWER EQUIP SUPPLIES	LIGHT	457199	6/29/2012	7/13/2012	\$39.55	
ASHLEIGH MORRIS	PROFESSIONAL SERVICES	DOG CLASS	57	6/29/2012	7/13/2012	\$224.00	
BANK OF AMERICA	GENERAL MATERIALS AND SUPPLIES	MONTHLY STATEMENT	SPITZER JUNE2012	6/30/2012	7/13/2012	\$386.36	
BANK OF AMERICA	GENERAL MATERIALS AND SUPPLIES	MONTHLY STATEMENT	RICHARDSON JUNE2012	6/30/2012	7/13/2012	\$567.46	

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Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
CAMP FRIENDSHIP	GENERAL MATERIALS AND SUPPLIES	ROPE ACTIVITIES	06/25/2012	6/25/2012	7/13/2012	\$2,040.00
CATHERINE R. GARCIA	PROFESSIONAL SERVICES	POTTERY	56 06/29	6/29/2012	7/13/2012	\$448.00
CENTURYLINK 309373828	TELECOMMUNICATIONS	PHONE	309373828 0616	6/16/2012	7/13/2012	\$465.58
CHALLENGER SPORTS CORP	PROFESSIONAL SERVICES	CAMP	0003098-IN	6/27/2012	7/13/2012	\$196.00
FEDEX	POSTAL SERVICES	SHIPPING	791765775	6/12/2012	7/13/2012	\$38.47
MO-JOHNS INC	CONTRACT SERVICES	PORT A JOHN	9457	5/11/2012	7/13/2012	\$1,193.00
RIVANNA GEAR & APPAREL	GENERAL MATERIALS AND SUPPLIES	HATS	J2919-01	6/29/2012	7/13/2012	\$99.00
SHENANDOAH VALLEY WATER	CONTRACT SERVICES	RENT	G3442800-12	7/1/2012	7/13/2012	\$9.00
SHENANDOAH VALLEY WATER	CONTRACT SERVICES	WATER	G3445700-12	7/1/2012	7/13/2012	\$93.90
WAGNER'S WRECKER SERVICE	BLDGS EQUIP VEHICLE REP&MAINT	ROAD SERVICE	06/27/2012	6/27/2012	7/13/2012	\$75.00
Total:						\$12,802.03
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PARKS & RECREATION OLD FD 120						
DOODYCALLS	OTHER OPERATING SUPPLIES	BAGS	736	6/6/2012	6/28/2012	\$86.84
MO-JOHNS INC	RECREATIONAL SUPPLIES	PORT A JOHN	06112012	6/11/2012	6/28/2012	\$80.00
VIRGINIA RECREATION &	RECREATIONAL SUPPLIES	TICKETS	06132012	6/13/2012	6/28/2012	\$39.00
VIRGINIA RECREATION &	RECREATIONAL SUPPLIES	TICKETS	06132012	6/13/2012	6/28/2012	\$40.00
VIRGINIA RECREATION &	RECREATIONAL SUPPLIES	TICKETS	06132012	6/13/2012	6/28/2012	\$72.00
VIRGINIA RECREATION &	RECREATIONAL SUPPLIES	TICKETS	06132012	6/13/2012	6/28/2012	\$98.00
VIRGINIA RECREATION &	RECREATIONAL SUPPLIES	TICKETS	06132012	6/13/2012	6/28/2012	\$120.00
VIRGINIA RECREATION &	RECREATIONAL SUPPLIES	TICKETS	06132012	6/13/2012	6/28/2012	\$129.00
VIRGINIA RECREATION &	RECREATIONAL SUPPLIES	TICKETS	06132012	6/13/2012	6/28/2012	\$1,040.00

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Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
C2 INKED INCORPORATED	GENERAL MATERIALS AND SUPPLIES	4TH POSTERS	8473	6/29/2012	7/13/2012	\$90.00
VIRGINIA RECREATION &	RECREATIONAL SUPPLIES	TICKETS	06930202	6/30/2012	7/13/2012	\$2,392.00
Total:						\$4,186.84
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LIBRARY						
CENTURYLINK 309647441	TELECOMMUNICATIONS	PHONE	309647441 0616	6/16/2012	6/28/2012	\$86.43
CENTURYLINK 309647441	TELECOMMUNICATIONS	PHONE	309647441 0616	6/16/2012	6/28/2012	\$521.42
SHENANDOAH VALLEY WATER	MAINTENANCE CONTRACTS	WATER	10073000403320	6/1/2012	6/28/2012	\$35.30
HAWK LABELING SYSTEMS	OFFICE SUPPLIES	SUPPLIES	187897	7/3/2012	7/11/2012	\$131.20
VPLDA	CONVENTION AND EDUCATION	MEMBERSHIP	VN71261	7/10/2012	7/11/2012	\$35.00
DEMCO	OFFICE SUPPLIES	SUPPLIES	4653995	6/27/2012	7/13/2012	\$109.41
LIFETIME	BOOKS/PUBLICATIONS	BOOKS	413604	6/27/2012	7/13/2012	\$202.90
Total:						\$1,121.66
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COUNTY PLANNER						
CAMBELL EQUIPMENT	BLDGS EQUIP VEHICLE REP&MAINT	Tires for 2 planning vehicles	329.	6/20/2012	6/28/2012	\$329.00
CENTURYLINK	TELECOMMUNICATIONS	PHONE	5911900 06162012	6/16/2012	6/28/2012	\$10.44
PITNEY BOWES PURCHASE PWR	POSTAL SERVICES	POSTAGE METER	20799422868 0619	6/19/2012	6/28/2012	\$37.30
VA INFORMATION	TELECOMMUNICATIONS	LONG DISTANCE	T246826	5/29/2012	6/28/2012	\$44.32
ALL STAR AUTO PARTS	VEHICLE/POWER EQUIP SUPPLIES	CREDIT	457403	7/3/2012	7/11/2012	(\$32.99)
ALL STAR AUTO PARTS	VEHICLE/POWER EQUIP SUPPLIES	SUPPLIES	457382	7/3/2012	7/11/2012	\$110.46
FLUVANNA CO PUBLIC SCHOOLS	BLDGS EQUIP VEHICLE REP&MAINT	INSTALL BRAKES	07032012	7/3/2012	7/11/2012	\$53.50
MATTHEW BENDER & CO INC	BOOKS/PUBLICATIONS	BOOKS	33732981	7/3/2012	7/11/2012	\$54.89

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Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
FAYES OFFICE SUPPLY	OFFICE SUPPLIES	SUPPLIES	JUNE 30 2012	6/30/2012	7/13/2012	\$946.00
VERIZON 721970783-00001	TELECOMMUNICATIONS	CELL PHONES	6749442483	7/3/2012	7/13/2012	\$313.98
CAMBELL EQUIPMENT	BLDGS EQUIP VEHICLE REP&MAINT	Tires for 2 planning vehicles	06292012	6/29/2012	7/13/2012	\$140.98
TIMMONS GROUP	PROFESSIONAL SERVICES	PROFESSIONAL SERVICE	145721	6/19/2012	7/13/2012	\$8,280.00
BANK OF AMERICA	OFFICE SUPPLIES	MONTHLY STATEMENT	WEAVER M JUNE2012	6/30/2012	7/13/2012	\$22.91
BANK OF AMERICA	DUES OR ASSOCIATION MEMBERSHIP	MONTHLY STATEMENT	WEAVER M JUNE2012	6/30/2012	7/13/2012	\$50.00
BANK OF AMERICA	CONVENTION AND EDUCATION	MONTHLY STATEMENT	WEAVER M JUNE2012	6/30/2012	7/13/2012	\$103.00
BANK OF AMERICA	DUES OR ASSOCIATION MEMBERSHIP	MONTHLY STATEMENT	WEAVER M JUNE2012	6/30/2012	7/13/2012	\$185.00
BANK OF AMERICA	CONVENTION AND EDUCATION	MONTHLY STATEMENT	WEAVER M JUNE2012	6/30/2012	7/13/2012	\$295.00
BANK OF AMERICA	SUBSISTENCE & LODGING	MONTHLY STATEMENT	WEAVER M JUNE2012	6/30/2012	7/13/2012	\$325.82
Total:						\$11,269.61
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PLANNING COMMISSION						
FLUVANNA REVIEW	ADVERTISING	ADS	06 01 2012PLANNING	6/1/2012	6/28/2012	\$186.00
FRONTRUNNER SIGN STUDIOS	OFFICE SUPPLIES	SUPPLIES	17182	6/19/2012	6/28/2012	\$131.16
PITNEY BOWES PURCHASE PWR	POSTAL SERVICES	POSTAGE METER	20799422868 0619	6/19/2012	6/28/2012	\$318.10
VERIZON 721970783-00001	TELECOMMUNICATIONS	CELL PHONES	6749442483	7/3/2012	7/13/2012	\$41.36
BANK OF AMERICA	OFFICE SUPPLIES	MONTHLY STATEMENT	WEAVER M JUNE2012	6/30/2012	7/13/2012	\$49.97
FLUVANNA REVIEW	ADVERTISING	ADS	07012012	6/27/2012	7/13/2012	\$548.00
Total:						\$1,274.59
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Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
ECONOMIC DEVELOPMENT						
CENTURYLINK	TELECOMMUNICATIONS	PHONE	5911900 06162012	6/16/2012	6/28/2012	\$2.09
VERIZON 721970783-00001	TELECOMMUNICATIONS	CELL PHONES	6749442483	7/3/2012	7/13/2012	\$49.72
Total:						\$51.81
VA COOPERATIVE EXTENSION						
BOUNCING AROUND AMUSEMENT	MACHINERY AND EQUIPMENT	BOUNSING AMUESMENT	1341	6/19/2012	6/28/2012	\$725.00
CENTURYLINK	TELECOMMUNICATIONS	PHONE	5911900 06162012	6/16/2012	6/28/2012	\$10.44
FLUVANNA 4-H LEADERS ASSOCIATION	AGRICULTURAL SUPPLIES	SUPPLIES	VCE80053	6/14/2012	6/28/2012	\$80.00
HOLIDAY LAKE 4-H	CONTRACT SERVICES	CAMP	7/2	6/6/2012	6/28/2012	\$320.00
JOHN THOMPSON	AGRICULTURAL SUPPLIES	SUPPLIES	VCE80052	6/14/2012	6/28/2012	\$35.93
QUILL	CONTRACT SERVICES	SUPPLIES	3817995	6/14/2012	6/28/2012	\$29.00
QUILL	CONTRACT SERVICES	SUPPLIES	3783572	6/14/2012	6/28/2012	\$178.95
QUILL	AGRICULTURAL SUPPLIES	SUPPLIES	36767124	6/14/2012	6/28/2012	\$316.35
QUILL	CONTRACT SERVICES	SUPPLIES	3766730	6/14/2012	6/28/2012	\$386.73
SKILLPATH SEMINARS	AGRICULTURAL SUPPLIES	HANDBOOK	1726218	6/15/2012	6/28/2012	\$33.15
THE CHAMELEON	MACHINERY AND EQUIPMENT	SHIRTS	06202012	6/20/2012	6/28/2012	\$272.00
THE CHAMELEON	AGRICULTURAL SUPPLIES	SHIRTS	06202012	6/20/2012	6/28/2012	\$482.80
TREASURER OF VA TECH	CONTRACT SERVICES	SALARY	4TH QTR 2012	6/15/2012	6/28/2012	\$14,348.01
VA INFORMATION	TELECOMMUNICATIONS	LONG DISTANCE	T246826	5/29/2012	6/28/2012	\$47.10
JOHN THOMPSON	AGRICULTURAL SUPPLIES	SUPPLIES	VCE80054	6/27/2012	7/13/2012	\$464.56
PITNEY BOWES INC	CONTRACT SERVICES	EQUIPMENT	911660	6/28/2012	7/13/2012	\$3,675.65
Total:						\$21,405.67

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Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
MISCELLANEOUS NON DEPARTMENTAL						
GATEWAY HEALTH	MEDICAL INSURANCE	TERMINATION FEES,RUN OUT CLAIMS,	1	6/11/2012	7/20/2012	\$10,850.00
						Total: \$10,850.00
TRANSFER TO OTHER FUNDS						
COMERICA BANK	TRANS TO OPEB TRUST	TXFR GEN FUNC OPEB TRUST FUND	JUNE 26 2012	6/26/2012	6/26/2012	\$262,000.00
						Total: \$262,000.00
					100 GENERAL FUND	Fund Total: \$1,307,212.71

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Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
Fund # - 202 FEDERAL GRANTS						
COMMUNITY DEVELOPMENT						
THOMAS JEFFERSON	CONTRACT SERVICES	PROFESSIONAL SERVICE	JANUARY 27 2012	1/27/2012	7/13/2012	\$3,500.00
						Total: \$3,500.00
PUBLIC SAFETY-FEDERAL OPER GRT						
DAPROSYSTEMS INC	PROFESSIONAL SERVICES	SERVER, INSTALLATION	16587	6/1/2012	6/28/2012	\$950.00
DAPROSYSTEMS INC	EDP EQUIPMENT	SERVER, INSTALLATION	16587	6/1/2012	6/28/2012	\$6,085.00
DAPROSYSTEMS INC	EDP EQUIPMENT	TOUGHBOOKS,DOCKING STATIONS,ETC	16596	6/29/2012	7/13/2012	\$9,501.41
HUMANE SOCIETY UNIVERSITY	PROFESSIONAL SERVICES	WORKSHOP MAY 19 & 20	HUR 311	7/6/2012	7/13/2012	\$3,200.00
						Total: \$19,736.41
					202 FEDERAL GRANTS	Fund Total: \$23,236.41

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Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
Fund # - 302 CAPITAL IMPROVEMENT						
GENERAL CAPITAL PROJECT						
FRESH COAT PAINTING	PROFESSIONAL SERVICES	PAINTING CARRYSBROOK	1	6/25/2012	6/28/2012	\$15,368.28
UNITED RENTALS, INC	PROFESSIONAL SERVICES	EQUIPMENT	103100010-001	6/16/2012	6/28/2012	\$2,311.72
Total:						\$17,680.00
E911 CAPITAL PROJECT						
FRECOOR INC	CONTRACT SERVICES	NARROWBANDING	106163	6/22/2012	7/13/2012	\$75.00
FRECOOR INC	CONTRACT SERVICES	MIDIFICATIONS/ADD NEW NARROWBAND	106332	6/25/2012	7/13/2012	\$100.00
Total:						\$175.00
FIRE & RESCUE CAP PROJ						
THE DAILY PROGRESS	CONTRACT SERVICES	ADS	3310542 0624	6/24/2012	7/13/2012	\$144.85
Total:						\$144.85
SCHOOL CONSTRUCTION PROJECT						
BCWH INC	ARCHITECT & ENGINEERING	PROFESSIONAL SERVICE	104690	6/7/2012	6/28/2012	\$15,798.04
C.R. MOORE WELL DRILLING	CONTRACT SERVICES	SERVICE	12519	6/6/2012	6/28/2012	\$1,387.48
MORNING MIST IRRIGATION & LANDSCAPING	CONTRACT SERVICES	IRRIGATION SERVICE	017734	5/30/2012	6/28/2012	\$360.00
SYCOM	CONTRACT SERVICES	SERVICE MIGRATION IMPLEMENTATION WIRELESS PROJECT	AT9168	5/31/2012	6/28/2012	\$13,000.00
TIGERDIRECT INC	CONTRACT SERVICES	DUPLIC TOWER/ DRIVEBAY	J04062290101	6/5/2012	6/28/2012	\$2,519.33
VIRGINIA ELECTRONICS	CONTRACT SERVICES	SUPPLIES	1273586-01	6/15/2012	6/28/2012	\$430.60
FLUVANNA CO PUBLIC SCHOOLS	CLERK OF THE WORKS	CLERK OF THE WOIRKS	70612	7/6/2012	7/9/2012	\$6,882.32

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BCWH INC	ARCHITECT & ENGINEERING	PROFESSIONAL SERVICE	104709	6/27/2012	7/13/2012	\$1,549.76
BCWH INC	ARCHITECT & ENGINEERING	PROFESSIONAL SERVICE	104708	6/27/2012	7/13/2012	\$3,416.45
BCWH INC	ARCHITECT & ENGINEERING	PROFESSIONAL SERVICE	104706	6/27/2012	7/13/2012	\$150,000.00
SYCOM	CONTRACT SERVICES	CISCO POWER	10024198	6/22/2012	7/13/2012	\$592.00
CREATIVE	CONTRACT SERVICES	FUNITURE	FLU004 06142012	6/14/2012	7/13/2012	\$620,185.05
Total:						\$816,121.03
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SCHOOL CAPITAL PROJECT						
BOWMAN CONSULTING	CONTRACT SERVICES	WASTEWATER TREATMENT PLANT	146073	4/30/2012	6/28/2012	\$4,820.00
BOWMAN CONSULTING	CONTRACT SERVICES	WASTEWATER TREATMENT PLANT	147209	5/31/2012	6/28/2012	\$10,290.00
Total:						\$15,110.00
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PARKS & RECREATION CAP PROJ						
LAND PLANNING & DESIGN	PROFESSIONAL SERVICES	PROFESSIONAL SERVICE	100611008	5/8/2012	6/28/2012	\$819.69
Total:						\$819.69
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PLANNING CAPITAL PROJECT						
HILL STUDIO P.C.	PROFESSIONAL SERVICES	FORK UNION STREET SCAPE	4184	1/11/2012	6/28/2012	\$301.49
HILL STUDIO P.C.	CONTRACT SERVICES	FORK UNION STREETScape	4361	4/9/2012	6/28/2012	\$567.75
HILL STUDIO P.C.	CONTRACT SERVICES	FORK UNION STREETScape	4131	12/12/2011	6/28/2012	\$1,692.00

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Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
HILL STUDIO P.C.	CONTRACT SERVICES	FORK UNION STREET SCAPE	4184	1/11/2012	6/28/2012	\$2,643.75
Total:						\$5,204.99
302 CAPITAL IMPROVEMENT						Fund Total: \$855,255.56

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Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
Fund # - 502 SEWER						
UTILITY OPERATIONAL EXPENSES						
CENTURYLINK 309433290	TELECOMMUNICATIONS	PHONE	309433290 619	6/19/2012	6/28/2012	\$42.02
CENTURYLINK 310089744	TELECOMMUNICATIONS	PHONE	310089744 0619	6/19/2012	6/28/2012	\$35.79
CINTAS	LAUNDRY AND DRY CLEANING	UNIFORMS	06142012	6/14/2012	6/28/2012	\$10.11
ENVIROCOMPLIANCE LAB	CONTRACT SERVICES	TESTING	R2595698	6/1/2012	6/28/2012	\$55.00
FAYES OFFICE SUPPLY	OFFICE SUPPLIES	SUPPLIES	0123331-001	6/21/2012	6/28/2012	\$355.33
CINTAS	LAUNDRY AND DRY CLEANING	UNIFORMS	394373869	7/5/2012	7/11/2012	\$10.11
DOMINION VIRGINIA POWER	ELECTRICAL SERVICES	ELECTRIC	JUNE 2012	6/30/2012	7/13/2012	\$508.72
DOMINION VIRGINIA POWER	ELECTRICAL SERVICES	ELECTRIC	JUNE 2012	6/30/2012	7/13/2012	\$9,002.85
FAYES OFFICE SUPPLY	OFFICE SUPPLIES	SUPPLIES	JUNE 30 2012	6/30/2012	7/13/2012	\$538.30
CINTAS	LAUNDRY AND DRY CLEANING	UNIFORMS	394371947	6/28/2012	7/13/2012	\$10.11
O.A.S.I.S.	CONTRACT SERVICES	SUPERVISION	671658	6/30/2012	7/13/2012	\$775.00
Total:						\$11,343.34
502 SEWER						Fund Total: \$11,343.34

**County of Fluvanna
Accounts Payable List**

**From Date: 6/26/2012
To Date: 7/24/2012**



Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
Fund # - 505 FORK UNION SANITARY DISTRICT						
FORK UNION SANITARY DISTRICT						
RURAL DEVELOPMENT	RDA BOND PAYABLE	DEBT PAYMENT	JUNE 2012	6/30/2012	6/30/2012	\$2,161.46
						Total: \$2,161.46
<hr/>						
FUSD OPERATIONAL EXPENSES						
RURAL DEVELOPMENT	REDEMPTION OF INTEREST	DEBT PAYMENT	JUNE 2012	6/30/2012	6/30/2012	\$2,798.54
CAMPBELL EQUIPMENT INC	BLDGS EQUIP VEHICLE REP&MAINT	TIRES	06182012	6/18/2012	6/28/2012	\$429.96
CENTURYLINK 309719161	TELECOMMUNICATIONS	PHONE	309719161 616	6/16/2012	6/28/2012	\$165.04
CINTAS	LAUNDRY AND DRY CLEANING	UNIFORMS	06142012	6/14/2012	6/28/2012	\$38.93
ENVIROCOMPLIANCE LAB	PURCHASE OF SERVICES	TESTING	R2595698	6/1/2012	6/28/2012	\$150.00
FAYES OFFICE SUPPLY	OFFICE SUPPLIES	SUPPLIES	0123007-001	5/31/2012	6/28/2012	\$75.10
MO-JOHNS INC	PURCHASE OF SERVICES	PORT A JOHN	06112012	6/11/2012	6/28/2012	\$60.00
PITNEY BOWES PURCHASE PWR	POSTAL SERVICES	POSTAGE METER	20799422868 0619	6/19/2012	6/28/2012	\$403.40
SYDNOR HYDRO INC	PROFESSIONAL SERVICES	REPAIRS	26766	5/31/2012	6/28/2012	\$2,554.00
SYDNOR HYDRO INC	BLDGS EQUIP VEHICLE REP&MAINT	REPAIRS	26766	5/31/2012	6/28/2012	\$3,211.57
VA INFORMATION	TELECOMMUNICATIONS	LONG DISTANCE	T246826	5/29/2012	6/28/2012	\$2.68
E.W. OWEN	LEASE/RENT	RENT	07012012	7/1/2012	7/9/2012	\$150.00
SHORT INSURANCE ASSOC LTD	PROPERTY INSURANCE	SURETY BOND 07/13/2012-07/13/2013	768	6/27/2012	7/9/2012	\$100.00
CINTAS	LAUNDRY AND DRY CLEANING	UNIFORMS	394373869	7/5/2012	7/11/2012	\$40.78
DOMINION VIRGINIA POWER	ELECTRICAL SERVICES	ELECTRIC	JUNE 2012	6/30/2012	7/13/2012	\$1,389.13
VERIZON 721970783-00001	TELECOMMUNICATIONS	CELL PHONES	6749442483	7/3/2012	7/13/2012	\$112.50
CINTAS	LAUNDRY AND DRY CLEANING	UNIFORMS	394371947	6/28/2012	7/13/2012	\$40.78

**County of Fluvanna
Accounts Payable List**

**From Date: 6/26/2012
To Date: 7/24/2012**



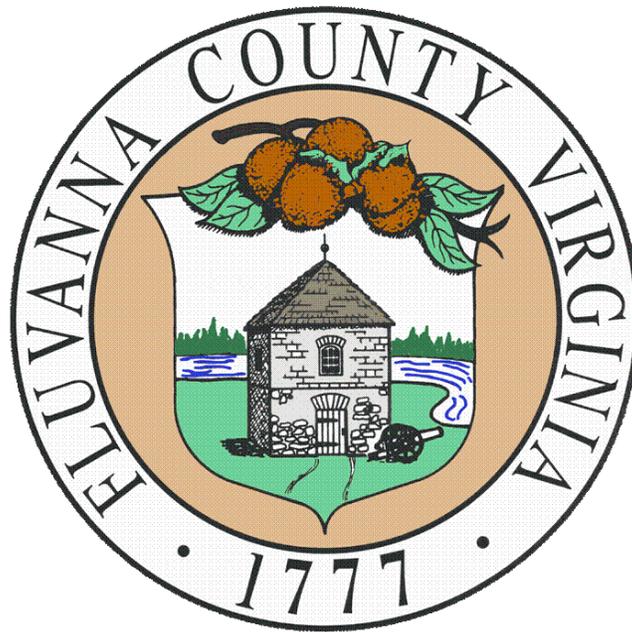
Vendor Name	Charge To	Description	Invoice Number	Invoice Date	Check Date	Check Amount
DOMINION VIRGINIA POWER	ELECTRICAL SERVICES	ELECTRIC	JUNE 2012	6/25/2012	7/13/2012	\$235.48
DOMINION VIRGINIA POWER	ELECTRICAL SERVICES	ELECTRIC	JUNE 2012	6/25/2012	7/13/2012	\$1,275.80
SCHNEIDER LABRATORIES INC	PURCHASE OF SERVICES	TESTING	863348	6/25/2012	7/13/2012	\$30.00
Total:						\$13,263.69
505 FORK UNION SANITARY DISTRICT						Fund Total: \$15,425.15

BOARD OF SUPERVISORS AGENDA ITEM

Meeting Date: August 1, 2012

SUBJECT:	Recommendation to Revise the Board of Supervisors By-Laws & Rules Of Practice & Procedures
MOTION(s):	I move to revise the Board of Supervisors BY-LAWS & RULES OF PRACTICE & PROCEDURES, adopted Jan 4, 2012, to update the agenda item submission procedures in Section X, Subparagraph C, and realign the Order of Business in Section XI, such changes to be effective August 2, 2012.
STAFF CONTACT:	Steve Nichols, County Administrator
RECOMMENDATION:	Approve
TIMING:	Implement August 2, 2012
DISCUSSION:	BOS agenda items submission procedures have been revised. The Board of Supervisors By-Laws & Rules Of Practice & Procedures adopted Jan 4, 2012, need to be updated to reflect the changes. Also recommend that the BOS agenda sequence be changed to move Public Hearings, Action Items, and Presentations nearer to the start of the BOS meetings. This realignment of agenda items will better serve the public interest by presenting issues of greater interest earlier in the BOS meetings.
FISCAL IMPLICATIONS:	N/A
POLICY IMPLICATIONS:	Requires revision of the BY-LAWS & RULES OF PRACTICE & PROCEDURES, adopted January 4, 2012
LEGISLATIVE HISTORY:	N/A
ENCLOSURES:	Board of Supervisors By-Laws & Rules Of Practice & Procedures with changes to Section X and XI annotated in red.

FLUVANNA COUNTY BOARD OF SUPERVISORS



BY-LAWS & RULES OF PRACTICE & PROCEDURES

Adopted
August 1, 2012
January 4th 2012

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August 1, 2012
January 4th 2012

FLUVANNA COUNTY BOARD OF SUPERVISORS
BY-LAWS AND RULES OF PRACTICE AND PROCEDURES

I. CREATION. Fluvanna County Board of Supervisors, hereinafter called the Board, is an elected body provided by the Code of Virginia, Section 15.2-1400. It consists of five (5) members elected from each of the Voting Districts.

II. SEAL OF THE BOARD. When affixed to any paper or document by the Clerk of the Board, the Seal has the force and effect for authentication for the Board.

III. PRINCIPAL ADDRESS. 132 Main Street, Palmyra, Virginia, mailing address: P.O. Box 540, Palmyra, Virginia 22963.

IV. CHAIRMAN TO THE BOARD. At the first meeting of the year, the Board selects one of its members to serve as Chairman. The Chairman is a voting member and serves for one year.

V. VICE-CHAIRMAN. At the first meeting of the year, the Board selects one of its members to serve as Vice-Chairman. The Vice-Chairman is a voting member and serves for one year.

VI. COUNTY ADMINISTRATOR. The County Administrator shall assume the general duties as set forth in the Code of Virginia, Section 15.2-1541. He shall maintain an office at the same address as the Board.

VII. CLERK TO THE BOARD. The Administrative Assistant to the County Administrator is appointed and shall serve as Clerk to the Board for all purposes except those set out in paragraph G of Section 15.2-407, which is hereby expressly placed in the County Administrator, or his designee Section 15.2-1538.

VIII. COUNTY ATTORNEY.

The County Attorney assists the Board in analyzing the facts; provides advice and action in legal matters and represents the Board in civil actions.

IX. QUORUM FOR THE EXERCISE OF BOARD BUSINESS

A. A quorum shall not be necessary for the exercise of administrative functions.

B. A majority of the Board shall constitute a quorum for the purpose of conducting Board business.

X. MEETINGS AND ATTENDANCE

A. All meetings and business shall be conducted in accordance with the Code of Virginia, Robert’s Rules of Order Revised, and these by-laws as interpreted by the Chairman.

B. Regular Meetings will be held on the first Wednesday of each month at 2:00 p.m. and the third Wednesday of each month at 7:00 pm in the Fluvanna Circuit Courtroom. Closed Meetings will be held as needed. Meetings held on the first Wednesday will adjourn/recess no later than 6:00 p.m., and meetings held on the third Wednesday will adjourn/recess no later than 11:00 p.m. The Board, at its pleasure, may continue its meeting beyond the normal adjournment/recess time, but shall not do so if two or more members object. Meetings shall start at the appointed time, and if the Chairman is not present, the Vice-Chairman shall preside. If neither the Chairman nor the Vice-Chairman is present, the County Administrator shall call the meeting to order and preside for the election of a temporary Chairman.

C. Guidelines for Presentations

1. Agenda items due by COB Tuesday the week before the Board meeting.
 - Note: Presentations are due by COB Tuesday the week of the meeting.
2. Copy all files into the “Library/00-BOS Submissions” folder (or email the materials to mweaver@co.fluvanna.va.us if you do not have access to the county’s shared drive)
3. Items can be in any file format (e.g., doc, docx, pdf, ppt, xls)
4. NO Agenda Checklist coversheet required.
5. NO paper copies required.
6. Name the submission files as follows:

For Agenda Category:	Name Your File:
04 Consent Agenda	04- Short title of item similar to agenda
05 Accounts Payable	05-
06 Public Hearings	06-
07 Presentations	07-
08 Action Matters	08-
09 Unfinished Business	09-
10 New Business	10-

7. County Administrator Signature Blocks are not required on individual submissions.
8. The “BOS Submissions” folder will contain only current BOS meeting items!

~~1. Notify the County Administrator in writing that you would like to make a presentation to the Board of Supervisors not later than 5:00pm on Monday, nine~~

~~(9) days prior to the Board meeting in order to be placed on the agenda. Please include within the context of the letter whether you will be providing materials/handouts to the Board or presenting a digital presentation and what the presentation is to be about.~~

~~2. If materials/handouts are to be presented to the Board, these materials must be provided to the County Administrator not later than 5:00pm on Tuesday, eight (8) days prior to the Board meeting. These materials will be provided to the Board in the Board Agenda packet for review. Staff will need the original along with six (6) copies. If handouts are presented at the time of the meeting, the Board of Supervisors may elect not to hear the presentation due to the fact they have not had time to review the material. If no materials are to be handed out, then the letter requesting to make a presentation is sufficient to be placed on the agenda.~~

~~3. If you will be making a digital presentation, in addition to the items listed above, staff also requests that an electronic version of the presentation be provided to Mary Weaver at mweaver@co.fluvanna.va.us no later than Monday prior to the Board meeting for loading into the County's laptop and to make sure everything is compatible with the County's equipment.~~

D. The County Administrator shall list all items requested on the agenda. If, in the opinion of the County Administrator, an item is not deemed appropriate for consideration by the Board, he shall inform the Chairman, and if the Chairman is in agreement, the Board shall first discuss whether to entertain the item.

E. The County Administrator shall allocate time to items on the agenda to suit the convenience of the Board.

F. The Board shall consider all items docketed on the agenda before taking any other items unless an undocketed item is brought by consent of the Board.

G. Time permitting, items not on the agenda shall be heard as the final items of the Board's business. If time does not permit, in the opinion of the Chairman or the Board, hearing items not on the agenda shall be carried over to the next regular or special meeting.

H. The Chairman's vote on all issues before the Board shall be recorded with the prevailing side, unless the Chairman clearly votes otherwise.

I. Once a notice for Public Hearing has been advertised, (regardless of the nature) the Public Hearing will be conducted, unless the Board decides to defer the matter to a future meeting.

XI. ORDER OF BUSINESS. The Order of Business shall be as follows unless the County Administrator in drawing up the Agenda shall find good cause to change it:

1 - Call to Order, Pledge of Allegiance & Moment of Silence
2 - County Administrator's Report
3 - Public Comments #1
4 - Public Hearing
5 - Action Matters
6 - Presentations
7 - Consent Agenda
8 - Accounts Payable
9 - Unfinished Business
10 - New Business
11 - Public Comments #2
12 - Closed Meeting (as needed)
13 - Adjourn

~~Call to Order, Pledge of Allegiance & Moment of Silence~~
~~Reports~~
~~Public Comments #1 (5 minutes each)~~
~~Consent Agenda~~
~~Accounts Payable~~
~~Public Hearings~~
~~Presentations (normally not to exceed 10 minute limitation)~~
~~Action Matters~~
~~Unfinished Business~~
~~New Business~~
~~Public Comments #2 (5 minutes each)~~
~~Closed Meeting (as needed)~~
~~Adjourn/Recess~~

Items with appointments shall be heard as nearly to the appointed time as possible in preference to other business, except that the Board may vote to call up any matter at any time.

XII. CONDUCT OF BUSINESS

- A. When the question is called and there is no dispute, the Chairman shall call for the vote.
- B. Any member abstaining on a vote shall so indicate following the call for the vote.
- C. When a motion is made and then cannot obtain a second, the motion will die for lack of a second and does not require a vote.

D. Exhibits before the Board shall become the property of the Board and shall be filed with the County Administrator.

E. Citizens shall not speak at a meeting until they are recognized. Citizens shall request recognition by addressing “Mr. Chairman” or “Madam Chairman” (as appropriate) and await acknowledgment. At his discretion, the Chairman may permit a dialogue without individual recognition between members of the Board or between a member and a citizen if such dialogue is orderly and contributes to the expedition of the business.

F. Should it be desired by the Chairman, any member, or by the County Administrator, the member making a resolution shall reduce the same to writing and deliver it to the County Administrator’s Office. The County Administrator shall take down verbal resolutions as accurately as possible, but when loosely worded or unindicated “whereases” precede the motion, the County Administrator should use appropriate language to accomplish the intent of the Board.

G. Prior to initiating a public hearing, the Chairman shall recount the rules under which the hearing shall be operated, but he may amend the rules during the hearing by giving notice of the change to those gathered.

H. At the beginning of the public hearing, the Chairman shall call upon the County Administrator or the other staff member handling the matter at hand or shall himself recount a description of the issue placed before the hearing.

I. Subject to revocation or extension by the majority of the Board assembled, the Chairman may in all matters establish a maximum time for consideration of any matter, and/or limit the amount of time available to each speaker, including Board members, on a matter and/or limit the number of times each speaker may address the Board on a matter. Notwithstanding the foregoing statement, every Board member, by his election or appointment, is entitled to speak on every matter before the Board and the call for the question shall not be entertained until all members who wish to exercise this right shall have done so at least once.

J. All members or citizens shall limit their comments before and to the Board. The Chairman may prohibit questions from citizens until a speaker has finished his/her presentation.

K. The Board of Supervisors has set forth the following rules for presentation time limits:

1. Individual presentations placed on the Board’s agenda shall be limited to a minimum duration.
2. Individual presentations listed under the agenda item “Public Comments” shall be limited to five (5) minutes in duration or less.

3. Complete presentations on Board action items shall be limited to not more than thirty (30) minutes.
4. Either of the above limitations may be extended only by majority consent of the Board of Supervisors.

L. At such times a Board member may find him or herself with a conflict of interest the Board member shall state the nature of the conflict of interest and shall, at their election, remove him or herself from the meeting.

M. Issues that the Board plans on discussing or has required a presentation shall normally have all materials in the agenda package for advance study.

XIII. ORDER

A. 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.

B. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman declares that order has been restored. In the event the Board wishes to debate the matter of the disorder or the bringing of order, the regular business may be suspended by vote of the Board to discuss the matter.

C. No member or citizen shall be allowed to use slanderous or abusive language directed at any member of the Board or other person, excessive noise, or in any way incite persons to use such tactics. The Chairman and/or the County Administrator shall be the judge of such breaches, however, the Board may vote to overrule both.

D. 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 and may, at his discretion, bring formal charges for disruption of a public meeting.

XIV. COMMITTEES. Ad hoc committees will be appointed by the Chairman as needed. Constitutional Officers may be appointed to committees.

XV. PARLIAMENTARIAN. The County Attorney shall act as Parliamentarian to the Board.

XVI. RULES

A. The by-laws may be suspended at anytime by a majority vote of the Board of Supervisors.

B. The by-laws may be altered by a majority vote of the Board of Supervisors.

XVII. OFFICIAL BOARD TRAVEL

A. A Board member may travel officially in-state at the Board member's discretion. In-state travel shall include travel to Washington, D.C.

B. A Board member shall obtain advance approval of the Board prior to official travel out-of-state. A report and accounting of funds shall be made for travel.

XVIII. RECORDING OF MEETINGS. The Clerk of the Board (or another person acting in that capacity) shall record each regular meeting. These recordings are the property of the Fluvanna County Board of Supervisors. Interested persons may listen to the recordings in the County Administrator's office or may obtain copies of the recording by making appropriate arrangements with the County Administrator's office. Costs will be borne by the person making the request. The original recordings shall not be removed from the County Office Building.

XIX. APPROVAL OF CERTAIN CHECKS, AUTHORIZATION TO SIGN WITH STAMP

A. The chairman, county administrator, treasurer and vice chairman are hereby authorized to sign and issue checks without prior approval of the Board for the following purposes: end of the month salaries, end of the month contracted personal services, utility payments, and other payments deemed appropriate and necessary by the chairman, county administrator and treasurer; such actions to be reviewed and ratified at the next appropriate meeting of the Board.

B. The Chairman of the Board of Supervisors, and in his absence, the Vice-Chairman, are authorized to substitute his facsimile signature provided he signs a certified list of individual checks for which his facsimile signature is authorized; also the signature plates are in the sole possession of the Treasurer.

BOARD OF SUPERVISORS AGENDA ITEM

Meeting Date: August 1, 2012

SUBJECT:	ZTA 12:01 – Fluvanna County (Zoning Text Amendment)
MOTION(s):	I move that the Fluvanna County Board of Supervisors [approve/deny] ZTA 12:01, a request to amend the Fluvanna County Zoning Ordinance (Article 22: <i>Definitions</i>; Article 24: <i>Tree Protection</i>; and Article 26: <i>Off-Street Parking & Loading Spaces</i>) to update and strengthen regulations regarding tree protection, landscaping, and off-street parking.
STAFF CONTACT:	Andrew Pompei (Planner)
RECOMMENDATION:	At its meeting on July 25, 2012, the Planning Commission recommended approval (4-0; Dr. Babbitt absent) of the new draft to be submitted to the Board of Supervisors with the language prepared by the Planning Department and corrections made by the County Attorney.
TIMING:	Deferred from June 20, 2012
DISCUSSION:	Amend the Fluvanna County Zoning Ordinance to update and strengthen regulations regarding tree protection, landscaping, and off-street parking (Chapter 22, Article 22: <i>Definitions</i> ; Chapter 22, Article 24: <i>Tree Protection</i> ; Chapter 22, Article 26: <i>Off-Street Parking and Loading Spaces</i>).
FISCAL IMPLICATIONS:	N/A
POLICY IMPLICATIONS:	Modification of existing zoning regulations related to parking and landscaping
LEGISLATIVE HISTORY:	Modification of existing zoning regulations pursuant to §15.2-2200 of Virginia State Code
ENCLOSURES:	<p>Staff Report and Attachments</p> <ul style="list-style-type: none"> A. Application B. Proposed Text C. TRC Comments (Health Department) D. Comparison of Existing & Proposed Landscaping Regulations with Other Virginia Localities E. Comparison of Existing & Proposed Parking Regulations with Other Virginia Localities F. Explanation of Proposed Changes to the Zoning Ordinance G. Letter from Free Enterprise Forum (June 27, 2012) H. Letter from Rivanna Conservation Society (July 10, 2012) I. Letter from Rivanna River Basin Commission (July 9, 2012) J. Letter from Southern Development (June 26, 2012) K. Email from Charlie Armstrong (Southern Development) (July 10, 2012) L. Letter from Lindsey Nolting M. Maps of Impacts of Riparian Protection Areas on Select Areas N. Research of Off-Street Parking and Landscaping Regulations



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

STAFF REPORT

To: Fluvanna County Board of Supervisors
Case Number: ZTA 12:01

From: Andrew Pompei
Date: August 1, 2012

General Information: This request is to be reconsidered by the Board of Supervisors on Wednesday, August 1, 2012 at 7:00 pm in the Circuit Courtroom in the Courts Building, after being deferred from the meeting on Wednesday, June 20, 2012.

Applicant/Representative: Fluvanna County

Requested Action: Amend the Fluvanna County Zoning Ordinance to update and strengthen regulations regarding tree protection, landscaping, and off-street parking (Chapter 22, Article 22: *Definitions*; Chapter 22, Article 24: *Tree Protection*; Chapter 22, Article 26: *Off-Street Parking and Loading Spaces*).

Analysis

The applicant is proposing to amend several portions of the Fluvanna County Zoning Ordinance to update and strengthen regulations regarding tree protection, landscaping, and off-street parking (Attachment A). The proposed amendment is intended to:

- Ensure that new development is compatible with existing development and the rural character of Fluvanna County;
- Provide greater design flexibility for developers and business owners;
- Minimize the impacts of new development on local air and water quality;
- Provide shade to those living, working, and visiting Fluvanna County;
- Provide habitat for native wildlife; and
- Help protect the safety of pedestrians, bicyclists, and motorists.

The amendment would affect Chapter 22, Article 22: *Definitions*; Chapter 22, Article 24: *Tree Protection*; and Chapter 22, Article 26: *Off-Street Parking and Loading Spaces* (Attachment B).

Project History

Over the past year, the Planning Commission and Department of Planning and Community Development have worked together to amend the zoning and subdivision ordinances, so that these policies are consistent with the intent of the current Comprehensive Plan. Since late 2011, the Planning Commission has considered changes to the *Tree Protection* and *Off-Street Parking and Loading* sections of the zoning ordinance, and related changes to the subdivision ordinance. Possible amendments were discussed at the Planning Commission work sessions in January, February, and March. The Planning Commission held a public hearing on the issue in May.

The proposed amendments are based on input from the Planning Commission, local landscape architects, real estate developers, and non-profit organizations, and were influenced by similar regulations adopted by neighboring localities.

The proposed amendment was first considered by the Board of Supervisors at its meeting on June 20, 2012. After holding a public hearing and discussing the issue, the Board of Supervisors decided to defer and reconsider the amendment at its meeting on August 1, 2012. The Planning Commission was asked to re-evaluate the proposal, taking into consideration public comments made at the Board of Supervisors meeting.

The Planning Commission held a work session on July 11, 2012 to reconsider the proposed amendment. The Planning Commission decided to make the following revisions to ZTA 12:01 and ZTA 12:02:

- Reduce the amount of time a landscaping maintenance bond must be retained from three (3) years to one (1) year;
- Allow the Zoning Administrator/Subdivision Agent to approve modifications to the riparian protection area requirements, if a mitigation plan is submitted and approved. The plan must show that the applicant is taking other steps to protect the local water quality, in-lieu-of providing the required buffer;
- Allow the Subdivision Agent to approve modifications to the landscape preservation buffer requirements, if the applicant provides exceptional landscaping and/or incorporates high-quality architectural features into the design; and
- Remove the requirement that dumpsters and refuse areas be screened with masonry walls.

Based on the Planning Commission's recommendations, revisions were made to the following sections of the proposed amendment:

- Sec. 22-24-5(H)2 [Landscaping Maintenance Bonds]
- Sec. 22-24-5(J) [Modifications to the Landscaping/Tree Protection Requirements]
- Sec. 22-24-7(C) [Screening of Dumpsters/Refuse Areas]

Text Amendments

The proposed regulations address several different aspects of Fluvanna County's landscaping and tree protection regulations, and include:

- Minimum Size of Plant Materials at Installation

The minimum size requirements for new plantings have been reduced. Smaller plants are typically priced lower than larger specimens, and they are better able to acclimate to new growing conditions; this leads to a higher survival rate.

- Riparian Protection Areas

All site plans and major subdivisions must reserve a riparian protection area along both sides of intermittent and perennial streams (50' along intermittent streams; 75' along perennial streams; and 100' along the Hardware, Rivanna, and James rivers). Existing vegetation within the riparian protection area must be retained to the greatest extent possible; certain exceptions are clearly specified. Modifications to these requirements may be granted by the Zoning Administrator in certain instances, which is a change from the original proposal.¹

- Tree Canopy Requirements

All new commercial, industrial, and multi-family residential projects must have a certain portion of their area under tree canopy. Ten years after planting, the tree canopy must cover at least ten percent (10%) of commercial and industrial sites and at least fifteen to twenty percent (15 – 20%) of multi-family residential sites, depending on the density. Developers may receive bonus credit towards the tree canopy requirements for preserving existing trees.

- Street Trees

Street trees are required along existing or proposed streets within or adjacent to any site that is subject to site plan approval, and all major subdivisions with an average lot size of one acre or less. One shade tree is required for every fifty feet (50') of road frontage, or one medium shade tree is required for every forty feet (40') of road frontage. The existing ordinance does not require street trees to be planted within single-family residential subdivisions, but does require street trees to be planted adjacent to non-residential developments subject to site plan approval.

- Parking Lot Landscaping

More landscaping is required within, and adjacent to, parking areas. The size of parking islands has increased, and the amount of landscaping required within each island has

¹ In the original proposal, there was no definitive language that allowed for a modification of the riparian protection area requirements. The subsection that allows for modifications to the landscaping and tree protection requirements [Sec. 22-24-5(J)] was changed to specify exactly what is required for all modification requests, and what the Zoning Administrator should consider when granting the request. For intrusions into the riparian protection area, the property owner must describe proposed mitigation; if no mitigation is proposed, the property owner must describe why none is being proposed.

increased. Developers may choose from one of four screening options, each of which consists of a different palette of plantings.

- Screening

Developers may choose from one of five screening options, each of which consists of a different palette of plantings. Dumpsters and other refuse areas within commercial, industrial, and multi-family residential developments must be screened from view by a wall or fence constructed using a material compatible with the architecture of the principal structure; this is a change from the original proposal.²

- Maintenance

Proposed maintenance provisions require the landowner to properly maintain all required landscaping. Landscaped beds must be kept mulched and free from trash, plant material must be pruned, and turf areas must be mowed.

- Bonding

Per the proposed amendments, developers must submit a landscaping maintenance bond that will be retained for one (1) year following initial planting; this is a change from the original proposal.³ The maintenance bond must be equal to one-third (1/3) of the value of the required landscaping. The County would be able to use the bond to replace dead vegetation required by the ordinance.

The revised regulations also address several different aspects of Fluvanna County's off-street parking regulations, including:

- On-Street Parking

On-street parking may be used to satisfy the minimum parking requirements, provided that it is located within 150 feet of the designated use and, if located on a public roadway, is approved by the Virginia Department of Transportation (VDOT).

- Dimensional Standards

While the previous regulations only specified stall sizes for perpendicular (90°) parking spaces, the proposed revisions specify the stall sizes for angled parking and compact car spaces. The minimum stall depth requirements for perpendicular parking spaces may be reduced by up to two feet, if the parking spaces are adjacent to planting strips that can accommodate vehicle overhang.

² In the original proposal, dumpsters and other refuse areas within commercial, industrial, and multi-family residential developments were required to be screened from view by a masonry wall or similar structure.

³ In the original proposal, the landscaping maintenance bond was required to be held for a period of three (3) years.

- Compact Cars

Parking areas containing thirty (30) or more spaces may reserve up to twenty percent (20%) of the minimum required parking spaces for compact cars.

- Access & Interconnectivity

Minimum spacing requirements for access points are established, ensuring there is adequate spacing between driveways. Where possible, parking lots must be designed to connect with parking facilities on adjacent parcels.

- Pedestrian Facilities

Within parking lots, sidewalks built to VDOT standards must be provided to accommodate safe pedestrian movement.

- Maximum Parking Requirements

Developers may only exceed the minimum parking requirements if they utilize porous paving materials or install additional landscaping. These measures are intended to offset the higher runoff rates generated by increased impervious surfaces.

- Reduction in Minimum Parking Requirements

The minimum parking requirements are intended to ensure the construction of adequate parking facilities that can safely accommodate patrons. Some of the minimum parking requirements were reduced, based on the requirements of neighboring localities and recommendations from non-profit organizations. Applicants may ask the Zoning Administrator for a reduction in the minimum parking requirements in specific instances. Additional uses are specified within the off-street parking schedule.

To better clarify the provisions set forth in the proposed regulations, the following definitions have been added to Article 22 (Definitions) of the zoning ordinance:

- | | | |
|-----------------------------|----------------------------|----------------------|
| • Berm | • Natural Meadow | • Tree Canopy |
| • Bicycle Parking | • Parking Bay | • Tree, Evergreen |
| • Bioretention Area | • Riparian Protection Area | • Tree, Large Shade |
| • Caliper | • Shrub | • Tree, Mature |
| • Diameter at Breast Height | • Stream, Intermittent | • Tree, Medium Shade |
| • Dripline | • Stream, Natural | • Tree, Ornamental |
| • Low-Impact Development | • Stream, Perennial | • Tree, Street |

These definitions will help developers understand the County’s existing and proposed regulations, and will help the Zoning Administrator enforce the provisions of the zoning ordinance.

These regulations are consistent with a related amendment to the subdivision ordinance (Chapter 19, Article 7: *Subdivision Design Standards*; Chapter 19, Article 8: *Required Improvements*), which is being considered concurrently (ZTA 12:02).

More in-depth research regarding the proposed amendment is described in Attachment N.

Comprehensive Plan

The Comprehensive Plan encourages “well-planned, compact development, that efficiently utilizes green infrastructure, creating interconnected, walkable, and fiscally-sustainable communities that employ the latest in environmental controls” (page 8). The proposed regulations are intended to promote environmentally-sensitive, aesthetically-pleasing development that safely accommodates pedestrians, bicyclists, and automobiles.

The proposed amendment is consistent with the following goals of the Comprehensive Plan:

- Develop land-use policies and regulations that will preserve and enhance the county’s natural environment (*Natural Environment: Goal 1*).
- Protect environmental resources (*Natural Environment: Goal 2*).
- Manage and protect surface water and groundwater resources (*Natural Environment: Goal 3*).
- Promote energy efficiency throughout the county to improve air quality and reduce the County’s dependence on fossil fuels (*Natural Environment: Goal 4*).
- Enable well-planned, coordinated, and sustainable development to occur throughout the County (*Land Use: Goal 2*).
- Preserve and enhance Fluvanna’s unique identity and rural character (*Community Design: Goal 1*).
- Develop higher-density, walkable, mixed-use communities in the identified growth areas of the County (*Community Design: Goal 2*).
- Improve pedestrian and bicycle access to roads and provide off-road trails and walkways (*Transportation: Goal 3*).

The proposed amendment will help the County implement several of the strategies described within the Comprehensive Plan:

- Review zoning and subdivision regulations to maximize environmental benefits through best management practices such as low-impact development, dark-sky lighting, quality and quantity stormwater controls, adequate buffering/screening, native landscaping, pervious surfaces, and walkability (*Natural Environment: Goal 1, Strategy 6*).

- Require aesthetic landscaping to buffer residential, business, and industrial development from public highways and adjacent rural and residential areas (*Natural Environment: Goal 1, Strategy 10*).
- Promote development projects that minimize environmental impact through the effective utilization of green infrastructure, low-impact development practices, and other innovative sustainable development practices (*Natural Environment: Goal 2, Strategy 1*).
- Require riparian buffers adjacent to waterways to protect local and regional water resources such as perennial streams, floodplains, wetlands, steep slopes, and highly-erodible soils (*Natural Environment: Goal 2, Strategy 8*).
- Promote BMPs, particularly those recommended by the Rivanna River Basin Commission, to reduce non-point source pollution from development, farming, and other sources (*Natural Environment: Goal 3, Strategy 3*).
- Enhance the County’s alternative transportation systems through the development process (*Community Design: Goal 1, Strategy 5*).
- Maintain and enhance primary gateways to ensure a positive identity (*Community Design: Goal 1, Strategy 10*).
- Integrate a variety of transportation options, including pedestrian, bicycle, and vehicular (*Community Design: Goal 2, Strategy 4*).
- Development along state Scenic Byways and bicycle routes should be carefully screened to ensure that development is compatible with the scenic character and tourist value of the route (*Transportation: Goal 1, Strategy 5*).
- Provide secure bicycle storage shelters at all public facilities, and require or give parking space credits for commercial development (*Transportation: Goal 4, Strategy 9*).

Technical Review Committee

The Technical Review Committee Meeting was held on May 10, 2012. Several agencies commented on the request:

- The Virginia Department of Forestry (VDOF) commented that arborists should be certified by the International Society of Arboriculture (ISA), and that plantings should be maintained following ISA standards. Like large shade trees, medium shade and ornamental trees should be at least 1.5” caliper at planting; it results in a minimal cost increase (Note: VDOF was unable to attend the meeting, but commented on May 8, 2012 in person.)
- The Fire Department stated that there have been issues with overgrown plants blocking street signs, which hinders the efforts of emergency personnel responding to calls.

- The Health Department stated that the proposed regulations will have no apparent impact on health regulations (Attachment C).

Planning Commission

The Planning Commission received initial research regarding changes to the landscaping and off-street parking regulations in December 2011. Work sessions were held in January, February, and March discussing these issues. The Planning Commission initiated the proposed amendment at its regular meeting on April 25, 2012.

The Planning Commission held a public hearing regarding this request on May 23, 2012. One local business owner (Debra Kurre) commented on the proposed amendment. She asked about the amount of public input received, and commented on the relationship between landscape design and safety.

The Planning Commission **recommended approval** with a vote of 4-0 (Dr. Babbitt was absent).

After the request was deferred by the Board of Supervisors, the Planning Commission held another work session on the issue on July 11, 2012. At its meeting on July 25, 2012, the Planning Commission **recommended approval** (4-0; Dr. Babbitt absent) of the new draft to be submitted to the Board of Supervisors with the language prepared by the Planning Department and corrections made by the County Attorney.

Board of Supervisors

The Board of Supervisors considered this request at its meeting on June 20, 2012. After holding a public hearing and discussing the issue, the Board of Supervisors decided to defer and reconsider the amendment at its meeting on August 1, 2012.

At the Board of Supervisors meeting on June 20, 2012, three (3) people commented on the proposed amendment. Additional written comments were directed to the Planning Commission and Board of Supervisors following the meeting. Letters were from the following organizations and individuals⁴:

- Free Enterprise Forum (Attachment G)
- Rivanna Conservation Society (RCS) (Attachment H)
- Rivanna River Basin Commission (RRBC) (Attachment I)
- Southern Development (Attachments J & K)
- Ms. Lindsay Nolting (Attachment L)

⁴ The Free Enterprise Forum is a privately-funded public policy organization; the Rivanna Conservation Society is a non-profit organization that focuses the well-being of the Rivanna River; the Rivanna River Basin Commission is a regional, state-created organization that focuses on the well-being of the Rivanna River and its watershed; and

The following issues were addressed:

Riparian Protection Areas

- Some felt that the riparian protection areas were too wide, severely restricting the use of some properties.
- One citizen supported the riparian protection areas, but wanted the regulations to be extended to include utility companies and their right-of-ways (e.g. Dominion Power, Central Virginia Electric Cooperative, etc.).
- Some business interests asked that the riparian protection areas on intermittent streams be re-considered, stating that such streams are already regulated by the Army Corps of Engineers and Virginia Department of Environmental Quality (DEQ).
- Some business interests asked that riparian protection areas only be required outside of Community Planning Areas, as designated within the 2009 Comprehensive Plan.
- Some organizations supported the riparian protection area requirements included within the proposed amendments.
- Some organizations recommended that the Board of Supervisors consider riparian buffers of at least 100 feet along the Rivanna River and its tributaries.

Landscape Preservation Buffers

- Some business interests felt that the landscape preservation buffers were too wide, severely restricting the use of some properties.
- Some business interests felt that landscape preservation buffers should not be required in Community Planning Areas, as designated within the 2009 Comprehensive Plan.
- Some business interests felt that the landscape preservation buffers would block the view of businesses, which rely on visibility to attract customers.⁵

Bonding

- One speaker, and some business interests, felt that requiring landscaping maintenance bonds to be posted for a three-year period would create a financial burden for small business owners. They suggested that landscaping maintenance bonds only be required for a maximum of one year, if required at all.

Parking Lot Landscaping

- One developer felt that the landscaping requirements were too restrictive and difficult to understand.

Southern Development is a local, privately-held real estate development company. Ms. Nolting is a resident of the Columbia District, Fluvanna County.

⁵ The proposed regulations would only apply to reverse-frontage lots along interstate, arterial, and collector roads and scenic byways, not every lot fronting these roads.

Screening of Dumpsters/Refuse Areas

- One developer suggested that the requirement of masonry walls around dumpsters be removed.

Curb/Gutter and Sidewalk Requirements

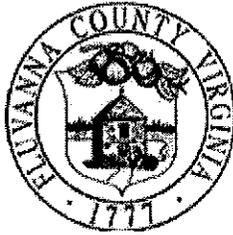
- One developer suggested that the requirements for curb and gutter and sidewalks in rural subdivisions be removed.⁶

Conclusion

The proposed amendment to the zoning ordinance will help ensure that adequate landscaping is installed within new developments, protecting Fluvanna County's economic and environmental health, as well as the quality-of-life of its citizens. The amendment will also ensure that safe, functional parking facilities are provided within new developments, while limiting the impact of impervious cover on water quality and the area's rural character. This proposal is intended to balance the environmental, aesthetic, and transportation needs of the community with those of local businesses.

Copy: Fluvanna County (Applicant/Representative)

⁶ These are existing requirements that are not addressed in ZTA 12:01 or ZTA 12:02. The proposed amendments specifically allow the use of low-impact development techniques for handling stormwater and constructing required infrastructure within new subdivisions.



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for
Zoning Text Amendment

Owner of Record: Fluvanna County

Applicant of Record: Fluvanna County

E911 Address: 132 Main Street, Palmyra, VA 22963

E911 Address: 132 Main Street, Palmyra, VA 22963

Phone: (434) 591-1910 Fax: (434) 591-1911

Phone: (434) 591-1910 Fax: (434) 591-1911

Email: apompei@co.fluvanna.va.us

Email: apompei@co.fluvanna.va.us

Representative: Andrew Pompei (Planner)

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: 132 Main Street, Palmyra, VA 22963

Phone: (434) 591-1910 Fax: (434) 591-1911

Email: apompei@co.fluvanna.va.us

Proposed amendment to the Zoning Ordinance: (attach additional sheets as necessary)
If the amendment proposes to replace existing text, please provide a full copy of the existing text for the affected section.

Location of Parcel: N/A Section:

Amendment of the Fluvanna County Zoning Ordinance to update and strengthen regulations regarding tree protection, landscaping, and off-street parking (Chapter 22, Article 22: Definitions; Chapter 22, Article 24: Tree Protection; Chapter 22, Article 26: Off-Street Parking & Loading Spaces)

Proposed Text:

The proposed amendment was initiated by the Planning Commission on April 25, 2012.

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, the Board of Supervisors, and the Board of Zoning Appeals during the normal discharge of their duties in regard to this request.

Date: 4/30/12 Signature of Owner/Applicant: Andrew Pompei

Subscribed and sworn to before me this 30th day of April, 2012 Register # 7509714

My commission expires: 3/31/2015 Notary Public: Lauren M. Ruppel

Table with 2 columns and 6 rows containing application details: Date Received, Pre-Application Meeting, PH Sign Deposit Received, Application #, \$550 fee paid, Advertisement Dates, APO Notification, Date of Hearing, Decision.

AN ORDINANCE TO AMEND AND RE-ENACT PORTIONS OF CHAPTER 22, ARTICLE 22 “DEFINITIONS;” CHAPTER 22, ARTICLE 24 “TREE PROTECTION;” AND CHAPTER 22, ARTICLE 26 “OFF-STREET PARKING AND LOADING SPACES” OF THE FLUVANNA COUNTY CODE

BE IT ORDAINED BY THE FLUVANNA COUNTY BOARD OF SUPERVISORS, pursuant to Virginia Code Section 15.2-2285, that the Fluvanna County Code be, and it is hereby, amended, by the revisions there to of Section 22-22, Section 22-24, and Section 22-26, as follows:

Article 22. Definitions

Sec. 22-22-1. Rules of construction; definitions.

The following terms shall have the meanings assigned to them as hereinafter set forth. Except as expressly otherwise defined herein, all terms used in this chapter shall have their ordinary and established meanings, as the context may require. A word importing the masculine gender only may extend and be applied to females and to corporations as well as males. A word importing the singular number only may extend and be applied to several persons or things, as well as to one person or thing; and a word importing the plural number only may extend and be applied to one person or thing as well as to several persons or things.

ACCESSORY USE: A use or structure subordinate to the main use or structure on the same lot and serving a purpose naturally incidental to the main use or structure. When an accessory structure is attached to the main structure in a substantial manner, as by a wall or roof, such accessory structure shall be considered a part of the main structure.

ADULT RETIREMENT COMMUNITY: A planned development providing residences for elderly persons that emphasizes social and recreational activities but may also provide personal services, limited health facilities, and transportation.

AGRICULTURAL ENTERPRISE: Agricultural related use that provides an agricultural service or produces goods from agricultural resources. These include processes that are a direct outgrowth, yet more intensive, of the products derived through agriculture, as defined. Related uses include sawmill, winery and other similar facilities.

AGRICULTURE: The use of land for agricultural purposes, including farming, dairying, pasturage agriculture, aquaculture, horticulture, floriculture, viticulture, forestry, livestock, and poultry and the necessary accessory uses for packing, treating, or storing the produce.

AGRICULTURAL SALES, WHOLESALE: The wholesale distribution of agricultural related products including, but not limited to, farm tools and implements, tack, animal care products, and other farm supplies. This definition excludes the sale of large implements, such as tractors and combines, but shall include harnesses, saddles, and other related equine equipment.

ALLEY: A service roadway providing a secondary means of access to abutting property and not intended for general traffic circulation.

ALTERATION: Any change in the total floor area, use or adaptability of an existing structure.

AMUSEMENT, COMMERCIAL: The provision of entertainment or games of skill to the general public for a fee, as permitted by general law.

AMUSEMENT, PUBLIC: Fund-raising activities including those activities sponsored by charitable organizations for which remuneration must be paid by sponsor.

ASSISTED LIVING FACILITY: A publicly or privately operated long-term care alternative for persons aged 55 and over, or persons with disabilities, as defined by the Federal Americans with Disabilities Act, that provides the availability of professionally managed personal and health care services to occupants on premises. These premises are designed for this population; are residential in character and appearance; may include cooking facilities; and in all respects are intended to enable residents to age in place in a home-like environment. The facility operation shall have the capacity to provide residents with an array of services supporting Activities of Daily Living (ADL's) that may include, but are not necessarily limited to, meals, personal care housekeeping, transportation, and supervision of self-administered medication, while optimizing their physical and psychological independence. Such facility shall be deemed a single unit for purpose of calculating density.

AUCTION HOUSE: A place where objects of art, furniture, and other goods are offered for sale to persons who bid on the object in competition with each other, with all events and storage of inventory entirely enclosed in a building or structure.

AUTOMOBILE GRAVEYARD: Any lot or place which is exposed to the weather and upon which more than five (5) motor vehicles of any kind that are incapable of being operated, and which it would not be economically practical to make operative, are placed, located or found. See *Salvage and scrap yard* use.

AUTOMOBILE REPAIR SERVICE ESTABLISHMENT: A facility for the general repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, or providing collision services, including body, frame, or fender repair, and overall painting.

AUTOMOBILE SALES: The use of any building, land area or other premises for the display of new and used automobiles, trucks, vans, or motorcycles for sale or rent, including any warranty repair work and other repair service conducted as an accessory use.

AVIATION FACILITY: Facilities for the take-off and landing of aircraft, including runways, aircraft storage buildings, helicopter pads, air traffic control facilities, informational facilities and devices, terminal buildings, aircraft maintenance facilities, aviation instruction facilities, and heliports.

BAKERY: A place for preparing, cooking, baking, and selling of products on the premises.

BASE FLOOD/ONE-HUNDRED YEAR FLOOD: A flood that, on the average, is likely to occur once every 100 years (i.e., that has a one (1) percent chance of occurring each year, although the flood may occur in any year).

BASEMENT: Any area of the building having its floor sub-grade (below ground level) on all sides.

BED AND BREAKFAST: A transient lodging establishment, within an owner occupied property, primarily engaged in providing overnight or otherwise temporary lodging for the general public and may provide meals for compensation.

BERM: A mound of earth, usually linear in form, used to shield, screen, or buffer views; separate land uses; provide visual interest; or block noise, lights, or glare.

BICYCLE PARKING: Bicycle racks and similar structures, permanently affixed to the ground, designed and used for storing bicycles in a secure, upright position.

BIOTENTION AREA: A vegetated depression engineered to collect, store, and infiltrate runoff generated on-site.

BOARD OF ZONING APPEALS: The board appointed to review appeals made by individuals with regard to decisions of the Zoning Administrator in the interpretation of this ordinance.

BOARDING HOUSE: A building where, for compensation, lodging and meals are provided for at least five (5) and up to fourteen (14) persons.

BUILDING: Any structure having a roof supported by columns or walls, for the housing or enclosure of persons, animals or property.

BUILDING MASS: The height, width, and depth of a structure

BUILDING, HEIGHT OF: The vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the average height of the highest gable of a pitch or hip roof.

BUILDING, MAIN: The principal building or one of the principal buildings on a lot, or the building or one of the principal building housing the principal use on the lot.

BUTCHER SHOP: A shop in which meat, poultry, and fish are processed and sold.

CABARET, ADULT: A building or portion of a building regularly featuring dancing or other live entertainment if the dancing or entertainment that constitutes the primary live entertainment is distinguished or characterized by an emphasis on the exhibition of specified sexual activities or specified anatomical areas for observation by patrons therein. See *Entertainment establishment, adult use*.

CALIPER: A measure of tree size, determined by measuring the diameter of a tree at a point six inches (6") above the root ball, at the time of planting, or twelve inches (12") above the ground, for established vegetation.

CAMP: A tract of land, complete with all necessary and accessory uses and structures, used for organized recreational activities under trained supervision. Seasonal accommodations may be provided and such uses shall include boarding camps, day camps and summer camps.

CAMPGROUND: An area to be used for transient occupancy by camping in tents, camp trailers, travel trailers, motor homes, or similar transportable or temporary sleeping quarters of any kind. For purposes of this definition, transient shall be for no more than 120 days.

CAR WASH: Facilities for the washing and cleaning of vehicles, including automatic and self-service car washes.

CELLAR: The portion of the building partly underground, having half or more than half of its clear height below the average grade of the adjoining ground.

CEMETERY, COMMERCIAL: A place where human remains are interred, above or below ground, and where plots are sold for that purpose, and perpetual care of the graves is furnished. Such uses shall also allow for cemeteries for the burial of domestic animal remains.

CEMETERY, NON-COMMERCIAL: A place where human remains are interred above or below ground and where plots are not sold. Such uses shall also allow for cemeteries for the burial of domestic animal remains.

CENTRAL SEWERAGE SYSTEM: A sewerage system consisting of pipelines or conduits, pumping stations, force mains or sewage treatment plants, including, but not limited to, septic tanks and/or drain fields, or any of them designed to serve three or more connections, used for conducting or treating sewage which is required to be approved by the board of supervisors pursuant to Title 15.1, Chapter 9, Article 9 of the Code of Virginia. See *Utilities, major* and *minor* uses.

CENTRAL WATER SUPPLY: A water supply consisting of a well, springs or other source and the necessary pipes, conduits, mains, pumping stations and other facilities in connection therewith, to serve or to be capable of serving three or more connections, which is required to be approved by the board of supervisors pursuant to Title 15.1, Chapter 9, Article 7 of the Code of Virginia. See *Utilities, major* and *minor* uses.

CLUSTER DEVELOPMENT: A development design technique that concentrates buildings on a portion of the site to allow the remaining land to be used for recreation, open space, or the preservation of historically or environmentally sensitive features.

COMMISSION, THE: The Planning Commission of Fluvanna County, Virginia.

COMMUNICATIONS SERVICE: Establishment primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and

telephonic mechanisms. Excluded from this use type are facilities classified as major utilities or telecommunication facilities. Typical uses include, but are not limited to, television studios, telecommunication service centers, radio stations, or film and sound recording facilities.

COMPREHENSIVE PLAN: The Fluvanna County Comprehensive Plan.

CONDOMINIUM: A building or group of buildings in which dwelling units, offices, or floor area are owned individually, and the structure, common areas, and facilities are owned by all the owners on a proportionate undivided basis.

CONDOMINIUM ASSOCIATION: The community association that administers and maintains the common elements of a condominium.

CONNECTION, WATER OR SEWER: The provision of water and/or sewerage services to any dwelling unit or commercial or industrial establishment.

CONSERVATION AREA: Any parcel or area of substantially undeveloped land conserved in its natural state to preserve or protect endangered species, critical environment features, viewsheds, or other natural elements including, but not limited to, preserves, wildlife management areas and refuges, open spaces and habitat protection areas.

CONTRACTOR'S STORAGE YARD: Storage yards operated by, or on behalf of, a contractor for storage of large equipment, vehicles, or other materials commonly used in the individual contractor's type of business; storage of scrap materials used for repair and maintenance of contractor's own equipment; and buildings or structures for uses such as offices and repair facilities.

CORPORATE OFFICE: An establishment primarily engaged in providing internal office administration services as opposed to customer service. Such uses generally include the headquarters, regional offices or administrative offices for a corporation.

CORRECTIONAL FACILITY: A public or privately operated use providing housing and care for individuals legally confined, designed to isolate those individuals from a surrounding community.

CUL-DE-SAC: The turnaround at the end of a dead-end street.

CULTURAL SERVICES: A library, museum, or similar public or quasi-public use displaying, preserving, and exhibiting objects of community and cultural interest in one or more of the arts or sciences.

CURVILINEAR STREET SYSTEM: A pattern of streets that is primarily curved.

DANCE HALL: Establishments in which more than ten (10) percent of the total floor area is designed or used as a dance floor, or where an admission fee is directly collected, or some other

form of compensation is obtained for dancing, except when sponsored by civic, charitable, or nonprofit groups.

DAYCARE CENTER: A facility operated for the purpose of providing care, protection and guidance to ten (10) or more individuals during only part of a 24-hour day. This term includes nursery schools, preschools, daycare centers, and other similar uses but excludes public and private educational facilities or any facility offering care to individuals for a full 24-hour period.

DEVELOPMENT: Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

***DIAMETER AT BREAST HEIGHT:** A measure of tree size, determined by measuring the diameter of a tree at a point four and one-half feet (4.5') above the ground.*

DORMITORY: A residence hall providing rooms for individuals or for groups usually without private baths. Also, a large room containing numerous beds.

***DRIPLINE:** A vertical projection to the ground surface from the furthest lateral extent of a tree's leaf canopy.*

DRIVE-IN WINDOW: A facility designed to provide access to commercial products and/or services for customers remaining in their automobiles.

DWELLING: Any structure which is designed for use for residential purposes, except hotels, boarding houses, lodging houses, tourist cabins, mobile homes, and travel trailers.

DWELLING, ACCESSORY: A separate, independent dwelling unit located on the same property as the primary dwelling unit subject to the following: (1) A dwelling unit contained within a single-family dwelling that may equal the existing finished square footage of the primary dwelling, such as a basement, attic, or additional level; or (2) A dwelling unit attached to the primary single-family dwelling, or as a dwelling unit contained within a detached accessory unit; that shall be no more than one-half the size of the finished square footage of the primary dwelling unit located on the subject property. One accessory dwelling shall be permitted per property plus one additional accessory dwelling for each 50 acres of contiguous property. Accessory dwelling units shall be subject to the setback requirements for primary structures.

DWELLING, MULTI-FAMILY: A building or portion thereof which contains two or more dwelling units for permanent occupancy, regardless of the method of ownership. Included in the use type would be garden apartments, low and high rise apartments, apartments for elderly housing and condominiums.

DWELLING, SINGLE-FAMILY ATTACHED: Two or more single family dwellings sharing two or more common walls, each on its own individual lot. Attached dwellings are not vertically stacked.

DWELLING, SINGLE-FAMILY DETACHED: A building designed for occupancy by one family which has no connection by a common party wall to another building or structure similarly designed.

DWELLING, TOWNHOUSE: A single-family attached dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls.

DWELLING, TWO-FAMILY: A building designed as a single structure, containing two separate living units, each of which is designed to be occupied as a separate permanent residence for one family.

DWELLING UNIT: Any building or portion of building intended to be used for residential purposes by a single family and designed or arranged in such a manner that none of the facilities or areas customarily provided for cooking, sleeping, eating sanitation, or other residential functions is shared by any other family or persons residing in the same structure.

EDUCATIONAL FACILITY: A public or private institution for the teaching of children or adults including primary and secondary schools, colleges, and similar facilities.

EGRESS: An exit.

ELEVATED BUILDING: A non-basement building built to have the lowest floor elevated above the ground level by means of fill, solid foundation perimeter walls, pilings, or columns (posts and piers).

ENTERTAINMENT ESTABLISHMENT, ADULT: Any adult cabaret, adult motion picture theater, or adult video-viewing or arcade booth.

EQUESTRIAN FACILITY: Facilities designed and used primarily for equestrian related activities including, but not limited to: riding schools, horse exhibition facilities, polo fields, and pack stations. This includes barns, stables, corrals, and paddocks accessory and incidental to the above uses.

EVERGREEN: A plant with foliage that remains year-round.

FAMILY:

- (1) An individual; or
- (2) Two (2) or more persons related by blood, marriage, adoption, or guardianship, plus not more than (2) unrelated persons living together as a single housekeeping unit in a dwelling or dwelling unit; or
- (1) A group of not more than four (4) persons not related by blood, marriage, adoption or guardianship living together as a single housekeeping unit in a dwelling or dwelling unit.

- (2) A group home of eight (8) or fewer people residing in a single-family residence as described in Section 15.2-2291 of the Code of Virginia.

FAMILY DAYCARE HOME: A single-family dwelling in which more than five (5) but less than thirteen (13) individuals are received for care, protection, and guidance during only part of a twenty-four (24) hour day. Individuals related by blood, legal adoption, or marriage to the person who maintains the home shall not be counted towards this total. The care of five (5) or fewer individuals for portions of a day shall be considered as a home occupation.

FARM: One or more parcels of land used for the primary purpose of agricultural production.

FARM TENANT HOUSING: A dwelling located on a farm for the purpose of housing an employee of that farm operation and his/her family. Also included in this use type would be multi-family dwelling(s) for seasonal employees in connection with an orchard or other agricultural use which relies on seasonal employees who must be housed.

FARM SALES: The sale of agricultural produce or merchandise produced primarily by the resident operator on his farm.

FINANCIAL INSTITUTION: An establishment where the principal business is the receipt, disbursement or exchange of funds and currencies, such as: trust companies, savings banks, industrial banks, savings and loan associations, building and loan associations, commercial banks, credit unions, federal associations, and investment companies.

FLEA MARKET: A market held in an open area or building where goods are offered for sale to the public by individual sellers, generally on an occasional or periodic basis.

FLOOD: A general or temporary condition of partial or complete inundation of normally dry land areas.

FLOOD, BASE: The flood having a one percent chance of being equaled or exceeded in any given year.

FLOOD ELEVATION, BASE: The Federal Emergency Management Agency designated one hundred (100)-year water surface elevation.

FLOOD HAZARD AREA, SPECIAL: The land in the floodplain subject to a one (1%) percent or greater chance of being flooded in any given year as determined in Article 3, Section 3.2 of this ordinance.

FLOODPLAIN: Any land area susceptible to being inundated by water from any source.

FLOODPLAIN ENCROACHMENT: The advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain, which may impede or alter the flow capacity of a floodplain.

FLOODWAY: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

FLOOR AREA RATIO: The gross floor area of all buildings or structures on a lot divided by the total lot area.

FOOTCANDLE: A quantitative unit of measure referring to the measurement of illumination incident at a single point. One footcandle is equal to one lumen uniformly distributed over an area of one square foot.

FRONTAGE: The continuous uninterrupted distance along which a parcel abuts a single adjacent road or street.

FUNERAL HOME: A facility for the preparation of the deceased for burial and display of the deceased and rituals connected therewith before burial or cremation. Typical uses include funeral homes or mortuaries.

GAS STATION: Any place of business used primarily for the storage, dispersal, sale, or offering of fuels and oils for motor vehicles. Such uses may also include the retail sale of convenience items as a secondary activity. Any use associated with automobile fuel sales shall be considered a gas station.

GOVERNING BODY: The Board of Supervisors of Fluvanna County, Virginia.

GREENHOUSE, COMMERCIAL: A greenhouse operation in which plants and other related products are offered for sale to the public, either at wholesale or at retail.

GREENHOUSE, NON-COMMERCIAL: A greenhouse operation in which no product is offered for sale to the public.

GREENWAY: (1) A linear open space established along either a natural corridor, such as a riverfront, stream valley, or ridge line, or over land along a railroad right-of-way converted to recreational use, a canal, a scenic road, or other route; (2) any natural or landscaped course for pedestrian or bicycle passage; (3) an open space connector lining parks, natural reserves, cultural features, or historic sites with each other and with populated areas; and (4) locally, certain strip or linear parks designated as a parkway or greenbelt.

GROCERY STORE: A retail business primarily engaged in the sale of unprepared food for personal or household preparation and consumption. Such a facility may also engage in incidental sales of prepared foods for personal consumption on- or off-site.

GROUP HOME: A licensed residential facility in which no more than eight mentally ill, mentally retarded, or developmentally disabled persons reside, with one or more resident counselors or other staff persons, shall be considered a residential occupancy by a single family. Mental illness and developmental disability shall not include current illegal use of or addiction to

a controlled substance. Such facility shall be licensed by the Commonwealth of Virginia Department of Mental Health, Mental Retardation and Substance Abuse Services, in order to qualify as a single-family use.

GUIDANCE SERVICES: A use providing counseling, guidance, recuperative, or similar services for person requiring rehabilitation assistance as a result of mental illness, alcoholism, detention, drug addiction, or similar conditions for only part of a twenty-four hour day.

HALFWAY HOUSE: An establishment providing accommodations, supervision, rehabilitation, counseling, and other guidance services to persons suffering from alcohol or drug addiction, to person re-entering society after being released from a correctional facility or other institution, or to persons suffering from similar disorders.

HEALTH OFFICIAL: The legally designated health authority of the State Board of Health for Fluvanna County or his authorized representative.

HISTORICAL AREA: As indicated on the zoning map to which the provisions of this chapter apply for protection of a historical heritage.

HISTORIC STRUCTURE: Any structure that is (1) listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (2) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (3) individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (4) individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either (a) by an approved state program as determined by the Secretary of the Interior; or (b) directly by the Secretary of the Interior in states without approved programs.

HOME OCCUPATION: An occupation carried on by the occupant of a dwelling as a secondary use in connection with which there is no display, no one is employed other than members of the family residing on the premises, there is no substantial increase in traffic, and provided that not more than 25% of the gross floor area of such dwelling shall be used for such occupation.

HOMEOWNERS ASSOCIATION: A community organization, other than a condominium association, that is organized in a development in which individual owners share common interests and responsibilities for costs and upkeep of common open space or facilities.

HOSPITAL: An institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity, and other abnormal physical or mental conditions and including, as an integral part of the institution, related facilities, such as laboratories, outpatient facilities, training facilities, medial offices, and staff residences.

HOTEL: A building or group of attached or detached buildings containing lodging units intended primarily for rental or lease to transients by the day, week or month. Such uses generally provide additional services such as daily maid service, restaurants, meeting rooms and/or recreation facilities. Such uses include hotels, motels, motor lodges, and motor courts.

HUNT CLUB: Areas reserved to members of the club for private hunting of wildlife, fishing, and accessory uses in support of those activities.

HUNTING PRESERVE: An area licensed by the commonwealth for public or private hunting of wildlife, fishing, and accessory uses in support of those activities.

IMPERVIOUS SURFACE: Any material that prevents absorption of stormwater into the ground.

INDOOR ENTERTAINMENT: Predominantly spectator uses conducted within an enclosed building, but not including public facilities. Typical uses include, but are not limited to, motion picture theaters, and concert or music halls.

INDOOR RECREATION FACILITY: Predominantly participant uses conducted within an enclosed building, but not including public facilities. Typical uses include bowling alleys, ice and roller skating rinks, indoor racquetball, swimming, and/or tennis facilities.

INOPERABLE MOTOR VEHICLE: (i) any motor vehicle which is not in operating condition; (ii) any motor vehicle which for a period of 60 days or longer has been partially or totally disassembled by the removal of tires and wheels, the engine, or other essential parts required for operation of the vehicle; or (iii) any motor vehicle on which there are displayed neither valid license plates nor a valid inspection decal.

JUNK: Old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber, debris, waste, or junked, dismantled, or wrecked automobiles, or parts thereof, iron, steel, and other old or scrap ferrous or nonferrous material.

JUNKYARD: An establishment or place of business which is maintained, operated, or used for storing, keeping, buying, or selling junk, or for the maintenance or operation of an automobile graveyard, and the term shall include garbage dumps and sanitary fills. See *Salvage and scrap yard* use.

KENNEL, COMMERCIAL: A place designed and used to house, board, breed, handle or otherwise keep or care for dogs, cats, or other household pets for the specific intent of sale or in return for compensation.

KENNEL, PRIVATE: The keeping, breeding, raising, showing, or training of four (4) or more dogs, cats, or other household pets over six months of age for personal enjoyment of the owner or occupants of the property, and for which commercial gain is not the primary objective.

LAUNDROMAT: A building where clothes or other household articles are washed in self service machines and where such washed clothes and articles may also be dried or ironed.

LAUNDRY: Establishments primarily engaged in the provision of laundering, cleaning, or dyeing services other than those classified as Personal Service Establishments. Typical uses include, but are not limited to, bulk laundry and cleaning plants, diaper services, or linen supply services.

LEVEL OF SERVICE: A description of traffic conditions along a given roadway or at a particular intersection.

LIVESTOCK FEED LOT, COMMERCIAL: A commercial establishment where livestock is fattened for sale and where feed is transported from other places.

LIVESTOCK SALE YARD, COMMERCIAL: A commercial establishment wherein livestock is collected for sale or auctioning.

LODGE: A facility, owned or operated by a corporation, association, person or persons, for social, educational or recreational purposes, to which membership is required for participation and not primarily operated for profit nor to render a service that is customarily carried on as a business. A lodge does not include facilities for members to reside.

LOT: A parcel of land, including a residue, described by metes and bounds or otherwise or shown on a plat, and intended as a unit of real estate for the purpose of ownership, conveyance or development.

LOT, CORNER: A lot abutting upon two (2) or more street rights-of-way at their intersection. Of the two sides of a corner lot, in the absence of evidence to the contrary based on actual development, the front shall be presumed to be the shorter of the two sides fronting on streets.

LOT, DEPTH OF: The average horizontal distance between the front and rear lot lines.

LOT, DOUBLE FRONTAGE: An interior lot having frontage on two (2) streets.

LOT, INTERIOR: Any lot other than a corner lot.

LOT, PIPESTEM: A large lot not meeting minimum frontage requirements and where access to the public road is by a narrow private right of way or driveway.

LOT, REVERSE FRONTAGE: A through lot that is not accessible from one of the parallel or nonintersecting streets upon which it fronts.

LOT, THROUGH: A lot that fronts upon two parallel streets or that fronts upon two streets that do not intersect at the boundaries of the lot.

LOT, WIDTH OF: The average horizontal distance between side lot lines.

LOT OF RECORD: A lot, a plat or description of which has been recorded in the clerk's office of the Circuit Court.

LOW-IMPACT DEVELOPMENT: A design strategy with the goal of maintaining or replicating the pre-development hydrologic regime through the use of design techniques to create a functionally-equivalent site design. Hydrologic functions of storage, infiltration and groundwater recharge, as well as the volume and frequency of discharges, are maintained through the use of integrated and distributed micro-scale stormwater retention and detention areas, reduction of impervious surfaces, and the lengthening of runoff flow paths and flow time. Examples of low-impact development techniques include, but are not limited to, the use of permeable paving materials, rain gardens, bioswales, infiltration trenches, and tree box filters.

LOWEST FLOOR: The lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of Federal Code 44CFR §60.3.

LUMBERYARD: An area used for the storage, distribution, and sale of finished or rough-cut lumber and lumber products, plywood, drywall, paneling, concrete masonry unit (CMU) blocks and other concrete products, but not including the manufacture of such products.

MACHINE SHOP: Shops where lathes, presses, grinders, shapers, and other wood and metal working machines are used such as blacksmith, tinsmith, welding, and sheet metal shops; plumbing, heating, and electrical repair shops; and overhaul shops.

MANUFACTURED HOME: A factory-built, single-family structure that is manufactured under the authority of the National Manufactured Home Construction and Safety Standards Act, is transportable in one or more sections, is built on a permanent chassis, and is used as a place of human habitation; but which is not constructed with a permanent hitch or other device allowing transport of the unit other than for the purpose of delivery to a permanent site, and which does not have wheels or axles permanently attached to its body or frame. Also referred to as mobile homes.

MANUFACTURED HOME SALES: Establishments primarily engaged in the display, retail sale, rental, and repair of new and used manufactured homes, modular homes, parts, and equipment.

MANUFACTURING, HEAVY: The manufacture or compounding process of raw materials. These activities or processes would necessitate the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process. These activities may involve outdoor operations as part of their manufacturing process.

MANUFACTURING, LIGHT: The manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing and custom manufacturing.

MANUFACTURING, MEDIUM: The processing and manufacturing of materials or products predominantly from extracted or raw materials. These activities do not necessitate the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process.

MARINA, COMMERCIAL: A marina designed and operated for profit or operated by any club or organized group where hull and engine repairs, boat and accessory sales, packaged food sales, restaurants, personal services, fueling facilities, storage and overnight guest facilities or any combination of these are provided.

MARINA, PRIVATE: A marina, including a dock for the use of a single parcel, designed and intended to be used for mooring of boats owned by residents of the general neighborhood with no commercial facilities other than those necessary for minor servicing and repairs.

MEDIA, ADULT: Magazines, books, videotapes, movies, slides, CD-ROMs or other devices used to record computer images, or other media that are distinguished or characterized by their emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas. See *Retail store, adult* use.

MEDICAL CLINIC: A facility providing medical, psychiatric, or surgical service for persons exclusively on an out-patient basis including emergency treatment, diagnostic services, training, administration and services to outpatients, employees, or visitors. The term, “medical clinic” includes immediate care facilities, where emergency treatment is the dominant form of care provided at the facility.

MINING: The breaking or disturbing of the surface soil or rock in order to facilitate or accomplish the extraction or removal of minerals; any activity constituting all or part of a process for the extraction or removal of minerals so as to make them suitable for commercial, industrial, or construction use; but shall not include those aspects of deep mining not having significant effect on the surface, and shall not include excavation or grading when conducted solely in aid of on-site farming or construction. Nothing herein shall apply to mining of coal. This definition shall not include, nor shall this title, chapter, or section be construed to apply to the process of searching, prospecting, exploring or investigating for minerals by drilling (Virginia Code Section 45.1-180). See *Resource extraction* use.

MOBILE HOME: See *Manufactured home*.

MANUFACTURED HOME PARK: Any site, lot, field or tract of land which is held out for the locations of occupied trailers which trailers or lots are intended for use by a person or persons other than the property owner, except as otherwise permitted in this chapter.

MODULAR HOME: A dwelling unit primarily manufactured off-site in accordance with the Virginia Uniform Statewide Building Code standards and transported to the building site for final assembly on a permanent foundation.

MOTION PICTURE THEATER, ADULT: An establishment that shows sexually oriented movies, distinguished or characterized by an emphasis on the exhibition of specified sexual activities or specified anatomical areas as a significant part of its business. See *Entertainment establishment, adult* use.

MURAL: A work of art (as a painting) applied to and made integral to a building wall, fence, etc., that is prepared by, or under the direction of, a skilled artist and shows imaginative skill in arrangement or execution and specifically not attempt to advertise any specific business, product or service.

NATURAL MEADOW: *A continuous area designated on a landscape plan that is planted with grasses and wildflowers native to Virginia that are allowed to grow in their natural habit. Such areas are actively managed to prevent the growth of woody vegetation and invasive species.*

NONCONFORMING ACTIVITY, NONCONFORMING USE: The otherwise legal use of a building or structure or of a tract of land that does not conform to the use regulations of this ordinance for the district in which it is located.

NONCONFORMING LOT: An otherwise legally platted lot that does not conform to the minimum area or width requirements of the ordinance for the district in which it is located.

NONCONFORMING STRUCTURE: An otherwise legal building or structure that does not conform with the lot area, yard, height, lot, coverage, or other area regulations of this ordinance, or is designed or intended for a use that does not conform to the use regulations of this ordinance for the district in which it is located.

NURSERY: A place where plants are grown commercially, either for retail or wholesale distribution. See *Farm sales* use.

NURSING HOME: Any place or institution, other than a hospital, for the aged, infirm, senile, chronically ill, or convalescent established to render domiciliary care, custodial care, treatment or lodging to three (3) or more nonrelated persons.

OFFICE: A room, suite of rooms, or building used for conducting the affairs of a business, profession, service industry, or government.

OFF-STREET PARKING AREA: Space provided for vehicular parking outside the dedicated street right of way as required by Article 26 (Sec. 22-26-1 through 22-26-8) of this chapter.

OUTDOOR ENTERTAINMENT: Predominantly spectator uses conducted in open or partially enclosed or screened facilities, but not including public facilities. Typical uses include, but are not limited to, sports arenas, motor vehicle or animal racing facilities, and outdoor amusement parks.

OUTDOOR GATHERING: Any temporary organized gathering expected to attract 200 or more people at one time in open spaces outside an enclosed structure. Included in this use type would

be entertainment and music festivals, church revivals, carnivals and fairs, and similar transient amusement and recreational activities not otherwise listed in this section. Such activities held in public parks or on public school property shall not be included within this use type.

OUTDOOR RECREATION FACILITY: Predominantly participant uses conducted in open or partially enclosed or screened facilities, but not including public facilities. Typical uses include, but are not limited to, golf courses, driving ranges, tennis courts, motorized cart and motorcycle tracks, paintball facilities, swimming pools, athletic ball fields.

PACKAGE TREATMENT PLANT: Small, self contained sewage treatment facility built to serve designated service areas. See *Utility, major* use.

PARKING AREA: Any public or private area, under or outside of a building or structure, designed and used for parking motor vehicles including parking lots, garages, private driveways, and legally designated areas of public streets.

PARKING BAY: A continuous row of parking, containing twenty (20) parking spaces or less, bounded on both ends by a parking island, as specified in Article 22 of this chapter.

PARKING FACILITY: A site for surface parking or a parking structure use which provides one or more parking spaces together with driveways, aisles, turning and maneuvering areas, incorporated landscaped areas, and similar features meeting the requirements established by this ordinance. This use type shall not include parking facilities accessory to a permitted principal use. This use type excludes temporary parking facilities permitted by county code.

PAVERS: Preformed paving blocks that are installed on the ground to form patterns while at the same time facilitate pedestrian and vehicular travel.

PERSONAL IMPROVEMENT SERVICES: Establishments primarily engaged in the provision of informational, instructional, personal improvements and similar services. Typical uses include, but are not limited to, driving schools, health or physical fitness studios, dance studios, handicraft and hobby instruction.

PERSONAL SERVICE ESTABLISHMENT: An establishment or place of business engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include, but are not limited to, beauty and barber shops; dry cleaners; and seamstresses, tailors, and shoe repair.

PERVIOUS SURFACE: Any material that permits full or partial absorption of stormwater into previously unimproved land.

PETROLEUM DISTRIBUTION FACILITY: A facility for the storage and distribution of fuels or other volatile products.

PHARMACY: An establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, and related supplies.

PLAT: A schematic representation of a parcel or subdivision.

PLAT, PRELIMINARY: A plat showing the existing boundaries and certain existing features of a parcel to be subdivided, together with the property lines or proposed lots and certain proposed features and improvements.

PLAT, FINAL: A plat showing the new property lines and certain features and improvements installed pursuant to the preliminary plat, showing their location as built, and prepared for recordation. Final plat approval gives the subdivider the right to record such plat with the Clerk of the Circuit Court and to convey the individual lots shown thereon.

PROFESSIONAL SCHOOL: A specialized instructional establishment that provides on-site training of business, commercial, and/or trade skills, or other similar activity or occupational pursuit, but not including educational facilities.

PROPERTY OWNERS' ASSOCIATION: An entity established, pursuant to Section 55-508 et seq. of the Code of Virginia, or otherwise, for the purpose of maintaining land or property owned in common by the owners of property in a subdivision.

PUBLIC ASSEMBLY: Facilities that accommodate public assembly for purposes such as sports, amusements, or entertainment. Typical uses include, but are not limited to, auditoriums, sports stadiums, convention facilities, and incidental sales and exhibition facilities.

PUBLIC PARK AND RECREATIONAL AREA: Publicly owned and operated parks, picnic areas, playgrounds, indoor/outdoor athletic or recreation facilities, indoor/outdoor shelters, amphitheaters, game preserves, open spaces, and other similar uses but not including public recreation assembly.

PUBLIC RECREATION ASSEMBLY: Publicly owned and operated community, civic, or recreation centers, year-round swimming facilities, or indoor performing arts/auditoriums.

PUBLIC SAFETY FACILITY: Public agency facilities that provide public safety and emergency services including fire, rescue squad, and police stations and related administrative facilities. See *Public use*.

PUBLIC USE: Uses, structures, and facilities made available for public service including, but not limited to, parks, playgrounds, libraries, public safety and emergency facilities, and administrative buildings.

PUBLIC WATER AND SEWER SYSTEM: A water or sewer system owned and operated by a municipality, county or other political subdivision of the Commonwealth.

PUMPING STATION: A building or structure containing the necessary equipment to pump a fluid to a higher level.

RAILROAD FACILITY: Railroad yards, equipment servicing facilities, and terminal facilities.

RECREATION, ACTIVE: Leisure-time activities, usually of a formal nature and often performed with others, requiring equipment and taking place at prescribed places, sites, or fields.

RECREATION, PASSIVE: Activities that involve relatively inactive or less energetic activities, such as walking, sitting, picnicking, card games, and table games.

RECREATIONAL VEHICLE: A vehicle which is (1) built on a single chassis; (2) 400 square feet or less when measured at the largest horizontal projects; (3) designed to be self-propelled or permanently towable by a light duty truck; and (4) designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational camping, traveling, or seasonal use.

RECREATIONAL VEHICLE SALES: Retail sales of recreational vehicles and boats, including service and storage of vehicles and parts and related accessories.

RECTILINEAR STREET PATTERN: A pattern of streets that is primarily characterized by right-angle roadways, grid pattern blocks, and four-way intersections.

RELIGIOUS ASSEMBLY: A use providing regular organized religious worship or related incidental activities, except primary or secondary schools and day care facilities.

RESEARCH LABORATORY: A facility for scientific research, investigation, testing, or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory.

RESIDENTIAL AREA (GROSS): The total area of land and water within a residential development.

RESIDENTIAL AREA (NET): That area of land and water within a development designed for residential purposes and unoccupied by streets, open space or parking areas; provided that individual private driveways accessory to residential uses shall not be considered streets or parking areas.

RESIDENTIAL DENSITY (GROSS): The total number of dwelling units within a development divided by the gross residential area and expressed in dwelling units per acre.

RESIDENTIAL DENSITY (NET): The total number of dwelling units within a development divided by the net residential area and expressed in dwelling units per acre.

RESIDUE: The remainder of a lot after a subdivision has detached one or more lots, which residue shall be deemed, for purposes of this chapter, to be a new lot.

RESOURCE EXTRACTION: A use involving on-site extraction of surface or subsurface mineral products or natural resources. Typical uses are quarries, borrow pits, sand and gravel operation, mining, and soil mining. Specifically excluded from this use type shall be grading and

removal of dirt associated with an approved site plan or subdivision, or excavations associated with, and for the improvement of, a bona fide agricultural use.

RESTAURANT, FAST FOOD: An establishment primarily engaged in the preparation of food and beverages, for either take-out, delivery, or consumption on the premises, served in disposable containers at a counter or to drive-up or drive-thru customers in motor vehicles.

RESTAURANT, GENERAL: An establishment engaged in the preparation of food and beverages containing more than 2,000 gross square feet and characterized primarily by table service to customers in non-disposable containers.

RESTAURANT, SMALL: 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.

RETAIL STORE, ADULT: An establishment that: offers for sale or rent items from any of the following categories: (a) adult media, (b) sexually oriented goods, or (c) goods marketed or presented in a context to suggest their use for specified sexual activities; and the combination of such items constitutes more than 15 percent of its stock in trade or occupies more than 15 percent of its gross public floor area; and where there is no on-site consumption of the goods, media, or performances for sale or rent.

RETAIL STORE, GENERAL: A retail sales establishment offering the sale or rental of commonly used goods and merchandise for personal or household use but excludes those classified more specifically by definition.

RETAIL STORE, LARGE-SCALE: A retail sales establishment of more than 30,000 square feet of gross floor area engaged in the sale or rental of goods for consumer or household use.

RETAIL STORE, NEIGHBORHOOD CONVENIENCE: A retail sales establishment primarily engaged in the provision of frequently or recurrently needed goods for household consumption, such as, but not limited to, prepackaged food and beverages, limited household supplies and hardware, and limited food preparation and service. Such uses that include fuel pumps or the selling of fuel for motor vehicles shall be considered gas stations.

RETAIL STORE, SPECIALTY: A retail sales establishment of not more than 4,000 square feet that specializes in one type or line of merchandise or service including, but not limited to, antique stores, bookstores, shoe stores, stationary stores, jewelry stores, auto parts stores, and hardware stores.

RIGHT-OF-WAY: A strip or other portion of a parcel of land conveyed to a person, a partnership, a property owners' association, a corporation, or a government agency for the purpose of constructing and maintaining a road or utility facility, or similar use.

RIPARIAN PROTECTION AREA: *A vegetated zone adjacent to an intermittent or perennial stream where development is restricted or controlled to minimize the effects of development on*

local water quality. Indigenous vegetation, including existing ground cover, is preserved to the maximum extent possible.

SALVAGE AND SCRAP YARD: Facilities engaged in the storage, sale, dismantling or other processing of uses or waste materials which are not intended for reuse in the original forms. Typical uses include, but are not limited to, paper and metal salvage yards, automotive wrecking yards, junk yards, used tire storage yards, or retail and/or wholesale sales of used automobile parts and supplies.

SANITARY LANDFILL: A place for the disposal of solid wastes approved in accordance with the regulations of the Department of Environmental Quality (DEQ).

SAWMILL, PERMANENT: A permanent facility where logs or lumber are sawn, split, shaved, stripped, chipped, or otherwise processed to produce wood products.

SAWMILL, TEMPORARY: A portable sawmill located on private property for not more than 60 days unless used for the processing of timber cut only from that property or the property immediately contiguous thereto.

SELF-STORAGE FACILITY: A structure containing separate, individual, and private storage spaces of varying sizes leased or rented on individual leases for varying periods of time.

SETBACK: The minimum distance by which any building or structure must be separated from the front lot line.

~~**SHADE TREE:** A tree, usually deciduous, planted primarily for overhead canopy.~~

SHELTERED CARE FACILITY: A facility providing temporary sheltering for the homeless or for victims of crime or abuse including emergency housing during crisis intervention for individuals, such as victims of rape, child abuse, or physical beatings.

SHOOTING, PRIVATE RECREATIONAL: The use of land for target shooting and other recreational activities, other than hunting, involving the use of firearms or other projectiles by the owner or occupant of a parcel and their guests, not in return for compensation. Associated facilities shall be subject to approval by the zoning administrator in accordance with safety guidelines issued by the National Rifle Association (NRA) or other recognized authority.

SHOOTING RANGE, INDOOR: The use of a structure for firearms or other projectiles for the purpose of target practice or competitions, and in return for compensation.

SHOOTING RANGE, OUTDOOR: The use of land for shooting clubs and other facilities for the discharge of firearms or other projectiles for the purposes of target practice, skeet and trap shooting, mock war games, or formal competitions, or in return for compensation.

SHRUB: A low woody plant, with multiple shoots or stems from the base, which attains a mature height of less than fifteen (15) feet.

SIGN: Any object, device, display, or structure that is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, projected images, or any combination thereof.

SIGN, AUCTION: A sign, not illuminated, advertising an auction to be conducted on the lot or premises upon which it is situated, such signs shall not exceed 20 square feet in area and may be erected not more than one (1) month before the date of the auction advertised and shall be removed within forty-eight (48) hours of its conclusion.

SIGN, AWNING: A sign that is painted or otherwise applied on or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, or window of a building.

SIGN, BANNER: A temporary sign, not exceeding 32 square feet, made of fabric or other flexible material, suspended from a fixed structure, rope, wire, string, or cable. Banner signs are for the advertising of a special event, product, or group and are not to be displayed for a period of more than thirty (30) consecutive days, and not more than sixty (60) days total in a calendar year.

SIGN, BUSINESS: A sign which directs attention to a product, commodity, or service available on the premises including professional offices or institutional use.

SIGN, CANOPY: A type of wall sign that is attached to the fascia of a canopy.

SIGN, CONSTRUCTION: A temporary sign that identifies an architect, engineer, contractor, subcontractor, or material supplier who participates in construction on the property on which the sign is located. Such signs shall not exceed 32 square feet in area and eight (8) feet in height, and may be erected once the land disturbance permit has been issued for the property and must be removed upon issuance of a final certificate of occupancy.

SIGN, DIRECTIONAL: A sign, not to exceed four (4) square feet, providing on-premise directions for pedestrian and vehicular traffic including, but not limited to, entrance/exit signs, parking areas, loading zones, and circulation direction.

SIGN, DIRECTORY: A sign that lists the names, uses, or locations of the businesses or activities conducted within a building or group of buildings of a development.

SIGN, ELECTRONIC MESSAGE: A monument sign or portion thereof in which the copy is composed of a series of lights that may be changed through electronic means. The total area of the electronic message display area for such signs shall not exceed 30% of the total area of the sign area permitted for that site.

SIGN, ESTATE: An on-premise sign that identifies the name, occupant, and/or street address of a private residence, property, or farm. Such signs shall not exceed nine (9) square feet.

SIGN FACE: The area or display surface used for the message.

SIGN, FLASHING: An illuminated sign of which all or part of the illumination is flashing or intermittent, or changing in degrees of intensity, brightness or color. Electronic message signs that meet the requirements this Article and Sec. 22-15 shall not be considered flashing signs.

SIGN, FREESTANDING: A sign anchored directly to the ground or supported by one or more posts, columns, or other vertical structures or supports, and not attached to or dependent for support from any building.

SIGN, HOME OCCUPATION: A sign containing only the name and occupation of a permitted home occupation on the premises.

SIGN, ILLUMINATED: A sign, or any part of a sign, which is externally or internally illuminated or otherwise lighted from a source specifically intended for the purpose of such illumination or lighting.

SIGN, INFLATABLE: Any display capable of being expanded by air or other gas and used on a permanent or temporary basis to advertise a product or event.

SIGN, MONUMENT: A sign affixed to, and made an integral part of, a structure built on grade that does not involve the use of poles as its major support.

SIGN, MOVING: A sign, any part of which moves by means of an electrical, mechanical, or other device, or that is set in motion by wind.

SIGN, NONCONFORMING: A sign lawfully erected and maintained prior to the adopting of this ordinance that does not conform with the requirements of this ordinance.

SIGN, OFF-PREMISE: A sign that directs attention to a business, product, service or establishment, conducted, sold or offered at a location other than the premises on which the sign is erected.

SIGN, ON-PREMISE: Any sign identifying or advertising a business, person, property, activity, goods, products, or services, located on the premises where the sign is installed and maintained.

SIGN, PENNANT: A sign, with or without a logo, made of flexible materials suspended from one or two corners, used in combination with other such signs to create the impression of a line, such as streamers.

SIGN, POLITICAL: A sign expressing or implying the opinion or opinions of an individual or group intended to influence the election or appointment of government officials and/or to influence the actions, policies and /or conduct of government. (Ord. 10-18-00)

SIGN, PORTABLE: A sign that is not permanently affixed to the ground or to a permanent structure, or a sign that can be moved to another location including, but not limited to, signs with

attached wheels, signs mounted upon or applied to a trailer, or signs mounted on or applied to a vehicle that is parked and visible from the public right-of-way.

SIGN, PROJECTING: A sign, attached to and supported by a building or wall, that projects out perpendicularly from that wall more than twelve (12) inches but not more than four (4) feet.

SIGN, PUBLIC: A sign that is erected and maintained by a federal, state, or local government agency.

SIGN, REAL ESTATE: A sign pertaining to the sale or lease of the premises on which the sign is located. Such signs shall not exceed nine (9) square feet.

SIGN, ROOF: A sign that is mounted on the roof of a building or which extends above the top edge of the wall of a flat-roofed building, above the eave line of a building with a hip, gambrel, or gable roof, or the deck line of a building with a mansard roof.

SIGN STRUCTURE: The supports, uprights, bracing and/or framework of any structure, be it single-faced, double-faced, v-type or otherwise exhibiting a sign.

SIGN, SUBDIVISION: A monument sign erected at the entrance of a residential, commercial, or industrial development that identifies the development.

SIGN, TEMPORARY: A sign for the advertising of a special event, product, group, or seasonal activity and not intended or designed for permanent display. Such signs shall not exceed 12 square feet and are not to be displayed for a period of more than thirty (30) consecutive days, and not more than sixty (60) days total in a calendar year.

SIGN, TEMPORARY DIRECTIONAL: A sign directing individuals to the location of a special event or gathering. Such signs shall not exceed twelve (12) square feet and shall not be posted more than seven (7) days prior to the event and must be removed within seven (7) days after the event.

SIGN, TEMPORARY SUBDIVISION ADVERTISING: A sign erected on a parcel or at the entrance to a residential, commercial, or industrial subdivision that identifies the name of the development and advertises for sale lots within the development. Such signs shall be permitted for six-month increments, with a letter requesting renewal from the applicant for additional six-month increments and to be removed upon issuance of a permit for the placement of a permanent subdivision sign.

SIGN, WALL: A sign mounted flat against, or painted on, the exterior wall of a building or structure and not projecting more than twelve (12) inches from the surface of the building, unless on the mansard portion of a roof.

SIGN, WARNING: A sign, not exceeding four (4) square feet, located on a property for warning or prohibitions on parking, trespassing, hunting, fishing, swimming, or other activity.

SIGN, WINDOW: A permanent or temporary sign affixed to the interior or exterior of a window or door, or within three (3) feet of the interior of the window or door; provided that the display of goods available for purchase on the premises is not a window sign. Such signs shall not exceed 25% of the total area of the window or door on which it is located.

SKETCH PLAN: An informal conceptual map of a proposed subdivision or site plan of sufficient accuracy to be used for the purpose of discussion.

SLAUGHTERHOUSE: A commercial facility where livestock is slaughtered, processed, and prepared for distribution to butcher shops or retail establishments such as grocery stores.

SMALL HOME INDUSTRY: Small commercial, professional, or light industrial uses which do not in any way detract from adjacent agricultural or residential uses and while clearly excluding large scale industrial and commercial uses and that are located within the same parcel as the residence of the owner and within 500 feet of said residence.

SOLID WASTE MATERIAL RECOVERY FACILITY: A solid waste management facility which may receive municipal solid waste and recyclables from off premises for processing and consolidation and shipment out of the county for further processing or disposal.

SOLID WASTE COLLECTION FACILITY: Any storage or collection facility which is operated as a relay point for recyclables or municipal solid waste which ultimately is to be shipped for further processing or disposal. No processing of such items occurs at such facility.

SOURCE SHIELDED ILLUMINATION: A source of illumination shielded to prevent direct viewing of the light source, including bulbs, lenses or any portions thereof. The only light that can be seen is that reflected from the sign.

SPECIAL USE PERMIT: A permit issued by the governing body for a use which is only permitted upon such permit; a special exception. See Article 17 of this chapter.

SPECIFIED ANATOMICAL AREAS:

- (1) Less than completely and opaquely covered: human genitals, pubic region, buttock, and female breast below a point immediately above the top of the areola; or
- (2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

SPECIFIED SEXUAL ACTIVITIES: Human genitals in a state of sexual stimulation or arousal or acts of human masturbation, sexual intercourse, sodomy, or fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

STORY: That portion of building, other than the basement, included between the surface of any floor and the surface of the floor next above it. If there is no floor above it, the space between the floor and the ceiling next above it.

STORY, HALF: A space under a sloping roof, which has the line of intersection of roof decking and wallface more than three (3) feet above the floor level, and in which space not more than two-thirds (2/3) of the floor area is finished for use.

STREAM, INTERMITTENT: A natural stream or portion of a natural stream containing flowing water during certain times of the year, when groundwater provides water for stream flow. During dry periods, intermittent streams may not have flowing water. Runoff from rainfall is a supplemental source of water for stream flow. Such streams are defined as a dotted blue line on the 1:24,000 USGS topographic maps.

STREAM, NATURAL: A non-tidal waterway that is part of the natural topography, which typically maintains a continuous, seasonal, or intermittent flow during the year, and which is characterized as being irregular in cross-section with a meandering course. A constructed channel such as a drainage ditch or swale is not a natural stream.

STREAM, PERENNIAL: A natural stream or portion of a natural stream containing flowing water year-round during a year of normal precipitation. The water table is located above the stream bed for most of the year. Groundwater is the primary source of water for stream flow. Runoff from rainfall is a supplemental source of water for stream flow. Such streams are defined as a solid blue line on the 1:24,000 USGS topographic maps.

STREET (ROAD): Any vehicular way that: (1) is an existing state roadway; (2) is shown upon a plat approved pursuant to the subdivision ordinance that is duly filed and recorded.

STRUCTURE: Anything constructed or erected, the use of which requires permanent location on the ground, or attachment to something having a permanent location on the ground. This includes, among other things, dwellings and buildings, etc.

STRUCTURE, MAIN: A building in which is conducted the principal use of the lot.

STUDIO, FINE ARTS: A building, or portion thereof, used as a place of work by a sculptor, artist, or photographer; or used as a place to exhibit and offer for sale works of the visual arts (other than film).

SUBDIVIDER: Any individual, partnership, corporation or other entity or association thereof owning or having an interest in land, or representing the owners of any land and proposing to subdivide such land.

SUBDIVISION: The division or redivision of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels, or other divisions of land, including changes in existing lot lines for the purpose, whether immediate or future, of lease, transfer, or ownership, or building or lot development. The term shall include the resubdivision of land.

SUBDIVISION AGENT: The individual appointed and authorized by the Fluvanna County Board of Supervisors to administer and enforce this chapter.

SUBDIVISION, FAMILY: A single division of a lot or parcel for the purpose of a gift or sale to any natural or legally defined offspring, spouse, sibling, grandchild, grandparent, or parent of the property owner.

SUBDIVISION, MAJOR: The division of a parcel of land into six or more lots, and not a family subdivision. A subdivision shall be deemed to be a major subdivision if the parcel from which such subdivision is divided was, within five years next preceding the application, divided into an aggregate of five or more lots or divided in such a way as to create a new public or central water or sewer system or one or more public streets.

SUBDIVISION, MINOR: Any division of a parcel of land creating fewer than six lots, and not a family subdivision.

SUBSTANTIAL DAMAGE: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT: Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage regardless of the actual repair work performed. The term does not, however, include either: (1) any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or (2) any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

TAXIDERMIST: Establishments for conducting the business of preparing, stuffing, and mounting the skins of animals to make them appear life-like.

TELECOMMUNICATIONS FACILITY: A tower, pole or similar structure, 125 feet or greater in height, that transmits and/or receives electromagnetic signals for the purpose of transmitting analog or digital voice or data communications. Includes antennas, microwave dishes, horns, and all equipment and structures necessary to support said equipment.

TRAFFIC IMPACT STUDY: A report analyzing anticipated roadway conditions.

TRAILER: See *Manufactured home*.

TRANSPORTATION TERMINAL: A facility for loading, unloading, and interchange of passengers, baggage, and incidental freight or package express between modes of ground transportation, including bus terminals, railroad stations, and public transit facilities.

TRAVEL TRAILER: A vehicular, portable structure built on chassis and designed to be used for temporary occupancy for travel, recreational or vacation use; with the manufacturer's permanent

identification "travel trailer" thereon; and when factory equipped for the road. See *Recreational vehicle*.

TREE CANOPY: All areas of coverage by plant material exceeding ten (10) feet in height at a maturity of ten (10) years after planting, in accordance with Article 22 of this chapter.

TREE, EVERGREEN: A tree with foliage year-round, planted primarily for screening or ornamental purposes, which attains a mature height of at least fifteen (15) feet.

TREE, LARGE SHADE: A tree, usually deciduous, planted primarily for overhead canopy, which attains a mature height of at least forty (40) feet.

TREE, MATURE: An existing tree with a diameter at breast height (DBH) of twelve inches (12") or greater, which is in healthy condition as determined by a certified landscape architect or arborist.

TREE, MEDIUM SHADE: A tree, usually deciduous, planted primarily for overhead canopy, which attains a mature height of twenty-five (25) to forty (40) feet.

TREE, ORNAMENTAL: A tree, either single-stemmed or multi-stemmed, noted for its flowers, leaves, bark, form, shape, and/or other aesthetic characteristics, which attains a mature height of ten (10) to thirty (30) feet.

TREE, STREET: A shade tree planted along an existing or proposed public street, either within the right-of-way itself or within a landscape strip continuous to such right of way.

TRUCK TERMINAL: A facility for the receipt, transfer, short-term storage, and dispatching of good transported by truck. Included in the use type would be express and other mail and package distribution facilities, including such facilities operated by the U.S. Post Office.

UNDERGROUND UTILITIES: The placement of electric, telephone, cable, and other utilities customarily carried on poles in underground vaults or trenches.

UPHOLSTERY SHOP: A business that repairs and replaces upholstery to household and office furnishings.

UTILITY: All lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm and sanitary sewage, oil, gas, power, information, telecommunication and telephone cable, and includes facilities for the generation of electricity.

UTILITY, MAJOR: Facilities for the distribution, collection, treatment, production, transmission and generation of public, private and central utilities including, but not limited to, transmission lines, production plants, electrical substations, pumping stations, treatment facilities, and communication facilities.

UTILITY, MINOR: Facilities for the distribution and collection of public, private and central utilities including poles, lines, transformers, pipes, meters, and communication distribution lines.

VARIANCE: A variance is a relaxation of the terms of the zoning ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship. As used in this ordinance, a variance is authorized only for height, area, and size of structure of size of yards and open spaces; establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or adjoining zoning districts.

VEHICLE TRIP: A motor vehicle moving from an origin point to a destination point.

VENDING CART: The vending of food, beverages, or merchandise from a movable stand or trailer that is located as an accessory use on the same lot as a permitted use.

VETERINARY OFFICE: An establishment for the care and treatment of animals and where the boarding of said animals is prohibited except when necessary in the medical treatment of the animal.

VIDEO-VIEWING BOOTH OR ARCADE BOOTH, ADULT: An enclosure designed for occupancy by no more than five persons, used for presenting motion pictures or viewing publications by any photographic, electronic, magnetic, digital, or other means or media, or live performances or lingerie modeling, for observation by patrons therein. See *Entertainment establishment, adult* use.

VILLAGE: A small, compact center of predominantly residential character but with a core of mixed-use commercial, residential, and community services whether or not incorporated as a municipality.

WAREHOUSE, WHOLESALE: Facilities for the display, storage, and sale of goods to other firms for resale, as well as activities involving significant movement and storage of products or equipment, including moving and storage facilities, warehouses, storage activities, and distribution centers.

WATERCOURSE: A lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

WOODSTORAGE, TEMPORARY: A lot utilized for the temporary (30, 60, 90 days) storage/loading of forestry products transported from some other location.

YARD: An open space on a lot other than a court unoccupied and unobstructed from the ground upward by structures except as otherwise provided herein.

FRONT: An open space on the same lot as a building between the front line of the building (excluding steps and ramps affording pedestrian and wheelchair access) and the front line and the rear line of the lot and extending the full width of the lot.

REAR: An open, unoccupied space on the same lot as a building between the rear line of the building (excluding steps and ramps affording pedestrian and wheelchair access) and the rear line of the lot, and extending the full width of the lot.

SIDE: An open, unoccupied space on the same lot as a building between the side line of the building (excluding steps and ramps affording pedestrian and wheelchair access) and the side line of the lot, and extending from the front yard line to the rear yard line.

ZONING ADMINISTRATOR: The official charged with the enforcement of the zoning ordinance. The administrator may be any appointed or elected official who is by formal resolution designated to the position by the governing body. The administrator may serve with or without compensation as determined by the governing body.

ZONING DISTRICT: A division of territory within Fluvanna County for the purposes of regulation of its use under the provisions of this chapter.

ZONING PERMIT: Any permit issued by the zoning administrator in accordance with this ordinance.

(Ord. 6-19-96; Ord. 10-18-00; Ord. 9-17-08; Ord. 10-15-08; Ord. 10-21-09; Ord. 6-16-10; Ord. 11-3-10)

Article 24. Landscaping and Tree Protection

Sec. 22-24-1. Landscape plan -- General provisions for landscaping.

The purpose of this section is to provide guidelines for the landscaping and screening of development sites subject to site plan approval. These requirements are intended to ensure that site development is harmonious with the surrounding properties, to promote the public health, safety and welfare, in accordance with the guidelines in the Comprehensive Plan; to help to conserve energy by providing shade and wind breaks; to encourage recharge of ground water by providing pervious area; to improve and preserve the air quality and minimize noise, dust and glare; and to preserve the rural character of the County.

Sec. 22-24-2. Landscape Plan Specifications.

- I. A certified Landscape Architect, arborist, horticulturist, land surveyor, or other person deemed qualified by the ~~Director of Planning~~ *Zoning Administrator* shall prepare the plan.
- II. The plan shall be prepared at a scale of not less than 1"=40' for areas along streets and roads, and not less than 1"=20' for areas around buildings, parking lots, and landscape areas.
- III. All landscape plans shall be on sheets not exceeding twenty-four inches (24") by thirty-six inches (36").
- IV. If the plan is prepared on more than one sheet, match lines shall clearly indicate where the several sheets join.

Sec. 22-24-3. Landscape Plan Contents.

- A. The Landscape Plan shall include the following elements
 1. Existing and proposed contours at intervals of five (5) feet or less.
 2. Property boundary lines.
 3. Limits of grading and clearing.
 4. Tree protection zone(s) as applicable.
 5. All proposed improvements.
 6. Existing and proposed underground and overhead utilities, including heights and/or depths.
 7. Rights-of-way and easements.
 8. Botanical and common name, size, spacing, and location of all trees, shrubs, and ground cover, and the location and extent of planting beds in which they are to be planted, if any.
 9. Plants shall be labeled on the plan by direct call-out method ~~and not~~ *or* by symbols keyed to a plant list.
 10. A planting symbol to illustrate the natural canopy/cover of trees and the extent of growth of shrubs at maturity.
 11. A plant list or matrix showing the botanical name, common name, quantity, size, spacing, handling method, and general instruction, if any, specific to each plant.
 12. General details illustrating the method of installation of plants, seeding, and sodding, including but not necessarily limited to size of plant pit, method of placement, backfill material, method of support, preparation of beds, mulch, etc.

13. Special details illustrating special conditions such as supplemental plant pit drainage, pruning for special effects, or other conditions requiring illustrated instructions.
14. General notes specifying the care and maintenance of plants for a period of three years following planting and the replacement of any dead, dying, or diseased vegetation required to be installed by this chapter for the life of the project.
15. Any and all information required for tree protection as indicated in Section B of this article.
16. Provide and identify adequate exterior water source.

Sec. 22-24-4. Minimum Standards.

A. The following shall be the minimum size of plant materials at installation:

1. Large shade trees ————— 2” caliper
2. Medium shade trees ————— 1.5” caliper
3. Ornamental trees ————— 1.5” caliper
4. Large evergreen trees ————— 8’ in height
5. Medium evergreen trees ————— 6’ in height
6. Small evergreen trees ————— 4’ in height
7. Large shrubs ————— 2’ in height
8. Medium shrubs ————— 2’ in height
9. Small shrubs ————— 1’ in height
10. Ground cover ————— 1 year plants

1. *Large shade trees* *1.5” caliper*
2. *Medium shade trees* *1.25” caliper*
3. *Ornamental trees* *1.25” caliper*
4. *Evergreen trees* *5’ in height*
5. *Shrubs* *18” in height*
6. *Ground cover* *1 year plants*

~~B. All trees to be planted shall meet the specifications of the American Landscape Association. The planting of trees shall be done in accordance with either the standardized landscape specifications jointly adopted by the Virginia Nurserymen’s Association, the Virginia Chapter of Landscape Designers, and the Virginia Chapter of the American Society of Landscape Architects, or the Road and Bridge Specifications of the Virginia Department of Transportation. Wheel stops, curbing, or other barriers shall be provided to prevent damage to landscaping by vehicles. Where necessary, trees shall be welled or otherwise protected against change in grade. All pervious areas of the site shall be permanently protected from soil erosion with grass, ground cover, or mulch material.~~

B. *All required landscaping shall be planted according to the following standards:*

1. *All trees to be planted shall meet the specifications of the American Landscape Association.*
2. *The planting of trees shall be done in accordance with either the standardized landscape specifications jointly adopted by the Virginia Nurserymen’s Association, the Virginia*

Chapter of Landscape Designers, and the Virginia Chapter of the American Society of Landscape Architects, or the Road and Bridge Specifications of the Virginia Department of Transportation.

3. *All required landscaping shall be planted between September 15 and June 30, provided that the ground is not frozen.*
- C. *Wheel stops, curbing, or other barriers shall be provided to prevent damage to landscaping by vehicles.*
- D. *Where necessary, trees shall be welled or otherwise protected against change in grade. Such protection measures shall be sited to minimize disturbance within the drip line of trees designated for protection on the landscape plan.*
- E. *All pervious areas of the site shall be permanently protected from soil erosion with grass, ground cover, or mulch material.*

Sec. 22-24-5. Requirements.

~~A. It is the specific intent of these requirements to promote landscape design and installation to mitigate the effects of new development on surrounding areas and specifically not to use plantings as a means of drawing attention to new development. To promote the protection and preservation of rural character, a palette of plant materials appropriate to the various zoning districts has been prepared and shall be followed as a general guideline in preparing plant plans for the various zones. The Landscape Plan should utilize those plant species that are best suited for the site. To facilitate this, a list of recommended and prohibited plants are broken down into native, assimilated non-native, exotic, and invasive species is available from the Director of Planning. Applicants may add plants to this list with the prior approval of the Director of Planning.~~

- ~~1. Residential zoning districts: Plantings shall be native and assimilated non-native, except in village or commercial settings. In these settings, where plantings are internal and generally not in view of the public road, street, or adjacent property, exotic species may be used.~~
- ~~2. Business and Industrial zoning districts: Plantings shall be native and assimilated non-native, except in areas generally not in view of the public road or adjacent properties. In these areas exotic species may be used.~~
- ~~3. Agricultural and all other districts: Plantings shall be native and assimilated non-native.~~

A. *It is the specific intent of these requirements to promote landscape design and installation to mitigate the effects of new development on surrounding areas and specifically not to use plantings as a means of drawing attention to new development. The landscape plan should help protect and preserve Fluvanna County's rural character.*

B. *The Landscape Plan shall utilize native and assimilated non-native species listed within the Fluvanna County Plant List. Applicants may add plants to this list with the prior approval of the Zoning Administrator, provided that the proposed species have a rated hardiness and growth habit appropriate for the intended location. A mixture of plant species should be used on each site.*

C. ~~Trees~~ *Street trees shall be required along existing or proposed public streets ~~in~~ within or adjacent to any ~~non-residential development, or non-residential part of a mixed use or multi-family development~~ site that is subject to site plan approval, ~~as follows:~~ and all major subdivisions with an average lot size of one (1) acre or less. The placement of street trees shall be in accordance with Virginia Department of Transportation (VDOT) standards and shall not be located within any sight triangle. The required plantings shall be located either within the right-of-way itself or within a ten-foot (10') strip continuous to such right-of-way. Existing, healthy trees with a caliper of eight inches (8") or greater located within ten feet (10') of the right-of-way may be used to satisfy the planting requirement, provided the trees are protected in accordance with the standards contained in this Chapter. Appropriate provisions shall be made for the permanent maintenance and preservation of the required street trees, to the reasonable satisfaction of the county attorney. Such provisions may include a landscape preservation easement dedicated to the property owners' association or other entity approved by the county attorney. The street trees shall be planted at the following rate:*

- ~~1. Two (2) large shade trees per 100 feet, on both sides of the street.~~
 - ~~2. An average of one (1) ornamental tree per one hundred (100) feet, on both sides of the street.~~
 - ~~3. An average of two (2) medium or small evergreen trees per one hundred (100) feet, on both sides of the street. Medium shade trees may be substituted for large shade trees at a ratio of 2 to 1, but may not constitute more than 40% of the total shade trees provided.~~
1. *One (1) large shade tree shall be required for every fifty (50) feet of road frontage; or*
 2. *One (1) medium shade tree shall be required for every forty (40) feet of road frontage.*

D. *Minimum tree canopy coverage shall be provided for all new commercial, industrial, and multi-family residential development in accordance with the following requirements:*

1. *Tree canopy coverage shall include all areas of coverage by plant material exceeding ten feet (10') in height, and shall be measured ten (10) years maturity after planting.*
2. *Tree canopy coverage shall be calculated for new plantings using ten-year tree canopy coverage standards published by the Virginia Nursery and Landscape Association or other set of standards approved by the Zoning Administrator. When a coverage interval is cited in such standards, the smallest coverage figure for each interval shall be used.*
3. *All landscape plans shall include the preservation of existing trees, the planting and replacement of trees, or any combination thereof, to the extent that, at maturity of ten (10) years, a minimum tree canopy shall be provided as follows:*
 - a. *Ten percent (10%) tree canopy for a site developed with commercial, office, institutional, or industrial uses;*
 - b. *Fifteen percent (15%) tree canopy for a multi-family residential site developed at a gross density of more than ten but less than twenty dwelling units per acre; and*
 - c. *Twenty percent (20%) tree canopy for a multi-family residential development developed at a gross density of ten or fewer dwelling units per acre.*

4. *A bonus credit toward tree canopy requirements may be given for the preservation of existing wooded areas, clusters of trees, or mature trees (healthy trees with 12 inches or greater diameter at breast height) as follows:*
 - a. *The credit provided for the preservation of existing trees, wooded areas, or clusters of trees shall be 1.50 multiplied by the area defined by the existing drip line of the tree, wooded area, or cluster of trees.*
 - b. *The credit provided per mature tree shall be 2.0 multiplied by the area defined by the boundaries of the existing drip line of the tree.*
 - c. *A certified landscape architect or arborist shall provide written verification that the trees for which credit will be awarded are in healthy condition; will likely survive for at least twenty (20) years following landscape plan approval; will not be severely impacted by construction activities on site; will not interfere with the growth of other viable landscaping; and will not compromise safety. Credit towards tree canopy requirements shall not be given for any tree deemed to be in poor to fair condition by the Zoning Administrator, nor for any plant designated as invasive on the list maintained by the Zoning Administrator.*
 - d. *In the event that one or more trees to be awarded bonus credit under this section is destroyed, significantly damaged during clearing or construction activities, or is willfully destroyed or removed, the person responsible for such destruction, injury, or removal shall replace each tree destroyed with two (2) large shade trees planted on-site.*
 5. *For the purpose of calculating the total area of a site to determine tree canopy coverage requirements, the following areas shall be excluded:*
 - a. *Properties reserved or dedicated for future street construction or other public improvements.*
 - b. *Ponds and un-wooded wetlands.*
 - c. *Properties reserved or dedicated for school sites, playing fields and non-wooded recreation areas, and other facilities and areas of a similar nature.*
 - d. *Portions of a site containing existing structures that are not the subject of a pending application.*
- E. *All sites subject to site plan approval and all major subdivisions shall reserve a riparian protection area in accordance with the following requirements:*
1. *The riparian protection area shall be at least 50 feet wide along both sides of all intermittent streams, at least 75 feet wide along both sides of all perennial streams, and at least 100 feet wide along both sides of the Hardware River, Rivanna River, and James River.*
 2. *Indigenous vegetation, including existing ground cover, shall be preserved to the maximum extent practicable, consistent with the use or development proposed. Dead, diseased, or dying vegetation may be pruned or removed as necessary, pursuant to sound horticultural practices. No logging or silvicultural activities may take place within the riparian protection area.*
 3. *No portion of any on-site sewerage system, drain field, reserve drain field, or building shall be placed within the riparian protection area. This statement shall be on all plats and site plans of affected lots.*

4. *If otherwise authorized by the applicable regulations of this chapter, the following types of development shall be permitted within the riparian protection area, provided that the requirements of this section are met:*
 - a. *A building or structure which existed on the date of adoption of this article may continue at such location. However, nothing in this section authorizes the replacement, expansion, or enlargement of such building or structure.*
 - b. *On-site or regional stormwater management facilities and temporary erosion and sediment control measures, provided that:*
 1. *To the extent practical, as determined by the Zoning Administrator, the location of such facilities shall be outside of the riparian protection area.*
 2. *No more land shall be disturbed as necessary to provide for the construction and maintenance of the facility, as determined by the Zoning Administrator.*
 3. *The facilities are designed to minimize impacts to the functional value of the riparian protection area and to protect water quality; and*
 4. *Facilities located within a floodplain adhere to the floodplain regulations of the County Code.*
 - c. *Water-dependent facilities; water wells; passive recreation areas, such as pedestrian trails and bicycle paths; historic preservation; archaeological activities, provided that all applicable federal, state and local permits are obtained. All pedestrian trails and bicycle paths shall be constructed using permeable paving materials.*
 - d. *Stream crossings of perennial and intermittent streams for roads, streets, or driveways, provided that the stream buffer disturbance shall be the minimum necessary for the lot(s) to be used and developed as permitted within the underlying zoning district. Stream crossings shall not disturb more than thirty (30) linear feet of stream for driveways and sixty (60) linear feet for roads or streets, provided that the Zoning Administrator may allow additional length of stream disturbance where fill slopes or special conditions necessitate additional length.*
- F. ~~No invasive species shall be planted, except in containers or completely enclosed planting areas that will prevent their spreading beyond the planting area. Certain invasive species indicated on the list maintained by the Director of Planning Zoning Administrator may not be used in any circumstance. Species identified on the Invasive Alien Plant Species of Virginia list published by the Virginia Department of Conservation and Recreation may not be used in any circumstance.~~
- G. In areas in view of public roads and rights-of-way, landscape plans should specify plants and their spacing so they may grow in their natural habitat, achieving mature size with minor pruning and shaping.
- H. *Where landscaping is required, the property owner or developer shall provide performance guarantees as follows:*
 1. *No certificate of occupancy shall be issued until the landscaping is completed in accordance with the approved landscape plan. When the occupancy of a structure is*

desired prior to the completion of the required landscaping, a certificate of occupancy may be issued only if the owner or developer provides a performance bond or other form of security satisfactory to the Zoning Administrator in an amount equal to the costs of completing the required landscaping. All required landscaping shall be installed and approved by the end of the first planting season following issuance of a certificate of occupancy, or the security described above may be forfeited to Fluvanna County.

2. *A maintenance bond for the landscaping required by this Chapter shall be posted by the developer in favor of Fluvanna County. If the landscaping is installed prior to the issuance of a certificate of occupancy, then the maintenance bond shall be posted prior to the issuance of the certificate of occupancy. If the landscaping is bonded for installation, rather than installed prior to the issuance of a certificate of occupancy, then the maintenance bond shall be posted when the materials are planted and before the performance bond is released. The maintenance bond shall be in the amount of one-third (1/3) the value of the landscaping and shall be held for a period of one (1) year following the planting date. At the end of the one (1) year time period, the bond shall be released if all plantings are in healthy condition as determined by the Zoning Administrator. If the plantings installed in accordance with an approved landscape plan are not properly maintained by the owner, the security described above may be forfeited to Fluvanna County. In the alternative, the Zoning Administrator may permit the owner to extend the period of such bond for such reasonable time and upon such reasonable terms as he may determine to be best to protect the public interest.*

I. *The landowner shall be responsible for the general maintenance and the timely repair and replacement of all landscaping required by this Chapter. All landscaping shall be maintained as follows:*

1. *Plantings shall be kept mulched to prevent weed growth and to retain soil moisture;*
2. *Plant material shall be pruned to maintain healthy and vigorous growth with all pruning performed in accordance with generally accepted maintenance standard practices;*
3. *All turf areas shall be kept mown, except for areas designated as a natural meadow on the landscape plan;*
4. *All plant and landscape material and landscaped areas shall be kept free of refuse and debris; and*
5. *The landowner shall maintain any plant material required by this Chapter and any plant material that dies shall be replaced in kind, or with a suitable substitute as approved by the Zoning Administrator. Preserved existing trees, that subsequently die, shall be replaced by new trees of a caliper and/or height as would be required by this Chapter.*

J. *Any minor requirements above may be ~~waived or modified by the Director of Planning~~ Zoning Administrator on a site-specific basis, where the Zoning Administrator finds that, as a result of conditions peculiar to the site, ~~may warrant~~ or the objectives of the ordinance can be better achieved by other means. The ~~Director of Planning~~ Zoning Administrator may also approve minor spacing variations, which the Zoning Administrator determines to be immaterial to the objectives of this Chapter. The Zoning Administrator may allow for a*

modification of the riparian protection area requirements by providing alternative measures for riparian protection, by means of substitution of materials, design, or technique, which the Zoning Administrator determines to provide the same or greater degree of riparian protection as compared to such area requirements and is determined by the Zoning Administrator to be reasonably necessary to permit reasonable uses of the property which are otherwise permitted by this Chapter. The decision of the ~~Director of Planning~~ Zoning Administrator in this regard ~~is~~ shall be appealable to the ~~Planning Commission~~ Board of Zoning Appeals. A request for a modification shall be submitted and evaluated as follows:

1. *At a minimum, a request for any modification shall include the following information:*
 - a. *A site map that includes locations of all streams, wetlands, floodplain boundaries and other natural features, as determined by field survey;*
 - b. *A description of the shape, size, topography, slope, soils, vegetation, and other physical characteristics of the property;*
 - c. *A detailed site plan that shows the locations of all existing and proposed structures and impervious cover and the limits of all existing and proposed land disturbance. If applicable, the exact area of the riparian protection area to be affected shall be accurately and clearly indicated;*
 - d. *Documentation of unusual hardship should the requirements be maintained;*
 - e. *At least one alternative plan, which meets the requirements of this section, or an explanation of why such a site plan is not feasible;*
 - f. *A stormwater management plan, if applicable;*
 - g. *A calculation of the total area of intrusion into the riparian protection area, if applicable; and*
 - h. *Proposed alternative measures for an intrusion into the riparian protection area, if applicable, together with calculations, graphic depictions and textual materials sufficient to support the conclusion that such alternative measures are sufficient to support the determinations set forth hereinabove.*
2. *The following factors will be considered by the Zoning Administrator in determining whether to allow a modification:*
 - a. *The shape, size, topography, slope, soils, vegetation, and other physical characteristics of the property;*
 - b. *The locations of all streams and waterways on the property, including along property boundaries;*
 - c. *The long-term and construction water-quality impacts of the proposed modification;*
 - d. *Whether issuance of the modification is at least as protective of natural resources and the environment, including local air and water quality; and*
 - e. *Whether issuance of the modification will negatively impact surrounding properties or adjoining roadways.*

Sec. 22-24-6. Parking lot landscaping.

~~A. The intent, in addition to those stated for landscaping in general, is to achieve a minimum of 50% screening of parking areas from public streets and adjacent properties.~~

A. All development subject to site plan approval shall include the following required landscaping for parking lots consisting of five (5) spaces or more.

B. Minimum planting areas are to be provided as follows:

1. One ~~9' x 18'~~ planting island *containing not less than 200 square feet of planting area* for every ~~twenty-five (25)~~ *twenty (20)* parking spaces in a row and at both ends of a parking bay, *with a minimum width of ten feet (10') in order to protect the landscaping and allow for proper growth.*
2. A ~~nine (9) foot~~ planting strip *at least nine feet (9') in width* between each adjacent area of parking of four (4) bays. ~~Where parking bays are adjacent to the nine (9) foot planting strip, no planting islands are required.~~
3. A ~~nine (9) foot~~ planting strip *at least nine feet (9') in width* shall be provided between access roadways and adjacent properties' parking areas and adjacent property of the same use.
4. A ~~twenty-five (25) foot~~ planting area *at least twenty-five feet (25') in width* shall be provided between parking and adjacent properties of a different use and public streets and rights-of-way. The area shall be measured from the closest parking space to the adjacent property or right-of-way line.

C. ~~Large shade trees~~ *Planting islands* shall be planted as follows:

1. One (1) large shade tree *and four (4) shrubs* ~~in each 9' 12' x 18' planting island~~ *for every 200 square feet.*
2. Large shade trees shall be arranged so that the canopy at maturity will cover thirty-five (35) percent of the parking area placed mainly around the perimeter of the parking area and at the end of parking bays.
3. Medium shade trees may be substituted for large shade trees at a ratio of two (2) to one (1), if appropriately spaced and meeting all other canopy criteria. Medium shade trees shall not exceed forty (40) percent of the total number of shade trees.

~~D. Internal planting strips shall be planted with large shade trees every thirty-five (35) feet, or medium shade trees as specified in the forgoing section. In addition, ornamental trees, small evergreen trees, evergreen shrubs, deciduous shrubs, and ground covers shall be planted to soften the visual impact of parked cars, create visual relief from expanses of pavement, help direct traffic, and create an aesthetically pleasing environment. The selection and arrangement of plant materials in these strips shall be to achieve these goals while avoiding conflict with sight distance, traffic safety standards, and handicapped accessibility. As a guideline, projecting plants sizes to maturity, thirty (30) percent of the strip should be covered by the canopy of ornamental trees, forty (40) percent by small, evergreen trees and~~

~~shrubs, ten percent (10) covered by deciduous shrubs, and the remainder in ground cover, grass, or mulch.~~

D. Internal planting strips shall be planted as follows:

- 1. One (1) large shade tree and six (6) shrubs every forty (40) linear feet.*
- 2. Large shade trees shall be arranged so that the canopy at maturity will cover thirty-five (35) percent of the parking area placed mainly around the perimeter of the parking area and at the end of parking bays.*
- 3. Medium shade trees may be substituted for large shade trees at a ratio of two (2) to one (1), if appropriately spaced and meeting all other canopy criteria. Medium shade trees shall not exceed forty (40) percent of the total number of shade trees.*

E. Parking lots consisting of five (5) spaces or more shall be screened from view of public roads, rights-of-way, and adjacent properties. One of the following landscaping treatment options shall be utilized to meet the minimum screening requirements for parking lots:

- 1. Landscape Strip Option: One (1) tree and ten (10) shrubs shall be planted for each forty (40) linear feet, excluding driveway openings, within a planting strip that is ten feet (10') in width; or*
- 2. Berm Option: One (1) tree and five (5) shrubs shall be planted for each forty (40) linear feet, excluding driveway openings. The berm shall be at least thirty (30) inches higher than the finished grade of the parking lot and shall not have a slope steeper than 2:1. The berm shall be stabilized with groundcover or other vegetation; or*
- 3. Woodlands Preservation Option: Existing woody vegetation shall be preserved as a buffer strip with a minimum width of thirty-five (35) feet. Additional tree or shrub plantings may be required by the Zoning Administrator. The woodlands preservation area shall be placed in a landscape easement, and the landscape plan shall demonstrate techniques to be used for removing underbrush, pruning, and protecting existing trees from any damage during site development; or*
- 4. Structural Option: A wall constructed of brick, stone, or architectural block, no shorter than three (3) feet and no taller than four (4) feet, shall be constructed along the entire width of the parking lot. One (1) tree and three (3) shrubs shall be planted for each forty (40) linear feet, excluding driveway openings.*

F. The placement of bioretention areas within required planting areas is encouraged, provided that the bioretention techniques utilized are approved as part of an erosion and sediment control plan, stormwater management plan, or similar document. Examples of bioretention techniques include, but are not limited to, rain gardens, swales, infiltration trenches, and tree box filters.

G. When retaining existing trees in parking areas, enough ground around the tree should be left to allow for its survival or grass pavers should be used to allow air and moisture to reach the tree roots.

Sec. 22-24-7. Screening.

A. Screening shall be required in the following instances:

1. Commercial and industrial uses shall be screened from view adjacent properties in residential and agricultural zoning districts, except for commercial and industrial uses allowed by right in said districts.
2. Parking lots consisting of five (5) spaces or more shall be screened from view of public roads, rights-of-way, and adjacent properties.
3. Objectionable features, including but not limited to the following, shall be screened from the view of public roads, rights-of-way, and adjacent properties:
 - i. Loading areas
 - ii. Refuse areas
 - iii. Storage yards
 - iv. Dry Detention ponds
 - v. Maintenance areas
4. If the required screening is consistent with an approved Master Plan subject to the requirements of the R-3 Residential zoning district.
5. *The Zoning Administrator may require the screening of any use, or portion thereof, upon determination that the use would otherwise have a direct negative visual impact on a property designated as historic by its inclusion within the Historic Preservation chapter of the Comprehensive Plan.*

~~B. When required, screening shall consist of a planting strip, existing vegetation, berms, a wall or fence (fifty (50) percent solid), or a combination thereof to the reasonable satisfaction of the Director of Planning. When only vegetative screening is provided, such screening shall be provided to the reasonable satisfaction of the Director of Planning, but shall in no event be less than twenty-five (25) feet in depth. Vegetative screening shall consist at a minimum of a double staggered row of large or medium evergreen trees planted at appropriate spacing for the species to achieve no less than thirty (30) percent screening at the time of planting. Areas indicated as tree protection zones may satisfy this requirement for screening.~~

B. *When required, screening shall consist of new plantings, existing vegetation, an opaque masonry wall or wooden fence, or combination thereof, to the reasonable satisfaction of the Zoning Administrator. Unless otherwise specified within this Chapter, one of the following landscaping treatment options shall be utilized to meet the minimum screening requirements:*

1. *Evergreen Option: Two (2) rows of evergreen trees shall be planted ten (10) feet on center and staggered within a planting strip that is twenty-five feet (25') wide; or*
2. *Berm Option: Two (2) rows of evergreen shrubs shall be planted ten (10) feet on center and staggered. The berm shall be at least thirty (30) inches higher than the finished grade of the surrounding area and shall not have a slope steeper than 2:1. The berm shall be stabilized with groundcover or other vegetation; or*
3. *Mixed Vegetation Option: One (1) large shade tree, one (1) medium shade tree, one (1) evergreen tree, and three (3) evergreen shrubs for each twenty (20) linear feet, within a planting strip that is twenty-five feet (25') wide; or*
4. *Woodlands Preservation Option: Existing woody vegetation shall be preserved as a buffer strip with a minimum width of seventy-five (75) feet. Additional tree or shrub*

plantings may be required by the Zoning Administrator. The woodlands preservation area shall be placed in a landscape easement, and the landscape plan shall demonstrate techniques to be used for removing underbrush, pruning, and protecting existing trees from any damage during site development; or

5. *Structural Option: A wall or fence, no shorter than six feet (6') in height, shall be provided and one (1) evergreen tree or shrub shall be planted every ten (10') feet along the side of any such wall or fence facing a public street or use for which the screening shall benefit.*

C. *Within commercial, industrial, and multi-family residential developments, dumpsters and other refuse areas visible from public roads, rights-of-way, adjacent properties, and parking areas shall be completely screened from view by a wall or fence constructed using architectural block, brick, stone, vinyl, wood or a similar material that is compatible with the architecture of the principal structure. The use of durable, low-maintenance materials is encouraged.*

D. *Parking lots of five (5) spaces or more shall be screened in accordance with Sec. 22-24-6. .*

Sec. 22-24-8.1: ~~Statement of Intent~~ Purpose of Tree Protection Plans.

The purpose of this section is to promote the general health, safety and welfare through the protection and preservation of existing tree stands, individual specimen trees, and understory plants during the land disturbance/site development process. Preservation of existing tree stands, individual specimen trees, and understory plants shall be a primary consideration in the planning for, and implementation of, land development activities. For tree protection, barriers are required to prevent physical damage to trees or understory plants, and to prevent soil disturbance and compaction within tree protection areas. The more intense the development of the site, the greater the need for the protection and preservation of existing trees and understory.

Sec. 22-24-8.2. ~~When Required~~ Activities Requiring Tree Protection Plans.

Compliance with the tree protection program of this section is required on all site development plans involving land clearance of more than one-half of one acre (21,780 square feet of cleared land) in size, and all activities requiring a land disturbing permit except for the construction of a single or two family dwelling on an individual lot.

All plans prepared for compliance with this chapter shall clearly delineate areas of tree protection and provide construction details of tree protection barriers. Measures for tree protection shall be outlined in the general notes of the plan, including construction, inspection, and maintenance of barriers. The general notes shall also outline prohibited activities within the tree protection zones. The tree protection zone shall, to the extent possible, conform to the drip line of the trees being protected.

Sec. 22-24-8.3. Tree Protection Plan Contents.

- A. All tree protection plans shall indicate tree protection zone(s), in accordance with the following guideline:

1. Existing stands of trees or individual specimen trees whose removal is not necessary for the development of the site or the construction of any facility.
 2. Preservation of existing trees to comply with the Landscape Plan requirements.
- B. All areas of tree protection shall be bounded by a tree protection barrier at the perimeter of the tree protection zone. Barriers shall completely surround the tree protection area, except where the area extends more than one hundred (100) yards beyond the construction zone or routes of access to the construction zone. The tree protection areas, beyond the one hundred (100) yards, shall be flagged every one hundred (100) feet with continuous ribbon with “Do Not Enter” signs stating prohibited activity. Barriers and flagging shall be installed prior to any land disturbing activity. Barriers shall be a minimum of five (5) feet in height, stationary, and constructed of rigid or semi-rigid materials that must be dismantled to be moved. Barriers shall be of a color or flagged to be clearly visible by all people in the vicinity, particularly equipment and vehicle operators. Barriers shall be inspected and repaired on a routine basis and shall be completely removed prior to occupancy of the development. The purpose of the barrier shall be to prevent damage to trees or under story plants and to prevent soil disturbance and compaction within the zone.
- C. The following activities are prohibited within tree protection zones:
1. Operation of any vehicle or machinery, except as may be necessary for the installation of utility lines.
 2. Parking of vehicles or equipment.
 3. Storage of any materials or equipment.
 4. Discharge of any substance that may be injurious to trees or understory plants.
- D. Wherever feasible, utilities shall be designed and routed to avoid tree protection zones. If it is necessary to route utilities through tree protection zones, the following shall apply:
1. Route utility trenches outside the drip line of trees or as far as possible from tree trunks.
 2. In areas of multiple trees, where trenches must go between trees, preference should be given to stay away from larger specimen trees.
 3. Equipment that is the lightest weight and makes the least possible impact shall be used to dig trenches and install utilities.
 4. Rubber-tired, rather than track equipment, shall be used whenever possible.
 5. Excavation materials are not to be placed against tree trunks and shall be placed as far away from trunks as possible.
 6. Where excavation materials are to be placed, indicator ribbons shall be placed on undisturbed areas prior to excavation, to facilitate restoring the area to the original grade.
 7. Areas where excavated material have been placed shall be restored to the original grade with the least amount of disturbance possible.
- E. Any damage done to trees within tree protection zones shall be immediately repaired.
- F. Any clearing within tree protection zones shall be done by hand.

- G. Where grade differences occur between the tree protection area and the finished grade of the adjacent areas, retaining walls and dry wells shall be used to prevent the need for grading in tree protection zones.

Article 26. Off-Street Parking and Loading Spaces

Sec. 22-26-1. Statement of Intent.

The intent of this article is to provide vehicle parking space for a developed site that is adequate to serve the demand generated by the proposed use, while avoiding excessive impervious area. This article will serve to protect valuable natural, historic, and scenic resources within Fluvanna County; to provide safe and convenient internal and external movement of vehicles, *bicycles*, and pedestrians; to provide adequate fire and police protection and stormwater control; and otherwise to protect the health, safety, and welfare of the citizens of Fluvanna County.

Sec. 22-26-2. Off-Street Parking and Loading Spaces Required.

- A. There shall be provided at the time of erection of any building or at the time any main building is enlarged, or at the time of a change in use of a building or site, off-street parking and loading spaces as set forth in this section. No person, firm, or corporation shall build and occupy any structure or initiate the new use of any land without providing the off-street parking and loading spaces as set forth in this section. Parking requirements shall not automatically be considered sufficient for any other use of the property. When there is a change in use of the property, additional parking spaces may be required if necessary to meet the standards established by this section.
- B. Off-street parking and loading spaces shall be maintained in a clean, litter-free, serviceable, and orderly condition, and shall continue as long as the main use of the site is continued. No owner or operator of any structure affected by this section shall discontinue, change, or dispense with the required parking and loading areas without prior approval by the ~~Director of Planning~~ *Zoning Administrator*.
- C. No non-residential off-street parking space or loading space shall be used for the sale, repair, dismantling or servicing of any vehicle, equipment, materials, or supplies, or obstructed in any fashion.
- D. When a use that is non-conforming as to the required off-street parking and loading space is enlarged, additional off-street parking and loading space shall be required only on the basis of the enlargement.
- E. No Certificate of Occupancy for a new or changed use shall be granted unless the requirements of this section are met.

Sec. 22-26-3. Location of Off-Street Parking.

- A. The off-street parking facilities required by this section shall generally be located on the same lot or parcel of land that they are intended to serve.
- B. When consistent with the intent of this article, the ~~Director of Planning~~ *Zoning Administrator* may approve off-street parking on property that is located within six hundred (600) feet of the development site. Before such approval is granted, a written agreement assuring the retention of property for parking use shall be properly drawn and executed by the parties, approved as to form by the County Attorney, recorded with the County Clerk, and filed with the ~~Director of Planning~~ *Zoning Administrator*.

- C. Nothing in this section shall be construed to prevent the joint use of off-street parking between two (2) or more buildings or developments, or uses by two (2) or more owners or operators. In that case, the total number of parking spaces when combined or used together shall not be less than the sum of the requirements for the several individual uses computed separately, unless it can be demonstrated that by the nature of the several uses, the parking spaces will be in use at substantially different times of day. Before such approval is granted, a written agreement assuring the retention of property for parking use shall be properly drawn and executed by the parties, approved as to form by the County Attorney, recorded with the County Clerk, and filed with the ~~Director of Planning~~ *Zoning Administrator*.
- D. Where a parking lot is owned by Fluvanna County or another public body, and its spaces are open for use by the general public, said spaces may be used to meet the on-site parking requirement, provided that said parking lot is within 600 feet of the development site.
- E. *With the approval of the Zoning Administrator, on-street parking spaces located within one-hundred fifty feet (150') of the designated use may count towards the minimum off-street parking requirements. On-street parking spaces may be located on any private street or, with the approval of the Virginia Department of Transportation (VDOT), any public street. Each off-street parking space shall be on a paved area abutting the travelway.*
- 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.

Sec. 22-26-4. Parking Space Standards.

A. ~~Parking Space Size~~ Dimensional Standards

- ~~1. Option A: Minimum width of 10' per space, with a minimum length of 18' and a minimum aisle width of 20'.~~
- ~~2. Option B: Minimum width of 9' feet per space, with a minimum length of 18' and a minimum aisle width of 24'.~~

1. *Parking spaces and adjacent aisles shall conform to the dimensions listed in Table 1:*

<i>Table 1: Minimum Parking Space and Aisle Dimensions</i>					
<i>Angle</i>	<i>Type</i>	<i>Width</i>	<i>Stall Depth</i>	<i>One-Way Aisle Width</i>	<i>Two-Way Aisle Width</i>
<i>0° (Parallel)</i>	<i>Standard</i>	<i>9 ft.</i>	<i>20.5 ft.</i>	<i>13 ft.</i>	<i>24 ft.</i>
	<i>Compact</i>	<i>7.5 ft.</i>	<i>18.5 ft.</i>	<i>12 ft.</i>	<i>24 ft.</i>
<i>30°</i>	<i>Standard</i>	<i>9 ft.</i>	<i>17 ft.</i>	<i>13 ft.</i>	<i>N/A</i>
	<i>Compact</i>	<i>8 ft.</i>	<i>14 ft.</i>	<i>12 ft.</i>	<i>N/A</i>
<i>45°</i>	<i>Standard</i>	<i>9 ft.</i>	<i>18 ft.</i>	<i>13 ft.</i>	<i>N/A</i>
	<i>Compact</i>	<i>8 ft.</i>	<i>16 ft.</i>	<i>12 ft.</i>	<i>N/A</i>
<i>60°</i>	<i>Standard</i>	<i>9 ft.</i>	<i>18 ft.</i>	<i>16 ft.</i>	<i>N/A</i>
	<i>Compact</i>	<i>8 ft.</i>	<i>16.5 ft.</i>	<i>15 ft.</i>	<i>N/A</i>
<i>90° (Perpendicular)</i>	<i>Standard</i>	<i>9 ft.</i>	<i>18 ft.</i>	<i>N/A</i>	<i>24 ft.</i>
	<i>Standard</i>	<i>10 ft.</i>	<i>18 ft.</i>	<i>N/A</i>	<i>20 ft.</i>
	<i>Compact</i>	<i>8 ft.</i>	<i>17 ft.</i>	<i>N/A</i>	<i>22 ft.</i>

2. *The minimum stall depth requirements for perpendicular parking spaces may be reduced by up to two feet (2'), if the parking spaces are adjacent to planting strips or other landscaping features that allow for an unobstructed overhang equivalent to the reduction.*
3. *Parking areas containing thirty (30) or more spaces may designate up to twenty percent (20%) of the minimum required parking spaces as compact car spaces. Such spaces shall meet the following requirements:*
 - a. *All compact parking spaces shall conform to the dimensions listed in Table 1.*
 - b. *Compact car parking spaces shall be located in one (1) or more continuous areas and shall not be intermixed with spaces designed for full-size vehicles.*
 - c. *Compact car parking spaces shall be clearly designated by pavement markings and/or appropriate signage.*
4. *Vehicular access roads, when not adjacent to parking spaces, shall meet the following requirements:*
 - a. *The minimum travelway width for two-way access roads shall be twenty-four feet (24').*
 - b. *One-way access roads are permitted, provided that the circulation pattern is contained within the site or sites shown on the site plan and public roadways are not incorporated as part of the circulation pattern. The minimum travelway for one-way access roads shall be twelve feet (12').*

B. Handicapped Parking

1. Handicapped parking spaces shall have a minimum width of eight (8) feet, with an adjacent five- (5) foot access aisle to be provided on one side of the handicapped space.
2. Handicapped parking spaces shall have a minimum length of 18'.
3. In any parking lot of more than five (5) spaces, there shall be at least two (2) designated and properly signed as a handicapped space.
4. In parking lots having more than five (5) spaces, at least one (1) per twenty five (25) spaces in addition to the two handicapped spaces already provided in 22-26-4(b)3.
5. Handicapped parking spaces shall be situated so as to provide direct, unobstructed access to buildings by the shortest practical routing.

C. Screening

1. Parking lots consisting of five (5) or more spaces shall be screened from view of public roads, rights-of-way, and adjacent property, as specified in Article 22-24 Landscaping and Tree Protection of this ordinance.

D. Landscaping

1. Parking lots consisting of five (5) or more spaces are required to be landscaped, as specified in Article 22-24 Landscaping and Tree Protection of this ordinance.

E. Lighting

1. Parking lots consisting of five (5) or more spaces are required to have outdoor lighting meeting County requirements, as specified in Article 22-25 Outdoor Lighting Control of this ordinance.

F. Design Objectives

1. Parking areas and vehicular circulation areas shall be designed to achieve the following objectives:
 - i. to minimize on-site and off-site traffic hazards in order to provide safe and convenient access to the traveling public and to pedestrians,
 - ii. to reduce or prevent congestion on public streets,
 - iii. to facilitate unimpeded flow of on-site traffic in circulation patterns readily recognizable and predictable to motorists, *bicyclists*, and pedestrians, ~~and~~
 - iv. to facilitate the provision of emergency services,
 - v. *to minimize the negative impacts of stormwater runoff on local water quality, and*
 - vi. *to minimize the disturbance of existing vegetation.*

G. Signage

1. Parking lots of five (5) or more vehicles are required to have signage, as specified in Article 22-15 Sign Regulations of this ordinance.

H. ~~Interior Circulation Aisles~~ *Interconnectivity*

- ~~1. Interior circulation aisles for two-way traffic adjacent to parking spaces shall have a minimum travel width of twenty (20) feet with appropriate turning radii.~~
- ~~2. Interior circulation aisles for one-way traffic adjacent to parking spaces shall have a minimum travel width of ten (10) feet with appropriate turning radii.~~
 1. *When possible, parking facilities shall be designed to connect with other parking facilities on adjacent parcels, eliminating the need to use abutting streets for cross-movements.*
 2. *Pedestrian facilities required by this section shall connect with existing sidewalks within or adjacent to the site, if topography and other environmental conditions allow.*

I. Intersections

1. Intersections of vehicular access aisles and public streets shall have an approach angle not exceeding four (4) percent for a distance of not less than forty (40) feet measured from the edge of the travelway of the public road intersected.
2. *Entrances to parking areas from public or private roadways shall be designed and constructed in accordance with Virginia Department of Transportation (VDOT) standards.*

3. *The centerline of any access point shall be set back from the street line of any intersecting street at least fifty feet (50') or one-half the lot frontage, whichever is greater, except that no required setback shall exceed two-hundred feet (200').*
4. *The centerlines of any separate access points shall be spaced at least seventy-five feet (75') apart.*

J. Grades

1. Grades of access aisles not abutting parking spaces shall not exceed ten (10) percent.
2. Grades of parking spaces, loading spaces, and access aisles abutting parking or loading spaces shall not exceed seven (7) percent and cross slope grades shall not exceed four (4) percent.

K. Drainage

1. All off-street parking and loading facilities shall be drained to eliminate standing water and prevent damage to abutting property and/or public streets and alleys.
2. *The use of low-impact development (LID) techniques to control stormwater runoff generated by parking areas is encouraged. Examples of LID techniques include, but are not limited to, the use of permeable paving materials, rain gardens, bioswales, infiltration trenches, and tree box filters designed to capture stormwater and facilitate on-site infiltration.*

L. Pedestrian Facilities

1. *Sidewalks, pedestrian crosswalks, and other pedestrian facilities shall be provided within all parking facilities for five (5) or more vehicles.*
2. *Sidewalks shall be located and aligned to directly and continuously connect points of pedestrian origin and destination, and shall not be located and aligned solely based on the outline of a parking lot configuration that does not provide such direct pedestrian access. Connecting walkways shall link building entrances with existing sidewalks along adjacent streets and with existing or proposed sidewalks on adjacent parcels.*
3. *Sidewalks shall comply with the most recent Virginia Department of Transportation (VDOT) specifications.*
4. *Sidewalks and other pedestrian facilities shall be separated from off-street parking, on-street parking, and loading and service areas by curbing or other protective devices.*
5. *Where sidewalks associated with a parking area cross a public or private roadway, a crosswalk shall be clearly marked in accordance with Virginia Department of Transportation (VDOT) standards. The use of remedial treatments, such as raised pedestrian crossings, forecourts and landings, special paving, signs, lights, and bollards, at pedestrian crossings is encouraged.*
6. *Sidewalks may be paved using hard-surfaced pervious paving materials, such as porous asphalt, porous concrete, or block pavers, as a method of stormwater management, provided that the use of such materials does not compromise the safety of pedestrians.*

M. Stacking Lanes

1. Spaces for stacking of vehicles waiting for access to drive-through windows, automatic teller machines (ATMs), fuel pumps, car washes, and similar uses shall be required.
2. Stacking lanes shall be designed so as not to impede on-site or off-site traffic movements, or movements into and out of parking spaces.
3. Stacking lanes shall be separated from other interior drives or aisles by a raised or painted median, and shall be marked so as to be easily identified from a vehicle.
4. No stacking lane shall be placed between any point of access and parking spaces.
5. All stacking spaces shall be at least ten (10) feet wide and eighteen (18) feet long.
6. Spaces in stacking lanes are required as follows:
 - i. convenience store, filling stations: three (3) spaces per drive-in window and one (1) space per fuel pump.
 - ii. financial institutions with drive-in windows, including ATMs accessible from a vehicle: four (4) spaces per first window or ATM and two (2) spaces per each additional window or ATM
 - iii. drive-in restaurants: eight (8) spaces for the first window and two (2) spaces for each additional window.
 - iv. Carwashes, automatic or drive-through: three (3) spaces per bay
 - v. All other uses with drive-through windows: three (3) spaces per window.

Sec. 22-26-5. Construction Standards.

- A. All access aisles, parking, and loading facilities for five (5) or more vehicles shall be surfaced in accordance with intensity of usage and such improvement shall not be less than six (6) inches of Virginia Department of Transportation #21 or #21A aggregate base together with prime and double seal or equivalent. *The use of hard-surfaced pervious paving materials, such as porous asphalt, porous concrete, or block pavers, is permitted as a method of stormwater management.*
1. The foregoing notwithstanding, the required improvement may be reduced to three (3) inches of gravel in the following cases: (1) for parking for places of worship and other assembly uses where ~~usage of such parking area is anticipated to be so infrequent as to not require greater improvement~~ *evidence is presented to the Zoning Administrator that these spaces will not be used regularly on a daily basis or more than three times a week;* (2) for areas of display or storage of vehicles, mobile homes, machinery or other inventory requiring motor vehicle access for placement; provided, in no case, shall grassed or unimproved areas be devoted to inventory storage; or (3) single or two family dwelling units and uses adjacent or within that unit such as a small home industry, bed and breakfast, home occupation, etc.
 2. *Grass pavers may be used, with the approval of the zoning administrator, where it is demonstrated that the vegetation will survive the amount of expected vehicular traffic.*
 3. All guardrails in parking and loading facilities shall meet VDOT specifications.

4. All parking and loading facilities shall be marked by painted lines, curbs, wheelstops, bumper blocks, or similar means to indicate individual spaces.

Sec. 22-26-6. Off-street Loading Spaces.

- A. All off-street loading spaces shall be provided on the same lot with the use to which they are appurtenant.
- B. All off-street loading spaces shall have a minimum width of twelve (12) feet, a minimum clearance height of 14 ½ feet, and a depth sufficient to accommodate the largest delivery truck serving the establishment, but in no case less than twenty-five (25) feet.
- C. Off-street loading spaces shall be provided in addition to and exclusive of parking spaces on the basis of:
 1. One (1) space for each eight thousand (8,000) square feet of retail space gross feasible area
 2. One (1) space for each eight thousand (8,000) square feet of office space.
 3. One (1) space for each ten thousand (10,000) square feet of industrial area.

Sec. 22-26-7. Interpretations of Off-street Parking and Loading Requirements.

- A. The off-street parking and loading requirements are in addition to space for the storage of trucks or other vehicles used in connection with any use.
- B. The off-street parking and loading requirements do not limit special requirements that may be imposed in the case of planned unit developments, conditional uses, or special exceptions.
- C. Where fractional spaces result, the parking spaces and loading spaces required shall be construed to be the next highest whole number.
- D. No inoperable vehicle shall be parked or stored on a lot in any zoning district unless the vehicle is within a fully enclosed building or structure, or are otherwise shielded or screened from view from all public roads and adjoining properties.

Sec. 22-26-8. Off-street Parking Requirements.

- A. The off-street parking requirements for various uses are stated on Table 4 2.
- B. *The off-street parking requirements for a use not specifically listed in Table 1 shall be determined by the Zoning Administrator based on the characteristics of the proposed uses, the number of residents or visitors, the minimum requirements for similar uses, and any other relevant characteristics. In making the determination, the Zoning Administrator may consider the recommendations of relevant parking studies as well as traffic generation figures, including information provided by the Institute of Traffic Engineers, peak parking demands, and other information.*
- C. The number of parking spaces in a parking area may not exceed the number of spaces required by this section by more than forty (40%) percent unless approved by the Planning Commission. *To mitigate the environmental and visual impacts of additional impervious cover on the surrounding community, at least one (1) of the following features shall be incorporated into the design upon approval of the excess parking:*

1. *Additional spaces approved by the Planning Commission will be surfaced using pervious paving material, including, but not limited to, porous asphalt, porous concrete, or block pavers; or*
 2. *For every two (2) additional spaces approved by the Planning Commission, one (1) tree and three (3) shrubs will be planted on-site, in addition to the requirements specified in Article 22-24: Tree Protection of this ordinance.*
- D. *A reduction in the number of required parking spaces may, at the written request of the applicant, be granted with the approval of the Zoning Administrator as follows:*
1. *A reduction in the number of required parking spaces may be granted in any one (1) of the following instances:*
 - a. *For projects that include fifty (50) or more parking spaces on-site and are located within a designated growth area, the minimum number of parking spaces may be reduced by up to five percent (5%) if the project is located within three-hundred feet (300') of a transit stop and is connected to the transit stop by a sidewalk.*
 - b. *For projects that include fifty (50) or more parking spaces on-site and are located within a designated growth area, the minimum number of required parking spaces may be reduced by one parking space for every one (1) bicycle space provided on a permanently-constructed bicycle rack, provided that the minimum parking required is not reduced by more than five percent (5%).*
 - c. *The minimum number of required parking spaces may be reduced by up to ten percent (10%), provided that one (1) tree and three (3) shrubs are planted for every two (2) spaces reduced, in addition to the requirements set forth in Article 22-24: Tree Protection of this ordinance.*
 - d. *The Zoning Administrator may allow the number of required spaces to be reduced up to ten percent (10%) for projects within a designated growth area that meet new urban/neo-traditional planning principles and further the goals set forth in the Comprehensive Plan. Factors that may be considered when allowing a reduction include the density of the surrounding community; the range of land uses located within convenient walking distance; accessibility to mass transit; and the provision of facilities for bicyclists.*
 - e. *The Zoning Administrator may allow the number of required spaces to be reduced up to twenty-five percent (25%), provided that a professionally-prepared parking study or similar documentation indicates that a reduction in the minimum parking requirements for a specific building or use would provide adequate parking facilities on-site.*
 2. *A site may not receive credit for more than one (1) strategy listed above. The possible reductions in the number of required parking spaces are not cumulative.*
 3. *When a reduction in the number of required parking spaces is permitted, the Zoning Administrator may, at his discretion, require the applicant to reserve space on-site that would accommodate the construction of additional parking in the future. The parking reserve area shall be designated on the site plan, and may not be converted to any other use without amendment of the site plan and the approval of the Zoning Administrator. The parking reserve area shall be sited to allow adequate pedestrian, bicycle, and automobile access, and shall be sized to accommodate a number of parking spaces equal to the amount of the parking reduction awarded. The intent of the parking reserve is to allow expansion of the parking area should the use or parking needs change.*

E. The provisions of this article for the application of individual parking standards for Planned Unit Developments located within the Zion Crossroads Urban Development Area may be modified at the discretion of the Planning Commission, provided that the Applicant submits a parking impact study that fully justifies the modification of the standards based on the mix of uses, the phasing of development, and other factors, including relationship of parking location to individual land uses within the project.

TABLE 1 2. OFF STREET PARKING REQUIREMENTS

USE	PARKING REQUIREMENTS
COMMERCIAL	
Animal Hospital, Veterinary Clinic, Animal Shelter	1 per 300 square feet
<i>Automobile Repair Service Establishments</i>	3 spaces plus 2 spaces for each service bay
<i>Beauty and Barber Shops</i>	2 spaces plus 2 spaces for every barber or beautician chair
<i>Financial Institutions</i>	1 per 250 square feet
Funeral Homes, Churches, other public assembly areas	1 per 4 fixed seats or 75 square feet of assembly area, whichever is greater
<i>Furniture, Carpet, or Appliance Store</i>	1 space per 500 square feet of retail sales area
<i>Gas Stations</i>	1.5 spaces per pump plus 2 spaces for each service bay
Greenhouse; nursery	1 per 200 250 square feet within retail sales area up to 15,000 gross square feet; 1 per 400 square feet thereafter Plus one per 700 1,000 gross square feet located in open storage/growing areas
Laundry	1 per 50 square feet open to the public 2 washing machines
<i>Restaurant</i>	1 per 100 gross square feet, minimum of 10
Retail Stores, Convenience Stores, Gas Stations	1 per 200 250 square feet of up to 15,000 gross square feet; 1 per 400 square feet thereafter plus any required stacking lanes
Sale of Motor Vehicles, Mobile Homes, Travel Trailers	1 per 2000 square feet of display area
Shopping Center Gross Leasable Square Feet	
1 to 15,000	5 4 spaces per 1000 feet
15,000 to 50,000	4.5 3.5 spaces per 1000 feet
Greater than 50,000	4 3 spaces per 1000 feet
EATING ESTABLISHMENT	2 per 100 gross square feet, minimum of 15
LODGING	
Country Inns, Boarding & Touring House, Bed & Breakfast	1 per unit
Hotels, Motels	1 per unit plus 150 square feet for restaurant and/or meeting area compliance with the requirements for each particular additional use located on premise.

RECREATION	
Assembly Hall, Dance Hall, Skating Rink	1 per 100 square feet
Indoor Recreation Facilities, Arcades	1 per 200 square feet
Campground	1 per campsite
Golf Course, Driving Range, Miniature Golf	2 per hole
Unspecified Recreational Use	1 per 125 square feet of usable recreation area
Stadiums, Arenas, Theaters	1 per 4 seats
RESIDENTIAL	
Dwellings, single family, two family, mobile homes	2 per unit
Dwellings, multi-family Dwellings, multi-family, efficiency/studio	2.25 per unit 1 per unit
Dwellings, multi-family, one bedroom	1.25 per unit
Dwellings, multi-family, two bedroom	1.5 per unit
Dwellings, multi-family, three or more bedrooms	2 per unit
Dwellings, multi-family, elderly Assisted Living Facility, Nursing Home	1.25 per unit plus 1 per employee on the major shift 1 space per 3 residents plus 1 space per employee on largest shift
Group Home	0.5 spaces per bed at licensed capacity
OFFICE	
Office (Gross floor area 10,000 square feet or less)	1 space per 200 300 square feet of up to 15,000 square feet, 5 minimum; 1 space per 350 sq. ft. thereafter
Office (Gross floor area 10,001 to 50,000 square feet)	1 space per 200 for first 10,000 sq. ft., 1 space per 250 sq. ft. thereafter
Office (Gross floor area 50,000 or greater)	1 space per 200 for first 10,000 sq. ft., 1 space per 300 sq. ft. thereafter
INDUSTRIAL AND COMMERCIAL	
	1 per two employees plus 1 per 200 square feet open to the public
Manufacturing	1 per 2 employees on largest shift plus 1 space per company vehicle
Unspecified Industrial Uses	1 per 2 employees on largest shift plus 1 per 250 square feet open to the public
INSTITUTIONAL	
Day Care, Nursery School, Elementary School	1 per 9 pupils
Middle School	1 per 8 pupils
High School	1 per 3 pupils
Library, Museum, Art Gallery, Community Center	1 per 300 square feet
Professional School	1 space per 2 students at maximum capacity plus 1 space per classroom
Post Office	1 per 250 square feet, minimum of 5
UNSPECIFIED	
	Sufficient parking for average number of employees and visitors

MEMORANDUM

To: County of Fluvanna, Office of Planning and Community Development
From: Fluvanna County Health Department, Environmental Health
Date: May 10, 2012

SDP 12:09 – Triangle Realtors – Property located on right side of Turkey Sag off of Rt. 53 in existing shopping center. Probable connection to Lake Monticello water & sewer.

SUP 12:01 – Clear Signal Towers, LLC - Tax Map 39-A-34, property belonging to William Davis. 331.29 acres directly across from Kidd's Store, southside of Rt. 6. Property does not contain any existing buildings, water or sewage systems.

SUP 12:02 – Clear Signal Towers, LLC – Tax Map 48-A-94, property belonging to Michael Gray. 71.46 acres on north side of Rt. 6 past Hardware River. Property does not contain any existing buildings, water or sewage systems.

SUP 12:03 – Clear Signal Towers, LLC – Tax Map 59-A-13B, property belonging to Richard White. 46.6 acres on East side of Rt. 15 before Bremo Bluff. The health department issued a permit for an agricultural well which was installed on June 10, 2009. There is a barn on the property but no septic systems.

SUP 12:04 Clear signal Towers, LLC – Tax Map 50-A-3, property belonging to Margaret Snoddy. 97.7 acres on Rt. 650, south of Rt. 6. Property does not contain any existing buildings, water or sewage systems.

ZTA 12:01 & ZTA 12:02 – Amendments to Zoning and Subdivision Ordinances. No apparent impact on health department regulations.

	Existing Ordinance	Proposed Ordinance	Albemarle County	Culpeper County	Cumberland County	Fauquier County	Gloucester County	Greene County
Minimum Size of Plant Materials at Installation								
Deciduous Trees	Large Shade Trees: 2" caliper Medium Shade Trees: 1.5" caliper	Large Shade Trees: 1.5" caliper Medium Shade Trees: 1.25" caliper	Large Street Trees: 1.5-1.75" caliper Medium Street Trees: 1-1.25" caliper	2-2.5" caliper	Unspecified	2.25" caliper	Small: 2.5" caliper Large: 2.5" caliper	Unspecified
Evergreen Trees	Large Evergreens: 8' tall Medium Evergreens: 6' tall Small Evergreens: 4' tall	5' tall	4' – 5' tall	6' tall	Unspecified	6' tall	5' tall	Unspecified
Ornamental Trees	1.5" caliper	1.25" caliper	Unspecified	1-1.5" caliper	Unspecified	Unspecified	Unspecified	Unspecified
Shrubs	Large Shrubs: 2' tall Medium Shrubs: 2' tall Small Shrubs: 1' tall	18" tall	Screening Purposes: 18-30" tall Street Planting: 12-18" tall	24" tall	Unspecified	Evergreen Shrubs: 30" tall Dwarf Deciduous Shrubs: 18"	24" tall	Unspecified
Maintenance								
Maintenance Standards	The landscape plan must include general notes specifying the care and maintenance of plants for a period of three years following planting and the replacement of any dead, dying, or diseased vegetation required to be installed for the life of the project.	The landowner shall be responsible for the general maintenance and the timely repair and replacement of all required landscaping materials. Planting must be mulched. Plant material must be pruned. All turf areas must be mown. All plant material must be kept free of refuse and debris.	Unspecified	The landowner shall be responsible for the general maintenance, including but the watering of all landscaped areas and the timely repair and replacement of all required landscaping materials. Planting must be mulched. Plant material must be pruned. All turf areas must be mown. All plant material must be kept free of refuse and debris.	Required street trees must be maintained by the developer for up to 18 months, and replaced if necessary.	The owner is responsible for the maintenance, repair and replacement of all required landscape materials. All plant material shall be tended and maintained in a healthy growing condition, replaced when necessary and kept free of refuse and debris. Fences shall be maintained in good repair.	The owner shall be responsible for the maintenance, repair, and replacement of all landscape materials. All plant material shall be tended and maintained in a healthy growing condition and free from refuse and debris at all times. All unhealthy, dying, or dead plant material shall be replaced during the next planting season. All landscaped areas shall be provided with a readily available water supply shown on the landscape plan. The utilization of underground storage chambers to collect runoff for irrigation is encouraged.	Required landscaping must be maintained for the life of the development. Maintenance is the responsibility of the property owner.
Performance Guarantees	Unspecified	All landscaped shall be installed by the first planting season following the issuance of a Certificate of Occupancy. A maintenance bond for the landscaping shall be posted prior to the issuance of a Certificate of Occupancy. The maintenance bond must be equal to 1/3 of the value of the landscaping, and is held for one (1) year following the planting date. After one (1) year if the zoning administrator determines the plantings are in healthy condition, the bond will be released.	All landscaped shall be installed by the first planting season following the issuance of a Certificate of Occupancy. A maintenance bond for the landscaping shall be posted prior to the issuance of a Certificate of Occupancy. The maintenance bond must be equal to 1/3 of the value of the landscaping, and is held for 12 months following the planting date. After 12 months, if the zoning administrator determines the plantings are in healthy condition, the bond will be released.	A bond, escrow, letter of credit or other performance guarantee must be provided in an amount sufficient for and conditioned upon installation and maintenance of all required plantings. The guarantee may be used to correct any violations associated with the landscape plan.	Unspecified	The landscaping shown on the initial plan must be completed or bonded prior to approval of any Certificate of Occupancy.	No certificate of occupancy may be issued until the landscaping plan is completed. When the occupancy of a structure is desired prior to completion of the required landscaping, a certificate of occupancy may be issued only if the owner provides a form of surety satisfactory to the Director of Community Development & Codes Compliance in an amount equal to the costs of completing the required landscaping.	Unspecified

	Existing Ordinance	Proposed Ordinance	Goochland County	Hanover County	James City County	Louisa County	New Kent County	Orange County
Minimum Size of Plant Materials at Installation								
Deciduous Trees	Large Shade Trees: 2" caliper Medium Shade Trees: 1.5" caliper	Large Shade Trees: 1.5" caliper Medium Shade Trees: 1.25" caliper	2" caliper	2" caliper	1.5" caliper	Unspecified	10' tall, 4' spread, 2.25" caliper	1.25" caliper
Evergreen Trees	Large Evergreens: 8' tall Medium Evergreens: 6' tall Small Evergreens: 4' tall	5' tall	4 – 6' tall (Depending on Application)	6' tall	Multi-Stemmed: 8' tall Single-Stemmed: 1.25" caliper, 8' tall	Unspecified	8' tall, 4' spread, 2" caliper	Unspecified
Ornamental Trees	1.5" caliper	1.25" caliper	Unspecified	Unspecified	Single-Stemmed: 1.25" caliper, 8' tall Multi-Stemmed: 8' tall	Unspecified	8' tall, 4' spread, 1.75" caliper	Unspecified
Shrubs	Large Shrubs: 2' tall Medium Shrubs: 2' tall Small Shrubs: 1' tall	18" tall	15 – 18" tall	30" spread, 24" tall	Evergreen: 18" tall Deciduous: 22" tall	Unspecified	Deciduous Shrubs: 24" tall Evergreen Shrubs: 18" tall Flowering/Ornamental: 18" tall	Unspecified
Maintenance								
Maintenance Standards	The landscape plan must include general notes specifying the care and maintenance of plants for a period of three years following planting and the replacement of any dead, dying, or diseased vegetation required to be installed for the life of the project.	The landowner shall be responsible for the general maintenance and the timely repair and replacement of all required landscaping materials. Planting must be mulched. Plant material must be pruned. All turf areas must be mown. All plant material must be kept free of refuse and debris.	All landscaping must be maintained by the property owner and any plants that die or are destroyed must be replaced within 30 days.	Per the Subdivision Ordinance, buffers required around subdivisions must be maintained by the property owner or the homeowners' association.	The owner shall be responsible for the maintenance, repair, and replacement of all required landscaping materials, fences, and barriers. All plant materials, including existing trees preserved to meet the landscaping requirements, must be tended and maintained in a healthy growing condition, replaced when necessary, and kept free of refuse and debris. Fences and walls shall be maintained in good repair.	Unspecified	The owner and owner's successors are responsible for the maintenance of all landscaping, fencing and screening materials. All plant material must be tended and maintained in a healthy condition and replaced when necessary. All fences, walls and screening shall be maintained in good repair and kept free of litter and debris.	The property owner is responsible for maintaining landscaping and fencing, including the replacement of dead trees and shrubs and the repair of any damaged or broken fencing.
Performance Guarantees	Unspecified	All landscaped shall be installed by the first planting season following the issuance of a Certificate of Occupancy. A maintenance bond for the landscaping shall be posted prior to the issuance of a Certificate of Occupancy. The maintenance bond must be equal to 1/3 of the value of the landscaping, and is held for one (1) year following the planting date. After one (1) year if the zoning administrator determines the plantings are in healthy condition, the bond will be released.	Unspecified	Unspecified	A certificate of occupancy will not be issued until all landscaping has been installed in accordance with the approved landscaped plan unless the installation of any incomplete landscaping is guaranteed.	Unspecified	If the landscape plan cannot be implemented before the Certificate of Occupancy because of seasonal conditions, a letter of credit or cash escrow is required to be submitted to the County for the estimated cost of installation plus a reasonable allowance for estimated administrative costs, inflation, and potential damage to existing vegetation.	Unspecified

	Existing Ordinance	Proposed Ordinance	Albemarle County	Culpeper County	Cumberland County	Fauquier County	Gloucester County	Greene County
Screening								
Instances Required	Commercial and industrial uses must be screened from adjacent residential and agricultural uses Loading areas, refuses areas, storage yards, dry detention ponds, and maintenance areas should be screened from public roads and adjacent properties.	Commercial and industrial uses must be screened from adjacent residential and agricultural uses Loading areas, refuses areas, storage yards, dry detention ponds, and maintenance areas should be screened from public roads and adjacent properties. The Zoning Administrator may require screening of a use that would have a direct negative impact on a property designated as historic in the Comp. Plan	Commercial and industrial uses must be screened from adjacent residential and rural area districts. Parking lots with 4 or more spaces must be screened from adjacent residential and rural area districts. Loading areas, refuse areas, storage yards, and detention ponds must be screened from residential and rural area districts and public roads. Double frontage residential lots shall be screened from between the rear of the home and public ROWs. The agent may require screening to protect views of and from properties on the Virginia Historic Landmarks Register.	Non-residential buildings, multi-family residential buildings and parking lots must be screened from adjacent land planned or zoned for agricultural, rural area, and residential uses. Loading and service areas, refuse areas, storage areas, pump stations, and tower sites must be screened from adjacent residential and agricultural uses and public streets. All utility and mechanical equipment must have a natural evergreen planting screen. The Approving Authority may require screening of a use that would have a direct negative impact on a property designated as historic in the Comp. Plan.	Industrial uses must be screened from adjacent business and residential districts.	Screening is required along the perimeter of parcels used for non-residential purposes.	Screening is required long the perimeter of all parcels within the Highway Corridor Overlay District.	Commercial and industrial districts must be screened from adjacent residential, agricultural, and conservation districts Multi-family residential districts must be screened from adjacent single-family residential, duplexes, and townhouses.
Composition	May consist of a planting strip, existing vegetation, berms, a wall or fence (50% solid), or a combination thereof. Vegetative screening shall consist of a double staggered row of large or medium evergreen trees planted to achieve no less than 30% screening at the time of planting.	Five different screening options: <ul style="list-style-type: none"> Evergreen Option: Double staggered row of evergreen trees planted 10' on center Berm Option: Double staggered row of evergreen shrubs planted 10' on center atop a berm at least 30" high. Mixed Vegetation Option: 1 large shade tree, 1 medium shade tree, 1 evergreen tree, and 3 evergreen shrubs for every 20' Woodlands Preservation Option: Existing vegetation preserved with a 75' buffer. Structural Option: 6' high wall with 1 evergreen tree/shrub planted every 10' Dumpsters must be screened with a wall or fence compatible with the principal structure.	Must consist of a planting strip, existing vegetation, a slightly opaque wall or fence, or combination thereof. Vegetative screening shall consist of a double staggered row of evergreen trees planted 15' on center, or a double staggered row of evergreen shrubs planted 10' on center. Fences or walls must be at least 6' tall and plantings may be required at intervals along the fence.	Screening may consist of new plantings, existing vegetation, an opaque wall or fence, or any combination. If new plantings are installed, it must consist of 2 rows of evergreen trees staggered and planted 10' on center OR a berm (slope 2:1 or less) with 2 rows of evergreen shrubs 20' on center. Alternative screening may be used with the approval of the Approving Authority: 1 large tree, 1 medium shade tree, and 1 evergreen shrub per 500 sq. ft., and 1 shrub per 50 sq. ft. of area. Walls/fences must be 6' high with evergreen plantings planted along the side of the wall facing a public street or use the screen is benefiting.	Unspecified	Front Yard: <ul style="list-style-type: none"> Landscaped Option: 3 Canopy Trees, 3 Understory Trees, and 24 shrubs per 100' (20' depth). Woodland Option: Existing tree buffer (35' depth) Rear Yard: 4 Canopy Trees, 7 Understory Trees, 30 shrubs (75% must be evergreen) (25' depth) Side Yard: 2 Canopy Trees, 5 Understory Trees, 20 shrubs (20' depth) Rear or Side Yard Adjacent to Rural or Residential District (Unless the property is designated commercial or industrial in Comp. Plan): 30' dense evergreen tree screen OR Combination Berm 2:1 slope and Evergreen Tree Screen	3 Types (A, B, C) Type A requires the greatest setback, Type C the least. Landscaping Type A: 1 large deciduous tree and 1 small deciduous tree per 50'; 1 evergreen tree per 30'; 1 medium shrub per 15'; low shrubs and groundcover throughout. Landscaping Type B: 1 large deciduous tree per 50'; 1 small deciduous tree and 1 evergreen tree per 30'; 1 medium shrub per 10'; low shrubs and groundcover throughout OR a 3' high berm with Type A plantings Landscaping Type C: 1 large deciduous tree per 50'; 1 small deciduous tree and 1 evergreen tree per 30'; 1 medium shrub per 5' or a continuous hedgeform or white picket fence (3-4' height); low shrubs and groundcover throughout OR a 3' high berm with Type B plantings	Screening yards must contain sufficient vegetation to provide and adequate screen between uses. Evergreen vegetation shall be planted and spaced in staggered rows 15' on center. Existing vegetation, such as hedgerows and trees, may be used to satisfy the screening requirements. Invasive plants are prohibited.

	Existing Ordinance	Proposed Ordinance	Goochland County	Hanover County	James City County	Louisa County	New Kent County	Orange County
Screening								
Instances Required	<p>Commercial and industrial uses must be screened from adjacent residential and agricultural uses</p> <p>Loading areas, refuses areas, storage yards, dry detention ponds, and maintenance areas should be screened from public roads and adjacent properties.</p>	<p>Commercial and industrial uses must be screened from adjacent residential and agricultural uses</p> <p>Loading areas, refuses areas, storage yards, dry detention ponds, and maintenance areas should be screened from public roads and adjacent properties.</p> <p>The Zoning Administrator may require screening of a use that would have a direct negative impact on a property designated as historic in the Comp. Plan</p>	<p>Commercial and industrial uses must be screened from adjacent residential uses.</p>	<p>Screening is required between specified commercial uses (B-0, B-1, B-2, B-3) and residential districts, and between M-2/M-3 sites and AR, R, and A-1 districts.</p> <p>Buffers are required between commercial uses and major thoroughfares.</p> <p>Buffers are required between residential subdivisions in the Suburban Service District and major thoroughfares.</p>	<p>Planting areas are required along existing or planned ROWs.</p> <p>Refuse areas, storage yards, loading areas, and stormwater management facilities must be screened. Sites within view of Virginia Historic Landmarks must be screened. Lots with multiple frontages must be screened between the rear of the building and the ROW.</p> <p>In general, screening (transitional buffers) is required between industrial, commercial, multi-family uses and residential and agricultural districts.</p>	<p>Commercial and industrial uses must be screened from adjacent residential districts.</p>	<p>Matrix establishes buffer requirements. Generally required between commercial, industrial, and residential uses. All non-agricultural uses must be buffered from agricultural lands.</p> <p>Subdivision ordinance requires buffers between residential lots outside designated villages and major and scenic roadways</p>	<p>Most commercial and industrial uses must be screened from adjacent residential and agricultural uses.</p>
Composition	<p>May consist of a planting strip, existing vegetation, berms, a wall or fence (50% solid), or a combination thereof.</p> <p>Vegetative screening shall consist of a double staggered row of large or medium evergreen trees planted to achieve no less than 30% screening at the time of planting.</p>	<p>Five different screening options:</p> <ul style="list-style-type: none"> Evergreen Option: Double staggered row of evergreen trees planted 10' on center Berm Option: Double staggered row of evergreen shrubs planted 10' on center atop a berm at least 30" high. Mixed Vegetation Option: 1 large shade tree, 1 medium shade tree, 1 evergreen tree, and 3 evergreen shrubs for every 20' Woodlands Preservation Option: Existing vegetation preserved with a 75' buffer. Structural Option: 6' high wall with 1 evergreen tree/shrub planted every 10' <p>Dumpsters must be screened with a wall or fence compatible with the principal structure.</p>	<p>Screening between commercial/industrial and residential sites may be achieved by:</p> <ul style="list-style-type: none"> Double row of 6' evergreen trees planted 10' on center OR 2 – 4' tall berm planted with 4' evergreen trees planted 10' on center. 	<p>Screening between Commercial/Residential:</p> <ol style="list-style-type: none"> If left in its natural state, the buffer is 100'. If left in its natural state and the existing vegetation can meet or exceed the required planting specified in (4) by a factor of 3 or the existing vegetation and a screen fence can exceed (4) by a factor of 2, the buffer is 75'. If left in its natural state and the existing vegetation can meet or exceed the required planting specified in (4) by a factor of 4 or the existing vegetation and a screen fence can exceed (4) by a factor of 3, the buffer is 50'. Buffer may be 25' deep with an undulating berm at least 4' high and at least 1 deciduous tree per 20', 1 evergreen tree per 10', 2 shrubs per tree, and suitable ground cover. <p>Along Major Thoroughfares: 1 deciduous or evergreen tree for every 50' of frontage, and 1 shrub for every 30' of frontage</p>	<p>ROW planting requirements: All existing viable mature trees and specimen trees must be preserved, as well as all understory trees with a DBH of 2" or greater.</p> <p>Transitional screening areas must be left in their undisturbed natural state and supplemented where necessary with additional plantings to provide an effective visual screen.</p>	<p>Unspecified</p>	<p>Three different types of buffers (A, B, C). Different buffer types required between different uses. In general, Type A is required between the least incompatible uses, while Type C is required between the most incompatible uses.</p> <ul style="list-style-type: none"> Type A: 1 large evergreen tree and 1 medium evergreen tree per 15' (35' depth) Type B: 1 large evergreen tree, 1 medium evergreen tree, 2 small evergreen trees or shrubs per 15' (50' depth) Type C: 1 large evergreen tree, 2 medium evergreen trees, 3 small deciduous, ornamental or evergreen trees per 15' (75' depth). <p>Buffers between residential lots (outside designated villages) and major roadways: 35' depth with landscape preservation easement; 100' depth along scenic byways.</p>	<p>Must be suitably fenced and/or landscaped for C-2/I-1 districts</p> <p>Screening between I-2 districts and residential and agricultural districts must consist of a 8' solid fence or landscaping consisting of 2 rows of evergreen trees (8' tall) planted 20' apart and staggered.</p>

	Existing Ordinance	Proposed Ordinance	Albemarle County	Culpeper County	Cumberland County	Fauquier County	Gloucester County	Greene County
Screening (continued)								
Depth	25' (if only vegetative screening is provided)	Evergreen Option: 25' Mixed Vegetation Option: 25' Woodlands Preservation Option: 75' Other options unspecified	20' (if only vegetative screening is provided)	20' (if only vegetative screening is provided)	Unspecified	Front Yard: 20-35' Rear Yard: 20-30' Side Yard: 20-30'	Front Yard: 50-70' Rear Yard: 20-30' Side Yard: 10-20' Developers may receive an up to 10' setback reduction for utilizing exceptional architectural treatments on buildings.	20'
Street Trees								
Locations Required	Existing or proposed public streets in any non-residential development, or non-residential part of a mixed-use or multi-family development that is subject to site plan approval.	Existing or proposed public streets within or adjacent to any site subject to site plan approval and all major subdivisions with an average lot size of one (1) acre or less.	Existing or proposed public streets in any development subject to site development plan approval in all commercial and industrial districts and residential districts ≥ 4 DU/acre.	Existing and proposed public streets in any commercial or industrial development subject to site plan approval and all multi-family residential developments.	Streets in major residential subdivisions.	All areas used for vehicular access within residential uses not requiring site plan approval (landscape plan required with Record Plat or Construction Drawings, whichever comes first).	All roads in major residential subdivisions with an average lot size of 2 acres or less.	Unspecified
Spacing	Large Shade Trees: 1 per 100' of road frontage Ornamental Trees: 1 per 100' of road frontage Medium/Small Evergreens: 2 per 100' of road frontage	Large Shade Trees: 1 per 50' of road frontage OR Medium Shade Trees: 1 per 40' of road frontage	Large Street Trees: 1 per 50' of road frontage Medium Street Trees: 1 per 40' of road frontage	1 tree per 50' of road frontage	1 tree per 50' of road frontage	1 tree per 50' of road frontage	1 tree per 50' of road frontage	Unspecified

	Existing Ordinance	Proposed Ordinance	Goochland County	Hanover County	James City County	Louisa County	New Kent County	Orange County
Screening (continued)								
Depth	25' (if only vegetative screening is provided)	Evergreen Option: 25' Mixed Vegetation Option: 25' Woodlands Preservation Option: 75' Other options unspecified	Unspecified	25-100' depending on type selected Along Major Thoroughfares: 15-25' (depending on road)	ROW Landscape Areas: 50' along Community Character Corridors, 30' along other roads. Transitional buffers range from 30-50', with industrial uses requiring the greatest buffer.	25'	35-75' depending on type required	Unspecified
Street Trees								
Locations Required	Existing or proposed public streets in any non-residential development, or non-residential part of a mixed-use or multi-family development that is subject to site plan approval.	Existing or proposed public streets within or adjacent to any site subject to site plan approval and all major subdivisions with an average lot size of one (1) acre or less.	Unspecified	Unspecified	Along all ROWs within and abutting residential subdivisions.	Unspecified	Along all ROWs within and abutting major subdivisions with lots less than five acres (except industrial)	Unspecified
Spacing	Large Shade Trees: 1 per 100' of road frontage Ornamental Trees: 1 per 100' of road frontage Medium/Small Evergreens: 2 per 100' of road frontage	Large Shade Trees: 1 per 50' of road frontage OR Medium Shade Trees: 1 per 40' of road frontage	Unspecified	Unspecified	Trees: 1 tree every 40' Shrubs: 1 shrub every 20'	Unspecified	1 tree every 40'	Unspecified

	Existing Ordinance	Proposed Ordinance	Albemarle County	Culpeper County	Cumberland County	Fauquier County	Gloucester County	Greene County
Plant List								
Is there a plant list?	Yes	Yes	Yes	No Some suggested species are listed within the ordinance.	No	No	No	No
Does it include native plants?	Yes	Yes	Yes	N/A	No	No	No	No
Are the use of native plants required?	No	No	No	No The Culpeper County Design Guidelines promote natives.	No	No	No	No
Tree Preservation								
Are existing trees required to be preserved?	No Encouraged by Code	No Encouraged by Code	No	No	No	No Clear-cutting of projects requiring site plans is limited to areas required for loading, parking, streets, stormwater management, and buildings; in residential subdivisions, it is limited to areas required for house pad, yard, drainfields, streets, stormwater management, and recreational facilities.	Yes Existing trees of 8" in diameter or more must be preserved to the maximum extent possible.	No
Are credits given for the preservation of existing trees?	Yes Areas indicated as tree protection zones may satisfy screening requirements.	Yes Existing trees may be used to meet the screening requirements, and bonuses are awarded for preserving existing trees as part of the canopy requirements	Yes Existing trees or wooded areas may be preserved in lieu of planting new materials in order to satisfy the landscaping and screening requirements.	Yes Existing trees preserved receive bonus credit under the tree canopy requirements.	Unspecified	Yes Existing trees or wooded areas may be preserved in lieu of planting new materials in order to satisfy the landscaping and screening requirements.	Yes Existing trees and shrubs may be preserved in lieu of planting new materials in order to satisfy the landscaping and screening requirements.	Yes Existing vegetation may be used to meet the screening requirements.
Is there a tree preservation buffer along waterways?	No	Yes 50' along all intermittent streams, 75' along all perennial streams, and 100' along the Hardware, James, and Rivanna rivers for major subdivisions and site plans. Indigenous vegetation shall be preserved to the maximum extent practical, consistent with the use or development proposed. The Zoning Administrator/Subdivision Agent may allow a modification from the regulations in certain cases.	In Development Areas: 100' along perennial streams and contiguous wetlands In Water Supply Protection Area or Rural Land: 100' along perennial or intermittent streams and contiguous wetlands OR limits of floodplain, whichever is greater. Agricultural Cropland: 25' perennial streams and contiguous wetlands No live tree with a diameter of 6" or greater within 15' of any perennial stream may be cut down.	All new development subject to stormwater regulations must retain or establish stream buffers. Rappahannock, Rapidan, Hazel, Thornton Rivers: 100' on each side Perennial Streams: 50' on each side Ephemeral streams, intermittent streams, or streams with evidence of channel formation: 25' on each side	No	No	Yes (per CBPA regulations) 100' vegetated buffer adjacent to tidal wetlands, nontidal wetlands connected by surface flow to perennial water bodies, and tidal shores.	No
Is there a tree preservation buffer along roadways?	No	Yes, for reverse frontage lots (subdivision ordinance) Modifications may be permitted in certain cases.	No	No	No	No	Landscaped areas are required along roadways in the Highway Corridor Overlay District.	No

	Existing Ordinance	Proposed Ordinance	Goochland County	Hanover County	James City County	Louisa County	New Kent County	Orange County
Plant List								
Is there a plant list?	Yes	Yes	No	Yes	Yes	No	Code references the list of native species on the VA DCR website as the plant list.	No
Does it include native plants?	Yes	Yes	No	Yes	Yes	No	Yes	No
Are the use of native plants required?	No	No	No	No	No	No	Yes A landscape architect may specify an alternative species with a hardiness and growth rate suitable for the location.	No
Tree Preservation								
Are existing trees required to be preserved?	No Encouraged by Code	No Encouraged by Code	Yes (within buffers) Trees with a 6" caliper or greater located within buffer areas must be retained.	No	Yes Existing mature trees outside impervious areas must be preserved. The PC may require specific trees to be preserved.	No	No Encouraged within Code	No
Are credits given for the preservation of existing trees?	Yes Areas indicated as tree protection zones may satisfy screening requirements.	Yes Existing trees may be used to meet the screening requirements, and bonuses are awarded for preserving existing trees as part of the canopy requirements	Unspecified	Yes Existing trees or wooded areas may be preserved in lieu of planting new materials in order to satisfy the screening requirements.	Yes 1 existing viable ornamental tree = 1 planted ornamental tree 3 existing viable trees = 1 planted tree 1 viable mature tree = 2 planted trees 1 viable specimen tree = 3 planted trees	Unspecified	Yes Existing trees or wooded areas may be preserved in lieu of planting new materials in order to satisfy the landscaping and screening requirements.	Unspecified
Is there a tree preservation buffer along waterways?	No	Yes 50' along all intermittent streams, 75' along all perennial streams, and 100' along the Hardware, James, and Rivanna rivers for major subdivisions and site plans. Indigenous vegetation shall be preserved to the maximum extent practical, consistent with the use or development proposed. Modifications may be permitted in certain cases.	No (generally) Within the Rural Preservation District, a 100' buffer is required along perennial streams and a 50' buffer is required along intermittent streams.	Yes (per CBPA regulations) 100' vegetated buffer adjacent to tidal wetlands, nontidal wetlands connected by surface flow to perennial water bodies, and tidal shores.	Yes (per CBPA regulations) 100' vegetated buffer adjacent to tidal wetlands, nontidal wetlands connected by surface flow to perennial water bodies, and tidal shores.	Forested buffers (25-100') are encouraged, and sometimes required, along Lake Anna	Yes (per CBPA regulations) 100' vegetated buffer adjacent to tidal wetlands, nontidal wetlands connected by surface flow to perennial water bodies, and tidal shores.	No
Is there a tree preservation buffer along roadways?	No	Yes, for reverse frontage lots (subdivision ordinance) Modifications may be permitted in certain cases.	No	Screening is required along major thoroughfares for most new development.	Landscaped areas are required along roadways.	.No	Landscape preservation areas are required along major roads and scenic roads (see Screening).	No

	Existing Ordinance	Proposed Ordinance	Albemarle County	Culpeper County	Cumberland County	Fauquier County	Gloucester County	Greene County
Tree Canopy Requirements								
Requirements	None	Commercial, Office, Institutional or Industrial Uses: 10% canopy Multi-Family Residential (Density 10-20 DU/ac): 15% canopy Multi-Family Residential (Density ≤10 DU/ac): 20% canopy	Commercial, Office, or Industrial Uses: 10% canopy Residential Site (Density ≥20 DU/ac): 10% canopy Residential Site (Density 10-20 DU/ac): 15% canopy Residential Site (Density ≤10 DU/ac): 20% canopy	Commercial, Office, Institutional or Industrial Uses: 10% canopy Multi-Family Residential (Density 10-20 DU/ac): 15% canopy Multi-Family Residential (Density ≤10 DU/ac): 20% canopy	None	Commercial or Industrial Zoned Properties requiring a Site Plan: 10% canopy Residential or PUD Zoned Properties requiring a Site Plan: 15% canopy Residential Subdivisions not requiring a Site Plan: 15%	None	None
Existing Tree Credits	N/A	Bonus credit is awarded for preserving existing wooded areas, clusters of trees or mature trees (DBH ≥12") Mature Trees: Credit of 2.0x the area defined by the drip line Wooded Areas/Clusters: Credit of 1.5x the area defined by the drip line	Where existing trees are maintained, a canopy bonus is granted as follows: <ul style="list-style-type: none"> The canopy area is calculated at 10 additional years of maturity; The resultant area is multiplied by 1.25. 	Bonus credit is awarded for preserving existing wooded areas, clusters of trees or mature trees (circim. ≥42" 5' above grade). Mature Trees: Credit of 2.0x the area defined by the drip line Wooded Areas/Clusters: Credit of 1.5x the area defined by the drip line	N/A	Existing trees may be counted as part of the tree canopy calculations.	N/A	N/A

	Existing Ordinance	Proposed Ordinance	Goochland County	Hanover County	James City County	Louisa County	New Kent County	Orange County
Tree Canopy Requirements								
Requirements	None	Commercial, Office, Institutional or Industrial Uses: 10% canopy Multi-Family Residential (Density 10-20 DU/ac): 15% canopy Multi-Family Residential (Density ≤10 DU/ac): 20% canopy	None	None	None	None	None	None
Existing Tree Credits	N/A	Bonus credit is awarded for preserving existing wooded areas, clusters of trees or mature trees (DBH ≥12") Mature Trees: Credit of 2.0x the area defined by the drip line Wooded Areas/Clusters: Credit of 1.5x the area defined by the drip line	N/A	N/A	N/A	N/A	N/A	N/A

	Existing Ordinance	Proposed Ordinance	Albemarle County	Culpeper County	Cumberland County	Fauquier County	Gloucester County	Greene County
Parking Lot Landscaping								
Interior Landscape Area	<p>1 planting island (9' x 18') per 25 parking spaces in a row at both ends of the parking bay.</p> <p>9' planting strip between 4 adjacent parking bays</p> <p>9' planting strip between access roadways</p>	<p>1 planting island (12' x 18') per 20 parking spaces in a row at both ends of the parking bay.</p> <p>9' planting strip between 4 adjacent parking bays</p> <p>9' planting strip between access roadways</p>	<p>An area equal to 5% of the paved parking area must be landscaped</p> <p>1 shade tree is required per 10 parking spaces</p>	<p>An area equal to 5% of the paved parking area must be landscaped</p> <p>1 canopy tree is required per 10 parking spaces</p> <p>120 sq. ft. of contiguous pervious area is required per tree</p>	Unspecified	No parking space may be more than 80' from a landscaped open space or a canopy tree.	<p>20 sq. ft. of interior landscaping per parking space</p> <p>1 small deciduous tree per 100 sq. ft. of landscaped area OR 1 large deciduous tree per 200 sq. ft. of landscaped area</p> <p>All landscape areas shall be planted with shrubs and other vegetative ground cover compatible with tree landscaping, so that no bare ground exists.</p>	<p>An area equal to 5% of the paved parking area must be landscaped</p> <p>In plans that bioretention is used as a stormwater feature, the planting areas may be 3% or more of the total parking area</p>
Landscaped Islands	<p>1 planting island (9' x 18') per 25 parking spaces in a row at both ends of the parking bay.</p> <p>1 large shade tree per island</p> <p>1 large shade tree for every 35' of internal planting strip</p>	<p>1 planting island (12' x 18') per 20 parking spaces in a row at both ends of the parking bay.</p> <p>1 large shade tree and 4 shrubs per island</p> <p>1 large shade tree and 6 shrubs per 35' of internal planting strip</p>	Must be evenly dispersed throughout the parking lot	<p>No size requirements</p> <p>Must be evenly dispersed throughout the parking lot</p>	Unspecified	<p>Islands must be located at the end of each row of parking. They must be 6' wide and equal in length to the adjacent parking space.</p> <p>1 canopy tree is required per island.</p> <p>Curbs are required around the islands.</p> <p>Must be evenly dispersed throughout the parking lot</p>	Each island must be at least 100 sq. ft. and have a minimum width of 9'.	Islands must be at least 150 sq. ft. and have at least 1 tree and 3 shrubs for every 150 sq. ft.
Canopy Requirements	<p>35%</p> <p>1 large shade tree per island</p> <p>Medium shade trees may be used instead of large trees at a ratio of 2:1. Medium shade trees may not exceed 40% of required trees.</p>	<p>35%</p> <p>1 large shade tree per island</p> <p>Medium shade trees may be used instead of large trees at a ratio of 2:1. Medium shade trees may not exceed 40% of required trees.</p>	1 shade tree per 10 parking spaces	1 canopy tree per 10 parking spaces	Unspecified	<p>1 tree per 10 parking spaces</p> <p>Plus 1 tree per island</p>	<p>1 small deciduous tree per 100 sq. ft. of landscaped area OR 1 large deciduous tree per 200 sq. ft. of landscaped area</p> <p>Existing large deciduous trees of 8" or greater in diameter at DBH shall be credited as 2 newly-planted large deciduous trees.</p>	Unspecified

	Existing Ordinance	Proposed Ordinance	Goochland County	Hanover County	James City County	Louisa County	New Kent County	Orange County
Parking Lot Landscaping								
Interior Landscape Area	<p>1 planting island (9' x 18') per 25 parking spaces in a row at both ends of the parking bay.</p> <p>9' planting strip between 4 adjacent parking bays</p> <p>9' planting strip between access roadways</p>	<p>1 planting island (12' x 18') per 20 parking spaces in a row at both ends of the parking bay.</p> <p>9' planting strip between 4 adjacent parking bays</p> <p>9' planting strip between access roadways</p>	<p>Each zoning district has its own requirements regarding parking lot landscaping.</p> <p>All Commercial and Industrial zones are required to have the following planting requirements between the parking lot and the street: A 3' evergreen hedge or 2'-4' berm with a 2' evergreen hedge is required.</p>	Unspecified	<p>Interior landscaping area must be equal to at least 10% of the surface area parking.</p> <p>1 tree and 2 shrubs are required for every 5 parking spaces.</p> <p>1 viable mature tree that is preserved may substitute for 2 planted trees; 1 viable specimen tree substitutes for 3 planted trees.</p> <p>At least 35% of trees must be evergreen, at least 50% of trees must be deciduous shade trees, and at least 50% of shrubs must be evergreen.</p>		<p>2 trees required for every 10 parking spaces.</p> <p>4 shrubs are required for every 10 parking spaces.</p>	<p>200 sq. ft. of landscaped area per 10 parking spaces</p> <p>1 shade tree per 10 parking spaces</p>
Landscaped Islands	<p>1 planting island (9' x 18') per 25 parking spaces in a row at both ends of the parking bay.</p> <p>1 large shade tree per island</p> <p>1 large shade tree for every 35' of internal planting strip</p>	<p>1 planting island (12' x 18') per 20 parking spaces in a row at both ends of the parking bay.</p> <p>1 large shade tree and 4 shrubs per island</p> <p>1 large shade tree and 6 shrubs per 35' of internal planting strip</p>		Unspecified	<p>Parking spaces must be grouped into bays; at the end of each bay, there must be a landscaped island that is at least 9' x 15'. No parking bay may be more than 150' long without the construction of a landscaped island.</p> <p>Islands must be protected by curbs or buffers.</p>		<p>Landscaped islands are required at the end of each parking bay.</p> <p>Each island must be at least 10' x 15'.</p>	1 shade tree per 10 parking spaces
Canopy Requirements	<p>35%</p> <p>1 large shade tree per island</p> <p>Medium shade trees may be used instead of large trees at a ratio of 2:1. Medium shade trees may not exceed 40% of required trees.</p>	<p>35%</p> <p>1 large shade tree per island</p> <p>Medium shade trees may be used instead of large trees at a ratio of 2:1. Medium shade trees may not exceed 40% of required trees.</p>		Unspecified	<p>Trees may be spaced no more than 75' apart throughout the parking lot.</p> <p>Parking lots shall be designed to preserve existing viable trees to the maximum extent possible.</p>		<p>2 trees required for every 10 parking spaces.</p>	<p>1 shade tree per 10 parking spaces</p> <p>At least 1 shade tree is required for every 50' of frontage.</p> <p>If 20 or more trees are required, no more than ¼ of the trees may be any one species.</p>

	Existing Ordinance	Proposed Ordinance	Albemarle County	Culpeper County	Cumberland County	Fauquier County	Gloucester County	Greene County
Parking Lot Landscaping (continued)								
Buffer from Roadways	There should be a minimum of 50% screening of parking areas from public streets and adjacent properties.	<p>Four different screening options:</p> <ul style="list-style-type: none"> Landscape Strip Option: 1 tree and 10 shrubs per 40' of frontage Berm Option: 1 tree and 5 shrubs per 40' of frontage with a berm that is at least 30" tall Woodlands Preservation Option: Existing vegetation preserved with a 35' buffer. Structural Option: 3-4' high wall with 1 tree and 3 shrubs per 40' of frontage 	<p>Large street trees must be planted along the public street frontage which abuts a parking lot. 1 large shade tree is required for every 50 feet of road frontage. Medium shade trees may be used if there are spacing constraints; if medium shade trees are used, 1 tree is required per 40 feet of road frontage.</p> <p>When parked cars are visible from a public street, a buffer of low shrubs is required. Shrubs should be planted in a single row and spaced 5' apart. Alternative modes of screening may be approved by the reviewer.</p>	<p>Parking lots must be screened from adjacent land planned or zoned for agricultural, rural area, and residential uses.</p> <p>Lots with 10 or more spaces visible from public streets must be screened with a single row of shrubs between the parking lot and the street. The plantings must provide a continuous barrier at one year's maturity. Alternative methods of screening (low walls, berms) may be used with if approved by the Approving Authority.</p>	Unspecified	<p>All parking lots with more than 20 spaces must have landscaping along the perimeter of the parking area with a minimum of 1 canopy tree per 10 spaces.</p> <p>A 10' wide landscaping strip is required between the parking lot and street ROW. The parking area must be screened to a height of 30". The screening options are:</p> <ul style="list-style-type: none"> Landscape Strip Option: 1 canopy tree and 10 shrubs should be planted per 35 linear feet of frontage (excluding driveway openings) in a 10' wide strip. Berm Option: 1 canopy tree and 5 shrubs per 35 linear feet of frontage (excluding driveway openings). The berm must be at least 30" higher than the finished grade of the parking lot, and it may have a slope no steeper than 2:1. There are no set dimensions regarding the width of the buffer. Woodlands Preservation Option: Allows for the preservation of an existing woodlands strip with a minimum width of 35'. No additional plantings are required. The strip must be placed in easement, and the landscape plan must include techniques to be used for removing underbrush, pruning, and to protect the trees from any damage during site development. 	<p>Lots with more than 5 spaces visible from a public ROW must be screened. There are 3 options for screening:</p> <ul style="list-style-type: none"> A continuous evergreen hedge at least 3' tall; A continuous undulating earthen berm at least 3' tall and landscaped with groundcover and other stabilizing vegetation; and/or A continuous picket fence, 3-4' tall, painted white or whitewashed (a plastic composition fence, designed to look like a white picket fence, shall also be permitted). 	<p>50% of the required landscape shall be planted around the building and perimeter of the parcel. 1 tree and 3 shrubs are required for every 150 sq. ft.</p> <p>A minimum 10' wide buffer is required between the parking lot and adjacent right-of-way. There may be:</p> <ul style="list-style-type: none"> 1 small tree and 3 shrubs per 20 linear feet; or 1 large tree and 5 shrubs per 40 linear feet.

	Existing Ordinance	Proposed Ordinance	Goochland County	Hanover County	James City County	Louisa County	New Kent County	Orange County
Parking Lot Landscaping (continued)								
Buffers from Roadways	There should be a minimum of 50% screening of parking areas from public streets and adjacent properties.	<p>Four different screening options:</p> <ul style="list-style-type: none"> • Landscape Strip Option: 1 tree and 10 shrubs per 40' of frontage • Berm Option: 1 tree and 5 shrubs per 40' of frontage with a berm that is at least 30" tall • Woodlands Preservation Option: Existing vegetation preserved with a 35' buffer. • Structural Option: 3-4' high wall with 1 tree and 3 shrubs per 40' of frontage 	<p>Each zoning district has its own requirements regarding parking lot landscaping.</p> <p>All Commercial and Industrial zones are required to have the following planting requirements between the parking lot and the street: A 3' evergreen hedge or 2'-4' berm with a 2' evergreen hedge is required.</p>	<p>All commercial uses on a designated major thoroughfare must have a buffer of at least 15' along the road frontage; no parking areas are allowed in the buffer. The buffer increases to 25' along select primary roads.</p> <p>The buffer must include: 1 deciduous or evergreen tree for 50' of frontage, 1 shrub for 30' of frontage, and reasonably-dispersed ground cover</p> <p>When a berm that is at least 3' tall is provided (and does not have a slope greater than 3:1), there is a 50% reduction in the number of required trees.</p>	All parking lots must be screened from the public ROW by evergreen plantings or berms to create a screen at least 3' high.	Minimum 10' buffer between parking lot and ROW	<p>Minimum 10' buffer is required between the parking lot and the ROW and adjacent property liens.</p> <p>The required strip along the side lot lines may be reduced by 5' if an equal amount is added to the buffer along the ROW.</p> <p>Existing trees and natural vegetation should be retained wherever possible.</p>	<p>Parking lots must be set back 15' from any front property line.</p> <p>At least 1 shade tree is required for every 50' of frontage.</p>

Comparison of Minimum Parking Requirements among Virginia Localities for Select Uses

October 2011

Use	Existing Ordinance	Proposed Ordinance	Albemarle County	Culpeper County	Cumberland County	Fauquier County	Gloucester County	Greene County
Residential Uses								
Single-Family Unit	2 spaces per unit	2 spaces per unit	2 spaces per unit	2 spaces per unit	1 space per unit	2 spaces per unit	2 spaces per unit	2 spaces per unit
Townhouse Unit	2.25 spaces per unit	Same as Multi-Family (Below)	2 spaces per unit	Same as Multi-Family (Below)	1 space per unit	2 spaces per unit Plus 1 space per 2 units (guests) Plus 1 space per 5 units (Boats, RVs, etc.)	2 spaces per unit 1 space per 3 units for visitor parking 1 bicycle space per 15 units	2 spaces per unit
Multi-Family Units								
Efficiency	2.25 spaces per unit	1 space per unit	1.25 spaces per unit	1 space per unit	1 space per unit	2 spaces per unit 1 space per 3 units (guests) 1 space per 5 units (Boats, RVs, etc.)	1.5 spaces per unit Plus 1 space per 3 units for visitor parking 1 bicycle space per 10 units	2 spaces per unit
One Bedroom	2.25 spaces per unit	1.25 spaces per unit	1.50 spaces per unit	1.25 spaces per unit	1 space per unit			2 spaces per unit
Two+Bedrooms	2.25 spaces per unit	Two Bedrooms: 1.5 spaces per unit Three Bedrooms: 2 spaces per unit	2 spaces per unit	Two Bedrooms: 1.5 spaces per unit Three Bedrooms: 2 spaces per unit	1 space per unit			2 spaces per unit
Group Home	Unspecified	0.5 spaces per bed at licensed capacity	Unspecified	0.5 spaces per bed at licensed capacity	Unspecified	1 space for guest accommodations	1 space per 3 beds Plus 1 space per employee at largest shift	Unspecified

Use	Existing Ordinance	Proposed Ordinance	Goochland County	Hanover County	James City County	Louisa County	New Kent County	Orange County
Residential Uses								
Single-Family Unit	2 spaces per unit	2 spaces per unit	1 space per unit	2 spaces per unit	2 spaces per unit	1 space per unit	2 spaces per unit	2 spaces per unit
Townhouse Unit	2.25 spaces per unit	Same as Multi-Family (Below)	2 spaces per unit	2 space per unit	2.5 spaces per unit	2 spaces per unit	2 spaces per unit	2 spaces per unit 1 space per 8 units (guest)
Multi-Family Units								
Efficiency	2.25 spaces per unit	1 space per unit	2 spaces per unit	2 spaces per unit	1.5 spaces per unit	2 spaces per unit	2 spaces per unit	2 spaces per unit Plus 1 space per 8 units (guest)
One Bedroom	2.25 spaces per unit	1.25 spaces per unit	2 spaces per unit	2 spaces per unit	1.5 spaces per unit	2 spaces per unit	2 spaces per unit	
Two+ Bedrooms	2.25 spaces per unit	Two Bedrooms: 1.5 spaces per unit Three Bedrooms: 2 spaces per unit	2 spaces per unit	2 space per unit	2.2 spaces per unit	2 spaces per unit	2 spaces per unit	
Group Home	Unspecified	0.5 spaces per bed at licensed capacity	1 space per sleeping room Plus 1 space for owner	1 space per bedroom	Total of one more parking space than the total number of rooms rented	1 per sleeping room	1 space per sleeping room Plus 1 space for owner	Unspecified

Use	Existing Ordinance	Proposed Ordinance	Albemarle County	Culpeper County	Cumberland County	Fauquier County	Gloucester County	Greene County
Commercial and Industrial Uses								
Assisted Living Facility	1.25 spaces per unit Plus 1 space per employee on major shift	1 space per 3 residents Plus 1 space per employee on largest shift	1 space per 3 beds	0.5 spaces per bed at licensed capacity	Unspecified	1 space per 3 residents Plus 1 space per employee	1 space per 3 residents Plus 1 space per employee on the largest shift	Unspecified (Unspecified commercial buildings require 1 space per 100 square feet)
Automobile Repair/Service	Unspecified	3 spaces Plus 2 spaces for each service bay	1 space per employee Plus 2 spaces per each service stall Plus any accessory uses	1 space per 200 gross sq. ft. Minimum 5 spaces	Unspecified (Unspecified commercial buildings require 1 space per 100 square feet)	2 spaces per bay Plus 1 space per employee Minimum 5 spaces	1 space per 2 gasoline pumps Plus 2 spaces per service bay	Unspecified (Unspecified commercial buildings require 1 space per 100 square feet)
Bank	Unspecified	1 space per 250 sq. ft.	1 space per 150 square feet Requirement may be reduced by 25 sq. ft. per drive-in aisle	1 space per 250 gross sq. ft.	Unspecified (Unspecified commercial buildings require 1 space per 100 square feet)	1 space per 250 square feet If drive-in, 8 stacking spaces for first window plus 2 stacking spaces for each additional window.	1 space per 300 square feet Additional requirements if drive-in window 1 bicycle space per 15,000 sq. ft.	1 space per 200 square feet of floor area
Barber/Beauty Shop	Unspecified	2 spaces Plus 2 spaces for every barber or beautician chair	1 space per employee Plus 1 space per 200 sq. ft. gross floor area	Unspecified	Unspecified	1 space per 200 sq. ft. gross floor area	1 space per 300 square feet	1 space per 200 sq. ft. of floor area
Church or Other Place of Worship	1 space per 4 fixed seats or 1 space per 75 sq. ft. of assembly area, whichever is greater	1 space per 4 fixed seats or 1 space per 75 sq. ft. of assembly area, whichever is greater	In Development Area and seats more than 100 people: 1 space per 3 fixed seats or 1 space per 75 sq. ft. of assembly area, whichever is greater In Development Area and seats 100 people or less: 1 space per 4 fixed seats or 1 space per 75 sq. ft. of assembly area, whichever is greater In Rural Areas, the number of required spaces determined by the Zoning Administrator based on a parking study.	1 space per 4 fixed seats and/or one space per 6 occupants based on maximum occupancy rating of the facility for area without fixed seats	1 space per 5 fixed seats	1 space per 4 seats in the principal place of worship	1 space per 4 fixed seats in the main assembly area Plus 1 space per each 60 square feet of assembly area without fixed seats 1 bicycle space per 5,000 sq. ft.	1 space for every 5 fixed seats within the building, if the seats are fixed. If the seats are unfixed, 1 space per 100 square feet of usable floor space.

Use	Existing Ordinance	Proposed Ordinance	Goochland County	Hanover County	James City County	Louisa County	New Kent County	Orange County
Commercial and Industrial Uses								
Assisted Living Facility	1.25 spaces per unit Plus 1 space per employee on major shift	1 space per 3 residents Plus 1 space per employee on largest shift	1 space per 3 patient beds Plus 1 space per employee	2 spaces Plus 0.5 spaces per bedroom	1 space per 4 residents Plus 1 space per employee on the largest shift	1 space per 3 patient beds	1 space per 2 beds	1 space per 2 beds
Automobile Repair/Service	Unspecified	3 spaces Plus 2 spaces for each service bay	1 space per employee Plus 4 spaces per bay Plus 1 space per 200 sq. ft. of sales floor area	4 spaces per 1,000 sq. ft. for retail, display, and office floor area 1 space per 2000 sq. ft. for storage and shop Minimum 10 spaces for auto sales/service	1 space per 250 sq. ft.	1 space per employee Plus 2 spaces per service bay	1 space per 500 sq. ft. of enclosed rental and service floor area Plus 1 space per 25 sales/rental lot area Plus 2 spaces per service bay Plus 1 space per employee Minimum 5 spaces	3 spaces Plus 2 spaces for each service bay
Bank	Unspecified	1 space per 250 sq. ft.	1 space per 200 square feet of floor area	4 spaces per 1,000 square feet for the first 1,000 square feet of gross floor area 4.5 spaces per 1,000 square feet of gross square feet thereafter	1 space per 250 square feet	1 space per 200 square feet of floor area	1 space per 250 square feet	6 spaces for the first 1,000 square feet Plus 1 space for each additional 300 square feet of gross floor area
Barber/Beauty Shop	Unspecified	2 spaces Plus 2 spaces for every barber or beautician chair	1 space per 200 square feet of floor area	4 spaces per 1,000 square feet for the first 1,000 square feet of gross floor area 4.5 spaces per 1,000 square feet of gross square feet thereafter	3 spaces Plus 2 spaces per barber/beauty chair	1 space per 200 square feet of floor area	1 space per 200 square feet for the first 1,000 square feet of gross floor area 6 spaces for each 1,000 square feet thereafter	Unspecified
Church or Other Place of Worship	1 space per 4 fixed seats or 1 space per 75 sq. ft. of assembly area, whichever is greater	1 space per 4 fixed seats or 1 space per 75 sq. ft. of assembly area, whichever is greater	1 space per 4 seats in the principal place of worship Requirements may be reduced up to 50 percent if the place of worship is within 500 feet of any public parking lot or commercial parking lot where sufficient spaces are available by permission of the owner without charge during the time of service.	1 space per 4 seats in the principal place of worship	1 space per 5 seats based on maximum capacity	1 space per 4 seats in main auditorium	1 space per 4 seats in the principal place of worship Requirements may be reduced up to 50 percent if the place of worship is within 300 feet of any public parking lot or commercial parking lot where sufficient spaces are available by permission of the owner without charge during the time of service.	1 space per 4 seats or 1 space per 50 square feet of gross floor area

Use	Existing Ordinance	Proposed Ordinance	Albemarle County	Culpeper County	Cumberland County	Fauquier County	Gloucester County	Greene County
Commercial and Industrial Uses (Continued)								
Daycare	1 space per 9 children	1 space per 9 children	1 space per 10 children enrolled in the major class Plus 1 space per employee	1 space per 300 gross sq. ft. Plus 3 spaces for off-street loading and unloading	Unspecified (Unspecified commercial buildings require 1 space per 100 square feet)	2 spaces per 3 employees Plus spaces for all people at facility under normal operating conditions	1 space per employee on the maximum shift Plus 1 space per 20 enrolled individuals 1 bicycle space per 30,000 sq. ft. of floor area	Unspecified
Furniture, Carpet, or Appliance Store	Unspecified	1 space per 500 sq. ft. of retail sales area	1 space per 400 sq. ft. of retail sales area	1 space per 500 sq. ft. Plus 1 space per employee	Unspecified	1 space per 500 sq. ft. net floor area Plus 1 space per employee	1 space per 500 square feet	Unspecified
Gas Station	1 space per 200 square feet for the first 15,000 square feet of gross floor area 1 space per 400 square feet of gross floor area thereafter Plus any required stacking lanes	1.5 spaces per pump Plus 2 spaces for each service bay	Unspecified	1 space per 500 sq. ft. Plus 1 space per employee	Unspecified (Unspecified commercial buildings require 1 space per 100 square feet)	1 space per 200 gross sq. ft. for the first 1000 square feet, plus 6 spaces for each additional 1,000 sq. ft.	1 space per 2 gasoline pumps Plus 2 spaces per service bay	Unspecified (Unspecified commercial buildings require 1 space per 100 square feet)
Hotel	1 space per each guest room Plus 1 space for 150 square feet for attached restaurant and/or meeting area	1 per unit Plus compliance with the requirements for each particular additional use located on premise	1 space per each guest room Plus compliance with the requirements for each particular additional use located on premise	1.1 space per guest room Plus requirements for accessory uses	1 space per guest room	1 space per rental unit Plus required spaces for affiliated facilities	1 space per room for first 100 units 0.9 spaces per room for units 101-200 0.8 spaces per room for units 201-300 0.7 spaces per room for units above 300 1 bicycle space per 100 units	1 space per each guest room Plus 1 space for every 2 employees Plus compliance with the requirements for each particular additional use located on premise
Manufacturing	1 space per 2 employees Plus 1 space per 200 sq. ft. open to the public	1 space per 2 employees on the largest shift Plus 1 space per company vehicle	1 space per employee on the largest shift Plus 1 space per 500 sq. ft. open to the public (min. 2 customer parking spaces)	1 space per 750 gross sq. ft.	Unspecified (Unspecified commercial buildings require 1 space per 100 square feet)	1 space per 1.5 employees on major shift Plus 1 space per company vehicle and piece of mobile equipment	1 space per employee on maximum shift Plus 1 space per company vehicle 1 bicycle space per 15,000 sq. ft. of office space	1 parking space per 2 employees, based on the maximum number of employees on a shift Plus 1 space per company vehicle and piece of mobile equipment
Office	≤10,000 sq. ft: 1 space per 200 sq. ft. 5 spaces min. 10,001 to 50,000 sq. ft: 1 space per 200 sq. ft. for first 10,000 sq. ft., 1 space per 250 sq. ft. thereafter >50,000 sq. ft: 1 space per 200 sq. ft. for first 10,000 sq. ft., 1 space per 350 sq. ft. thereafter	1 space per 300 sq. ft., 5 spaces minimum, 1 space per 350 sq. ft. thereafter	1 space per 200 square feet of net office floor area	Up to 3,000 sq. ft.: 1 space per 200 sq. ft. Plus 1 space per 300 sq. ft. 3,001 – 10,000 sq. ft. Plus 1 space per 325 sq. ft. above 10,000 sq. ft.	Unspecified (Unspecified commercial buildings require 1 space per 100 square feet)	4.5 spaces per 1000 square feet of gross floor area Plus 1 space per company vehicle	1 space per 300 square feet Minimum 3 spaces 1 bicycle space per 15,000 sq. ft. of office space	1 space per 200 square feet of floor area

Use	Existing Ordinance	Proposed Ordinance	Goochland County	Hanover County	James City County	Louisa County	New Kent County	Orange County
Commercial and Industrial Uses (Continued)								
Daycare	1 space per 9 children	1 space per 9 children	1space per 20 children Plus 1 space per facility vehicle Plus 5 spaces for unloading and loading children	1 space per 350 square feet of gross floor area	Unspecified	Unspecified	2 spaces per 3 employees	1 space per 6 children of design capacity
Furniture, Carpet, or Appliance	Unspecified	1 space per 500 sq. ft. of retail sales area	Unspecified	1 space per 1,000 sq. ft. gross floor area	1 space per 400 sq. ft. of retail floor area	Unspecified	1 space per 500 sq. ft of gross floor area	1 space per 750 sq. ft. of gross floor area
Gas Stations	1 space per 200 square feet for the first 15,000 square feet of gross floor area 1 space per 400 square feet of gross floor area thereafter Plus any required stacking lanes	1.5 spaces per pump Plus 2 spaces for each service bay	Unspecified (Unspecified uses require 1 parking space for each 200 sq. ft. of business floor area)	Unspecified	Unspecified	Unspecified	1 space for every 150 sq. ft. of gross floor space Such spaces shall be separated by the driveway and general apron areas which give access to the gasoline and air pumps and any service areas; all parking spaces shall be located between the retail facility and the gasoline dispensing pumps.	Unspecified
Hotel	1 space per each guest room Plus 1 space for 150 square feet for attached restaurant and/or meeting area	1 per unit Plus compliance with the requirements for each particular additional use located on premise	1 space per employee Plus 1 space per sleeping room or suite	1 space per guest room Plus 5 additional spaces (for employees)	1 space per guest room Plus 1 space per 50 rooms Plus 1 space per 5 person of the maximum capacity of each meeting room	1 space per employee Plus 1 space per sleeping room or suite	1 spaces per each guest room Plus 1 space per employee Plus compliance with the requirements for each particular additional use located on premise	Unspecified
Manufacturing	1 space per 2 employees Plus 1 space per 200 sq. ft. open to the public	1 space per 2 employees on the largest shift Plus 1 space per company vehicle	2 spaces per each 3 employees on maximum working shift Plus 1 space per company vehicle	1 space per 5,000 sq. ft. gross floor area Plus 1 space per 400 sq. ft. of office area	1 space per 2 employees on the largest shift	1 space per employee on maximum working shift Plus 1 space per company vehicle and piece of mobile equipment	1 parking space for each employee on the maximum work shift Plus 1 space per company vehicle	1 space for each employee working at any time
Office	≤10,000 sq. ft: 1 space per 200 sq. ft. 5 spaces min. 10,001 to 50,000 sq. ft: 1 space per 200 sq. ft. for first 10,000 square feet., 1 space per 250 sq. ft. thereafter >50,000 sq. ft: 1 space per 200 sq. ft. for first 10,000 square feet, 1 space per 350 sq. ft. thereafter	1 space per 300 sq. ft. for the first 15,000 square feet, 5 spaces minimum, 1 space per 350 sq. ft. thereafter	1 space per 300 square feet of floor area Plus space for storage of each truck or other vehicle used in connection with the business or industry 3 spaces minimum	1 space per 400 square feet of gross floor area	1 space per 250 square feet	1 space per 400 square feet of floor area 3 spaces minimum	1 space per 200 square feet of gross floor area	6 spaces for the first 1,000 square feet Plus 1 space for each additional 300 square feet of gross floor area

Use	Existing Ordinance	Proposed Ordinance	Albemarle County	Culpeper County	Cumberland County	Fauquier County	Gloucester County	Greene County
Commercial and Industrial Uses (Continued)								
Restaurant (General)	2 spaces per 100 gross square feet, 15 spaces min.	1 space per 100 gross square feet, 10 spaces min.	13 spaces per 1,000 square feet of gross floor area Drive-thru lanes require 5 queue spaces per lane	1 space per 150 gross sq. ft.	1 space per 250 square feet	1 space per 4 seats Plus 1 space per 2 employees for sit-down restaurants, 1 space per 2 employees where seating is at a counter	1 space per 100 square feet 1 bicycle space per 5,000 sq. ft.	1 parking space per table or booth Plus 6 parking spaces for employees
Restaurant (Fast Food)	2 spaces per 100 gross square feet, 15 spaces min.	1 space per 100 gross square feet, 10 spaces min.	13 spaces per 1,000 square feet of gross floor area Drive-thru lanes require 5 queue spaces per lane	1 space per 75 gross sq. ft. Minimum 5 spaces	1 space per 250 square feet	1 space per 4 seats Plus 1 space per 2 employees for sit-down restaurants, 1 space per 2 employees where seating is at a counter	1 space per 100 square feet Plus 10 stacking spaces for the 1 st drive-in window, 3 spaces for each window thereafter 1 bicycle space per 5,000 sq. ft.	1 parking space per table or booth Plus 6 parking spaces for employees
Retail	1 space per 200 square feet for the first 15,000 square feet of gross floor area 1 space per 400 square feet of gross floor area thereafter	1 space per 250 sq. ft. for the first 15,000 square feet, 1 space per 350 sq. ft. thereafter	1 space per 100 square feet of retail sales area for the first 5,000 square feet 1 space per 200 square feet of retail sales area thereafter	Up to 20,000 sq. ft.: 1 space per 250 sq. ft. Plus 1 space per 275 sq. ft. 20,001 – 100,000 sq. ft. Plus 1 space per 300 sq. ft. above 100,000 sq. ft.	1 space per 250 square feet of retail floor space	1 space per 200 gross sq. ft. for the first 1000 square feet, plus 6 spaces for each additional 1,000 sq. ft.	1 space per 200 square feet 1 bicycle space per 5,000 sq. ft.	1 space per 200 square feet of floor area
Shopping Centers	≤10,000 sq. ft.: 5 spaces per 1,000 square feet 15,000 to 50,000 sq. ft.: 4.5 spaces per 1,000 square feet >50,000 sq. ft.: 4 spaces per 1,000 square feet	≤10,000 sq. ft.: 4 spaces per 1,000 square feet 15,000 to 50,000 sq. ft.: 3.5 spaces per 1,000 square feet >50,000 sq. ft.: 3 spaces per 1,000 square feet	10,000 - 24,999 sq. ft.: 5.5 spaces per 1,000 sq. ft. 25,000 - 50,000 sq. ft.: 5 spaces per 1,000 sq. ft. 50,001 - 200,000 sq. ft.: 4.75 sq. ft. 200,001 - 600,000 sq. ft.: 4.5 spaces per 1,000 sq. ft. 600,001 - 750,000 sq. ft.: 4.75 spaces per 1,000 sq. ft. 750,001 sq. ft. or larger: 5 spaces per 1,000 sq. ft.	Up to 20,000 sq. ft.: 1 space per 250 sq. ft. Plus 1 space per 275 sq. ft. for 20,001 – 100,000 sq. ft. Plus 1 space per 300 sq. ft. above 100,000 sq. ft.	1 space per 250 square feet of retail floor space	1 space per 200 gross sq. ft. for the first 1000 square feet, plus 6 spaces for each additional 1,000 sq. ft.	1 space per 200 square feet	1 space per 200 square feet of floor area

Use	Existing Ordinance	Proposed Ordinance	Goochland County	Hanover County	James City County	Louisa County	New Kent County	Orange County
Commercial and Industrial Uses (Continued)								
Restaurant (General)	2 spaces per 100 gross square feet, 15 spaces min.	1 space per 100 gross square feet, 10 spaces min.	1 space per 3 seats Plus 1 space per each employee on the largest shift	1 space per 100 square feet of gross floor area	1 space per 4 seats based on maximum capacity	1 space per 200 square feet of floor area	1 space for every 3 seats or 1 space for every 3 persons of rated building capacity Drive-thru lanes require 6 queue spaces per lane	1 space per 100 square feet
Restaurant (Fast Food)	2 spaces per 100 gross square feet, 15 spaces min.	1 space per 100 gross square feet, 10 spaces min.	1 space per 3 seats Plus 1 space per each employee on the largest shift	1.75 spaces per 100 sq. ft. of gross floor area	1 space per 4 seats based on maximum capacity	1 space per 200 square feet of floor area	1 space for every 3 seats or 1 space for every 3 persons of rated building capacity Drive-thru lanes require 6 queue spaces per lane	1 space per 100 square feet
Retail	1 space per 200 square feet for the first 15,000 square feet of gross floor area 1 space per 400 square feet of gross floor area thereafter	1 space per 250 sq. ft. for the first 15,000 square feet, 1 space per 350 sq. ft. thereafter	1 space per 200 square feet of floor area	4 spaces per 1,000 square feet for the first 1,000 square feet of gross floor area 4.5 spaces per 1,000 square feet of gross square feet thereafter	1 space per 200 square feet	1 space per 200 square feet of floor area	1 space per 200 square feet for the first 1,000 square feet of gross floor area 6 spaces for each 1,000 square feet thereafter	1 space per 200 square feet
Shopping Centers	≤10,000 sq. ft.: 5 spaces per 1,000 square feet 15,000 to 50,000 sq. ft.: 4.5 spaces per 1,000 square feet >50,000 sq. ft.: 4 spaces per 1,000 square feet	≤10,000 sq. ft.: 4 spaces per 1,000 square feet 15,000 to 50,000 sq. ft.: 3.5 spaces per 1,000 square feet >50,000 sq. ft.: 3 spaces per 1,000 square feet	<25,000 sq. ft.: 5 spaces per 1,000 square feet of rental floor area >25,000 sq. ft.: 4 spaces per 1,000 of renal floor area	4 spaces per 1,000 square feet for the first 1,000 square feet of gross floor area 4.5 spaces per 1,000 square feet of gross square feet thereafter	<300,000 sq. ft.: 4 spaces per 1,000 square feet >300,000 sq. ft.: 4.5 spaces per 1,000 square feet	<25,000 sq. ft.: 1 space per 200 square feet of floor area Larger centers not specified	10,000 to 25,000 sq. ft.: 5 spaces per 1,000 sq. ft. 25,000 to 400,000 sq. ft.: 4 spaces per 1,000 sq. ft. 400,000 to 600,000 sq. ft.: 4.5 sq. ft. Over 600,000 sq. ft.: 5 spaces per 1,000 sq. ft.	1 space per 225 square feet

Use	Existing Ordinance	Proposed Ordinance	Albemarle County	Culpeper County	Cumberland County	Fauquier County	Gloucester County	Greene County
Civic & Recreational Uses								
Professional School	Unspecified	1 space per 2 students at maximum capacity Plus 1 space per classroom	Determination made by Zoning Administrator based on a parking study	1 space per 300 gross square feet	Unspecified	2 spaces per each 3 employees Plus enough spaces to accommodate all persons at the establishment during normal operations	1 space per 2 students at the maximum capacity Plus 1 space per classroom 1 bicycle space per 30 students at capacity	1 space per teacher, employee, or administrator Plus auditorium parking requirements
Community Center	1 space per 300 square feet	1 space per 300 square feet	1 space per 3 fixed seats or 1 space per 75 sq. ft., whichever is greater	1 space per 4 fixed seats and/or 1 space per 6 occupants based on maximum occupancy	1 space for every 5 fixed seats	Unspecified	As required for uses specifically listed, plus additional spaces to accommodate anticipated demand. 1 bicycle space per 10 patrons, based on maximum demand	1 space per 100 sq. ft. of usable floor space
Golf Course or Club	2 spaces per hole	2 spaces per hole	4 spaces per hole Plus 1 for each employee	3 spaces per hole Plus required parking for accessory uses	Unspecified (Unspecified commercial buildings require 1 space per 100 square feet)	1 space per 4 members based on maximum anticipated membership	50 spaces per 9 holes	25 parking spaces

Use	Existing Ordinance	Proposed Ordinance	Goochland County	Hanover County	James City County	Louisa County	New Kent County	Orange County
Civic & Recreational Uses								
Professional School	Unspecified	1 space per 2 students at maximum capacity Plus 1 space per classroom	Unspecified	Unspecified	Unspecified	Unspecified	Unspecified	Unspecified
Community Center	1 space per 300 square feet	1 space per 300 square feet	Unspecified	10 spaces Plus 1 space per 300 sq. ft. gross floor area in excess of 1,000 sq. ft.	1 space per 200 square feet	Unspecified	1 space per 100 sq. ft. of gross floor area	1 space per 50 sq. ft. of gross floor area in main assembly area
Golf Course or Club	2 spaces per hole	2 spaces per hole	1 space per 2 employees Plus 3 spaces per hole	5 spaces per hole (including putting green) and 1 space per tee for a driving range	Unspecified	1 space per 5 members or 1 for every 400 sq. ft. of floor area, whichever is greater	8 parking spaces per tee	5 spaces per hole

Use	Existing Ordinance	Proposed Ordinance	Albemarle County	Culpeper County	Cumberland County	Fauquier County	Gloucester County	Greene County
Parking Lot Specifications								
Parking Requirements	Parking lots for 5 or more vehicles must be surfaced with at least 6" of VDOT #21 or #21A aggregate base May be reduced to a base of 3" for some low-traffic uses	Parking lots for 5 or more vehicles must be surfaced with at least 6" of VDOT #21 or #21A aggregate base May be reduced to a base of 3" for some low-traffic uses Hard-surface permeable paving permitted; grass pavers permitted with special approval	Parking lots for 4 or more vehicles must be surfaced with a material approved by the County Engineer, based on the intensity of usage and VDOT paving guidelines.	Unspecified	All public parking areas must be surfaced with asphalt or concrete.	Parking lots for 4 or more vehicles must be constructed with a dustless surface. For preliminary site plans, the Planning Director may not require dustless surfaces if the area will be used temporarily or infrequently. The Planning Commission may grant similar exemption for final site plans.	Unspecified	All parking spaces and access driveways must be covered with an all-weather surface. Every public parking area must be surfaced with gravel, stone, asphalt, or concrete.
Stall Size	20' Aisle: 10' x 18' 24' Aisle: 9' x 18'	20' Aisle: 10' x 18' 24' Aisle: 9' x 18' Parallel: 9' x 20.5' Other angles defined	20' Aisle: 10' x 18' 24' Aisle: 9' x 18' Parallel: 9' x 20'	Standard: 9' x 19' Parallel: 9' x 20.5'	Unspecified	Unspecified	Standard: 9' x 18'	20' Aisle: 10' x 18' 24' Aisle: 9' x 18'
Compact Cars	Unspecified	Up to 20% of spaces may be designated for compact cars in lots with ≥30 spaces Perpendicular: 8' x 17' Parallel: 7.5' x 18.5' Other angles defined	Unspecified	Up to 20% of spaces may be designated for compact cars Size: 8' x 17'	Unspecified	Unspecified	Unspecified	Unspecified
On-Street Parking	May not count towards parking requirements	On-street parking spaces in a public or private ROW with 150' of use may count towards the parking requirements. If located in a public ROW, must be approved by VDOT.	On-street parking spaces in a public or private ROW abutting the lot may count towards the parking requirements. If located in a public ROW, must be approved by VDOT.	Unspecified	Unspecified	Unspecified	Unspecified	Unspecified
Siting in Relation to Building	To the greatest extent possible, parking areas shall not be located between the right-of-way and the principal structure.	To the greatest extent possible, parking areas shall not be located between the right-of-way and the principal structure.	Unspecified	Parking lot setbacks: From Arterial Streets: 20' From Other Streets: 10' Along a Lot Line: 5' Along Alleys: 0'	Unspecified	Unspecified	Unspecified	Unspecified
Access Management	Unspecified	Only two access points are permitted per lot per street. The centerlines of any separate access points must be spaced at least 75 feet apart and be set back from the street line of any intersecting street at least 50' or ½ of the lot frontage, whichever is greater, except for in no case may the setback distance exceed 200'.	On multi-lane divided highways, no parking lot entrance, unless it is directly across from a crossover, may be within 500 feet of a crossover, unless there is no other reasonable alternative. Connections with adjoining properties may be required.	No specified standards Ordinance states that parking lot access should not interfere with traffic capacity or flow on adjacent streets	Unspecified	Unspecified	No specific standards Ordinance states that access points should be located so that vehicles entering or leaving the use can be clearly visible from a reasonable distance to any pedestrian or motorist on the adjacent roadway.	Unspecified

Use	Existing Ordinance	Proposed Ordinance	Goochland County	Hanover County	James City County	Louisa County	New Kent County	Orange County
Parking Lot Specifications								
Parking Requirements	Parking lots for 5 or more vehicles must be surfaced with at least 6" of VDOT #21 or #21A aggregate base May be reduced to a base of 3" for some low-traffic uses	Parking lots for 5 or more vehicles must be surfaced with at least 6" of VDOT #21 or #21A aggregate base May be reduced to a base of 3" for some low-traffic uses Hard-surface permeable paving permitted; grass pavers permitted with special approval	All parking lots with more than 10 spaces must be paved with an all-weather surface. Parking lots less than 10 spaces may be covered with gravel; the handicapped spaces must be paved.	Unspecified	All parking areas must be surfaced with gravel, stone, asphalt, or concrete. The use of grass pavers may be permitted in low-traffic areas upon approval of the planning director, where it can be demonstrated that the vegetation will survive the amount of expected traffic.	All parking lots must be paved with an all-weather surface consisting of gravel, stone, asphalt or concrete.	All parking lots with more than 50 spaces must be paved with asphalt, concrete, or tar and gravel. Parking lots with less than 50 spaces must be dust-free.	All parking lots shall be surfaced with gravel, asphalt, or concrete.
Stall Size	20' Aisle: 10' x 18' 24' Aisle: 9' x 18'	20' Aisle: 10' x 18' 24' Aisle: 9' x 18' Parallel: 9' x 20.5' Other angles defined	Standard: 9' x 18'	Standard: 9' x 18'	Standard: 9' x 18' Parallel: 8' x 22'	Standard: 9' x 18' Compact: 8' x 16'	Standard: 9' x 18'	Standard: 9' x 18'
Compact Cars	Unspecified	Up to 20% of spaces may be designated for compact cars in lots with ≥30 spaces Perpendicular: 8' x 17' Parallel: 7.5' x 18.5' Other angles defined	Unspecified	Unspecified	Unspecified	Up to 20% of spaces may be designated for compact cars	Unspecified	Unspecified
On-Street Parking	Unspecified	On-street parking spaces in a public or private ROW with 150' of use may count towards the parking requirements. If located in a public ROW, must be approved by VDOT.	Parking space specifically defined as not being located in a street or alley.	Unspecified	Unspecified	Unspecified	Unspecified	Unspecified
Siting in Relation to Building	To the greatest extent possible, parking areas shall not be located between the right-of-way and the principal structure.	To the greatest extent possible, parking areas shall not be located between the right-of-way and the principal structure.	Parking areas may be located in any required yard.	Unspecified	Unspecified	Unspecified	Unspecified	Unspecified
Access Management	Unspecified	Only two access points are permitted per lot per street. The centerlines of any separate access points must be spaced at least 75 feet apart and be set back from the street line of any intersecting street at least 50' or ½ of the lot frontage, whichever is greater, except for in no case may the setback distance exceed 200'.	Not more than 1 entrance and 1 exit, or 1 combined entrance, should be allowed along primary roads.	Non-commercial or industrial uses may only have 1 entrance and 1 exit, or 1 combined entrance, along any street. Commercial and industrial sites may only have 1 point of access to the public road for every 300' of frontage.	While reviewing the site plan, the Planning Commission may require the location, number, and/or size of proposed entrances to be modified, limited, or increased.	Generally, no more than 1 entrance and 1 exit. 1 combined entrance/exit per street is encouraged.	Only two access points are permitted per lot per street. The centerlines of any separate access points: <ul style="list-style-type: none"> • Must be spaced at least 65 feet apart; • Must be at least 12.5' from any side property line; and • Be set back from the street line of any intersecting street at least 50' or ½ of the lot frontage, whichever is greater, except for in no case may the setback distance exceed 200'. 	

Use	Existing Ordinance	Proposed Ordinance	Albemarle County	Culpeper County	Cumberland County	Fauquier County	Gloucester County	Greene County
Parking Lot Specifications (Continued)								
Parking Maximum	May not exceed required spaces by 40% without Planning Commission approval	May not exceed required spaces by 40% without Planning Commission approval and use of permeable paving or additional landscaping	May not exceed required spaces by 20%	Unspecified	Unspecified	Unspecified	Unspecified	Unspecified
Modifications	Unspecified	<p>In designated growth areas, the minimum parking requirements may be reduced by up to 5% for lots of 50 or more spaces if:</p> <ul style="list-style-type: none"> • Site is located within 300' of a transit stop and connected to it by a sidewalk; or • Bicycle parking is provided (1 bicycle space = 1 parking space reduction) <p>The minimum parking requirements may be reduced up to 10% if :</p> <ul style="list-style-type: none"> • Additional landscaping is provided (1 tree, 3 shrubs for every two spaces reduced); or • New Urbanist principles are used on-site. <p>The minimum parking spaces may be reduced up to 25% with the submission of a parking study and approval of the Zoning Administrator.</p> <p>Possible modifications are not cumulative.</p> <p>The Zoning Administrator may require a reserve parking area to be shown on the site plan, so additional parking can be constructed if needed.</p> <p>May be reduced within the PUD</p>	<p>May be permitted in commercial and industrial districts, or for projects utilizing Transportation Demand Management practices, with the approval of the Zoning Administrator.</p> <p>The applicant must submit a parking study.</p> <p>Zoning Administrator may impose conditions on the modification, including the requirement of a reserve area for parking expansion if needed.</p>	<p>May be permitted in connection with the approval of a site plan where the Planning Commission specifically grants a modification</p>	Unspecified	<p>Neighborhood retail commercial uses oriented towards pedestrian or bicycle traffic may receive a 20% reduction in parking requirements with the approval of the Board of Supervisors.</p> <p>If an applicant can demonstrate through technical studies, shared parking agreements, or other evidence that the parking requirements are excessive, the Planning Director may determine the number of required spaces.</p>	<p>Developments that generate 1,000 or more ADT and are located on major collectors (or higher) must dedicate land for transit operations. If a transit route exists or will exist within a year on the site, a bus shelter must be constructed. When transit provisions are required, the parking requirements are reduced by 5%.</p> <p>Employers that adopt and certify their continued support for a transportation demand management program that encourages alternative modes of transportation may receive a 5% reduction for each of the following:</p> <ul style="list-style-type: none"> • Rideshare program • Flexible work schedules • On-site child care • Telecommuting program • Special bicycle facilities, including employee showers and lockers and covered bicycle parking. <p>When off-street parking credit is given, a land area sufficient to construct 50% of the spaces credited shall be reserved.</p> <p>If a use within the Courthouse Village can not reasonably comply with the parking requirements, the Zoning Administrator may modify or waive the requirements.</p>	Unspecified

Use	Existing Ordinance	Proposed Ordinance	Goochland County	Hanover County	James City County	Louisa County	New Kent County	Orange County
Parking Lot Specifications (Continued)								
Parking Maximum	May not exceed required spaces by 40% without Planning Commission approval	May not exceed required spaces by 40% without Planning Commission approval and use of permeable paving or additional landscaping	Unspecified	Unspecified	Unspecified	Unspecified	May not exceed minimum parking by more than 10% The zoning administrator may permit parking beyond this limit if, after the facility is in operation, it is clearly demonstrated by the owner that additional parking is required.	Unspecified
Modifications	Unspecified	<p>In designated growth areas, the minimum parking requirements may be reduced by up to 5% for lots of 50 or more spaces if:</p> <ul style="list-style-type: none"> • Site is located within 300' of a transit stop and connected to it by a sidewalk; or • Bicycle parking is provided (1 bicycle space = 1 parking space reduction) <p>The minimum parking requirements may be reduced up to 10% if:</p> <ul style="list-style-type: none"> • Additional landscaping is provided (1 tree, 3 shrubs for every two spaces reduced); or • New Urbanist principles are used on-site. <p>The minimum parking spaces may be reduced up to 25% with the submission of a parking study and approval of the Zoning Administrator.</p> <p>Possible modifications are not cumulative.</p> <p>The Zoning Administrator may require a reserve parking area to be shown on the site plan, so additional parking can be constructed if needed.</p> <p>May be reduced within the PUD</p>	Unspecified	<p>If multiple uses are located within the same building or premises, the required parking may be reduced up to 30% with the approval of the Planning Director.</p> <p>Exceptions to the standards may be granted by the Board of Supervisors.</p> <p>The Board of Supervisors may allow for shared parking and/or off-site parking for properties owned by a community development authority.</p>	<p>The minimum number of parking spaces may be reduced with approval of a mass transportation or alternate transportation plan. A reserve area must be set aside that is equal to the size of the number of spaces that were reduced. The Planning Director and Transit Manager must review the plan every two years; if they determine the mass transportation plan has not reduced the demand for parking, more parking may be required to be built in the reserve area.</p> <p>The Planning Commission may grant a waiver reducing the minimum off-street parking requirements if unique circumstances indicate that the minimum amount of parking will not be needed.</p>	<p>The applicant may, with the submission of a parking study, request a reduction in the minimum parking requirements of up to 20%. This reduction must be approved by the Planning Commission and Zoning Administrator.</p> <p>The Zoning Administrator may reduce the minimum parking requirements by up to 10% based on how effectively a site accommodates inter-parcel connectivity and pedestrian movement (walkability).</p>	Unspecified	Unspecified

Use	Existing Ordinance	Proposed Ordinance	Albemarle County	Culpeper County	Cumberland County	Fauquier County	Gloucester County	Greene County
Parking Lot Specifications (Continued)								
Shared Parking	20' Aisle: 10' x 18' 24' Aisle: 9' x 18'	Permitted with the approval of the Planning Director and County Attorney. A shared parking agreement is required. Public parking spaces may count toward parking requirements if within 600' of subject property	Shared parking agreements are permitted between certain uses with the recordation of the written agreement.	Shared parking agreements are permitted with the approval of the Board of Supervisors. The agreement may result in a reduction of up to 20%.	Shared parking is permitted with the approval of the Planning Director, with the submission of a parking analysis and shared parking agreement approved by the County Attorney.	Shared parking agreements are permitted between certain uses.	A reduction in the number of parking spaces can be made by the Zoning Administrator if it can be clearly demonstrated that peak utilization of the parking facility by the users occurs at different times of day.	Unspecified
Pedestrian Connections	Unspecified	For parking lots with 5 or more spaces, sidewalks must connect points of pedestrian origin and destination. Sidewalks must comply with the most recent VDOT standards.	Sidewalks must be provided between the parking area and the use/structure they serve.	Pedestrian facilities are addressed throughout the ordinance. The ordinance states that "layout and design of parking lots shall specifically address the interrelation of pedestrians, vehicular and bicycle traffic to provide continuous, direct pedestrian access with a minimum of driveway and drive aisle crossings. Remedial treatment such as raised pedestrian crossings, forecourts and landings, special paving, signs, lights and bollards shall be provided at significant points of conflict. Large parking lots shall include internal walkways that are located in places that are logical and convenient for pedestrians" (Sec. 10-6d). Connections must link to existing or planned pedestrian facilities.	Unspecified	Unspecified	Pedestrian accommodations shall be provided in all developments anticipated to have at least 25 employees on any shift or 500 ADT.	Unspecified
Minimum Parking Requirements Schedule	30 uses grouped into categories by type of use	40 uses grouped into categories by type of use If a use is not listed, the Zoning Administrator determines the parking requirements, based on specified criteria.	63 uses listed alphabetically If a use is not listed, the Zoning Administrator determines the parking requirements. A parking study may be required to make the decision.	62 uses grouped into categories by type of use (Residential, Commercial, etc.) If a use is not listed, the Zoning Administrator determines the parking requirements.	8 types of uses listed. Similar uses are placed in small groups (1 – 5 uses) seemingly based on traffic generation. About 23 uses defined in all. Commercial uses not listed must have 1 parking space per 100 sq. ft. of building area. No other provisions are listed.	53 uses grouped into categories by type of use (Residential, Commercial, etc.) If a use is not listed, the Planning Director determines the parking requirements.	107 uses grouped into categories by type of use (Agricultural, Recreational, Residential, Commercial, Industrial, and Miscellaneous). Each category shows the included uses in a table.	9 types of uses listed. Similar uses are placed in small groups (1 – 5 uses) seemingly based on traffic generation. About 25 uses defined in all. Commercial uses not listed must have 1 parking space per 100 sq. ft. of building area. No other provisions are listed.

Use	Existing Ordinance	Proposed Ordinance	Goochland County	Hanover County	James City County	Louisa County	New Kent County	Orange County
Parking Lot Specifications (Continued)								
Shared Parking	Permitted with the approval of the Planning Director and County Attorney. A shared parking agreement is required. Public parking spaces may count toward parking requirements if within 600' of subject property	Permitted with the approval of the Planning Director and County Attorney. A shared parking agreement is required. Public parking spaces may count toward parking requirements if within 600' of subject property	Permitted with the approval of the Zoning Administrator. The applicant must submit a parking study. Maximum Reduction: 35%	Permitted with the approval of the Planning Commission in conjunction with site plan approval	Unspecified	Permitted with the approval of the Board of Supervisors	Permitted with the approval of the Zoning Administrator. The applicant must submit a written agreement with the application of a zoning permit.	Unspecified
Pedestrian Connections	Unspecified	For parking lots with 5 or more spaces, sidewalks must connect points of pedestrian origin and destination. Sidewalks must comply with the most recent VDOT standards.	Unspecified	Unspecified	Sidewalk plans providing internal pedestrian access between parking areas, buildings, and public areas are required for multi-family residential and nonresidential development sites.	Unspecified Reductions may be permitted if the use is connected to other uses with pedestrian facilities.	Sidewalk is required adjacent to a business or industrial building and must be at least 4' wide. If vehicles overhang the sidewalk, it must be 6.5' wide.	Unspecified
Minimum Parking Requirements Schedule	30 uses grouped into categories by type of use	40 uses grouped into categories by type of use If a use is not listed, the Zoning Administrator determines the parking requirements, based on specified criteria.	32 uses included in a table	32 uses included in a table If a use is not listed, the Planning Director determines the parking requirements.	53 uses listed Uses grouped in categories according to type of use (Residential, Commercial, Industrial) Commercial uses divided into 3 subcategories: High Demand, Moderate Demand, and Unique Requirements If a use is not listed, the Planning Director determines the parking requirements.	18 uses listed If a use is not listed, the Zoning Administrator determines the parking requirements	34 uses included in a table	16 uses listed

Use	Existing Ordinance	Proposed Ordinance	Albemarle County	Culpeper County	Cumberland County	Fauquier County	Gloucester County	Greene County
Bicycles								
Bicycle Parking Requirements	Unspecified	Unspecified	Unspecified	<p>Minimum Number: 5% of automobile spaces provided; no less than 1 and no more than 20 shall be required for any one development.</p> <p>Bicycles must be considered in the parking lot design.</p> <p>The on-site bicycle network must connect to an adjacent bikeway network if it exists.</p>	Unspecified	Unspecified	<p>Bicycle accommodations shall be provided in all developments anticipated to have at least 25 employees on any shift or 500 ADT.</p> <p>Minimum parking requirements schedule includes bicycle parking requirements for select uses.</p> <p>Required bicycle parking may not be more than 250' from the principal use being served.</p>	Unspecified

Use	Existing Ordinance	Proposed Ordinance	Goochland County	Hanover County	James City County	Louisa County	New Kent County	Orange County
Bicycles								
Bicycle Parking Requirements	Unspecified	Unspecified	Unspecified	Unspecified	<p>Bicycle parking facilities are required for all retail and office development 20,000 sq. ft. in floor area and above.</p> <p>20,000 – 50,000 sq. ft.: 1 facility with at least 5 parking spaces 50,001 – 200,000 sq. ft.: 2 facilities with at least 5 parking spaces each 200,001 sq. ft. or more: 3 facilities with at least 5 parking spaces each</p>	Unspecified	Unspecified	Unspecified

Explanation of Proposed Changes to the Zoning Ordinance (ZTA 12:01)

Section	Explanation
Sec. 22-24-3(A)9	Modified to allow the use of symbols to label plants within the landscape plan (per recommendation of local landscape architect)
Sec. 22-24-4(A)	<p>Modified to Allow for Smaller Plantings</p> <p>Large Shade Trees: 1.5” (comparable to Albemarle, James City, Orange)</p> <p>Medium Shade Trees: 1.25” (comparable to Albemarle, James City, Orange)</p> <p>Ornamental Trees: 1.25” (comparable to Culpeper, James City)</p> <p>Evergreen Trees: 5’ tall (consolidated for simplification, comparable to Albemarle, Gloucester, Goochland)</p> <p>Shrubs: 18” (consolidated for simplification, comparable to Albemarle, Fauquier, Goochland, James City, New Kent)</p>
Sec. 22-24-4(B)1	Within Existing Regulations (Comparable to Albemarle, Culpeper, Fauquier, Loudoun)
Sec. 22-24-4(B)2	Within Existing Regulations (Comparable to Albemarle, Culpeper, Fauquier, Loudoun)
Sec. 22-24-4(B)3	Planting season proposal promoted by Planning Commission. Season length (Sept. 15 – June 30, provided ground is not frozen) was suggested by local landscape architect
Sec. 22-24-4(C)	Within Existing Regulations (Comparable to Albemarle, Culpeper)
Sec. 22-24-4(D)	Requires protective wells to be sited to limit disturbance within the drip line of trees that are to be protected, based on a suggestion from a local landscape architect. Expands upon existing regulations.
Sec. 22-24-4(E)	Within Existing Regulations (Comparable to Albemarle, Culpeper)
Sec. 22-24-5(B)	Requires use of species from Fluvanna County Plant List Comparable to New Kent
Sec. 22-24-5(C)	<p>Expands upon existing regulations by requiring trees within major subdivisions; reduces the number of street trees required for site plan approval.</p> <p>Street trees required within all new developments requiring site plan approval and within major residential subdivisions with an average lot size of one acre or less (comparable to Charlottesville, New Kent)</p> <p>Spacing comparable to Albemarle, Culpeper, Cumberland, Fauquier</p>

Explanation of Proposed Changes to the Zoning Ordinance (ZTA 12:01)

Section	Explanation
Sec. 22-24-5(D)	<p>New Tree Canopy Requirements (Comparable to Albemarle, Culpeper)</p> <p>Bonus Tree Credits Available (Comparable to Culpeper County)</p> <p>Replacement Requirements for Destroyed Trees receiving Bonus Credit (comparable to the City of Chesapeake)</p> <p>Part 5 taken from language recommendations from RCS/UVA (memo dated 11/30/2010).</p>
Sec. 22-24-5 (E)	Riparian Buffer Provisions (Part 2 Comparable to New Kent; Part 3,4,5 per RCS/UVA Recommendations: Memo 11/30/2010)
Sec. 22-24-5(F)	Changed language prohibiting invasive species, defining which species are invasive (Comparable to Culpeper)
Sec. 22-24-5(H)1	Added Performance Bonding Requirements (Comparable to Gloucester)
Sec. 22-24-5(H)2	Added Maintenance Bonding Requirements (Comparable to Albemarle)
Sec. 22-24-5(I)	Added Maintenance Requirements (Comparable to Culpeper)
Sec. 22-24-5(J)	Expanded upon the provisions associated with modifications to better define the instances in which they may be appropriate, and what the applicant must submit to be considered for a modification.
Sec. 22-24-6(A) old	Removed because lacked clarity
Sec. 22-24-6(B)1	Changed 25 parking spaces to 20 parking spaces in a row (about 180' long rows, longer than 150' rows permitted in James City)
Sec. 22-24-6(B)2	Removed provision that parking spaces adjacent to planting rows do not need islands.
Sec. 22-24-6(C)1	<p>Added shrub requirements (Comparable to Greene)</p> <p>Changed from letters to numbers to conform to the rest of the section.</p>
Sec. 22-24-6(D)	<p>Divided into sub-sections for clarity</p> <p>Added shrub requirements (Comparable to James City, New Kent County)</p>
Sec. 22-24-6(E)	<p>Moved parking lot screening requirements to the parking lots section.</p> <p>Screening Options Offered (Comparable to Fauquier, Gloucester)</p>
Sec. 22-24-6(F)	Specifically permit the use of bioretention areas within parking areas.
Sec. 22-24-6(G)	<p>Language encouraging the design of properly-designed islands when existing trees are preserved (City of Chesapeake Landscaping Design Manual)</p>
Sec. 22-24-7(A)	Screening Options Offered (Comparable to Culpeper, Hanover)
Sec. 22-24-7(B)5	Added screening from historic sites requirements (Comparable to Culpeper)
Sec. 22-24-7(C)	Added screening requirements for dumpsters

Explanation of Proposed Changes to the Zoning Ordinance (ZTA 12:01)

Section	Explanation
Sec. 22-26-3E	Allows on-street parking to count towards off-street parking requirements in certain instances (comparable to Albemarle)
Sec. 22-26-4A(1)	Specifies sizes for all types of parking spaces, including angled spaces. Current size requirements remain the same, others added (comparable to Culpeper)
Sec. 22-26-4A(2)	Allows reduced parking stall size if adjacent to green space (comparable to Albemarle)
Sec. 22-26-4A(3)	Allows compact cars spaces (comparable to Culpeper, Louisa)
Sec. 22-26-4A(4)	Specifies width requirements for travelways not adjacent to parking spaces (comparable to Albemarle)
Sec. 22-26-4F	Added language regarding stormwater, tree protection
Sec. 22-26-4H(1)	Requires interconnectivity of parking lots (comparable to Chapel Hill, North Carolina)
Sec. 22-26-4H(2)	Requires interconnectivity of pedestrian facilities associated with parking lots
Sec. 22-26-4I(2)	Requires entrances to be designed to VDOT standards (codifying existing policies)
Sec. 22-26-4I(3)	Specifies setbacks of entrances from intersections (comparable to New Kent)
Sec. 22-26-4I(4)	Specifies setbacks between entrances (comparable to New Kent)
Sec. 22-26-4K	Encourages the use of LID techniques
Sec. 22-26-4L	Requires the provision of pedestrian facilities within parking lots (comparable to Culpeper)
Sec. 22-26-5A	Specifically allows the use of permeable paving materials
Sec. 22-26-5A(2)	Allows the use of grass pavers with the approval of the Zoning Administrator (comparable to James City)
Sec. 22-26-8B	Explanation for uses not included in Table 1 Comparable to Albemarle, Hanover)
Sec. 22-26-8C	Requires applicants requesting additional parking to choose one of two mitigation strategies. Virginia Beach requires excess parking to be paved using permeable materials. The landscaping provisions are comparable to current County policies.
Sec. 22-26-8D(1)	Allows for deviations from the minimum parking standards in certain instances. The provision of bicycle parking spaces may lead to parking reductions (comparable to Lexington-Fayette County, Kentucky). Reduction for New Urbanist/Neo-traditional projects comparable to language used for setback waivers within the current ordinance. Reductions based on a parking study are comparable to Louisa County's provisions.
Sec. 22-26-8D(2)	Specifies that possible reductions are not cumulative, which would allow for significant deviations from the minimum standards.
Sec. 22-26-8D(3)	Developers receiving a reduction may be required to set aside a parking reserve area (based <i>Pennsylvania Standards for Residential Site Development</i>)
Sec. 22-26-8E	Language copied from the PUD regulations

Explanation of Minimum Parking Requirements per Use

Use	Explanation
Assisted Living Facility, Nursing Home	Changed “dwelling, multi-family, elderly” to assisted living facility because the former was not defined within the zoning ordinance. Comparable to Albemarle, Fauquier, Goochland, Louisa
Automobile Repair Service Establishments	Not Included in Previous Schedule Comparable to Orange
Beauty and Barber Shops	Comparable to James City
Churches	No Change Comparable to Albemarle, Culpeper, Fauquier, Gloucester, Goochland, Hanover, Louisa, New Kent, Orange
Community Center	No Change Comparable to James City
Daycare	No Change Comparable to Albemarle
Eating Establishment	Comparable to Gloucester, Hanover, Orange (Louisa, Culpeper, Cumberland require less parking)
Financial Institutions	Comparable to Culpeper, Fauquier, James City, New Kent
Furniture, Carpet, and Appliance Stores	Comparable to Culpeper, Fauquier, New Kent
Gas Stations	Comparable to Gloucester
Greenhouse, Nursery	Change Consistent with Retail Adjustments Outdoor area parking requirements comparable to New Kent
Group Home	Comparable to Culpeper
Hotels, Motels	Additional language comparable to Albemarle, Greene, New Kent
Industrial/Commercial	Removed requirements, since new uses were added to the schedule.
Laundry	Comparable to Albemarle
Manufacturing	Comparable to Greene, James City
Multi-Family Dwellings	Required Parking Based on Number of Bedrooms Comparable to Albemarle, Culpeper
Office	Comparable to Culpeper, Gloucester, Goochland RCS recommended 3 spaces/1,000 square feet Hanover, Louisa require less parking
Professional School	Comparable to Gloucester
Retail Stores, Convenience Stores, Gas Stations	Comparable to Culpeper, Hanover RCS recommended 3 spaces per 1,000 square feet
Shopping Centers	Comparable to Culpeper RCS recommended 3 spaces per 1,000 square feet

Free Enterprise Forum

*Providing Citizens of the Charlottesville Region with a
Balanced Perspective on Local Issues*

27 June 2012

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

VIA ELECTRONIC TRANSMISSION

Dear Planning Commissioners,

Thank you for taking the time to reconsider the impact the proposed regulations will have on the economic viability of land in the Community Development area.

Stream Buffers – The stream buffers, as proposed, work exceedingly well in the rural preservation area but the Free Enterprise Forum believes there is a better solution for the lands you have designated for economic development.

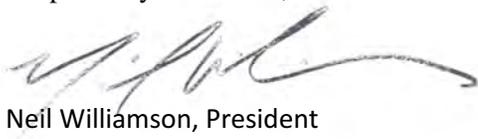
The Virginia Department of Environmental Quality and the Army Corps of Engineers have regulatory jurisdiction over the streams today. As these two science based organizations regularly review their regulatory guidelines to keep up with emerging science, the Free Enterprise Forum believes the regulation of stream buffers in the community development areas remain with the DEQ and the Army Corps. This seems to be a better balance of the desired outcomes of environmental protection and economic development.

Wooded Landscape Buffers – Visibility and proper signage is a critical aspect of any business location. While we understand the desire to keep rural scenic byways as such, we also see the need for a more balanced approach to permitting signage on parcel frontage. The intensity of the signage can be regulated but a strict prohibition, in the community development area, should be removed.

Landscape Bond - As Charlie Armstrong commented to the Board of Supervisors, a three year landscape bond is excessive. Most plants come with a 1 year guarantee and are sufficiently established (or not) after 12 months. We encourage the Planning Commission to endorse a 12 month landscape bond tied to the installation date of the landscaping.

If these changes are made, the Free Enterprise Forum believes the ordinance will protect both the environment and the economic development potential in Fluvanna County.

Respectfully Submitted,



Neil Williamson, President

**RIVANNA
CONSERVATION
SOCIETY**



July 10, 2012

Mr. Andrew Pompei, Planner
Fluvanna County
P.O. Box 540
Palmyra, Virginia 22963

Dear Andrew:

The Rivanna Conservation Society (RCS) would like to provide input to the Planning Commission on a possible change to the proposed zoning text amendment currently under consideration by Fluvanna County. We have provided input to the County previously on the text amendments, and the amendments are very consistent with the report we issued in 2010, "Reducing Runoff from New Development: Recommendations for Fluvanna County." We are particularly concerned about the suggestion that the requirements for riparian protection areas in the current draft of the text amendment be limited to properties zoned A-1 (Agricultural General), and furthermore that the requirement not apply in designated growth areas. RCS believes protection of riparian areas is most needed in designated growth areas. Experience in other jurisdictions in the Rivanna watershed shows that limiting the language protecting riparian areas to properties zoned A-1 would defeat the very purpose of the language.

Fluvanna County's growth areas include a number of streams that are important in their own right, but also for the overall health of the Rivanna River. The Fluvanna designated growth areas including the headwater streams of Mechunk and Ballinger Creeks (in the Zion Crossroads area) and Cunningham and Burke Creeks (in the Lake Monticello area). These streams are currently in good to fair ecological conditions. Degradation of the headwaters of those streams will negatively affect all points downstream, including the Rivanna itself. This downstream impact would be especially unfortunate because long sections of rural stream buffers along the Rivanna and its larger tributaries face less development pressure and have recently been put into long-term easements or other protected status.

Protecting riparian areas in the growth area is critically important because increased development, and the increase in impervious surfaces (such as roofs, roads, driveways, sidewalks, parking lots, etc.) that go along with that development, harms rivers and streams. Ample evidence shows that in this region these kinds of paving and hardscapes are the primary causes of stream impairment. Development increases impervious surfaces, which in turn causes more concentrated, "flashy" runoff of stormwater, reducing landscape capacity for groundwater recharge and disrupting stream flow and groundwater cycles. Indeed, in the Rivanna basin, development and impervious surfaces have been identified as the primary causes of impaired rivers and streams.

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The StreamWatch report, *Land Use and Stream Health in the Rivanna Basin, 2007-2009*, concluded that the extent of development was, by a wide margin, the causal factor most correlated with impaired stream health in the basin. Indeed, the study concluded that stream health starts to degrade at a fairly low level of development (as little as three percent impervious surfaces), and that one could accurately predict the health of a stream segment solely by looking at the amount of development surrounding it.

All of this shows that the most important steps any jurisdiction can take to protect stream health are those that focus on the growth areas that will be subject to development in the coming years. The StreamWatch report also found that riparian buffers could help protect streams from the effects of development. Importantly for Fluvanna, such buffers can play a role in offsetting the negative effects of increased development, especially for smaller streams (such as those in the growth area). Protecting riparian areas now (before growth occurs) is essential to protecting stream health and water quality in the future. Fluvanna currently has some of the healthiest streams in the Rivanna basin, in part because the county is still largely rural.

Virtually everyone agrees that it is easier and much less expensive to protect high quality stream conditions through intelligent land use measures than it is to attempt to restore degraded streams, especially once large areas of the impacted watersheds have been converted to impervious surfaces. Given what we know today, Fluvanna has the fortunate opportunity and responsibility to get things right to minimize development impacts to local streams before more or less irreversible damage is done. If we fail to do this, we will not only deprive future generations of healthy, high quality streams, we will stick them with the expensive cleanup bill.

Preserving riparian areas is a critically important piece of protecting water quality in the Fluvanna's growth areas, and RCS supports the current language of the zoning text amendment. The 100-foot deep (the number in the current draft) riparian forest buffer is the USDA recommendation to achieve the goal of absorbing 80 percent of the pollution from excess fertilizer nutrients in runoff from adjacent agricultural lands. Similar or greater concerns apply for developed areas. Fertilizer and pesticide pollution from suburban residential and commercial landscaping often is more severe, since suburban landscapers are typically not as bound by a farmer's cost constraints and other incentives to minimize wasteful or excessive chemical use.

Effective stream buffer and stormwater control requirements need not limit the overall development potential of a property. Concentrated development with a smaller impervious surface "footprint" will tend to do much less environmental damage than a similar square footage of development built in a more dispersed development pattern with a higher ratio of impervious surface area per square foot of commercial, residential, or industrial space.

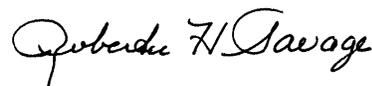
In many cases, more concentrated developments will also be more cost-effective and profitable for developers to build. In addition, riparian forests and vegetation can enhance development, by providing natural areas, space for trails, and habitat for desirable birds and wildlife.

Apparently, the Free Enterprise Forum has suggested that the provisions in the zoning text amendment would raise the cost of development in Fluvanna. However, it is not clear to us what evidence they have submitted to support that claim. Indeed, an increasing number of counties in Virginia have passed ordinances protecting riparian areas, including nearby Albemarle, Goochland, Hannover, Henrico, and Nelson counties. In a number of these counties, a rapid pace of development has co-existed with protection of riparian areas. Indeed, given the high cost of restoring impaired streams, we believe that the path of real economy – for Fluvanna County, its residents, and its builders – is to adopt these simple practices to protect water quality now, rather than trying to fix the problem after the fact.

Thank you for the opportunity to provide input on this important issue. We hope that the Board of Supervisors proceeds with the text amendments as proposed. Please let us know if RCS can provide any additional information.



Jack Brown
Board Chair



Robbi Savage
Executive Director

Cc: Fluvanna Planning Commission
Fluvanna Board of Supervisors
RCS Board of Directors



July 9, 2012

Hon. Shaun Kenney, Chair
Fluvanna Board of Supervisors
County of Fluvanna
P.O. Box 540
Palmyra, VA 22963

Re: Proposed Landscape Ordinance Requirements for Fluvanna County and
Proposed Rezoning at Camp Friendship Site

Dear Mr. Kenney,

I am writing on behalf of the Rivanna River Basin Commission to provide information and recommendations regarding the importance of protecting, maintaining, and planting riparian buffers along the Rivanna River in Fluvanna County as the county considers changes to its parking and landscaping ordinances and the proposed rezoning at the Camp Friendship site for a PUD.

As you know, by Virginia statute the Rivanna River Basin Commission (RRBC) is empowered to “provide guidance and make recommendations to local, state, and federal legislative and administrative bodies, and to others as it deems necessary and appropriate, regarding the use, stewardship, and enhancement of the [Rivanna] Basin’s water and other natural resources.”¹ We have been meeting as a group of elected officials and appointed citizens from the four Rivanna localities (Fluvanna, Greene, Charlottesville, and Albemarle) since 2007, and we have been supported by our technical advisory committee that includes members of local government staff and technical experts in the fields of hydrology, ecology, stormwater management, and water quality protection.

The importance of maintaining natural vegetation adjacent to riverbanks to the health of the Rivanna cannot be over-emphasized. Buffers are one of the most important -- and effective -- tools for providing stability to eroding streambanks and protection from the damaging effects of runoff from every kind of land use (agricultural, industrial, rural, and suburban). Every state (Virginia DCR, DEQ, Cooperative Extension) and federal agency (EPA, USDA, NRCS) lists riparian buffers as an important conservation tool. In 2009, the RRBC provided recommendations regarding stormwater management to each of its member localities (see Attachment 1) that encouraged:

- proactive adoption of stormwater management on public lands that promote infiltration
- promoting by incentives and other means the use of these best management practices by private developers.

¹ *Code of Virginia: Title 6, Chapter 5.6, 62.1-69.45 through 62.1-69.52, Rivanna River Basin Commission.*

Albemarle County	City of Charlottesville	Fluvanna County	Greene County	Culpeper SWCD	Thomas Jefferson SWCD
Dennis Rooker	Dave Norris	Joe Chesser	Eddie Dean		
Duane Snow	Dede Smith	Robert Ullenbruch	Jim Frydl, Vice Chair	Robert Brame, Treasurer	Lonnie Murray
Lizbeth Palmer	Keith Lancaster	Marvin Moss, Chair	Carl Schmitt		

Since then, many of these recommendations were codified in the new Virginia stormwater regulations. And now, we have more information from the study, *StreamWatch Land Use Study (2011)*, by the water quality monitoring organization that works locally. This study has affirmed the importance of buffers and forest cover in maintaining stream health and shows that even suburban development intensifies stream degradation (Attachment 2). Please note that this study also reveals that much of the Rivanna watershed located in Fluvanna County includes stream that do not meet the Virginia standard for aquatic life, which means that fish and other aquatic species do not have water quality healthy enough for them to thrive and in many cases to even survive.

Researchers vary on what an adequate riparian buffer width should be. Conventional wisdom tells us that if forests and trees provide the best protection for our streams and river, we should strive to have the widest buffers possible between our developed lands and the water. We also understand that “waterfront” living is highly valued and that visual and physical access to water is an amenity that many developers and landowners would prefer. However, we believe that clean and healthy waterways are also valued for swimming and boating, fishing and the enjoyment of the wildlife that takes advantage of riparian buffers. Fluvanna citizens enjoy stretches of the Rivanna that are still deemed healthy -- but continued development of land along the river is shifting the balance of healthy to unhealthy more rapidly than we might have thought.

The Chesapeake Bay TMDL (“clean up”) process is requiring all states in the Bay watershed -- and therefore also all localities whose waters drain to the Chesapeake -- to take measures to ensure that no excessive sediment and nutrients compromise the health of rivers that drain to the Bay. During 2011-12, the RRBC worked closely with your staff to develop baseline information and identify strategies that will help Fluvanna reduce its share of pollution to the Rivanna and James rivers. Ensuring riparian buffers and the other tools of stormwater management outlined in “the menu” will help Fluvanna meet these reductions in a cost-effective manner by sharing the responsibility with those who are requesting permission to alter the landscapes in Fluvanna County.

We encourage the Fluvanna Planning Commission to recommend and the Board of Supervisors to require the preservation of riparian buffers of at least 100-foot widths along the Rivanna River and its tributaries. We also encourage Fluvanna County to take advantage of the rezoning request at Camp Friendship to require stormwater management through landscaping requirements that meets or exceeds the new Virginia Stormwater Regulations that will take effect in 2014. The standards have been set by these regulations, and Fluvanna County residents in the future will appreciate your efforts to protect one of the most historic -- and relatively healthy -- rivers in Virginia.

Sincerely,



Marvin F. Moss, Chair, Rivanna River Basin Commission

cc:

Fluvanna Board of Supervisors
Fluvanna Planning Commission
Ms. Allyson Fincham, Planning Director

Attachment 1: RRBC Letter to Locality 09Jan15 re BMPs

Attachment 2: Stream Health Follows Land Use - Highlights of the SW Land Use Study



January 15, 2009

Progress Report and Recommendations from the Rivanna River Basin Commission

The Rivanna River Basin Commission (RRBC) has determined that the primary threat to the health of the Rivanna Basin and its streams is excessive sedimentation caused by stormwater related streamflows which scour the channels. The RRBC has now enthusiastically endorsed best management practices (BMPs) to address this threat, which we would like to share with you.

The RRBC was created by the Commonwealth of Virginia when the statute authorizing it was signed into law by Governor Mark Warner in 2004. The four participating jurisdictions in the Rivanna Basin (Albemarle, Fluvanna and Greene counties and the City of Charlottesville) subsequently endorsed its creation. The Commission’s purpose is to provide guidance for the stewardship and enhancement of the water and natural resources of the Rivanna River Basin. Prior to the Commission’s creation, The Nature Conservancy raised a considerable amount of money to be used by the RRBC to carry out its activities.

The Commission consists of 14 members including two supervisors each from Albemarle, Fluvanna and Greene counties, two council members from Charlottesville, a representative of the Culpeper Soil and Water Conservation District and the Thomas Jefferson Soil and Water Conservation District, and 4 citizen members appointed by the three counties and Charlottesville.

At its first meeting the Commission adopted a Charter which tracks its enabling legislation. The Charter includes language setting out the Commission’s goals which include, “...by promoting communication, coordination and education and ...suggesting solutions to identified problems, the Commission shall promote activities by local, state and federal governments and by individuals, that foster resource stewardship for the environmental and economic health of the Rivanna Basin.” The Commission also adopted a method of selecting county and city staff and other local experts to work with the Commission in an advisory capacity on its Technical Advisory Committee (TAC). Since then the TAC has been meeting on a regular basis to make recommendations to the RRBC.

At the urging of the TAC, the Commission has been exploring as its top priority a series of strategies to manage stormwater volumes and quality in order to recharge groundwater, reduce siltation and improve water quality in the Rivanna. In order to carry out these strategies throughout the basin, we urge you to consider adopting the following priorities:

- On all new government facilities include the strategies that are agreed to be Best Management Practices (BMPs) to reduce runoff, to minimize siltation and to improve water quality
- For existing government facilities, explore opportunities to retrofit them using the same BMPs

Albemarle County
Sally H. Thomas (Chair)
Lindsay G. Dorrier, Jr.
John C. Martin

City of Charlottesville
Holly Edwards
Satyendra Huja
Leslie Middleton

Fluvanna County
Marvin F. Moss (Vice-Chair)
John Gooch
Andy Wilson 103

Greene County
Clarence Peyton
Carl Schmitt
Roberta Savage

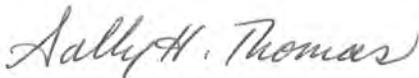
Culpeper SWCD
Robert Runkle

Thomas Jefferson SWCD
John E. Easter, II

- Consider organizing workshops on a county or regional basis with developers, engineers, planners and regulators to educate them on these practices and to identify obstacles in your local codes that may prevent their implementation
- Explore the use of proffers, permit conditions and/or incentives to encourage private developers to include the BMPs in their projects

The Commission will be contacting you soon to make a presentation on this program to the Board of Supervisors/City Council. Meanwhile, the Commission would like to offer its assistance in any way possible as you review the BMPs outlined in the attachment. For example, members of the Technical Advisory Committee would be happy to meet with staff of the localities who are interested in learning more about these strategies. If you have any questions related to the Rivanna River Basin Commission, please contact Sally Thomas, RRBC Chair, at 434-295-1819 or writeinsal@aol.com. With questions of a technical nature, please contact Sam Austin, Chair of the TAC at 434-974-1650 or saustin@usgs.gov. We look forward to working with you on our mutual goal of making the Rivanna worthy of its designation as a "State Scenic River."

Sincerely,



Sally H. Thomas, Chair



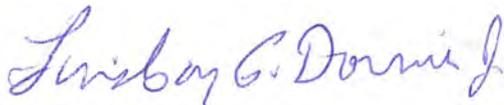
John Gooch



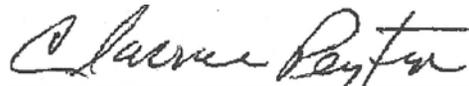
Marvin F. Moss, Vice Chair



Andy Wilson



Lindsay G. Dorrier, Jr.



Clarence Peyton



John C. Martin



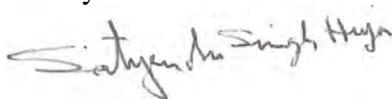
Carl Schmitt



Holly Edwards



Roberta Savage



Satyendra Huja



Robert Runkle



Leslie Middleton



John E. Easter, II

Menu of Stormwater BMPs for the Rivanna Basin

RRBC Technical Advisory Committee
Practices Subcommittee



Graphic from Oxford, NC "Keeping it Clean Downstream"

Integrating Stormwater BMPs with Rivanna Basin Hydrology

- **Why?**

To manage stormwater volumes and quality in such a way as to replicate the functions of the forested system - infiltration and groundwater recharge without scouring stream channels.

- **When?**

Stormwater BMPs can be integrated as part of new development and redevelopment. Opportunities to integrate BMPs also exist as retrofits on sites that were developed without or with limited stormwater management.

- **Where?**

Public properties, commercial and industrial properties, single and multi-family residential properties, urban/suburban/rural/agricultural/silvicultural areas.

- **Who?**

Property owners with goals to improve the performance of their sites with respect to stormwater management and associated watershed improvement opportunities.

Menu of Practices

- Green Roof
- Impervious Disconnection
- Raintanks & Cisterns
- Permeable Pavement
- Grass Channels
- Bioretention
- Water Quality Swale
- Infiltration
- Extended Detention Pond
- Soil Amendments
- Filtering Devices
- Stormwater Wetland
- Wet Pond
- Riparian Buffer

Stormwater BMP Profiles

What is it?

What does it do?

How does it perform?

- Reducing runoff quantity
- Cost effectiveness
- Removing phosphorus
- Providing other benefits
- Overall score (%)



54%

Where can I see one?

Multiple Benefits

- Climate change -- mitigation
- Community forestry – more trees
- Water supply – reduce demand
- Green Infrastructure – interconnected green spaces
- Outreach/Education – reaching out
- Low Maintenance – partially self-sustaining

Green Roof

- Vegetated rooftop
- Absorbs water, slows runoff, cools water



Charlottesville City Hall & Police Building



Albemarle County Office Building

Reduce Runoff



Cost



Water Quality



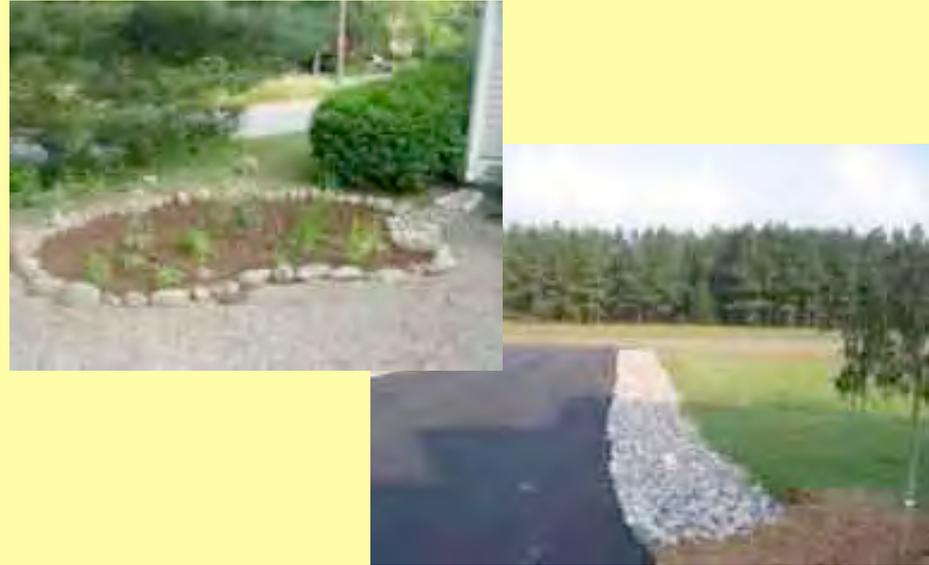
Multiple Benefits



43%

Impervious Disconnection

- Make sure rooftop & driveway water does not go directly to storm drains or streams
- Direct flow to areas where it can be collected, absorbed, infiltrated



Guildford Farm, Greene County

Reduce Runoff



Cost



Water Quality



Multiple Benefits



43%

Raintanks & Cisterns

- Collect water from rooftops (and other surfaces)
- Reuse for outdoor & indoor uses

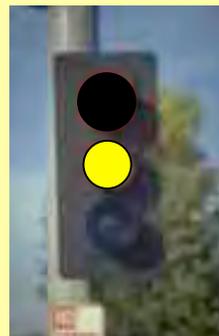


Charlottesville – 6th Street Urban Farm

Reduce Runoff



Cost



Water Quality



Multiple Benefits



58%



Albemarle County system:
Provides indoor water use,
including drinking water



Fluvanna County system:
Provides water for
greenhouse and indoor use

Permeable Pavement

- Use paver blocks or special concrete or asphalt that allow water to pass through.
- Can infiltrate or filter runoff, and also treat runoff from other parking areas.



Albemarle County Office Building

Charlottesville –
Belmont BBQ
Parking Area



Reduce Runoff



Cost



Water Quality



Multiple Benefits



53%

Grass Channels

- Runoff flows through grass instead of asphalt or concrete.
- Some runoff infiltrates or is slowed down.
- Can be alternative for curb & gutter in road section.



Along Route 29 North

Reduce Runoff



Cost



Water Quality



Multiple Benefits



33%

Bioretention

- Also known as “rain garden”
- Water filters through special soil mix, organic matter, and vegetation
- Can be used in parking lot islands, as part of open space, or on lots

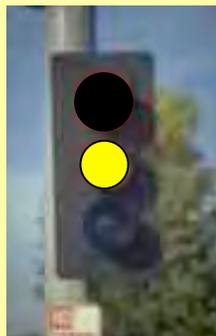


Monticello High School

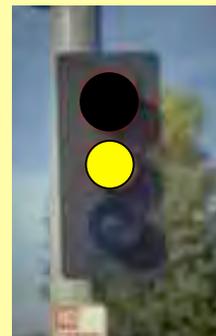
Reduce Runoff



Cost



Water Quality



Multiple Benefits



75%



Greenleaf Park, City of Charlottesville

Water Quality Swale

- Similar to Bioretention, but long and skinny. May also be along a minor slope
- Often used along parking lots

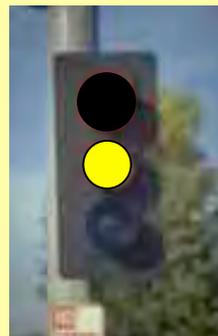


Charlottesville Catholic School

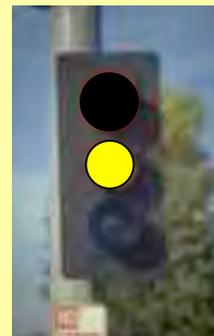
Reduce Runoff



Cost



Water Quality



Multiple Benefits



40%



River Bluff, City of Charlottesville



Infiltration

- Engineered trench where water collects and percolates into the ground
- Often limited by poor soils or shallow bedrock



Sanitation District #1 of Northern KY

Reduce Runoff



Cost



Water Quality



Multiple Benefits



53%



Nelson County church
parking lot with series of
infiltration chambers

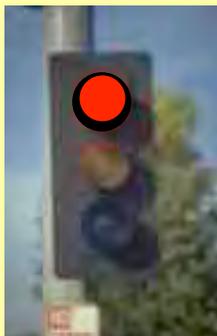
Extended Detention Pond

- Modified stormwater basin that allows some water to pond temporarily so that pollutants can settle out
- Also used to control downstream flooding
- Most common stormwater practice in our area (and across the country)



Neighborhood basin in Albemarle

Reduce Runoff



Cost



Water Quality



Multiple Benefits



33%



Foxcroft in Albemarle County

Soil Amendments

- Add compost/organic material to soil to increase water holding capacity – turn it into a better “sponge”
- Can be used in conjunction with vegetated “filter strip” designed to receive runoff from impervious areas



Reduce Runoff



Cost



Water Quality



Multiple Benefits



78%

Filtering Device

- Engineered structure where water filters through sand or another media
- Sometimes used at gas stations or other pollution “hotspots”
- Often in an underground vault

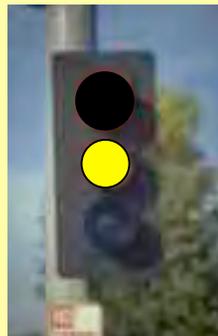


Gas station in Crozet

Reduce Runoff



Cost



Water Quality



Multiple Benefits



43%



Wilco - Route 29 North



Target - Route 29 North

Stormwater Wetland

- Basin with areas of marsh and open water designed to remove pollutants



Ivy Creek School, Albemarle County

Reduce Runoff



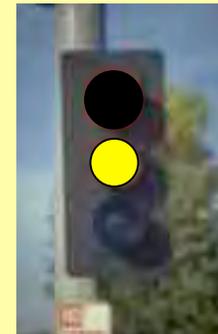
Cost



Water Quality



Multiple Benefits



65%

Wet Pond

- Lake or pond designed to treat stormwater
- Can be small (one site) or large, regional ponds



Four Seasons Pond

Reduce Runoff



Cost



Water Quality



Multiple Benefits



55%



Forest Lakes - Albemarle County

Riparian Buffer

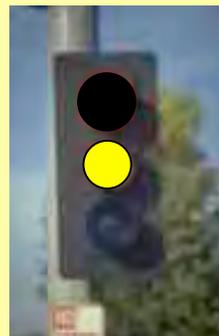
- Area of vegetation along a stream or other waterbody
- Can intercept and clean water flowing from upland developed areas



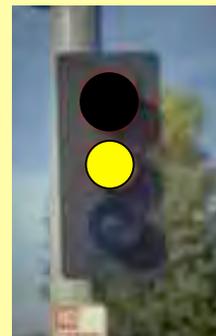
Reduce Runoff



Cost



Water Quality



Multiple Benefits



75%



Fluvanna County
existing wooded buffer
protected with
permanent easement

Albemarle County: Natural
regeneration of permanent buffer
easement along North Fork
Rivanna River





Albemarle County: Buffer planted along Moorman's River



Stream Buffer Restoration through Planting

Integrated Site Planning to Reduce Runoff: Cool Examples

- Use of multiple practices in streetscapes, landscapes, parks, schools to achieve multiple benefits
- Strong public interaction/education
- Policies to adopt innovative practices at a broad scale
- Artistic flair

Sanitation District No. 1 of Northern Kentucky



Sanitation District #1 of Northern Kentucky



Integrated Campus

- Green Roof
- Permeable Pavement
- Wetlands
- Cisterns
- Bioretention
- Interactive Stormwater Art







Colored Pavers, Savannah, GA



PHOTO: NED AHRENS, KING COUNTY, WA

Stormwater Art Park, King County, WA



Chicago City Hall



Stormwater Art in Seattle



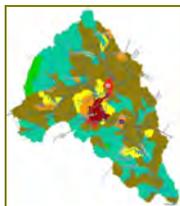
Stormwater Streetscapes: Seattle & Portland

Stream Health Follows Land Use

Key findings from StreamWatch's study of the Rivanna basin

Beginning in spring 2007, StreamWatch set out to study relationships between land use, stream habitat, and stream biology in the Rivanna River basin. For more than two years, we collected stream organisms and habitat data at 51 sites. We then compared these data with land use. Here is what we found:

- Most streams we studied failed Virginia's biological standard. This standard tells us whether streams support a variety of life forms. Streams with more life have better water quality, and can provide better services to humans. Such services include water supply, recreation, and aesthetic enjoyment.
- Stream health is closely related to land use. Rural landscapes with lots of forest have healthy streams. Urban areas with lots of paved surfaces have unhealthy streams. In between, health declines predictably as land use intensifies. The relationship is so strong that we can estimate stream health based on the amount of forest and development in the surrounding area.
- Most of the Rivanna basin is semi-rural (exurban). In this exurban landscape, forest cover averages about 70%, and there are 17 acres for every house. This amount of disturbance may seem mild, yet more than half of exurban streams failed the biological standard.
- Rural and exurban streams decline rapidly with increased development or deforestation. In urban areas, stream health is already poor. Therefore, urban streams do not respond dramatically to additional development.
- Unlike development and deforestation, cattle operations, quantified at the watershed scale, did not have a big impact on stream health. However, we did not study the effects of cattle located close to streams.
- Based on land use, we estimate that 70% of Rivanna streams fail the Virginia standard. Fortunately, only 5% to 10% of streams are severely degraded. Most streams sit near the pass/fail cusp and might meet the standard with better care.
- Within 20 years, increased development in non-urban areas could reduce the number of healthy streams by about a third (see maps on following pages).
- Unstable banks and excess sediment appear to affect the health of many Rivanna streams.
- Forested buffers alongside streams can protect and improve stream health.



See inside for maps
of current and future
watershed conditions

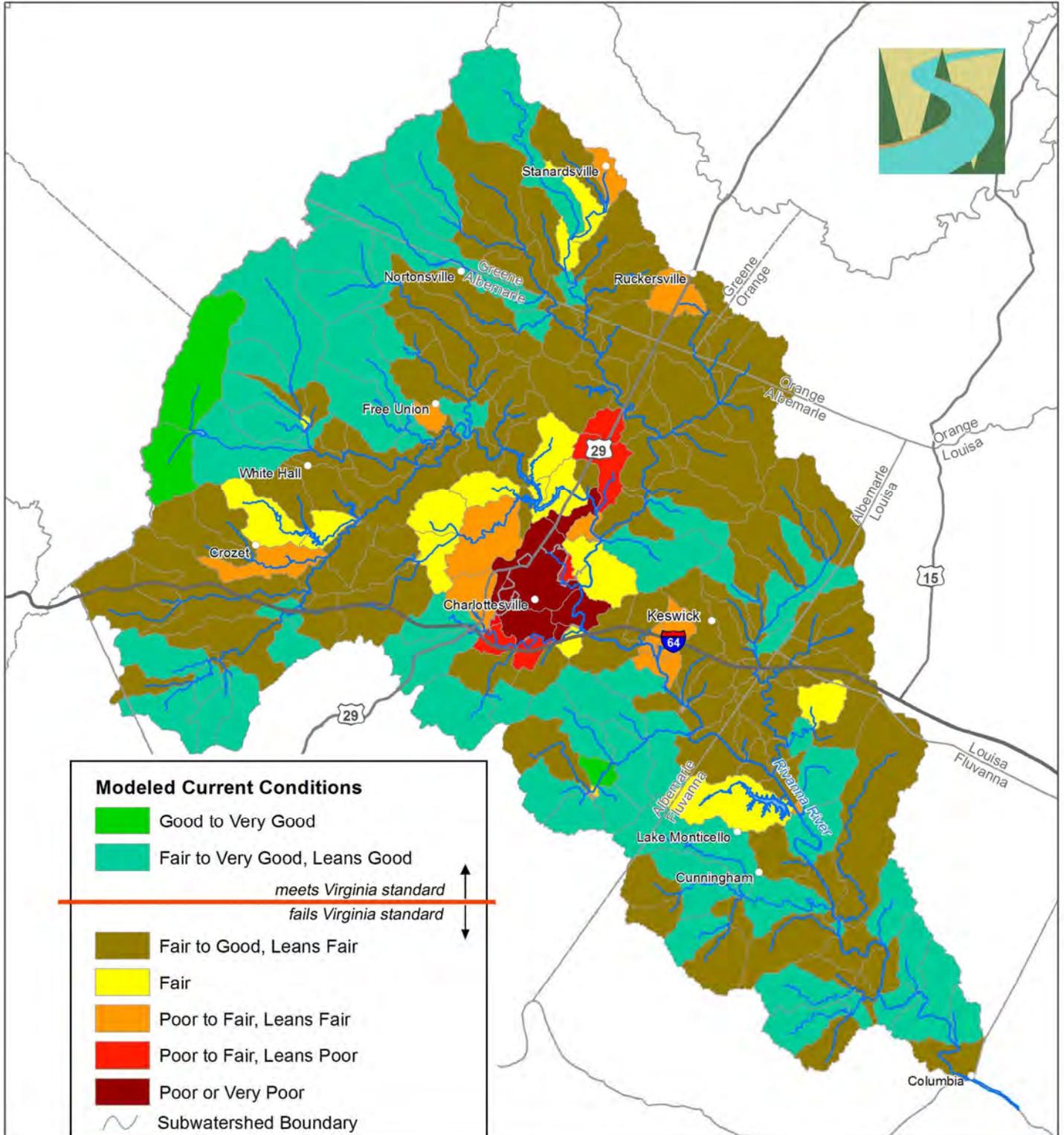
StreamWatch monitors and assesses Rivanna basin streams and rivers to help the community maintain and restore healthy waterways.

*www.streamwatch.org
P.O. Box 681, Charlottesville, VA
434-962-3527*

To learn more about the StreamWatch Land Use Study, visit www.streamwatch.org/lus

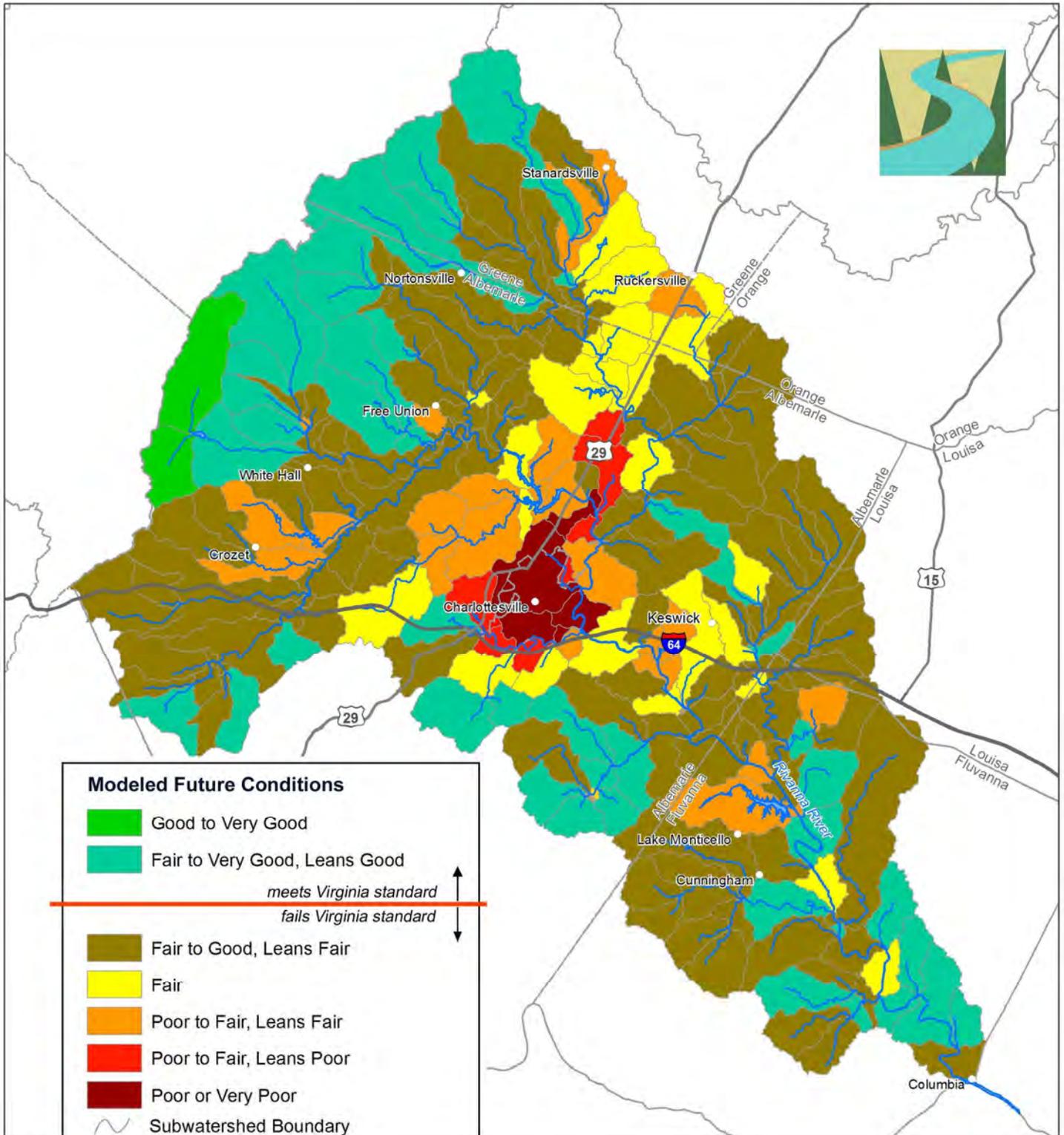
Likely Current Health of Streams in Small Rivanna Watersheds

Colors below indicate modeled stream health in small watersheds throughout the Rivanna, based on land use. Per our model, we estimate that 70% of Rivanna streams fail the Virginia biological standard. Fortunately, only 5% to 10% of streams are likely to be severely degraded. Most streams sit near the pass/fail cusp and might meet the standard with better care.



Possible Health of Rivanna Streams in 20 Years

In 20 years, increased development could reduce the number of healthy streams by about a third. We based this projection on a simple, speculative scenario: We increased impervious cover (roads, parking lots, buildings, etc.) and decreased forest cover to levels that could occur in 20 years, based on current population growth. We distributed growth evenly throughout non-urban areas of the basin, then calculated stream health based on the projected land use conditions.



Acknowledgments

This study reflects the work of scores of individuals and thousands of hours of donated time. We are deeply grateful to the following individuals, organizations, and funders. This study would not have been possible without their generosity.

StreamWatch Partners

Albemarle County / City of Charlottesville / Fluvanna County / The Nature Conservancy / Rivanna Conservation Society
Rivanna River Basin Commission / Rivanna Water and Sewer Authority / Thomas Jefferson Planning District Commission
Thomas Jefferson Soil and Water Conservation District

Science Collaborators

For guidance with study design, assistance with modeling, and review of analytical methods, we extend our special thanks to Karen McGlathery and Todd Scanlon of University of Virginia's Department of Environmental Sciences. For contributing research on stream sedimentation, we extend our special thanks to Christine May of James Madison University's Department of Biology.

Technical Support

For development and management of GIS-based information about the Rivanna basin, we extend our special thanks to Chris Bruce of The Nature Conservancy, Chesapeake Bay Funders Network, Rick Odom, and WorldView Solutions, Inc.

For general guidance and review, we thank StreamWatch's Technical Advisory Committee:

Samuel Austin, U.S. Geological Survey / Greg Harper, Albemarle County / David Hirschman, Center for Watershed Protection / John Kauffman, Virginia Department of Game and Inland Fisheries / Karen McGlathery, University of Virginia Rick Odom, Ecologist, GIS specialist / Brian Richter, The Nature Conservancy / Todd Scanlon, University of Virginia William Van Wart, Virginia Department of Environmental Quality

Volunteers and Interns

Our profound and heartfelt gratitude goes out to the many volunteers and interns who assisted with data collection and data management. We could not have completed this study without your hard work. *Thank you!*

Volunteers

Jennifer Alexander / Michael Baker / Dav Banks / Cameron Beers / Calvin Biesecker / Steve Botts / Kelly Bowman / Rachel Bush
Nora Byrd / David Carr / Tina Colom / Gus Colom / Cristina Cornell / Erin Cornell / Nancy Cornell / Aaron Cross / Vince Dish
Laura Dollard / Sharon Ellison / Terri Ellison / Brendan Ferreri-Hamberry / Jane Fisher / Nancy Ford / Ned Foss / Doug Fraser
Nancy Friend / Diane Frisbee / James Gano / Kathy Gerber / Nancy Gercke / Repp Glaettli / Helen Gordon / Sean Grzegorzcyk
Shane Grzegorzcyk / Deb Hackett / Elise Hackett / Ralph Hall / Shirley Halladay / Allen Hard / Bob Henricks / Tana Herndon
Joel Howard / John Ince / Stefan Jirka / Karen Joyner / Jim Kabat / Terri Keffer / Aidan Keith-Hynes / Bronwyn Keith-Hynes
Patrick Keith-Hynes / Frances Lee-Vandell / Vera Leone / Keggie Mallett / Ann McLeod-Lambert / Vicki Metcalf / Susan Meyer
Jill Meyer / Leslie Middleton / Janet Miller / Becky Minor / Maggie Murphy / Sarah Murphy / Rose Sgarlat Myers / Jim Nix
Marianne O'Brien / Cindy O'Connell / Killian O'Connell / James Peacock / Frank Persico / Art Petty / Kristin Pickering / Elena Prien
Patrick Punch / Anne Rasmussen / Nicola (Nicky) Roberts / Pat Schnatterly / Steve Schnatterly / Marjorie Siegel / Susan Sleight
Hugo Spaulding / Will Spaulding / Edward Strickler Jr. / Ida Swenson / Roger Temples / Pat Temples / Michelle Thompson
Rob Tilghman / Dorothy Tompkins / Rachel Vigour / John Walsh / Tom Walsh / Phyllis White / Frank Wilczek / Pat Wilczek
Steve Sylvan Willig / James Winsett / Laurel Woodworth

Interns

Aaron Bloch / Will Devault-Weaver / Kelsey Ducklow / Alissa Gador / Erin Gallagher / Benjamin Hines / Aryn Hoge / Margaret Jarosz
Sarah Kang / Katie Layman / Andrew Moore / Robert Noffsinger / Scott Osborne / Catherine Pham Eleanor Preston / Peter Swigert
Brian Walton / Megan Wood

Funders

Albemarle County / Chesapeake Bay Restoration Fund / City of Charlottesville / Fluvanna County / J & E Berkley Foundation
Rivanna Water and Sewer Authority / Virginia Environmental Endowment

June 26, 2012

Andrew Pompei
Planner, Fluvanna County
P.O. Box 540
Palmyra, Virginia 22963

Re: ZTA 2012:01 and ZTA 2012:02

Dear Mr. Pompei:

I write to thank you for the steps you and Fluvanna are undertaking to improve the Zoning and Subdivision Ordinances to achieve the vision the County has set forth in the Comprehensive Plan. The proposed Zoning Text Amendments have many proposed changes that will be beneficial to the County for years to come.

I do, however, have concern that some of the proposed changes will have unintended consequences that seriously impact Fluvanna's potential for economic development in the future. The topic of economic development and the critical nature of Fluvanna's need to attract tax revenue from businesses has been a pervasive topic of discussion at every Board of Supervisors meeting for the past couple of years. The importance of removing tax burden from the backs of Fluvanna residents probably trumps almost any other issue at the moment. Accordingly, I imagine we all agree that we need to be sure that any zoning changes will not negatively impact Fluvanna's opportunity for increased economic vitality.

Specifically, I and many other business owners who do business in on the Fluvanna side of Zion Crossroads have concerns that the following items will have negative unintended consequences, and respectfully ask that the ordinance be revised to reflect the below:

- 1) Delete requirements for buffers on intermittent streams: In our area, intermittent streams are channels that only have water during wet weather. They do not regularly flow. The Army Corps of Engineers and Virginia Department of Environmental Quality already regulate intermittent streams, allowing no more than 300' of disturbance without significant mitigation. We ask that you delete any proposed regulation of intermittent streams.
- 2) Delete stream buffers requirements in the Community Planning Areas: To achieve the village style development envisioned for the Community Planning Areas, development must be able to proceed in an orderly way. If, for example, a piece of real estate on Rte 250 is ideally suited for economic development except

that it has a small stream through the middle of it, I would argue that in many cases the orderly development of that parcel and the economic benefit it would bring to the County are more important than a buffer on that particular stream, as long as storm water management best practices are followed on the site. Please delete the requirement for stream buffers in the CPAs.

- 3) Revise or delete the requirement extended bonding of landscaping: A small business trying to get off the ground needs to reinvest every available dollar back into the business. Having to give the County a 3-year bond for landscaping that has already been installed and paid for by the business is a serious drain on cash flow that is likely to discourage businesses from locating in Fluvanna. For those businesses who do locate in Fluvanna, this bonding requirement would put them at a disadvantage because they will have cash tied up in long term bonds that they could otherwise use to grow their business. Please consider eliminating this requirement.
- 4) Revise the parking island requirements: The wording of the requirements for landscaped parking islands is confusing. If I am interpreting it correctly, landscaping would in every case occupy at least 25%, and in many cases as much as 50% of the parking lot area. While I agree that landscaping beautifies a parking lot, there needs to be a better balance. For many commercial businesses, the number of parking spaces available is the limiting factor for the number of employees they can have or the square footage of the building they can locate on the site. If 50% of the parking area is required to be landscaping, the business needs twice as much land for the same size building. If they have to buy twice as much land in order to bring their business to Fluvanna, they are going to locate elsewhere. Please reduce the landscaping requirement.
- 5) Delete the requirement for screening and wooded buffers in Community Planning Areas: To succeed, many, if not most, businesses need to be seen. This was well articulated by one Board member at the meeting last week. A wooded buffer is contrary to the needs of nearly all retailers, and I can assure you that Fluvanna will be at a distinct disadvantage when trying to attract large retail employers if their store is required to be hidden from the road behind 100' of woods. Please delete the requirements to screen businesses from public roadways, and the requirement to screen parking areas from adjacent like-zoned properties (both ZTAs).
- 6) Delete the requirement to build masonry walls around dumpsters: Though ornamental brick and stone walls are beautiful, they're very expensive. Other materials (such as wood fences or mature shrubbery) can screen dumpsters quite well, and in industrial areas screening may not be necessary at all if dumpsters can be shielded from public roadways behind buildings or topography. Please modify this requirement.

- 7) Remove Curb, Gutter and Sidewalk requirements for all areas other than Community Planning Areas: Curb, gutter, & sidewalk seem unnecessary in rural areas, and are potentially inconsistent with “rural character” in many cases. VDOT already regulates these items very specifically. I suggest removing these requirements and letting the VDOT standards govern.

Generally, most of the ordinance changes are appropriate for Rural Preservation area. There are also some very thoughtful changes proposed that will modernize outdated ordinance provisions. The majority of the concern with the proposed ordinance lies with how it will negatively the success of the Community Planning areas—success that is absolutely critical to Fluvanna’s future economic development potential.

Thank you for your consideration of these comments, and thank you for the tremendous effort put into the proposed ordinance changes. I hope you find these comments constructive and see the benefit they will bring to the County.

Sincerely,



Charlie Armstrong

cc: Board of Supervisors
Planning Commission
Steven Nichols
Bobby Popowicz
Allyson Finchum

Andrew Pompei

From: Charlie Armstrong <carmstrong@southern-development.com>
Sent: Wednesday, July 18, 2012 10:03 AM
To: Andrew Pompei; Keith Lancaster
Cc: Robert Popowicz
Subject: RE: Zoning Text Amendments

Andrew,

I'd be glad for this email chain to be included in the info for the Board of Supervisors.

I understand the reverse frontage lot issue. The trouble with it is that VDOT requires new subdivisions to be accessed by new subdivision streets and will not allow multiple new entrances from most roadways. So as a practical matter most or all commercial subdivisions will result in reverse frontage lots along the existing roads. Sycamore Square Commercial is a good example. We built an internal access road, and because those buildings are not accessible from South Boston Rd they are reverse frontage lots. We oriented the buildings for good visibility from S. Boston Rd. Under the proposed ordinance we would have had to leave a larger buffer that would have obscured that visibility. If you aren't from the area, only know the Rivasyde Restaurant is there by driving by and seeing it. If there is a large buffer, those potential customers keep driving and never see it. And the need to be seen is far more important in Zion Crossroads than Lake Monticello because of the large volume of out-of-town traffic from the interstate.

Think about the IHOP in Louisa. Don't you think they get noticed and get a lot of business because they can be seen from the interstate ramp? Aren't those out-of-town dollars precisely the economic development dollars Fluvanna wants to capture?

Thank you again for your continued efforts to improve the proposed ordinance.

Best,
Charlie

From: Andrew Pompei [mailto:apompei@co.fluvanna.va.us]
Sent: Tuesday, July 17, 2012 5:41 PM
To: Charlie Armstrong; Keith Lancaster
Cc: Robert Popowicz
Subject: RE: Zoning Text Amendments

Charlie,

Thank you for your comments.

If you would like, I can include the email below in the packet to the Board of Supervisors on August 1 and/or forward it to the Planning Commission. Your formal letter will already be in the packet, and has already been presented once to the Board of Supervisors. Let me know what you think.

Based on the comments provided by the Planning Commission, staff is working on draft language.

One aspect of the proposed amendments I think that there is some confusion on is the landscape preservation buffer within the subdivision ordinance. The proposed language states that "all *reverse frontage lots* within all zoning districts shall provide a landscape preservation buffer along all interstate, arterial and collector roads and all scenic byways, as designated by the Virginia Department of Transportation (VDOT)." A reverse frontage lot is defined in the ordinance as "

a through lot that is not accessible from one of the parallel or non-intersecting streets upon which it fronts.” Here is an example:



The wooded buffer would not apply to every lot along these roadways, only those that have access from another street, based on the definition and language proposed. Since it is in the subdivision ordinance, it will to all lots created and approved after its implementation, not existing site plans or subdivisions.

Let me know if you have any questions or concerns,
Andrew

Andrew J. Pompei
Planner | Fluvanna County
434.591.1910 | apompei@co.fluvanna.va.us

From: Charlie Armstrong [<mailto:carmstrong@southern-development.com>]
Sent: Tuesday, July 17, 2012 12:12 PM
To: Andrew Pompei; Keith Lancaster
Cc: Robert Popowicz
Subject: RE: Zoning Text Amendments

Andrew,

Thanks for keeping me in the loop. I'm glad to see that some minor modifications were endorsed by the PC. Though I think those are a step in the right direction, I'm still concerned that the ZTA's as modified do not give the impression that Fluvanna is fostering a "pro-business environment." The proposed changes to the code will still impose major restrictions on the buildable areas in our Community Planning areas, most notably Zion Crossroads.

The idea that in our prime commercial and industrial land we'll have to preserve a 100' wide buffer on intermittent streams (drainage ways that don't even flow on most days), and that we'll also have to put a wooded buffer between businesses and roads is untenable. We need to utilize our commercial acreage to its highest and best use. And the businesses on that land will need to be seen from the road. Businesses will not locate where they can't be seen. With those restrictions in place, Fluvanna will just get more of the same, with Louisa continuing to draw all of the high taxpaying businesses and dooming the Zion Crossroads waterline to failure.

Allowing the Zoning Administrator to grant variations does not resolve concerns. Businesses want clear rules so they know what they can and can't do. Businesses consider the requirement of a variance to mean that their use is no longer

by-right. It introduces ambiguity into the equation. Consider Albemarle, where variations and waivers are required for many things. And consider that businesses like Lowes and WalMart have decided that rather than deal with Albemarle they would locate just over the line in both Louisa and Greene where the process was more straightforward and the rules were known.

My hope is that Fluvanna is looking for ways to make it easier to attract businesses and that Fluvanna will reject anything that contrary to that goal. This is contrary to that goal.

Thanks again for your work on this. I hope we can continue to work on it to lessen these unintended consequences. Please keep me engaged with any progress on this issue one way or another.

Best,
Charlie

From: Andrew Pompei [<mailto:apompei@co.fluvanna.va.us>]

Sent: Friday, July 13, 2012 8:17 AM

To: Keith Lancaster; Charlie Armstrong

Subject: Zoning Text Amendments

Charlie & Keith,

The Planning Commission suggested several modifications to the proposed zoning and subdivision text amendments, based on public input received.

Riparian Protection Areas

The Planning Commission chose to keep the proposed amendments as-is (50' along both sides of intermittent streams; 75' along perennial streams; 100' along James, Rivanna, and Hardware rivers), but allow the Zoning Administrator to grant a variation to the riparian protection area requirements if a mitigation plan is submitted and approved. The plan must show that the applicant is taking other steps to protect local water quality, in-lieu-of providing the required buffer.

Landscape Preservation Buffers

The Planning Commission chose to allow the Zoning Administrator to grant a variation from the landscape preservation buffer requirements for reverse frontage lots (40' along collector, arterial, and interstate highways; 100' along scenic byways) if the applicant provides exceptional landscaping and/or incorporated high-quality architectural features into the design.

Bonding

The Planning Commission chose to reduce the amount of time a landscaping maintenance bond must be retained from three (3) years to one (1) year.

Screening for Dumpsters/Refuse Areas

Instead of requiring dumpsters to be screened using masonry walls (as proposed within the amendments), the Planning Commission chose to require screening for dumpsters to be compatible with the architecture of the principal building on-site.

Let me know if you have any questions,
Andrew

Andrew J. Pompei
Planner | Fluvanna County
434.591.1910 | apompei@co.fluvanna.va.us

Public Hearing
June 20, 2012, 7 p.m.

Re: ZTA 1201- Fluvanna County (Tree Protection, Landscaping, and Off-Street Parking: Zoning Ordinance)

To: Fluvanna County Board of Supervisors
From: Lindsay Nolting, Columbia District

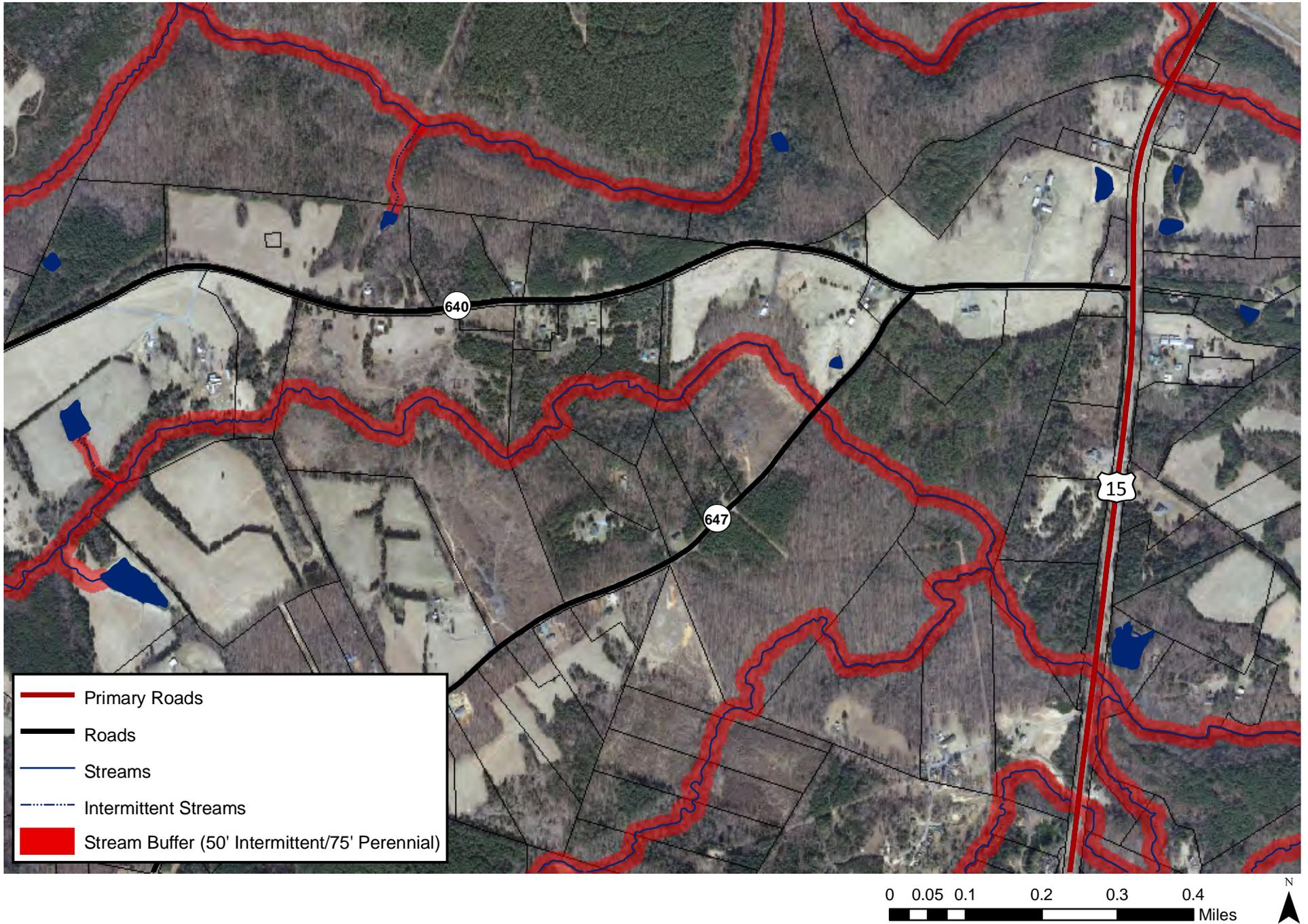
I heartily support zoning regulation in Fluvanna, such as this, to strengthen tree protection and landscaping. My suggestion affects the eighth bulleted item in the summary of the proposed amendment, published June 7, 2012 in the FLUVANNA REVIEW. This item would require site plans and major subdivisions to reserve a riparian protection area along waterways. Below is the item in full, with one suggested addition, in bold print.

*Requires all site plans and major subdivisions and **utility companies granted right-of-way easements in Fluvanna County** to reserve a riparian protection area along both sides of waterways (50' along intermittent streams, 75' along perennial streams , and 100' along major rivers);*

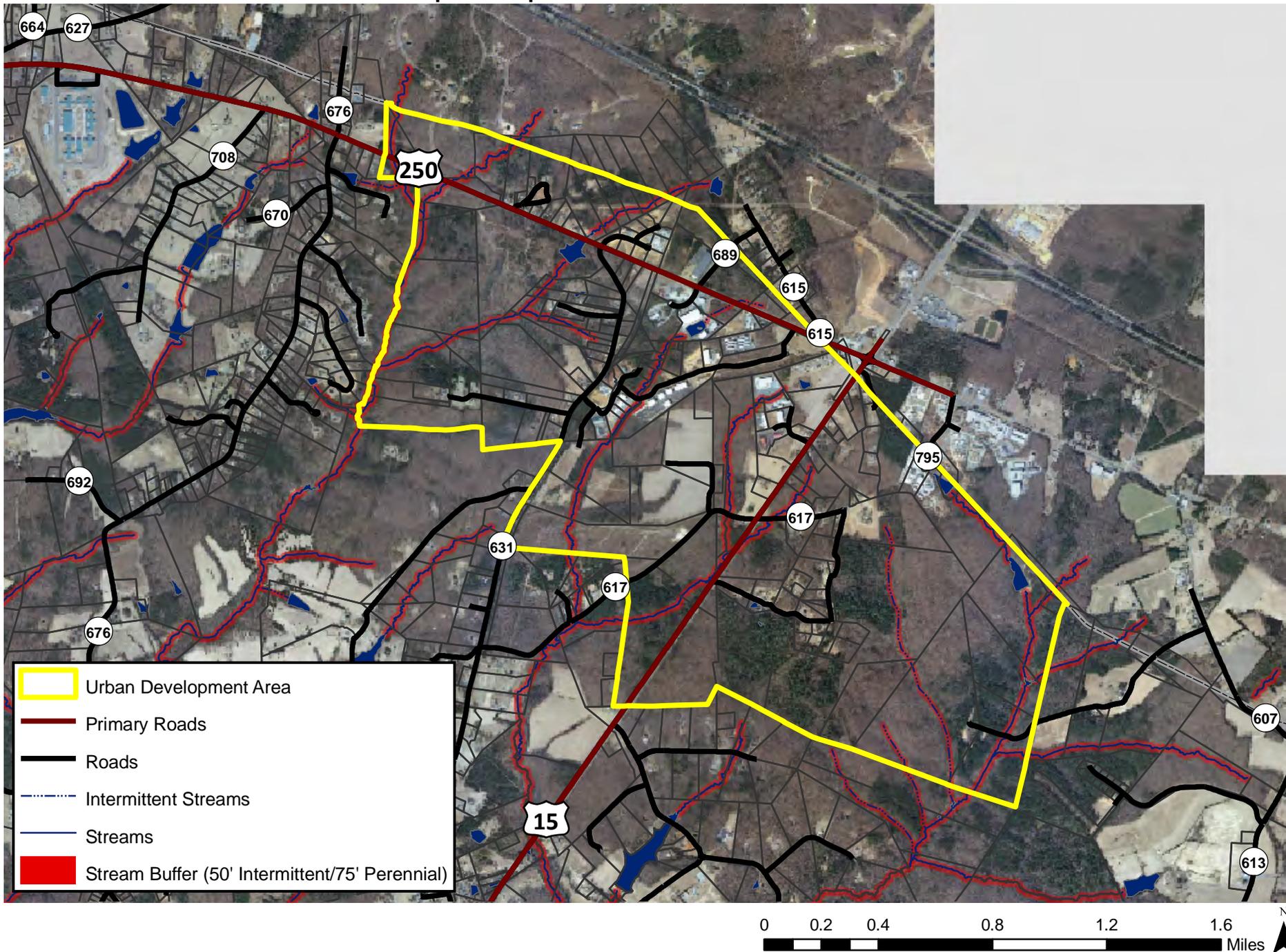
If added, the new clause might also affect bullet items #6, re maintenance provisions, and #7 re submittal of landscape maintenance bonds. In any case, I hope that all relevant sections of the County Code will be re-worded to make the ordinance apply to pre-existing and future installations and easements maintained in Fluvanna by Colonial Pipeline Company, Central Virginia Electric Cooperative, Dominion Power, etc. Requiring utility companies to mark and monitor stream bank buffers and to make sure their maintenance crews obey the ordinance would safeguard local waterways, help the Chesapeake Bay, enhance Fluvanna property values, and support the general intentions of the proposed amendments the Planning Commission has set forth.

Thank you for your consideration.

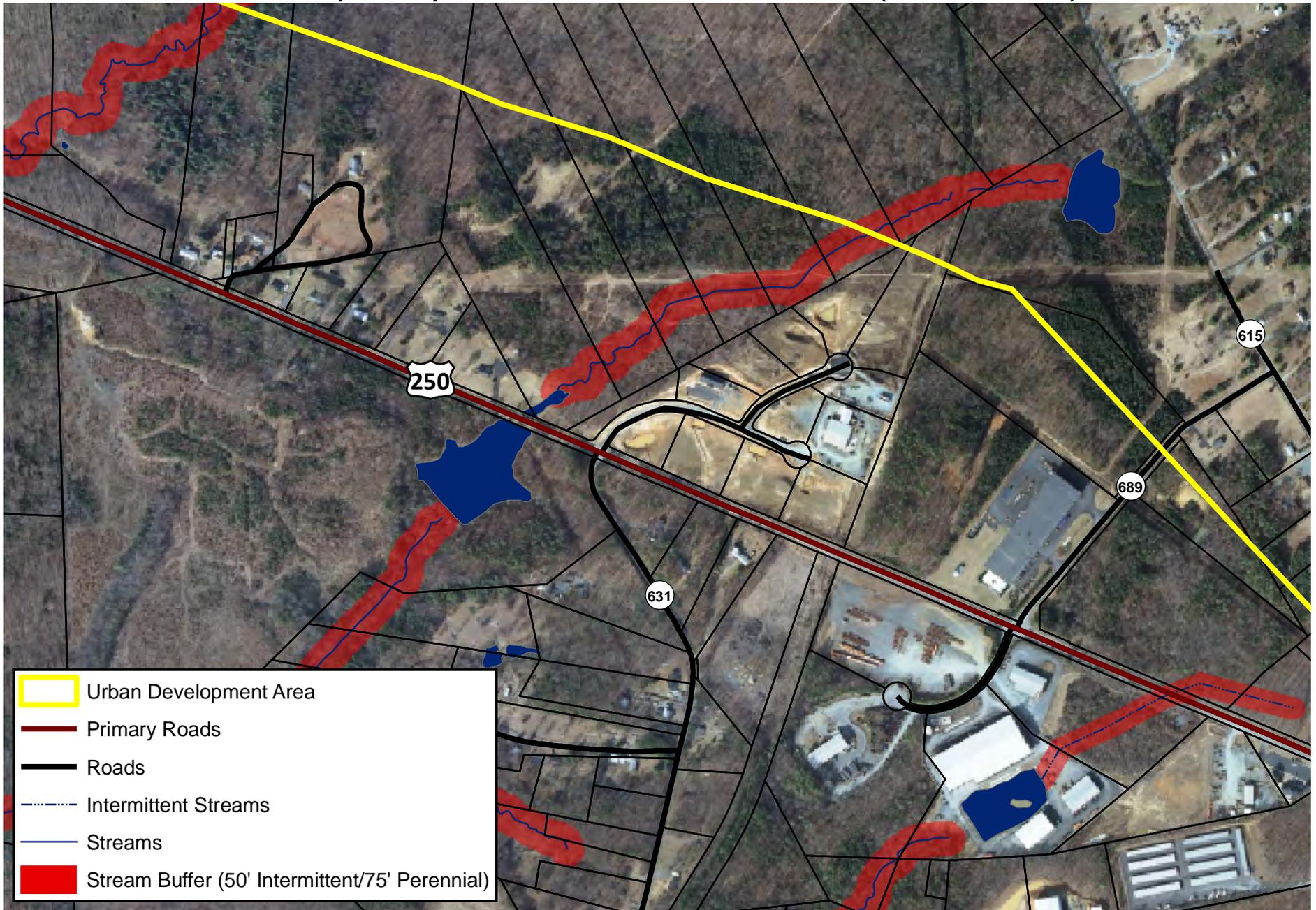
Proposed Riparian Protection Areas: Rural Area



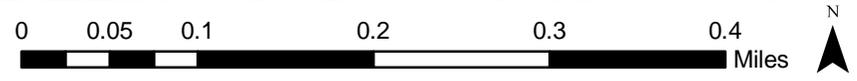
Proposed Riparian Protection Areas: Zion Crossroads



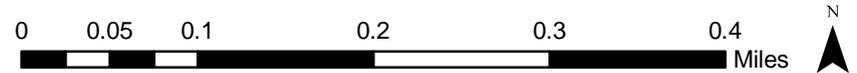
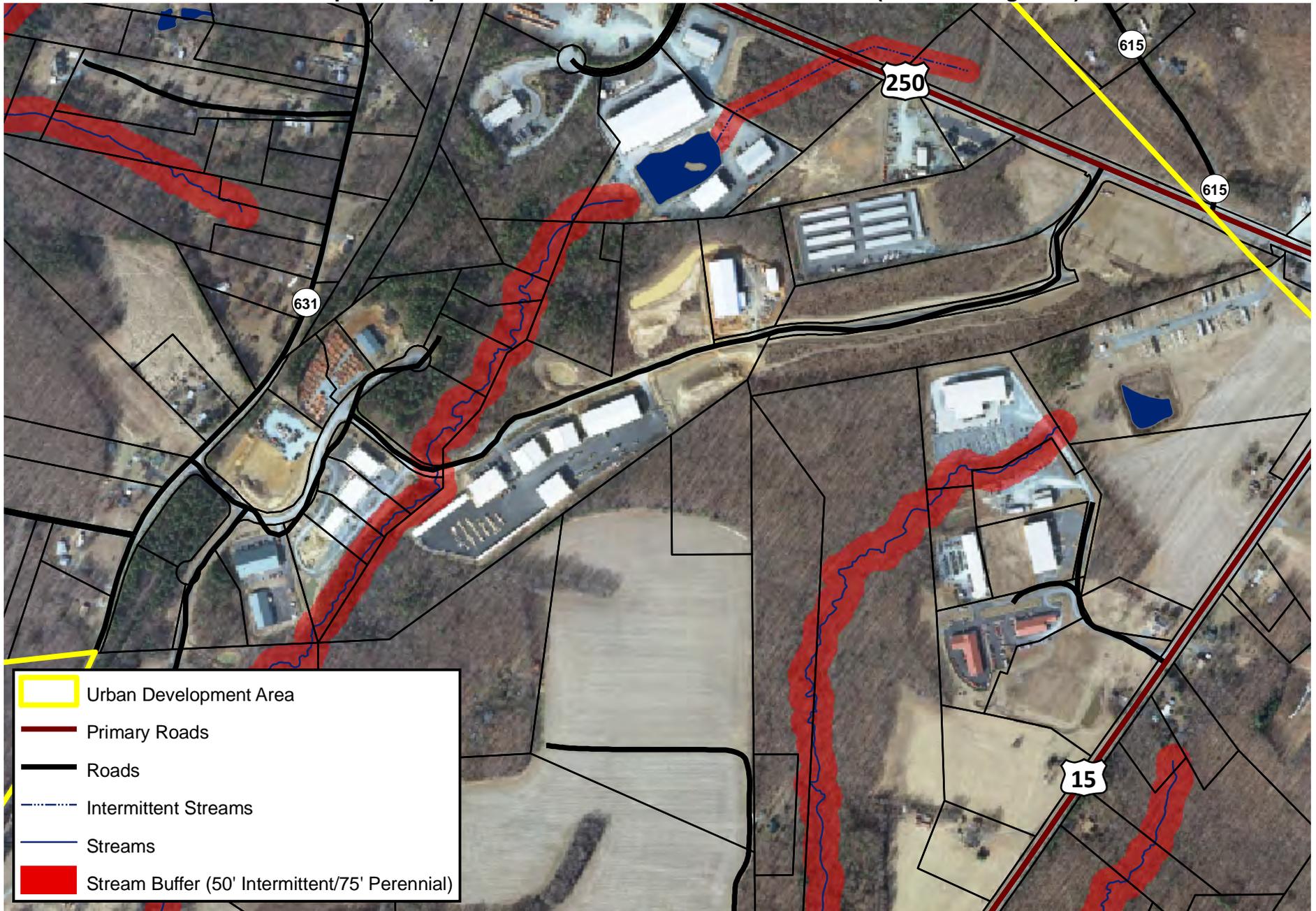
Proposed Riparian Protection Areas: Zion Crossroads (Zion Station Area)



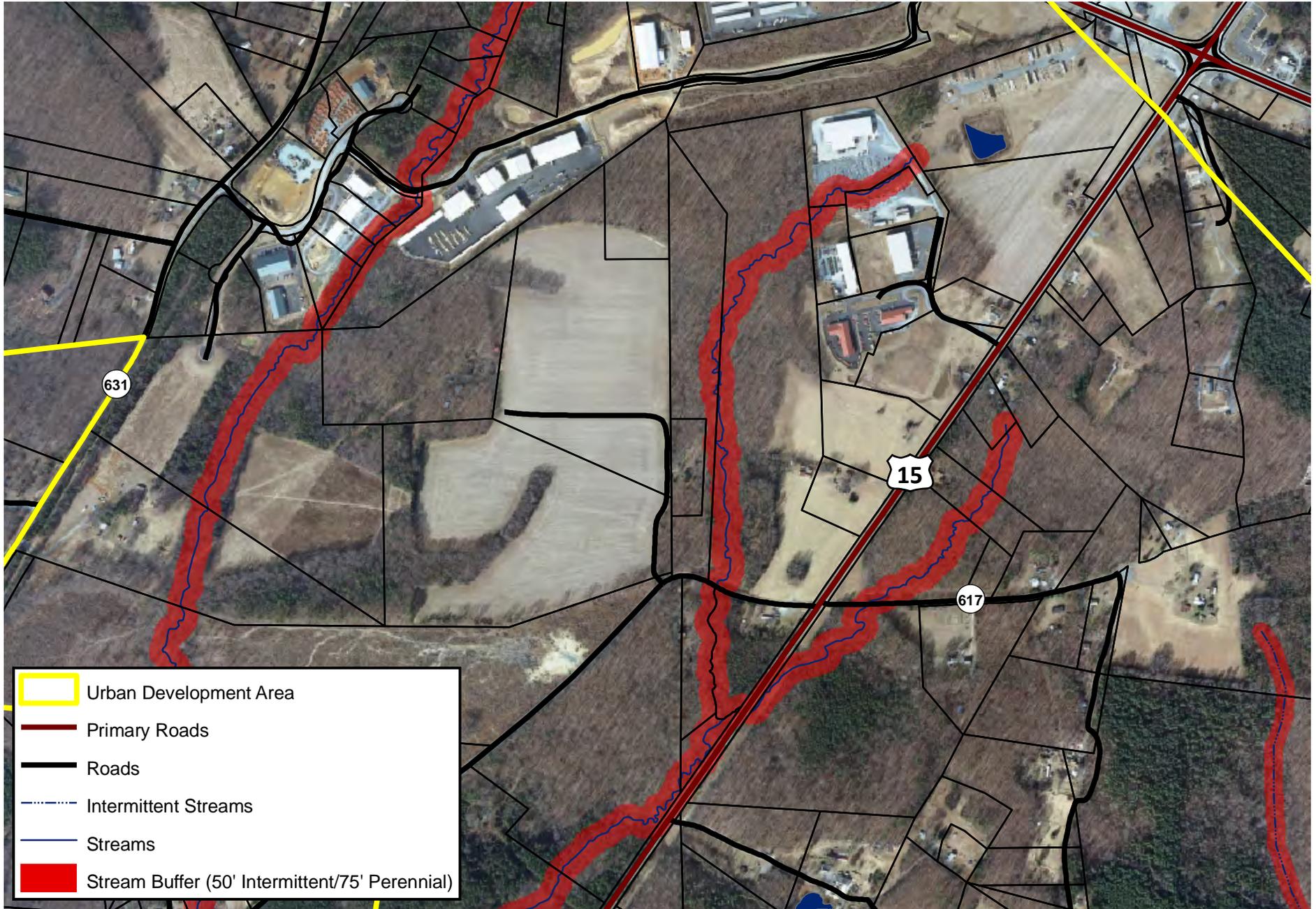
- Urban Development Area
- Primary Roads
- Roads
- Intermittent Streams
- Streams
- Stream Buffer (50' Intermittent/75' Perennial)



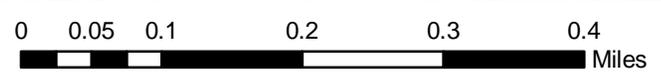
Proposed Riparian Protection Areas: Zion Crossroads (Better Living Area)



Proposed Riparian Protection Areas: Zion Crossroads (U.S. Route 15 Corridor)



-  Urban Development Area
-  Primary Roads
-  Roads
-  Intermittent Streams
-  Streams
-  Stream Buffer (50' Intermittent/75' Perennial)





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

Research of Off-Street Parking and Landscaping Regulations

Fluvanna County
Research Summary

Several Virginia localities have incorporated provisions into their landscaping ordinances to address stormwater quality, aesthetics, safety, wildlife habitat, and other issues. Fluvanna County has proposed amending its existing landscaping and tree protection regulations. The proposed amendments are based on input from the Planning Commission, local landscape architects, real estate developers, and non-profit organizations, and were influenced by similar regulations adopted by neighboring localities. While developing the language within the proposed regulations, the Planning Commission considered a variety of factors and a significant amount of information.

The following pages include an in-depth analysis of some of the major concepts addressed by the proposed regulations. These concepts include:

- Minimum Size of Plant Materials at Installation;
- Native Plants;
- Tree Preservation along Roadways (Landscape Preservation Buffers);
- Tree Preservation along Waterways (Riparian Protection Areas);
- Street Trees; and
- Parking Lot Landscaping.

Each analysis describes:

- Existing provisions within Article 24: *Tree Protection* and Article 26: *Off-Street Parking and Loading Spaces* of the Zoning Ordinance;
- Proposed regulations as part of ZTA 12:01 and ZTA 12:02;
- The requirements of other Virginia localities;
- Innovative practices promoted by out-of-state communities; and
- Input from Planning Staff, as well as local landscape professionals and developers, is also included.

Research Summary

Minimum Size of Plant Materials at Installation

Most localities specify the minimum size plantings should be at the time of installation. Generally, these specifications help ensure that there is some screening as soon as any new use begins operation.

Existing Fluvanna County Ordinance

Sec. 22-24-4 (Minimum Standards) of the Tree Protection ordinance establishes the minimum size of plant materials at installation:

- Large Shade Trees: 2” caliper
- Medium Shade Trees: 1.5” caliper
- Ornamental Trees: 1.5” caliper
- Large Evergreen Trees: 8’ tall
- Medium Evergreen Trees: 6’ tall
- Small Evergreen Trees: 4’ tall
- Large Shrubs: 2’ tall
- Medium Shrubs: 2’ tall
- Small Shrubs: 1’ tall
- Ground Cover: 1 year plants

Proposed Regulations

- Large Shade Trees: 1.5” caliper
- Medium Shade Trees: 1.25” caliper
- Ornamental Trees: 1.25” caliper
- Evergreen Trees: 5’ tall
- Shrubs: 18” tall

Example Regulations

Most localities have minimum size requirements for new plantings. Deciduous trees are measured by their caliper, while shrubs and evergreens are measured according to their height.¹ Fluvanna County’s requirements are similar to those of nearby localities. Localities generally require newly-planted deciduous trees to be between 1.25” and 2.5” caliper and evergreen trees to be 4’ to 8’ tall.

¹ According to the American Nursery & Landscape Association, *caliper* refers to “the diameter of a tree, measured at a point six inches above the ground line if the resulting measurement is no more than four inches. If the resulting measurement is more than four inches, the measurement is made at a point 12 inches above the ground line. This is in contrast to the method used to measure caliper in the timber industry, which is to make the measurement at a point 4 ½ feet above the ground line, or diameter breast height (DBH)” (http://www.nurserytrees.com/Nursery_Stock_Standard.htm).

Research Summary

Staff has suggested that a new ordinance allow for smaller plantings, but require a greater number of plants. Smaller plants are typically priced lower than larger specimens, and they are better able to acclimate to new growing conditions; this leads to a higher survival rate.

When interviewed, several developers stated the current size requirements are appropriate. One suggested that, to ensure the survival of new plantings, that the County only allow planting to occur during appropriate seasons (for example, October through April). If an owner wishes to receive a Certificate of Occupancy in the summer months, they could do so without installing the required landscaping at that time, provided that they offer a performance bond equal to the value of the plantings; if the owner does not install the landscaping during the next planting season, the County will use the bond to landscape the site.

Impacts of Proposed Regulations

- Smaller plants live better and establish faster than larger plants, reducing the need to replace required plantings.
- Smaller plants are generally less expensive than larger plants.²
- Smaller plants do not provide as much screening at the time of planting.

² See “Leaflet No. 601: Planting Techniques for Trees and Shrubs” by M.A. Powell (Extension Horticultural Specialist: North Carolina State University) (1994).

Research Summary

Native Plants

Native plants are species that have grown naturally in the region since the pre-Columbian era. Native plants have evolved to cope with the region's climatic conditions. Since native plants are well-adapted to the local climate, they require less water, fertilization and maintenance than non-natives once they are established. The Virginia Department of Conservation and Recreation (DCR) encourages Virginians to plant natives, and the agency provides a list of native plants recommended for residential gardens.

Existing Fluvanna County Ordinance

Fluvanna County currently has a plant list that includes native species. The Tree Protection Ordinance encourages, but does not require, the installation of native plants. Assimilated non-natives may be planted within new projects.

Proposed Regulations

As of July 26, 2012, the existing plant list has not been changed. A proposed plant list has been created, which includes both native and non-native species. Professional input has been received, and further input will be sought by the Planning Commission.

Example Regulations

Although many communities encourage the use of native species, few Virginia localities require native plantings. New Kent County requires new landscape material to consist of native species as listed by DCR, "unless a certified landscape architect or horticulturalist specifies alternative species that have a rated hardiness and growth habit appropriate for the intended location."

When interviewed, a local developer stated that requiring native plants would not likely have a significant financial impact on his projects.

Impacts of Proposed Regulations

- Native plants often require less water, fertilizer, and pesticide than non-native species, protecting local water quality and minimizing maintenance costs.
- The use of native plants increases the presence of wildlife, including birds and butterflies.
- Native plants a strong sense of place and regional character.
- The use of native plants minimizes the likelihood of introducing new invasive species.³
- Although the use of native plants is increasing nationwide, some native species may be difficult to find in commercial nurseries.

³ See "Native Plants for Conservation, Restoration, and Landscaping: Virginia Piedmont Region" by Virginia Department of Conservation and Recreation (2011).

Research Summary

Tree Preservation along Roadways

Tree preservation areas along roadways help create an aesthetically-pleasing streetscape and protect the rural and/or historic character of the surrounding area. These buffers prevent light generated by cars within parking lots from shining directly upon passing motorists. In residential areas, these buffers help reduce the impact of traffic on nearby homes.

Existing Fluvanna County Ordinance

Tree preservation areas are not required along existing roadways. Parking areas must be screened from adjacent roads.

Proposed Regulations

Landscape preservation buffers are required on reverse frontage lots along all interstate, arterial, and collector roads and scenic byways. The buffer must be at least forty feet (40') wide along interstate, arterial, and collector roads and one-hundred feet (100') wide along all designated scenic byways (Figure 1). Existing vegetation within the buffer area must be preserved. Modifications to these requirements may be allowed by the Zoning Administrator.⁴

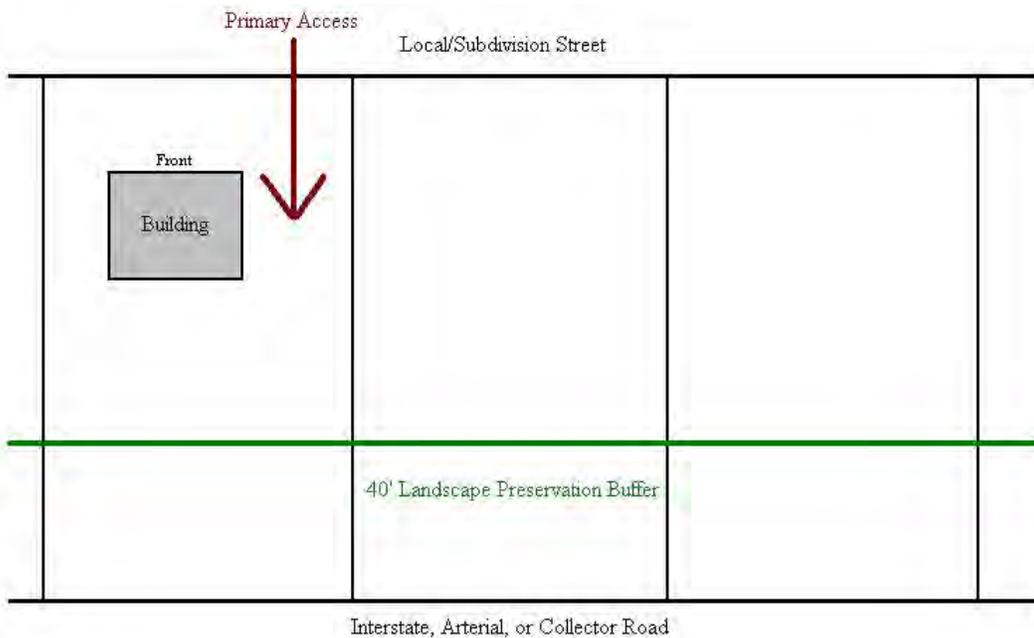


Figure 1: Landscape Preservation Buffers

Example Regulations

Some Virginia localities require existing vegetation to be preserved or new vegetation installed along roadways (Figure 2). James City County requires tree preservation areas along its roadways;

⁴ Note that, in most zoning districts, the setback from state-maintained roads is greater than forty feet (40'), the minimum landscape preservation buffer width along arterial, collector, and interstate highways. The minimum setbacks for *state-maintained roads* are as follows: A-1: 125'; R-1: 75'; R-2: 50'; R-4: 25'; B-1: 50' for buildings, 25' for parking lots; B-C: 50' for buildings, 25' for parking lots; I-1: 100' for buildings, 50' for parking lots; and I-2: 200' for buildings.

Research Summary

the width may be reduced up to twenty feet, with the approval of the Planning Director, if high-quality landscaping and/or architectural features are incorporated into the site design (parking lots located behind buildings or decorative walls, exceptional pedestrian amenities, well-designed monument signs, etc.). Gloucester County also requires landscaping along major corridors, but reduces the required setback if the building displays high-quality architectural features (brick, slate shingles, wooden shutters, etc.).

Spotsylvania County requires that a landscaped buffer be retained or established between single-family residential subdivisions and adjacent interstate highways, primary roads, and secondary roads. The buffer is intended to lessen the impact of vehicle movement upon adjacent residential areas. The width of the landscaped buffer is based on the width of the adjacent right-of-way (ROW); the wider the ROW, the smaller the buffer. The buffer width may be reduced by up to forty percent (40%) if a berm or brick or architectural block wall is constructed.

There is an example of an existing business park with reverse frontage lots that have retained a landscape preservation buffer.⁵ At Sycamore Square, the Rivahsyde restaurant and adjacent office building are on reverse frontage lots; both lots (Tax Map 18C-1-C2 and 18C-1-C1) have frontage on State Route 600 (South Boston Road), a rural major collector, but are accessed from Market Street, a parallel service road. Per the approved site plan (SDP 08:02), there is a thirty-foot wide natural buffer along State Route 600, where the existing vegetation is maintained; this buffer is ten feet (10') less than what would be required under the proposed regulations.



Figure 2: Existing trees are preserved along the roadway and enhanced with additional landscaping.
(Source: Smithfield, Virginia Entrance Corridor Guidelines)

Impacts of Proposed Regulations

- Protects the aesthetic appeal of the county's major transportation corridors and scenic byways.

⁵ A reverse frontage lot is defined within the Fluvanna County Zoning Ordinance as “a through lot that is not accessible from one of the parallel or nonintersecting streets upon which it fronts.” Lake Monticello has many reverse frontage lots; for example, many homes face, and have access from, Jefferson Drive, but also have frontage on State Route 618 (Lake Monticello Road).

Research Summary

- Protects occupied buildings on reverse-frontage lots, particularly residential structures, from the noise, air pollution, and other hazards generated by high-speed traffic on major transportation corridors.
- Limits the visibility of commercial and industrial users located on reverse-frontage lots adjacent to collector, arterial, and interstate highways and scenic byways.⁶
- Limits the ability to remove vegetation, place signage, and make similar improvements immediately adjacent to collector, arterial, and interstate highways, as well as scenic byways.
- Contributes to the community's long-term economic vitality, as well-landscaped areas are more attractive places to live, work, and shop.
- Allows the Zoning Administrator to grant modifications to the landscape preservation buffer requirements, which:
 - Provides greater design flexibility to developers working along major transportation corridors and scenic byways.
 - Reduces the impacts of the required buffers on commercial and industrial development, and other types of higher-density projects, within designated growth areas.

⁶ Research shows varying effects of roadside screening on commercial properties. A 2003 study (Laverne and Winsong-Geidemenan, *The Influence of Trees and Landscaping on Rental Rates and Office Buildings: Journal of Arboriculture*) found that where trees screened more than fifty percent (50%) from view led to a decrease in office rental rates by about seven percent (7%), most likely due to the fact the visibility is compromised; however, the same study showed that attractive landscaping increased office rentals by seven percent (7%).

Research Summary

Tree Preservation along Waterways

Preserving existing vegetation along streams, rivers, and other waterways provides a variety of benefits. These buffers remove excess sediments, nutrients, and other pollutants from stormwater runoff, protecting water quality. Research shows that 100-foot vegetated buffers effectively remove 75 to 85 percent of the sediment suspended in stormwater runoff.⁷ Undisturbed riparian buffers also allow for water infiltration, provide wildlife habitat, prevent erosion, and help control flooding. Riparian corridors may provide nearby residents with recreation opportunities.

Existing Fluvanna County Ordinance

Tree preservation areas are not required along Fluvanna County's waterways.

Proposed Regulations

All site plans and major subdivisions must reserve a riparian protection area along both sides of intermittent and perennial streams (50' along intermittent streams; 75' along perennial streams; and 100' along the Hardware, Rivanna, and James rivers). Existing vegetation within the riparian protection area must be retained to the greatest extent possible; certain exceptions are clearly specified. Modifications to these requirements may be allowed by the Zoning Administrator.

Example Regulations from Other Localities

Many Virginia localities require buffers along their waterways; as part of the Chesapeake Bay Preservation Act (CBPA), localities in eastern Virginia must require existing vegetation along waterways to be preserved during the development process. Although not required to do so, Albemarle and Culpeper counties have stream buffer ordinances in place. Goochland County requires projects within the Rural Preservation District to preserve streamside vegetation. Louisa County encourages the protection of forested buffers, and, depending on site conditions, requires them along Lake Anna. Loudoun County requires buffers of 150 to 250 feet along waterways that drain 640 acres (one square mile) or more.

These provisions may help the County meet the guidelines set forth in the Chesapeake Bay Watershed Implementation Plan (WIP).

Several groups have suggested that Fluvanna County require riparian buffers in connection with new development. In *Reducing Runoff from New Development: Recommendations for Fluvanna County*, the Rivanna Conservation Society and others suggested that every major site plan require buffers of 75 feet along perennial and intermittent streams. In *An Evaluation of the Water Quality Benefits Provided by the Codes, Ordinances and Policies of Fluvanna County, Virginia*, a student from the University of Virginia recommended that the County require a 100-foot setback from perennial streams and a 50-foot setback along intermittent streams for all new development; County Staff and/or the Planning Commission may grant waivers from the buffer requirements if a landowner can demonstrate the setbacks would create an undue hardship.

⁷ See *Riparian Areas: Function and Strategies for Management* by the National Research Council.

Research Summary

Impact of Proposed Regulations

- Distances areas of impervious cover from the stream, allowing for the infiltration of stormwater and improving the performance of on-site septic systems.⁸
- Reduces small drainage problems. Moving structures away from streams reduces the likelihood of backyard flooding, standing water near buildings, and erosion compromising the structural integrity of nearby buildings.
- Provides effective flood control. Buffers prevent the construction of structures next to streams and provide temporary storage of floodwaters, reducing the severity of downstream flooding.⁹
- Allows for the lateral movement of streams. If buffers are in place, streams may move or widen without affecting adjacent structures, making additional channel protection and stabilization unnecessary. This is especially important in developing watershed, since increases in stormwater runoff velocity and volume can dramatically change local hydrology.
- Protect local water quality, as riparian buffers remove excess sediments, nutrients, and other pollutants from stormwater runoff.
- Protects streambanks from erosion, which can significantly degrade water quality and harm wildlife.¹⁰
- Provide wildlife habitat.
- Significantly limit development adjacent to the county's waterways.¹¹
- Create additional administrative duties for the Department of Planning & Community Development, since that department will be responsible for enforcing the riparian protection area requirements.
- Significantly reduces the future need for costly stream restoration projects.¹²

⁸ The farther on-site septic systems are from waterways, the greater the distance the subsurface effluent must travel; this increases the likelihood that soil and plants will remove bacteria and nutrients through natural processes. See *Site Planning for Urban Stream Protection* by Tom Schueler (Center for Watershed Protection) (1995).

⁹ Forested riparian buffers have up to ten (10) times the runoff storage capacity of grassy areas. The Minnesota Department of Natural Resources estimated cost savings of \$300 per acre-foot of riparian buffer protected, due to a reduced need for floodwater storage. See *Site Planning for Urban Stream Protection* by Tom Schueler (Center for Watershed Protection) (1995) and *Rhode Island Community LID Site Planning and Design Guidance* by the Rhode Island Department of Environmental Management (2010).

¹⁰ The sedimentation of stems can significantly impact water quality and wildlife. Sediment can clog fish gills, suffocate fish eggs and insect larvae, and distribute the breeding cycle of some aquatic species. Sedimentation reduces water clarity and fills water bodies, interfering with recreational activities and drinking water supplies. Sediments may also carry harmful substances such as animal wastes, pesticides, petroleum products, and metals. See *Understanding the Science Behind Riparian Forest Buffers: Effects on Water Quality* by Julia C. Klapproth and James E. Johnson (Virginia Cooperative Extension) (2009).

¹¹ For the average stream in the Eastern United States, a 100-foot wide stream buffer reserved on each side of the channel would consume about 5% of the total watershed area; much of this area cannot be developed anyway, since it is also a floodplain, wetland, or steep slope. Although the stream buffer system will not likely consume more than 5% of the total watershed area, it may consume a much larger proportion of a specific property. See *Site Planning for Urban Stream Protection* by Tom Schueler (Center for Watershed Protection) (1995).

¹² The Nature Conservancy and the U.S. Army Corps of Engineers is working to restore a portion of Meadow Creek in Charlottesville. The Virginia Aquatic Resources Trust Fund is providing \$3.95 million to restore 9,000 linear feet of the

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- Reinforce the design standards of rural cluster subdivisions in the A-1 (Agricultural, General) zoning district. Sec. 19-7-2 (Subdivision Design Standards: Rural Cluster Subdivisions) and Sec. 22-4-10.3 (Agricultural, General, District A-1: Rural Cluster Regulations) state that the design for rural cluster subdivisions should protect environmental resources, including riparian corridors, wetlands, and floodplains.
- Allows the Zoning Administrator to grant modifications to the riparian protection area requirements, which provides greater design flexibility to developers working along the County's waterways.

stream, which has been severely degraded; this cost translates to about \$439 per linear foot. The stream's degradation can be attributed to the area's conversion from rural farmland and forests into shopping centers and subdivisions. See http://cvillemorrow.typepad.com/charlottesville_tomorrow_/2012/04/meadow-creek-restoration.html for more information.

Research Summary

Street Trees

Trees planted along roadways help shade pedestrians and improve the appearance of the streetscape. If properly sited and part of an overall plan, street trees may also be used to help manage stormwater.

Existing Fluvanna County Ordinance

Street trees are required along any existing or proposed public streets within non-residential developments, and within the non-residential portions of a mixed-use or multi-family development subject to site plan approval.

Proposed Regulations

Street trees are required along existing or proposed streets within or adjacent to any site that is subject to site plan approval, and all major subdivisions with an average lot size of one acre or less. One shade tree is required for every fifty feet (50') of road frontage, or one medium shade tree is required for every forty feet (40') of road frontage.

Example Regulations from Other Localities

Most localities require street trees to be planted in certain areas. Some localities only require street trees to be planted in commercial, industrial, and multi-family residential developments, but others require trees to be planted along streets in major residential subdivisions. The street tree requirements may be based on the size of adjacent residential lots; Gloucester County requires street trees to be planted along all roads in residential subdivisions with lots of two (2) acres or less, while New Kent County requires trees to be planted on roadways abutting or within subdivisions where the lots are less than five (5) acres. Staff recommends that Fluvanna County require street trees in major residential subdivisions.

Only certain species should be planted in close proximity to roadways; trees with shallow root systems are not appropriate near streets or sidewalks. Some street trees may be appropriate for planting within streetside bioswales (Figure 3).

Impacts of Proposed Regulations

- Expands existing regulations to require developers to plant trees within major subdivisions.
- Compared to the existing regulations, reduces the amount of street trees that need to be planted within commercial, industrial, and multi-family residential developments.
- Increases landscaping costs for developers of major subdivisions.
- Promotes the creation of aesthetically-pleasing streetscapes.
- Shades roadways and sidewalks, creating a more pedestrian-friendly environment.
- Increases tree canopy within new development.
- Contributes to the community's long-term economic vitality, as well-landscaped areas are more attractive places to live, work, and shop.

Research Summary

- May lead to increases in residential property values.¹³
- May result in air and water quality benefits, as well as energy savings.¹⁴
- Requires additional planning by developers, who must make appropriate provisions for the permanent maintenance and preservation of required street trees.



Figure 3: Street trees within a densely-planted bioswale in a new Seattle neighborhood.
(Source: flickr.com)

¹³ Several studies show that people prefer to live in communities with street trees. A 2004 study (Gorman: Residents' Opinions on the Value of Street Trees Depending on Tree Location: *Journal of Arboriculture*) found that 91% of respondents considered street trees to be a beneficial part of the community, and 62% indicated that they would be willing to volunteer to help maintain street trees within their neighborhoods. A study in Portland, Oregon found that nearby street trees increased home values by nearly \$9,000 and reduced the amount of time on the market by 1.7 days (See *Low Impact Development 2010: Redefining Water in the City* by Scott D. Struck and Keith H. Lichten, 2010).

¹⁴ A 2002 study (McPherson et al., Western Washington and Oregon Community Tree Guide – Benefits, Costs, and Strategic Planting: Center for Urban Forest Research – USDA Forest Service) determined the annual net benefits of trees on residential streets. Benefits included heating/cooling; savings; air pollution absorption; and stormwater runoff reduction. Costs included planting; pruning; removal; irrigation; infrastructure repair; and liability. The annual net benefits to the public sector ranged from \$5.22 to \$46.82 per tree, depending on tree size; annual net benefits to the private sector ranged from \$11.73 to \$51.46 per tree.

Research Summary

Parking Lot Landscaping

Many localities require parking lots to have interior landscaping, as well as perimeter plantings that screen the parking area from adjacent uses and roadways. Parking lot landscaping shades the parking area, helps improve air quality, and enhances the community's appearance. When properly designed, landscaped areas within parking lots may be used to help control stormwater runoff.

Existing Fluvanna County Ordinance

The ordinance states that, "to the greatest extent possible, parking areas shall not be located between the adjacent right-of-way and the principal structures on the site" (Sec. 22-26-3E).

Sec. 22-26-4D requires parking lots consisting of 5 or more spaces to be landscaped according to Article 22-24 (Landscaping and Tree Protection). Sec. 22-24-6 establishes specific landscaping requirements for parking lots:

- 1 9' x 18' island is required for every 25 parking spaces in a row at both ends of a parking bay;
- A 9' planting strip is required between each adjacent area of 4 parking bays;
- A 9' planting strip is required between access roadways and adjacent properties' parking areas and adjacent properties of the same use; and
- A 25' planting area is required between parking areas and adjacent properties of a different use and public streets and rights-of-way.

Each of these required landscaping areas must be planted with a mix of large and medium shade trees, as well as shrubs and ground cover. At least 35% of the parking area must be shaded when the trees reach maturity (Figure 4).

Proposed Regulations

The proposed regulations regarding parking lot landscaping are similar to the existing regulations. Most of the language has remained the same, but there are slight increases in the area dedicated to landscaping and the number of plants required (Figure 5). As part of the proposed regulations, the following design elements have been modified:

- *Parking Island Size:* The minimum size requirements for parking islands would increase from 9' x 18' (162 square feet) to 200 square feet. This increase is intended to ensure that trees planted within the island have enough space to grow properly. The minimum width of the island must be ten feet (10'). Overall dimensions are not specified for planting islands, since angled parking is permitted within the proposed regulations; the island's dimensions may vary, based on the orientation of the angled spaces (Note: Only perpendicular parking spaces are permitted within the existing regulations).
- *Parking Island Spacing:* The maximum spacing for parking islands would decrease from one (1) island for every twenty-five (25) spaces in a row (about 225 feet) to one (1) island for every twenty (spaces) in a row (about 180 feet). This decrease in spacing is to ensure there is adequate tree coverage within parking areas.

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- *Number of Plantings Required per Parking Island:* The amount of landscaping within parking areas would increase from one (1) tree per island to one (1) tree and four (4) shrubs per island. The placement of bioretention areas within parking islands is specifically permitted.
- *Plantings within Internal Planting Strips:* One (1) large shade tree and six (6) shrubs would be required for every forty feet (40') within internal planting strips. The existing regulations are not as clear: one (1) shade tree is required for every thirty-five feet (35'); ornamental trees must cover thirty percent (30%) of the strip; small evergreen trees must cover forty percent (40%) of the strip; deciduous shrubs must cover ten percent (10%) of the strip; and the remainder must be covered in ground cover or mulch.
- *Parking Lot Screening:* Four (4) different screening options are specified within the proposed regulations. These screening options vary in width and plant density; if structural options are provided, the number of plantings required decreases. These screening options are not intended to block the view of businesses, but decrease the visibility of parking areas from adjacent roadways.

As part of the proposed regulations, the term “parking bay” would also be defined, further clarifying the regulations regarding parking lot landscaping.

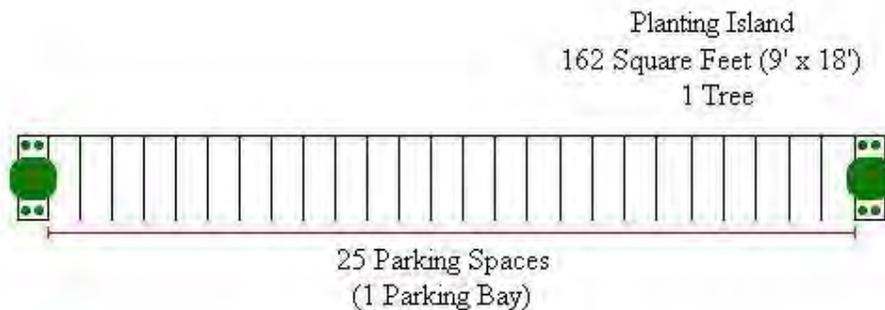


Figure 4: Existing Parking Lot Landscaping Regulations

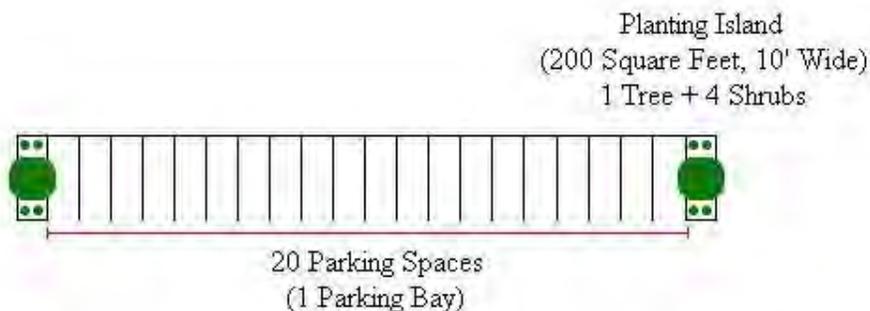


Figure 5: Proposed Parking Lot Landscaping Regulations

Research Summary

Example Regulations from Other Localities

The majority of surrounding localities require landscaping to be installed within and/or around parking lots (Figure 3). Most localities require landscaped islands (generally 100 to 150 square feet in area) to be distributed throughout the parking lot and be planted with at least one tree; sometimes shrubs and groundcovers are also required. Parking islands are generally required at the ends of parking bays, which are rows of parking spaces that may be up to 25 spaces long. Fauquier County stipulates that no parking space may be more than 80 feet from a landscaped open space or a canopy tree.

Localities may have additional landscaping requirements. Some localities require that a certain percentage of the lot be landscaped; for example, Albemarle, Culpeper, and Greene counties require an area equal to 5% of the paved parking area to be landscaped. James City County requires interior landscaping be at least 10% of the surface parking area. Other localities require a certain amount of interior landscaping area per parking space; Orange County requires 200 square feet of landscaped area per 10 parking spaces.

Like Fluvanna County, many localities require landscaped buffers between the parking lot and the adjacent right-of-way (Figure 4). Localities may require the buffer to be 10 to 15 feet wide. Almost all of the nearby counties require trees and shrubs to be planted within the buffer, with the ratio of trees required based on either the road frontage or the area of the landscaped buffer. Some localities require a berm (usually three feet tall) to be constructed and planted with trees and shrubs, while others encourage or require developers to retain existing vegetation that is located within the necessary buffer. Fauquier and Gloucester counties allow developers to choose which screening option they prefer; Fauquier County allows developers to install a densely-landscaped planting strip, construct a berm, or preserve existing forest to buffer their parking areas, while Gloucester County allows for the installation of a continuous evergreen hedge, the construction of a berm, or the installation of white picket fence that is 3 to 4 feet tall. The current screening requirements are vague; they could be further defined and clarified, so that developers better understand what is required of them.

Some out-of-state localities have unique and flexible landscaping standards that should be considered. Pinehurst, North Carolina allows applicants to construct a brick or stone wall, or a fence, in lieu of required shrubbery around a parking lot; the wall must be architecturally-compatible with adjacent buildings, and shrubs must be planted along one-third of the wall's surface.

Parking ordinances may allow and/or encourage the use of interior parking lot landscaping for stormwater management. If properly designed, these areas may be used for bioretention facilities, dry swales, perimeter sand filters, filter strips, and other LID strategies. Greene County provides incentives to developers to incorporate bioretention facilities into their parking areas; in stormwater management plans where bioretention facilities are used, the interior planting areas may be three percent (3%) of the total parking area, as opposed to the usual five percent (5%). The proposed regulations encourage the use of low-impact development techniques, but do not require them.

One landscape architect expressed concern that the current size requirements for a parking lot island may not allow enough space for a tree to grow properly. Research shows that trees need one to two

Research Summary

cubic feet (1 – 2 ft³) of soil volume for every square foot of crown area spread; for example, a tree that, at maturity, would have a canopy spread of thirty feet in diameter would require 1000 cubic feet of soil, which may be accommodated in a planting area 10' wide x 3' deep x 34' long. The current ordinances require landscaped islands to be at least 162 square feet (9' x 18'); the proposed regulations increase the size of parking islands to 200 square feet.¹⁵

One group that studied Fluvanna County's parking ordinances suggested that the County specifically allow landscaped areas in parking lots to be designed to collect and filter stormwater runoff (see *Reducing Runoff from New Development: Recommendations for Fluvanna County*).

Impacts of Proposed Regulations

- May increase landscaping costs for developers, since more plantings are required within each landscaped island.
- Promotes the creation of aesthetically-pleasing streetscapes and developments, especially along the county's commercial corridors.
- Shades roadways, parking lots, and sidewalks, creating a more pedestrian-friendly environment and reducing the urban heat island effect.
- Provide shade to those living, working, and visiting Fluvanna County.
- Increases tree canopy within new development.
- Contributes to the community's long-term economic vitality, as well-landscaped areas are more attractive places to live, work, and shop.¹⁶
- Ensure that new development is compatible with existing development and the rural character of Fluvanna County.
- Reduce the impacts of new development on local air and water quality.
- Provide habitat for native wildlife.
- Provides clearer guidance regarding parking lot screening, as well as several screening options.
- Encourages the use of low-impact development (LID) techniques, which are effective means of stormwater management.
- May result in a slight increase in the area dedicated to landscaping and the number of plantings required, when compared to the existing regulations (see Scenario 1).

¹⁵ See *Tree Space Design: Growing the Tree Out of the Box* (2008) by Casey Trees (www.caseytrees.org).

¹⁶ A 2003 study (Laverne and Winson-Geidemenan, *The Influence of Trees and Landscaping on Rental Rates and Office Buildings: Journal of Arboriculture*) showed that attractive landscaping increased office rentals by seven percent (7%).

Scenario #1: Parking Islands

If a developer would like to install a row of parking with fifty (50) spaces, below is a comparison of the landscaping requirements described within the current and proposed regulations:

Design Element	Current Regulations	Proposed Regulations
Number of Parking Islands Required	3 (1 on each end of the row + 1 in the middle)	4 (1 on each end of the row + 2 in the middle)
Area Dedicating to Parking Islands	486 square feet (3 islands x 162 square feet per island)	800 square feet (4 islands x 200 square feet per islands)
Number of Plantings Required	3 large shade trees (1 large shade tree per island)	4 large shade trees + 16 shrubs (1 large shade tree + 4 shrubs per island)
Area Dedicated to Parking Spaces	8,100 square feet (50 spaces X 162 square feet per space)	8,100 square feet (50 spaces X 162 square feet per space)
% of Total Row Dedicated to Landscaping	6%	9.9%

BOARD OF SUPERVISORS AGENDA ITEM

Meeting Date: August 1, 2012

SUBJECT:	ZTA 12:02 – Fluvanna County (Subdivision Text Amendment)
MOTION(s):	I move that the Fluvanna County Board of Supervisors [approve/deny] ZTA 12:02, a request to amend the Fluvanna County Subdivision Ordinance (Article 7: <i>Subdivision Design Standards</i> and Article 8: <i>Required Improvements</i>) to update and strengthen regulations regarding landscaping and similar improvements.
STAFF CONTACT:	Andrew Pompei (Planner)
RECOMMENDATION:	At its meeting on July 25, 2012, the Planning Commission recommended approval (4-0; Dr. Babbitt absent) of the new draft to be submitted to the Board of Supervisors with the language prepared by the Planning Department and corrections made by the County Attorney.
TIMING:	Deferred from June 20, 2012
DISCUSSION:	Amend the Fluvanna County Subdivision Ordinance to update and strengthen regulations regarding landscaping, and similar improvements (Chapter 19, Article 7: <i>Subdivision Design Standards</i> ; Chapter 19, Article 8: <i>Required Improvements</i>).
FISCAL IMPLICATIONS:	N/A
POLICY IMPLICATIONS:	Modification of existing subdivision regulations related to landscaping
LEGISLATIVE HISTORY:	Modification of existing subdivision regulations pursuant to §15.2-2240 of Virginia State Code
ENCLOSURES:	<p>Staff Report and Attachments</p> <ul style="list-style-type: none"> A. Application B. Proposed Text C. TRC Comments (Health Department) D. Explanation of Proposed Changes to the Subdivision Ordinance E. Letter from Free Enterprise Forum (June 27, 2012) F. Letter from Rivanna Conservation Society (July 10, 2012) G. Letter from Rivanna River Basin Commission (July 9, 2012) H. Letter from Southern Development (June 26, 2012) I. Email from Charlie Armstrong (Southern Development) (July 10, 2012) J. Letter from Lindsey Nolting K. Maps of Impacts of Riparian Protection Areas on Select Areas L. Research of Off-Street Parking and Landscaping Regulations



COUNTY OF FLUVANNA

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STAFF REPORT

To: Fluvanna County Board of Supervisors
Case Number: ZTA 12:02

From: Andrew Pompei
Date: August 1, 2012

General Information: This request is to be reconsidered by the Board of Supervisors on Wednesday, August 1, 2012 at 7:00 pm in the Circuit Courtroom in the Courts Building, after being deferred from the meeting on Wednesday, June 20, 2012.

Applicant/Representative: Fluvanna County

Requested Action: Amend the Fluvanna County Subdivision Ordinance to update and strengthen regulations regarding landscaping and similar improvements (Chapter 19, Article 7: *Subdivision Design Standards*; Chapter 19, Article 8: *Required Improvements*).

Analysis

The applicant is proposing to amend several portions of the Fluvanna County Subdivision Ordinance to update and strengthen regulations regarding landscaping and similar improvements (Attachment A). The proposed amendment is intended to:

- Ensure that new development is compatible with existing development and the rural character of Fluvanna County;
- Provide greater design flexibility for developers;
- Minimize the impacts of new development on local air and water quality;
- Provide shade to those living, working, and visiting Fluvanna County; and
- Provide habitat for native wildlife.

The amendment would affect Chapter 19, Article 7: *Subdivision Design Standards* and Chapter 19, Article 8: *Required Improvements* (Attachment B).

Project History

Over the past year, the Planning Commission and Department of Planning and Community Development have worked together to amend the zoning and subdivision ordinances, so that these policies are consistent with the intent of the current Comprehensive Plan. Since late 2011,

the Planning Commission has considered changes to the *Tree Protection* and *Off-Street Parking and Loading* sections of the zoning ordinance, and related changes to the subdivision ordinance. Possible amendments were discussed at the Planning Commission work sessions in January, February, and March. The Planning Commission held a public hearing on the issue in May.

The proposed amendments are based on input from the Planning Commission, local landscape architects, real estate developers, and non-profit organizations, and were influenced by similar regulations adopted by neighboring localities.

The proposed amendment was first considered by the Board of Supervisors at its meeting on June 20, 2012. After holding a public hearing and discussing the issue, the Board of Supervisors decided to defer and reconsider the amendment at its meeting on August 1, 2012. The Planning Commission was asked to re-evaluate the proposal, taking into consideration public comments made at the Board of Supervisors meeting.

The Planning Commission held a work session on July 11, 2012 to reconsider the proposed amendment. The Planning Commission decided to make the following revisions to ZTA 12:01 and ZTA 12:02:

- Reduce the amount of time a landscaping maintenance bond must be retained from three (3) years to one (1) year;
- Allow the Zoning Administrator to approve modifications to the riparian protection area requirements, if a mitigation plan is submitted and approved. The plan must show that the applicant is taking other steps to protect the local water quality, in-lieu-of providing the required buffer.
- Allow the Subdivision Agent to approve modifications to the landscape preservation buffer requirements, if the applicant provides exceptional landscaping and/or incorporated high-quality architectural features into the design.

Based on the Planning Commission's recommendations, revisions were made to the following sections of the proposed amendment:

- Sec. 19-7-7.1(E) [Riparian Protection Areas]
- Sec. 19-8-10 [Landscape Preservation Buffers]

Text Amendments

The proposed regulations address several different aspects of subdivision design, and include:

- Riparian Protection Areas

All major subdivisions with an average lot size of one (1) acre or less must reserve a riparian protection area along both sides of intermittent and perennial streams (50' along intermittent streams; 75' along perennial streams; and 100' along the Hardware, Rivanna, and James rivers). Existing vegetation within the riparian protection area must be retained to the greatest extent possible; certain exceptions are clearly specified. Modifications to these requirements

may be granted by the Zoning Administrator in certain instances, which is a change from the original proposal.¹

- Low-Impact Development (LID)

The use of low-impact development (LID) techniques within new subdivisions is specifically permitted and encouraged. Examples of LID techniques include permeable paving materials, rain gardens, bioswales, infiltration trenches, and tree box filters. These features are designed to capture stormwater and facilitate on-site infiltration.

- Street Trees

Street trees are required along existing or proposed streets within or adjacent to all major subdivisions with an average lot size of one (1) acre or less. One shade tree is required for every fifty feet (50') of road frontage, or one medium shade tree is required for every forty feet (40') of road frontage. The existing ordinance does not require street trees to be planted within single-family residential subdivisions.

- Landscape Preservation Buffers

Landscape preservation buffers are required on reverse frontage lots along all interstate, arterial, and collector roads and scenic byways. The buffer must be at least forty feet (40') wide along interstate, arterial, and collector roads and one-hundred feet (100') wide along all designated scenic byways. Existing vegetation within the buffer area must be preserved. Modifications to these requirements may be granted in cases of hardship; if high-quality architectural features are used; or within New Urbanist developments in designated growth areas; this is a change from the original proposal.²

These regulations are consistent with a related amendment to the tree protection, landscaping, and off-street parking provisions of the zoning ordinance (Article 22: *Definitions*; Article 24: *Tree Protection*; and Article 26: *Off-Street Parking and Loading Spaces*), which is being considered concurrently (ZTA 12:01).

Comprehensive Plan

The Comprehensive Plan encourages “well-planned, compact development, that efficiently utilizes green infrastructure, creating interconnected, walkable, and fiscally-sustainable communities that employ the latest in environmental controls” (page 8). The proposed regulations are intended to promote environmentally-sensitive, aesthetically-pleasing development countywide.

¹ In the original proposal, there was no language that allowed for a modification to the riparian protection area requirements. As part of the revisions, the Subdivision Agent may grant a modification to the riparian protection area requirements in certain instances. The new language specifies exactly what is required for all modification requests, and what the Subdivision Agent should consider when granting the request. For intrusions into the riparian protection area, the property owner must describe proposed mitigation; if no mitigation is proposed, the property owner must describe why none is being proposed.

² In the original proposal, there was no language that allowed for modifications to the buffer requirements.

The proposed amendment is consistent with the following goals of the Comprehensive Plan:

- Develop land-use policies and regulations that will preserve and enhance the county's natural environment (*Natural Environment: Goal 1*).
- Protect environmental resources (*Natural Environment: Goal 2*).
- Manage and protect surface water and groundwater resources (*Natural Environment: Goal 3*).
- Enable well-planned, coordinated, and sustainable development to occur throughout the County (*Land Use: Goal 2*).
- Preserve and enhance Fluvanna's unique identity and rural character (*Community Design: Goal 1*).

The proposed amendment will help Fluvanna County implement several of the strategies described within the Comprehensive Plan:

- Review zoning and subdivision regulations to maximize environmental benefits through best management practices such as low-impact development, dark-sky lighting, quality and quantity stormwater controls, adequate buffering/screening, native landscaping, pervious surfaces, and walkability (*Natural Environment: Goal 1, Strategy 6*).
- Require aesthetic landscaping to buffer residential, business, and industrial development from public highways and adjacent rural and residential areas (*Natural Environment: Goal 1, Strategy 10*).
- Promote development projects that minimize environmental impact through the effective utilization of green infrastructure, low-impact development practices, and other innovative sustainable development practices (*Natural Environment: Goal 2, Strategy 1*).
- Require riparian buffers adjacent to waterways to protect local and regional water resources such as perennial streams, floodplains, wetlands, steep slopes, and highly-erodible soils (*Natural Environment: Goal 2, Strategy 8*).
- Promote BMPs, particularly those recommended by the Rivanna River Basin Commission, to reduce non-point source pollution from development, farming, and other sources (*Natural Environment: Goal 3, Strategy 3*).
- Maintain and enhance primary gateways to ensure a positive identity (*Community Design: Goal 1, Strategy 10*).
- Development along state Scenic Byways and bicycle routes should be carefully screened to ensure that development is compatible with the scenic character and tourist value of the route (*Transportation: Goal 1, Strategy 5*).

Technical Review Committee

The Technical Review Committee Meeting was held on May 10, 2012. Several agencies commented on the request:

- The Virginia Department of Forestry (VDOF) commented that arborists should be certified by the International Society of Arboriculture (ISA), and that plantings should be maintained following ISA standards. Like large shade trees, medium shade and ornamental trees should be at least 1.5” caliper at planting; it results in a minimal cost increase (Note: VDOF was unable to attend the meeting, but commented on May 8, 2012 in person.)
- The Fire Department stated that there have been issues with overgrown plants blocking street signs, which hinders the efforts of emergency personnel responding to calls.
- The Health Department stated that the proposed regulations will have no apparent impact on health regulations (Attachment C).

Planning Commission

The Planning Commission received initial research regarding changes to the landscaping and off-street parking regulations in December 2011. Work sessions were held in January, February, and March discussing these issues. The Planning Commission initiated the proposed amendment at its regular meeting on April 25, 2012.

The Planning Commission held a public hearing regarding this request on May 23, 2012. No members of the public spoke regarding this request.

The Planning Commission **recommended approval** with a vote of 4-0 (Dr. Babbitt was absent).

After the request was deferred by the Board of Supervisors, the Planning Commission held another work session on the issue on July 11, 2012. At its meeting on July 25, 2012, the Planning Commission **recommended approval** (4-0; Dr. Babbitt absent) of the new draft to be submitted to the Board of Supervisors with the language prepared by the Planning Department and corrections made by the County Attorney.

Board of Supervisors

The Board of Supervisors considered this request at its meeting on June 20, 2012. After holding a public hearing and discussing the issue, the Board of Supervisors decided to defer and reconsider the amendment at its meeting on August 1, 2012.

At the Board of Supervisors meeting on June 20, 2012, three (3) people commented on the proposed amendments. Additional written comments were directed to the Planning Commission

and Board of Supervisors following the meeting. Letters were from the following organizations and individuals³:

- Free Enterprise Forum (Attachment E)
- Rivanna Conservation Society (RCS) (Attachment F)
- Rivanna River Basin Commission (RRBC) (Attachment G)
- Southern Development (Attachments H & I)
- Ms. Lindsay Nolting (Attachment J)

The following issues related to ZTA 12:02 were addressed:

Riparian Protection Areas

- Some felt that the riparian protection areas were too wide, severely restricting the use of some properties.
- One citizen supported the riparian protection areas, but wanted the regulations to be extended to include utility companies and their right-of-ways (e.g. Dominion Power, Central Virginia Electric Cooperative, etc.).
- Some business interests asked that the riparian protection areas on intermittent streams be re-considered, stating that such streams are already regulated by the Army Corps of Engineers and Virginia Department of Environmental Quality (DEQ).
- Some business interests asked that riparian protection areas only be required outside of Community Planning Areas, as designated within the 2009 Comprehensive Plan.
- Some organizations supported the riparian protection area requirements included within the proposed amendments.
- Some organizations recommended that the Board of Supervisors consider riparian buffers of at least 100 feet along the Rivanna River and its tributaries.

Landscape Preservation Buffers

- Some business interests felt that the landscape preservation buffers were too wide, severely restricting the use of some properties.
- Some business interests felt that landscape preservation buffers should not be required in Community Planning Areas, as designated within the 2009 Comprehensive Plan.
- Some business interests felt that the landscape preservation buffers would block the view of businesses, which rely on visibility to attract customers.⁴

³ The Free Enterprise Forum is a privately-funded public policy organization; the Rivanna Conservation Society is a non-profit organization that focuses the well-being of the Rivanna River; the Rivanna River Basin Commission is a regional, state-created organization that focuses on the well-being of the Rivanna River and its watershed; and

Curb/Gutter and Sidewalk Requirements

- One developer suggested that the requirements for curb and gutter and sidewalks in rural subdivisions be removed.⁵

Conclusion

The proposed amendment to the subdivision ordinance (Chapter 19) will help ensure that adequate landscaping is installed and retained within new subdivisions, protecting Fluvanna County's economic and environmental health, as well as the quality-of-life of its citizens. This proposal is intended to balance the environmental, aesthetic, and transportation needs of the community with those of local businesses and landowners.

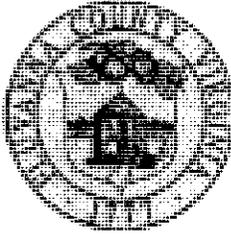
Copy:

Applicant/Representative: Fluvanna County

Southern Development is a local, privately-held real estate development company. Ms. Nolting is a resident of the Columbia District, Fluvanna County.

⁴ The proposed regulations would only apply to reverse-frontage lots along interstate, arterial, and collector roads and scenic byways, not every lot fronting these roads.

⁵ These are existing requirements that are not addressed in ZTA 12:01 or ZTA 12:02. The proposed amendments specifically allow the use of low-impact development techniques for handling stormwater and constructing required infrastructure within new subdivisions.



COMMONWEALTH OF VIRGINIA
 COUNTY OF FLUVANNA
**Application for
 Zoning Text Amendment**

Owner of Record: Fluvanna County

E911 Address: **132 Main Street, Palmyra, VA 22963**

Phone: **(434) 591-1910** Fax: **(434) 591-1911**

Email: **apompei@co.fluvanna.va.us**

Representative: Andrew Pompei (Planner)

E911 Address: **132 Main Street, Palmyra, VA 22963**

Phone: **(434) 591-1910** Fax: **(434) 591-1911**

Email: **apompei@co.fluvanna.va.us**

Applicant of Record: Fluvanna County

E911 Address: **132 Main Street, Palmyra, VA 22963**

Phone: **(434) 591-1910** Fax: **(434) 591-1911**

Email: **apompei@co.fluvanna.va.us**

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.

Proposed amendment to the Zoning Ordinance: (attach additional sheets as necessary)

If the amendment proposes to replace existing text, please provide a full copy of the existing text for the affected section.

Location of Parcel: **N/A**

Section: _____

Amendment of the Fluvanna County Subdivision Ordinance to update and strengthen regulations regarding landscaping and similar improvements (Chapter 19, Article 7: Subdivision Design Standards; Chapter 19, Article 8:

Proposed Text: Required Improvements).

The proposed amendment was initiated by the Planning Commission on April 25, 2012.

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, the Board of Supervisors, and the Board of Zoning Appeals during the normal discharge of their duties in regard to this request.

Date: 4/30/12

Signature of Owner/Applicant: *Andrew Pompei*

Subscribed and sworn to before me this 30th day of April, 2012 Register # 7509714

My commission expires: 3/31/2015

Notary Public: *Lauren M. Ryalls*

Date Received:	Pre-Application Meeting:	PH Sign Deposit Received:	Application #: ZTA 12: 02
\$550 fee paid:			
Advertisement Dates: <u>May 10th + 17th</u>	Advertisement Dates: <u>June 7th + 14th</u>		
APO Notification: <u>May 9, 2012</u>	APO Notification: <u>June 6, 2012</u>		
Date of Hearing: <u>May 23, 2012</u>	Date of Hearing: <u>June 20, 2012</u>		
Decision:	Decision:		

Article 7. Subdivision Design Standards

Sec. 19-7-1. Generally.

The subdivider and the county shall be mutually responsible for the orderly development of the land. Nothing herein shall be deemed to require the approval of any plat which the Subdivision Agent shall determine to be contrary to sound engineering or surveying practice or which shall constitute a danger to the public health, safety or general welfare. The Subdivision Agent shall review all subdivisions, and may require reasonable changes to the design of such plats to ensure that the development is in conformity with the Comprehensive Plan, rationally designed, suitably adapted to the topography, efficient for the provision of utilities and services, coordinated with the future provision of capital improvements in the surrounding area, and has minimal negative impact on adjoining property. Their discretion shall be guided by the standards set forth in this article.

Sec. 19-7-2. Rural Cluster subdivisions.

All subdividers shall strive to conserve the noteworthy features of the parcel to be subdivided and the rural landscape, in accordance with the Comprehensive Plan and the purpose of this chapter. To achieve these objectives, the subdivider shall follow the process set forth below in developing rural cluster subdivisions for the subdivision of a tract. All major subdivisions in the A-1 Agricultural General Zoning District Classification shall be Rural Cluster subdivisions and subject to this section.

- (a) Determine the number of lots desired, not exceeding the number allowed to be subdivided from the tract under the density provisions of Chapter 22;
- (b) Delineate areas of the tract to be conserved due to their noteworthy features and value to the continued rural character of the county, including, but not limited to, lands with high value for continued agricultural or forestry production, high scenic value including riparian corridors and wildlife habitat; high environmental sensitivity such as steep slopes, wetlands, floodplains; high recreational value and/or having noteworthy historical, natural, or cultural features;
- (c) Locate potential house sites on the area of the tract not delineated as conservation areas, with due consideration for topography, soil suitability for construction and septic system use, and efficient service by public or central water and/or sewerage systems, as applicable;
- (d) Align streets to serve house sites, with due consideration for topography and connections to existing, planned or potential streets in adjacent areas, and align pedestrian trails if planned; and
- (e) Delineate boundaries of individual residential lots and any residue, in accordance with the lot size, dimension, setback, and yard requirements of Chapter 22.

Sec. 19-7-3. Rational design.

Lot sizes and shapes, block sizes and shapes, and street networks and alignments shall be designed in accordance with accepted planning practices to produce a rational and economical system without undue clearing or grading.

Sec. 19-7-4. Suitability to topography.

If the site contains floodplains, wetlands or slopes steeper than 20%, the proposed development shall be designed to protect against such dangers as erosion, sedimentation, flooding, landslide or subsidence.

Sec. 19-7-5. Infrastructure.

All streets, water systems, sewer systems, storm drainage systems, solid waste collection systems, and other utilities and services shall be coordinated with the existing and planned systems in the surrounding area, and shall be designed and constructed so as to minimize the cost of operation and maintenance and so as to maximize the safety, convenience and efficiency thereof. All lots shall be designed to provide for safe and convenient vehicular access to public streets. Driveway locations, which shall conform to good engineering practice and, in particular, to the regulations of the Virginia Department of Transportation, shall be specified on the plat.

Sec. 19-7-5.1. Street layout.

The following requirements and standards of street layout shall apply:

- (a) The subdivision street layout shall conform in all essential respects with any adopted small area plan and the transportation element and other aspects of the Comprehensive Plan. Proposed streets shall provide for the continuation of existing, planned or platted streets on adjacent tracts, unless such continuation shall be prevented by topography or other physical condition, or unless such extension is found by the Subdivision Agent to be unnecessary for the coordination of development between the subdivision and such adjacent tract.
- (b) Where the subdivision abuts or contains an existing public road, the Subdivision Agent may require that measures be taken to reduce the impact of heavy traffic on the lots abutting or fronting upon such road, and to conserve the capacity of such road to serve through traffic, by one of the following means:
 - 1. By providing vehicular access to such lots by means of a service drive separated from the existing public road by a planting strip and connecting therewith at infrequent intervals.
 - 2. By designing reverse frontage lots having access only from a parallel minor street or from cul-de-sac or loop streets, and with vehicular access

to such lots from the existing public road prohibited by deed restrictions or other means.

3. By increasing setbacks by not less than 25% for all structures and requiring the joint use of driveways.

The choice of the most appropriate method of accomplishing the desired purpose in a specific instance shall be made by the Subdivision Agent giving consideration to topography and other physical conditions, the character of existing and contemplated development in the subdivision and its surroundings, and other pertinent factors.

- (c) Cul-de-sacs shall serve five or fewer lots, and shall be connected to other streets by pedestrian paths.
- (d) Intersections of streets shall be at an angle as nearly 90 degrees as topography and good design will permit.
- (e) Alleys may be provided in the rear of lots.
- (f) Cross access easements may be provided for any commercial, multi-family, and industrial subdivision and shall meet the surfacing requirements of the proposed off-street parking as required by the type of use and development contemplated, in compliance with Chapter 22 of this code. Any such easement is subject to the approval of the County Attorney.

Sec. 19-7-5.2. Lot layout.

The lot arrangement, design and orientation shall be such that all lots will provide satisfactory building sites, properly related to topography and the character of surrounding development. All lots shall be designed to provide for safe and convenient vehicular access to public streets.

- (a) Where lots must have direct access to an existing thoroughfare rather than an internal street, driveway locations shall conform to good engineering practice and, in particular, the regulations of the Virginia Department of Transportation. Joint access driveways shall be provided where practical. All restrictions regarding lot access and driveway location shall be specified on the plat.

If a tract is subdivided into fewer lots than the maximum allowed by its zoning classification, or the Comprehensive Plan designates the tract for a higher density of development than its present zoning classification allows, the Subdivision Agent may require the subdivider to arrange the lots so as to allow the opening of future streets and logical further subdivision.

- (b) The dimensions and layout of lots reserved or planned for commercial, multi-family, and industrial purposes shall be adequate to provide for any off-street parking and service facilities required by the type of use and development contemplated, in compliance with Chapter 22 of this code. The Subdivision Agent may require the subdivider to demonstrate compliance by providing a schematic layout of the anticipated development of such lots.

Sec. 19-7-5.3. Easements.

Where a proposed subdivision is traversed by any stream, water course or drainageway, or a drainageway is proposed, the subdivider shall make adequate provision for the proper drainage of surface water, including the provision of easements along such streams, water courses, and drainageways. The Subdivision Agent may require permanent easements of appropriate width for poles, wires, conduits, storm and sanitary sewers, gas, water mains, and other public utilities, and temporary easements for the future construction thereof, along all lot lines and in other locations deemed necessary to adequately and efficiently serve all subdivision lots and the surrounding area. Such easements may be required for both existing and planned utilities.

Sec. 19-7-5.4. Lands designated for public or common ownership.

When the subdivider proposes to designate lands for public or common ownership, the following standards shall apply:

Where the proposed subdivision includes lands proposed for use as public parks, school sites, or public water or sewer provision under the Comprehensive Plan, the Subdivision Agent shall request the subdivider to indicate the location of such lands on the subdivision plat. The Subdivider shall also provide the written agreement for the acquisition of the lands or facilities between the subdivider and the receiving agency. No public agency is compelled by this chapter to accept any proposed land or facilities.

Sec. 19-7-6. Phasing.

If the subdivider desires to complete the improvements shown on the preliminary plat over a period of more than one year, he may submit a preliminary plat showing the entire development at completion, and delineating two or more phases to be improved in succession, together with a schedule for completion of each phase. After such plat has been approved, he may construct the improvements in, and submit a final plat for, each phase, consistent with the approved schedule. Pursuant to the requirements of Section 15.2-2241(5) of the Code of Virginia, if a developer records a final plat which is a section of a subdivision as shown on an approved preliminary plat, the developer shall have the right to record the remaining sections shown on the preliminary plat for a period of five years from the recordation date of the first section.

Sec. 19-7-7. Noise, glare and pollution.

The proposed development shall be designed to minimize the impact of noise, glare and pollution on adjoining property, and to protect the surrounding lands from the same.

Sec. 19-7-7.1. Riparian protection areas.

To protect local water quality, all major subdivisions shall reserve a riparian protection area in accordance with the following requirements:

- (a) The riparian protection area shall be at least 50 feet wide along both sides of all intermittent streams, at least 75 feet wide along both sides of all perennial streams, and at least 100 feet wide along both sides of the Hardware River, Rivanna River, and James River.*
- (b) Indigenous vegetation, including existing ground cover, shall be preserved to the maximum extent practicable, consistent with the use or development proposed. Dead, diseased, or dying vegetation may be pruned or removed as necessary, pursuant to sound horticultural practices. No logging or silvicultural activities may take place within the riparian protection area.*
- (c) No portion of any on-site sewerage system, drain field, reserve drain field, or building shall be placed within the riparian protection area. This statement shall be on all plats and site plans of affected lots.*
- (d) If otherwise authorized by the applicable regulations of this chapter, the following types of development shall be permitted within the riparian protection area, provided that the requirements of this section are met:*
 - 1. A building or structure which existed on the date of adoption of this article may continue at such location. However, nothing in this section authorizes the replacement, expansion, or enlargement of such building or structure.*
 - 2. On-site or regional stormwater management facilities and temporary erosion and sediment control measures, provided that:*
 - a. To the extent practical, as determined by the agent, the location of such facilities shall be outside of the riparian protection area.*
 - b. No more land shall be disturbed as necessary to provide for the construction and maintenance of the facility, as determined by the agent.*
 - c. The facilities are designed to minimize impacts to the functional value of the riparian protection area and to protect water quality; and*
 - d. Facilities located within a floodplain adhere to the floodplain regulations of the County Code.*
 - 3. Water-dependent facilities; water wells; passive recreation areas, such as pedestrian trails and bicycle paths; historic preservation; archaeological activities, provided that all applicable federal, state and local permits are obtained. All pedestrian trails and bicycle paths shall be constructed using permeable paving materials.*

4. *Stream crossings of perennial and intermittent streams for roads, streets, or driveways, provided that the stream buffer disturbance shall be the minimum necessary for the lot(s) to be used and developed as permitted within the underlying zoning district. Stream crossings shall not disturb more than thirty (30) linear feet of stream for driveways and sixty (60) linear feet for roads or streets, provided that the agent may allow additional length of stream disturbance where fill slopes or special conditions necessitate additional length.*
- (e) *The Subdivision Agent may allow for a modification of the riparian protection area requirements by providing alternative measures for riparian protection, by means of substitution of materials, design, or technique, which the Subdivision Agent determines to provide the same or greater degree of riparian protection compared to such area requirements and is determined by the Subdivision Agent to be reasonably necessary to permit reasonable uses of the property which are otherwise permitted by law. A request for a modification shall be submitted and evaluated as follows:*
1. *At a minimum, a request for any modification shall include the following information:*
 - a. *A site map that includes the locations of all streams, wetlands, floodplain boundaries and other natural features, as determined by a field survey;*
 - b. *A description of the shape, size, topography, slope, soils, vegetation, and other physical characteristics of the property;*
 - c. *A detailed site plan that shows the locations of all existing and proposed structures and impervious cover and the limits of all existing and proposed land disturbance. The exact area of the riparian protection area to be affected shall be accurately and clearly indicated;*
 - d. *Documentation of unusual hardship should the requirements be maintained;*
 - e. *At least one alternative plan, which meets the requirements of this section, or an explanation of why such a plan is not feasible;*
 - f. *A stormwater management plan, if applicable;*
 - g. *A calculation of the total area of intrusion into the riparian protection area; and*
 - h. *Proposed mitigation, if any, for an intrusion into the riparian protection area. If no mitigation is proposed, the request must include an explanation of why none is being proposed.*
 2. *The following factors will be considered by the Subdivision Agent in determining whether to issue a modification:*
 - a. *The shape, size, topography, slope, soils, vegetation, and other physical characteristics of the property;*
 - b. *The locations of all streams and waterways on the property, including along property boundaries;*

- c. Whether alternative designs are possible which require less intrusion or no intrusion into the riparian protection area;*
- d. The long-term and construction water-quality impacts of the proposed modification; and*
- e. Whether allowance of the modification is at least as protective of natural resources and the environment, including local water quality.*

Sec. 19-7-8. Compliance with Chapter 22 of this code.

No subdivision plat shall be approved unless and until it shall be determined that the same complies with Chapter 22 of this code. Subdivisions that are prepared consistent with approved Master Plans as provided in Chapter 22 of this code, shall be subject to the street and lot layout design and improvement standards provided for in that Master Plan.

Article 8. Required Improvements

Sec. 19-8-1. Streets.

An adequate system of streets shall be constructed to provide access from all lots to the state highway system.

- (a) In any major subdivision, as defined herein, all streets shall be designed and constructed in conformance with the Virginia Department of Transportation's subdivision street requirements. Preliminary plans for all such streets shall have been approved by the Virginia Department of Transportation prior to approval of the preliminary plat.
- (b) Proposed street names shall be shown on the preliminary plat, and may be changed by the Subdivision Agent. Names of new streets shall not duplicate names of existing streets, irrespective of suffixes. Any street that is a continuation of an existing street shall bear the name of the existing street. The governing body may institute a fee in order to acquire and install all street identification signs. Where a street is planned for future extension, and a stub street serving three or more lots is proposed for construction as part of a subdivision, a temporary turnaround shall be provided on such stub street. Such turnaround shall be of adequate location, size and design as determined by the Subdivision Agent. All stub streets shall be marked with a metal sign clearly providing public notice that the street is subject to future extension.
- (c) Any private road in a subdivision which will not be constructed to Virginia Department of Transportation standards shall be located in a right-of-way or easement at least 50 feet in width and shall be so designed and built as to provide adequate access by ordinary passenger vehicles in all weather, in accordance with the provisions of this section as set forth hereinafter. All lots that are within a subdivision which is served by any private road shall be prohibited direct vehicular access from an existing public road by deed restriction or other means. Except in the case of lots intended, designed and used (a) for attached single-family, two-family or multi-family dwellings; (b) for rural cluster lots; or (c) for commercial or industrial uses, no lot served by a private road may be less than 10 acres in area, and no such private road shall serve more than 5 lots. The plat, and each deed, shall clearly state that the county and Commonwealth are not responsible for the maintenance of the roads. A road maintenance agreement, approved by the county attorney and the Subdivision Agent, shall be filed with the deeds of all lots to be served by such private road. Such agreement shall require the landowners, jointly and severally, to cooperate in and pay for the maintenance of the road such that emergency vehicles and other necessary traffic can reach all of the lots with reasonable ease. Each plat showing any such private road shall contain a certification from a registered surveyor or engineer in substantially the following form: "The private road shown on this plat will provide reasonable

access to all lots served by such road by emergency vehicles and ordinary passenger vehicles as required by Section 19-8-1 of the Fluvanna County Code.” Private roads shall conform to the following minimum specific construction standards:

Number of Lots	Right-of-Way Width	Minimum Width of Travelway	Surface Treatment	Minimum Ditchline	Maximum Grade
1-5	50 feet	14 feet	Gravel (#25 or #26), 3 inches in depth over suitable base	4 feet in width, with a minimum of 4% slope from the travelway and ditches a minimum of 18 inches in depth	9%

(Ord. 11-17-04)

Sec. 19-8-2. Water supply.

The subdivider shall provide evidence satisfactory to the Subdivision Agent that each lot which is proposed to be created shall have available to it potable water sufficient in quantity and quality to provide for the uses to which such lot may lawfully be put. For any major subdivision, all phases included, one or more sources of water of acceptable quality and quantity shall be approved by the county prior to submittal of the preliminary plat. The water supply shall meet all applicable federal, state and local regulations and the Hydrogeologic Test Requirements.

Sec. 19-8-2.1. Hydrogeologic test requirements.

Prior to the approval of the preliminary plat, the subdivider shall provide evidence that the parcel proposed to be subdivided has sufficient supply of potable water to serve each of the proposed lots. In the case of a subdivision which is proposed to be served by either a public water system, a public service company or a central water supply, the subdivider shall demonstrate that the subdivision has a capacity equal to 1 gallon per minute for each proposed lot after a 48 hour continuous constant rate test. (Ord. 03-15-06)

Sec. 19-8-2.2. Quality.

Water quality shall comply with the requirements defined in the Virginia Department of Health Waterworks Regulations.

Sec. 19-8-2.3. Quantity.

If the proposed subdivision is to be served by individual groundwater wells, the sufficiency of the quantity of water shall comply with the requirements of the Virginia Department of Health Private Well Regulations at the time that a certificate of occupancy is sought as to any occupied building on each lot. If any subdivision is to be served by an existing public or central water system, the subdivider shall obtain a certificate of availability from the operator of the water system. If it is to be served by a new public or central water system, the subdivider shall obtain the necessary permits from all applicable reviewing bodies, including, without limitation, the governing body, the State Corporation Commission, the Virginia Department of Health and the Virginia Water Control Board, and approval of the design and written commitment to operate and maintain the system from an agency approved by the county. (Ord. 06-21-06)

Sec. 19-8-2.4. Fire protection.

The subdivider shall make reasonable provision for fire protection. For any subdivision with a public or central water system, the subdivider shall provide a fire protection system consisting of fire hydrants at intervals of no more than 1,000 feet served by water lines six inches or larger in diameter, or a system of comparable effectiveness. Such plans shall be reviewed and approved by the Fluvanna County Fire Department Chief prior to preliminary plat approval.

Sec. 19-8-2.5. Maintenance.

Upon their completion and final approval, all water systems, other than those connected to a public system, shall be dedicated to an agency approved by the county for ownership, operation and maintenance.

Sec. 19-8-3. Wastewater treatment.

A wastewater collection, treatment and disposal system shall be provided to remove wastewater from the proposed development without undue threat of contamination of surface water or groundwater. Such preliminary plans shall have been approved by the Virginia Department of Environmental Quality or appropriate state agency prior to approval of the preliminary plat.

- (a) If individual sewerage systems are proposed, the subdivider shall demonstrate that each lot which is proposed to be created complies with Section 22-17-10 of this code. (Ord. 9-17-08)

- (b) If a central sewerage system is proposed, the subdivider shall secure approval of the design, and written commitment to operate and maintain the system, from an agency approved by the county, including any special use permit which is required pursuant to Chapter 22 of this code¹, prior to approval of the preliminary plat. (Ord. 9-17-08)
- (c) If a proposed system is subject to regulation by the any state agency, the subdivider shall secure the necessary permits prior to plat approval.

Sec. 19-8-3.1. Maintenance.

Upon their completion, all central sewerage systems, other than those connected to a public system, shall be dedicated to an agency approved by the county for ownership.

Sec. 19-8-4. Storm drainage.

Proper and adequate storm drainage systems shall be installed as required by the Virginia Department of Transportation and/or Chapter 6 of this code, such that the proposed development will not result in undue increase in runoff, erosion or sedimentation to any downhill or downstream area. Such plans shall have been reviewed by the Soil and Water Conservation District office, and approved by the county and the Virginia Department of Transportation, as applicable, prior to the approval of the preliminary plat.

- (a) Wherever required by the Virginia Department of Transportation, or under an approved Master Plan or Conditional Zoning provisions of Chapter 22, concrete curb and gutter shall be installed along both sides of street serving 200 or more lots, and on at least one side of every street serving 50 or more lots, and an ~~enclosed~~ *engineered* storm drainage system shall be installed. *The use of perforated curbs and cul-de-sacs with landscaped islands is permitted.* All such improvements shall comply with Virginia Department of Transportation standards.
- (b) Drainage easements of an appropriate width, not less than six feet, shall be reserved where necessary, and shall be shown on the plat.
- (c) All streets and building sites shall be at least one foot above the floodplain elevation.
- (d) *The use of low-impact development (LID) techniques to control stormwater runoff is encouraged. Examples of LID techniques include, but are not limited to, the use of permeable paving materials, rain gardens, bioswales, infiltration trenches, and tree box filters designed to capture stormwater and facilitate on-site infiltration.*

¹ *Editor's Note:* Capitalization corrected by editor.

Sec. 19-8-5. Monuments.

Iron rods or pipes shall be set at all lot corners and at all points of curvature or tangent on streets. Rods or pipes shall be at least one-half inch in diameter and 24 inches long, and shall be set flush with the finished grade.

Sec. 19-8-6. Recreation.

For any major subdivision, as defined in this chapter, if the average lot size for that subdivision is five acres or less, except for Rural Cluster Subdivisions, the subdivider shall provide space and facilities for recreation. Such space shall be clearly labeled on the plat, and shall be dedicated to an entity approved by the county for ownership and maintenance.

- (a) Space for recreation shall be provided at the rate of 5,000 square feet per lot in the subdivision or 15% of the total acreage of the subdivision, whichever is more. This area shall not be developed for parking, roadways, refuse collection, or similar use. An area of ½ acre or more shall be located within ½ mile of each proposed dwelling unit as part of the recreation area, and shall be improved with facilities for sports, picnicking, tot lot equipment, active playground with equipment, or similar uses.
- (b) Each area reserved for recreation shall be of a size and shape conducive to the proposed recreational use.

Section 19-8-7. Utilities.

For major and minor subdivisions, all utilities including, but not limited to, wires, cables, pipes, conduits and appurtenant equipment for electric, telephone, gas, cable television, or similar services shall be placed underground except, however, the following shall be permitted above ground.

- (a) Electric transmission lines and facilities in excess of 50 kilovolts.
- (b) Equipment, including electric distribution transformers, switch gear, meter pedestals, telephone pedestals, streetlighting poles or standards, radio antennae, traffic control devices, and associated equipment which is, in conformance with accepted utility practices, normally installed above ground.
- (c) Meters, service connections and similar equipment normally attached to the outside wall of a customer's premises.
- (d) Temporary above ground facilities required in conjunction with an authorized construction project.
- (e) Existing utilities located above ground in proposed subdivisions may be maintained, repaired or upgraded to maintain current levels of service.

- (f) Whenever any existing above ground utilities internal to a major subdivision require relocation for any reason they shall be placed underground.

Sec. 19-8-8. Sidewalks

For all major subdivisions within all zoning districts, sidewalks shall be provided along both sides of all proposed public roads and private roads with a sidewalk compliant with current VDOT standards.

Sidewalks shall also provide connections to active or passive open space, schools, or to adjacent commercial and residential developments.

Sidewalks may be paved using hard-surfaced pervious paving materials, such as porous asphalt, porous concrete, or block pavers, as a method of stormwater management, provided that the use of such materials does not compromise the safety of pedestrians.

(Ord. 5-4-11)

Sec. 19-8-8.1. Sidewalk variation

A variation to the sidewalk regulations may be granted by the Planning Commission for projects where:

- a) The Virginia Department of Transportation 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.

The applicant shall file a written request with the Department of Planning and Community Development stating why application of a sidewalk variation is necessary and how the before mentioned circumstances may apply to the property.

The Planning Commission shall act on the variation request in conjunction with the county's action on the site plan, subdivision plat or special use permit or, if no such action is required, within sixty (60) days of the date the application was submitted and determined to be complete. The Planning Commission may grant the variation if it determines that one or more applicable circumstances exist. In granting a variation, the Planning Commission may impose conditions deemed necessary to protect the public health, safety, or welfare.

The denial of a variation, or the approval of a variation with conditions objectionable to the applicant, may be appealed to the Board of Supervisors. In considering a variation on appeal, the Board of Supervisors may grant or deny the variation based upon its determination of whether one or more applicable circumstances exist, amend any condition imposed by the Planning Commission, or impose any conditions deemed necessary to protect the public health, safety, or welfare.

Section 19-8-9. Street trees.

Street trees shall be required along existing or proposed public streets within or adjacent to any major subdivisions within an average lot site of one (1) acre or less. The placement of street trees shall be in accordance with Virginia Department of Transportation (VDOT) standards and shall not be located within any sight triangle. The required plantings shall be located either within the right-of-way itself or within a ten-foot (10') strip continuous to such right-of-way. Existing trees within a caliper of eight inches (8") or greater located within ten feet (10') of the right-of-way may be used to satisfy the planting requirement, provided the trees are protected in accordance with the standards contained in the Virginia Erosion and Sediment Control Handbook. Appropriate provisions shall be made for the permanent maintenance and preservation of the required street trees, to the reasonable satisfaction of the county attorney. Such provisions may include a landscape easement dedicated to the property owners' association or other entity approved by the county attorney. The street trees shall be planted at the following rate:

- (a) One (1) large shade tree shall be required for every fifty (50) feet of road frontage;*
or
- (b) One (1) medium shade tree shall be required for every forty (40) feet of road frontage.*

Section 19-8-10. Landscape Preservation Buffers.

All reverse frontage lots within all zoning districts shall provide a landscape preservation buffer along all interstate, arterial and collector roads and all scenic byways, as designated by the Virginia Department of Transportation (VDOT).

- (a) The minimum width of landscape preservation buffers shall be forty feet (40') measured from the edge of the existing or reserved right-of-way. Along all scenic byways, the landscaped buffer shall be no less than one-hundred feet (100') in width.*
- (b) Appropriate provisions shall be made for the permanent maintenance and preservation of the required landscape preservation buffers, to the reasonable satisfaction of the county attorney. Such provisions may include a landscape preservation easement dedicated to the property owners' association or other entity approved by the county attorney.*
- (c) The preservation of existing trees and shrubs within the required landscape preservation buffers shall be maximized to provide continuity and improved screening. All trees located within the buffer shall be retained, unless removal is necessary to accommodate utilities that run generally perpendicular to the buffer. Where necessary, the buffer shall be supplemented with a combination of trees and shrubs, both evergreen and deciduous. Berms constructed within the landscape preservation buffer shall be no taller than five feet (5') in height; have a slope no steeper than 2:1; disturb as little existing vegetation as possible; and have a non-linear, undulating form.*

- (d) *Dead, diseased, or dying vegetation may be pruned or removed as necessary, pursuant to sound horticultural practices. No logging or silvicultural activities may take place within the landscape preservation buffer.*
- (e) *Fences or walls may be constructed within the landscape preservation buffer, provided that such features are no taller than five feet (5') in height and are designed to be compatible with the rural nature of the surrounding area.*
- (f) *Any plantings required by County Code may be located within the landscape preservation buffer.*
- (g) *A modification to the requirements of this section may, at the written request of the applicant, may be granted with the approval of the Subdivision Agent in the following instances:*
 - 1. *The application of the requirements set forth in this section, due to the size, shape, location, or topography of the property or other unusual conditions, would preclude a reasonable use of the lot;*
 - 2. *A subdivision within a designated growth area meets new urban/neo-traditional planning principles and furthers the goals set forth within the Comprehensive Plan; or*
 - 3. *Building elevations visible from public right-of-ways incorporate high-quality materials and architectural elements that complement the positive features of nearby development and/or historic structures in the area. Examples of high-quality materials include, but are not limited to, brick and stone for use on building facades, and cedar shingles, slate shingles, architectural-grade asphalt shingles, and standing-seam metal for roofs. Examples of high-quality architectural elements include, but are not limited to, dormers; masonry chimneys; porches; balconies; divided-light windows; window shutters; decorative trim and hardware.*

MEMORANDUM

To: County of Fluvanna, Office of Planning and Community Development
From: Fluvanna County Health Department, Environmental Health
Date: May 10, 2012

SDP 12:09 – Triangle Realtors – Property located on right side of Turkey Sag off of Rt. 53 in existing shopping center. Probable connection to Lake Monticello water & sewer.

SUP 12:01 – Clear Signal Towers, LLC - Tax Map 39-A-34, property belonging to William Davis. 331.29 acres directly across from Kidd's Store, southside of Rt. 6. Property does not contain any existing buildings, water or sewage systems.

SUP 12:02 – Clear Signal Towers, LLC – Tax Map 48-A-94, property belonging to Michael Gray. 71.46 acres on north side of Rt. 6 past Hardware River. Property does not contain any existing buildings, water or sewage systems.

SUP 12:03 – Clear Signal Towers, LLC – Tax Map 59-A-13B, property belonging to Richard White. 46.6 acres on East side of Rt. 15 before Bremo Bluff. The health department issued a permit for an agricultural well which was installed on June 10, 2009. There is a barn on the property but no septic systems.

SUP 12:04 Clear signal Towers, LLC – Tax Map 50-A-3, property belonging to Margaret Snoddy. 97.7 acres on Rt. 650, south of Rt. 6. Property does not contain any existing buildings, water or sewage systems.

ZTA 12:01 & ZTA 12:02 – Amendments to Zoning and Subdivision Ordinances. No apparent impact on health department regulations.

Explanation of Proposed Changes to the Subdivision Ordinance (ZTA 12:02)

Section	Explanation
Sec. 19-7-8	<p>Added language from proposed tree protection changes specifically requiring riparian preservation areas within major subdivisions.</p> <p>Riparian Buffer Provisions</p> <p>Part 2 is taken from New Kent’s CBPA regulations</p> <p>Part 3, 4, 5 taken from RCS/UVA recommendations (Memo 11/30/2010)</p>
Sec. 19-8-4(A)	Specifically allow the use of perforated curbs and landscaped islands per RCS/UVA recommendation
Sec. 19-8-4(D)	<p>Specifically allow/encourage the use of LID techniques</p> <p>Language from proposed parking changes</p>
Sec. 19-8-8	Added language from proposed parking changes specifically allowing the use of pervious paving materials for sidewalks
Sec. 19-8-9	<p>Added language from proposed tree protection changes requiring street trees in major subdivisions</p> <p>Street trees required within major residential subdivisions with an average lot size of one acre or less (comparable to Charlottesville, New Kent).</p> <p>Existing trees may count towards requirements if encumbered by a tree preservation easement (comparable to New Kent).</p>
Sec. 19-8-10	<p>Requires landscape preservation buffers along major roads and scenic byways, shielding the rear of houses from view and reducing the impact of heavy traffic on residences.</p> <p>(Comparable to New Kent)</p>

Free Enterprise Forum

*Providing Citizens of the Charlottesville Region with a
Balanced Perspective on Local Issues*

27 June 2012

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

VIA ELECTRONIC TRANSMISSION

Dear Planning Commissioners,

Thank you for taking the time to reconsider the impact the proposed regulations will have on the economic viability of land in the Community Development area.

Stream Buffers – The stream buffers, as proposed, work exceedingly well in the rural preservation area but the Free Enterprise Forum believes there is a better solution for the lands you have designated for economic development.

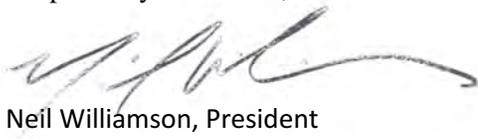
The Virginia Department of Environmental Quality and the Army Corps of Engineers have regulatory jurisdiction over the streams today. As these two science based organizations regularly review their regulatory guidelines to keep up with emerging science, the Free Enterprise Forum believes the regulation of stream buffers in the community development areas remain with the DEQ and the Army Corps. This seems to be a better balance of the desired outcomes of environmental protection and economic development.

Wooded Landscape Buffers – Visibility and proper signage is a critical aspect of any business location. While we understand the desire to keep rural scenic byways as such, we also see the need for a more balanced approach to permitting signage on parcel frontage. The intensity of the signage can be regulated but a strict prohibition, in the community development area, should be removed.

Landscape Bond - As Charlie Armstrong commented to the Board of Supervisors, a three year landscape bond is excessive. Most plants come with a 1 year guarantee and are sufficiently established (or not) after 12 months. We encourage the Planning Commission to endorse a 12 month landscape bond tied to the installation date of the landscaping.

If these changes are made, the Free Enterprise Forum believes the ordinance will protect both the environment and the economic development potential in Fluvanna County.

Respectfully Submitted,



Neil Williamson, President

**RIVANNA
CONSERVATION
SOCIETY**



July 10, 2012

Mr. Andrew Pompei, Planner
Fluvanna County
P.O. Box 540
Palmyra, Virginia 22963

Dear Andrew:

The Rivanna Conservation Society (RCS) would like to provide input to the Planning Commission on a possible change to the proposed zoning text amendment currently under consideration by Fluvanna County. We have provided input to the County previously on the text amendments, and the amendments are very consistent with the report we issued in 2010, "Reducing Runoff from New Development: Recommendations for Fluvanna County." We are particularly concerned about the suggestion that the requirements for riparian protection areas in the current draft of the text amendment be limited to properties zoned A-1 (Agricultural General), and furthermore that the requirement not apply in designated growth areas. RCS believes protection of riparian areas is most needed in designated growth areas. Experience in other jurisdictions in the Rivanna watershed shows that limiting the language protecting riparian areas to properties zoned A-1 would defeat the very purpose of the language.

Fluvanna County's growth areas include a number of streams that are important in their own right, but also for the overall health of the Rivanna River. The Fluvanna designated growth areas including the headwater streams of Mechunk and Ballinger Creeks (in the Zion Crossroads area) and Cunningham and Burke Creeks (in the Lake Monticello area). These streams are currently in good to fair ecological conditions. Degradation of the headwaters of those streams will negatively affect all points downstream, including the Rivanna itself. This downstream impact would be especially unfortunate because long sections of rural stream buffers along the Rivanna and its larger tributaries face less development pressure and have recently been put into long-term easements or other protected status.

Protecting riparian areas in the growth area is critically important because increased development, and the increase in impervious surfaces (such as roofs, roads, driveways, sidewalks, parking lots, etc.) that go along with that development, harms rivers and streams. Ample evidence shows that in this region these kinds of paving and hardscapes are the primary causes of stream impairment. Development increases impervious surfaces, which in turn causes more concentrated, "flashy" runoff of stormwater, reducing landscape capacity for groundwater recharge and disrupting stream flow and groundwater cycles. Indeed, in the Rivanna basin, development and impervious surfaces have been identified as the primary causes of impaired rivers and streams.

Mailing Address

P.O. Box 1501
Charlottesville, VA 22902
434 97-RIVER
rcs@rivannariver.org

Physical Address

108 5th Street SE
Suite 206
Charlottesville, VA 22902

Board Members

John K Brown
Chair, Charlottesville

Leon Szeptycki,
Vice Chair, Charlottesville

Dan Krasnegor
Treasurer, Charlottesville

Roger Black
Scottsville

Gardner Bloemers
Crozet

Michael Downey
Charlottesville

Christopher Mantle
Charlottesville

Janet Miller
Palmyra

Angus Murdoch
Kent Store

Steve Pence
Palmyra

Steve Pullinger
Palmyra

Tim SanJule
Crozet

Deana Winslow
Charlottesville

Executive Director
Roberta (Robbi) Savage
exec@rivannariver.org

website: www.rivannariver.org

blog: <http://rivannariver.wordpress.com/>

The StreamWatch report, *Land Use and Stream Health in the Rivanna Basin, 2007-2009*, concluded that the extent of development was, by a wide margin, the causal factor most correlated with impaired stream health in the basin. Indeed, the study concluded that stream health starts to degrade at a fairly low level of development (as little as three percent impervious surfaces), and that one could accurately predict the health of a stream segment solely by looking at the amount of development surrounding it.

All of this shows that the most important steps any jurisdiction can take to protect stream health are those that focus on the growth areas that will be subject to development in the coming years. The StreamWatch report also found that riparian buffers could help protect streams from the effects of development. Importantly for Fluvanna, such buffers can play a role in offsetting the negative effects of increased development, especially for smaller streams (such as those in the growth area). Protecting riparian areas now (before growth occurs) is essential to protecting stream health and water quality in the future. Fluvanna currently has some of the healthiest streams in the Rivanna basin, in part because the county is still largely rural.

Virtually everyone agrees that it is easier and much less expensive to protect high quality stream conditions through intelligent land use measures than it is to attempt to restore degraded streams, especially once large areas of the impacted watersheds have been converted to impervious surfaces. Given what we know today, Fluvanna has the fortunate opportunity and responsibility to get things right to minimize development impacts to local streams before more or less irreversible damage is done. If we fail to do this, we will not only deprive future generations of healthy, high quality streams, we will stick them with the expensive cleanup bill.

Preserving riparian areas is a critically important piece of protecting water quality in the Fluvanna's growth areas, and RCS supports the current language of the zoning text amendment. The 100-foot deep (the number in the current draft) riparian forest buffer is the USDA recommendation to achieve the goal of absorbing 80 percent of the pollution from excess fertilizer nutrients in runoff from adjacent agricultural lands. Similar or greater concerns apply for developed areas. Fertilizer and pesticide pollution from suburban residential and commercial landscaping often is more severe, since suburban landscapers are typically not as bound by a farmer's cost constraints and other incentives to minimize wasteful or excessive chemical use.

Effective stream buffer and stormwater control requirements need not limit the overall development potential of a property. Concentrated development with a smaller impervious surface "footprint" will tend to do much less environmental damage than a similar square footage of development built in a more dispersed development pattern with a higher ratio of impervious surface area per square foot of commercial, residential, or industrial space.

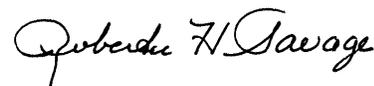
In many cases, more concentrated developments will also be more cost-effective and profitable for developers to build. In addition, riparian forests and vegetation can enhance development, by providing natural areas, space for trails, and habitat for desirable birds and wildlife.

Apparently, the Free Enterprise Forum has suggested that the provisions in the zoning text amendment would raise the cost of development in Fluvanna. However, it is not clear to us what evidence they have submitted to support that claim. Indeed, an increasing number of counties in Virginia have passed ordinances protecting riparian areas, including nearby Albemarle, Goochland, Hannover, Henrico, and Nelson counties. In a number of these counties, a rapid pace of development has co-existed with protection of riparian areas. Indeed, given the high cost of restoring impaired streams, we believe that the path of real economy – for Fluvanna County, its residents, and its builders – is to adopt these simple practices to protect water quality now, rather than trying to fix the problem after the fact.

Thank you for the opportunity to provide input on this important issue. We hope that the Board of Supervisors proceeds with the text amendments as proposed. Please let us know if RCS can provide any additional information.



Jack Brown
Board Chair



Robbi Savage
Executive Director

Cc: Fluvanna Planning Commission
Fluvanna Board of Supervisors
RCS Board of Directors



July 9, 2012

Hon. Shaun Kenney, Chair
Fluvanna Board of Supervisors
County of Fluvanna
P.O. Box 540
Palmyra, VA 22963

Re: Proposed Landscape Ordinance Requirements for Fluvanna County and
Proposed Rezoning at Camp Friendship Site

Dear Mr. Kenney,

I am writing on behalf of the Rivanna River Basin Commission to provide information and recommendations regarding the importance of protecting, maintaining, and planting riparian buffers along the Rivanna River in Fluvanna County as the county considers changes to its parking and landscaping ordinances and the proposed rezoning at the Camp Friendship site for a PUD.

As you know, by Virginia statute the Rivanna River Basin Commission (RRBC) is empowered to “provide guidance and make recommendations to local, state, and federal legislative and administrative bodies, and to others as it deems necessary and appropriate, regarding the use, stewardship, and enhancement of the [Rivanna] Basin’s water and other natural resources.”¹ We have been meeting as a group of elected officials and appointed citizens from the four Rivanna localities (Fluvanna, Greene, Charlottesville, and Albemarle) since 2007, and we have been supported by our technical advisory committee that includes members of local government staff and technical experts in the fields of hydrology, ecology, stormwater management, and water quality protection.

The importance of maintaining natural vegetation adjacent to riverbanks to the health of the Rivanna cannot be over-emphasized. Buffers are one of the most important -- and effective -- tools for providing stability to eroding streambanks and protection from the damaging effects of runoff from every kind of land use (agricultural, industrial, rural, and suburban). Every state (Virginia DCR, DEQ, Cooperative Extension) and federal agency (EPA, USDA, NRCS) lists riparian buffers as an important conservation tool. In 2009, the RRBC provided recommendations regarding stormwater management to each of its member localities (see Attachment 1) that encouraged:

- proactive adoption of stormwater management on public lands that promote infiltration
- promoting by incentives and other means the use of these best management practices by private developers.

¹ *Code of Virginia: Title 6, Chapter 5.6, 62.1-69.45 through 62.1-69.52, Rivanna River Basin Commission.*

Albemarle County	City of Charlottesville	Fluvanna County	Greene County	Culpeper SWCD	Thomas Jefferson SWCD
Dennis Rooker	Dave Norris	Joe Chesser	Eddie Dean		
Duane Snow	Dede Smith	Robert Ullenbruch	Jim Frydl, Vice Chair	Robert Brame, Treasurer	Lonnie Murray
Lizbeth Palmer	Keith Lancaster	Marvin Moss, Chair	Carl Schmitt		

Since then, many of these recommendations were codified in the new Virginia stormwater regulations. And now, we have more information from the study, *StreamWatch Land Use Study (2011)*, by the water quality monitoring organization that works locally. This study has affirmed the importance of buffers and forest cover in maintaining stream health and shows that even suburban development intensifies stream degradation (Attachment 2). Please note that this study also reveals that much of the Rivanna watershed located in Fluvanna County includes stream that do not meet the Virginia standard for aquatic life, which means that fish and other aquatic species do not have water quality healthy enough for them to thrive and in many cases to even survive.

Researchers vary on what an adequate riparian buffer width should be. Conventional wisdom tells us that if forests and trees provide the best protection for our streams and river, we should strive to have the widest buffers possible between our developed lands and the water. We also understand that “waterfront” living is highly valued and that visual and physical access to water is an amenity that many developers and landowners would prefer. However, we believe that clean and healthy waterways are also valued for swimming and boating, fishing and the enjoyment of the wildlife that takes advantage of riparian buffers. Fluvanna citizens enjoy stretches of the Rivanna that are still deemed healthy -- but continued development of land along the river is shifting the balance of healthy to unhealthy more rapidly than we might have thought.

The Chesapeake Bay TMDL (“clean up”) process is requiring all states in the Bay watershed -- and therefore also all localities whose waters drain to the Chesapeake -- to take measures to ensure that no excessive sediment and nutrients compromise the health of rivers that drain to the Bay. During 2011-12, the RRBC worked closely with your staff to develop baseline information and identify strategies that will help Fluvanna reduce its share of pollution to the Rivanna and James rivers. Ensuring riparian buffers and the other tools of stormwater management outlined in “the menu” will help Fluvanna meet these reductions in a cost-effective manner by sharing the responsibility with those who are requesting permission to alter the landscapes in Fluvanna County.

We encourage the Fluvanna Planning Commission to recommend and the Board of Supervisors to require the preservation of riparian buffers of at least 100-foot widths along the Rivanna River and its tributaries. We also encourage Fluvanna County to take advantage of the rezoning request at Camp Friendship to require stormwater management through landscaping requirements that meets or exceeds the new Virginia Stormwater Regulations that will take effect in 2014. The standards have been set by these regulations, and Fluvanna County residents in the future will appreciate your efforts to protect one of the most historic -- and relatively healthy -- rivers in Virginia.

Sincerely,



Marvin F. Moss, Chair, Rivanna River Basin Commission

cc:

Fluvanna Board of Supervisors
Fluvanna Planning Commission
Ms. Allyson Fincham, Planning Director

Attachment 1: RRBC Letter to Locality 09Jan15 re BMPs

Attachment 2: Stream Health Follows Land Use - Highlights of the SW Land Use Study



January 15, 2009

Progress Report and Recommendations from the Rivanna River Basin Commission

The Rivanna River Basin Commission (RRBC) has determined that the primary threat to the health of the Rivanna Basin and its streams is excessive sedimentation caused by stormwater related streamflows which scour the channels. The RRBC has now enthusiastically endorsed best management practices (BMPs) to address this threat, which we would like to share with you.

The RRBC was created by the Commonwealth of Virginia when the statute authorizing it was signed into law by Governor Mark Warner in 2004. The four participating jurisdictions in the Rivanna Basin (Albemarle, Fluvanna and Greene counties and the City of Charlottesville) subsequently endorsed its creation. The Commission’s purpose is to provide guidance for the stewardship and enhancement of the water and natural resources of the Rivanna River Basin. Prior to the Commission’s creation, The Nature Conservancy raised a considerable amount of money to be used by the RRBC to carry out its activities.

The Commission consists of 14 members including two supervisors each from Albemarle, Fluvanna and Greene counties, two council members from Charlottesville, a representative of the Culpeper Soil and Water Conservation District and the Thomas Jefferson Soil and Water Conservation District, and 4 citizen members appointed by the three counties and Charlottesville.

At its first meeting the Commission adopted a Charter which tracks its enabling legislation. The Charter includes language setting out the Commission’s goals which include, “...by promoting communication, coordination and education and ...suggesting solutions to identified problems, the Commission shall promote activities by local, state and federal governments and by individuals, that foster resource stewardship for the environmental and economic health of the Rivanna Basin.” The Commission also adopted a method of selecting county and city staff and other local experts to work with the Commission in an advisory capacity on its Technical Advisory Committee (TAC). Since then the TAC has been meeting on a regular basis to make recommendations to the RRBC.

At the urging of the TAC, the Commission has been exploring as its top priority a series of strategies to manage stormwater volumes and quality in order to recharge groundwater, reduce siltation and improve water quality in the Rivanna. In order to carry out these strategies throughout the basin, we urge you to consider adopting the following priorities:

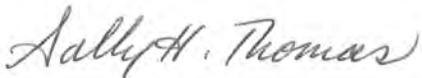
- On all new government facilities include the strategies that are agreed to be Best Management Practices (BMPs) to reduce runoff, to minimize siltation and to improve water quality
- For existing government facilities, explore opportunities to retrofit them using the same BMPs

Albemarle County	City of Charlottesville	Fluvanna County	Greene County	Culpeper SWCD	Thomas Jefferson SWCD
Sally H. Thomas (Chair)	Holly Edwards	Marvin F. Moss (Vice-Chair)	Clarence Peyton	Robert Runkle	John E. Easter, II
Lindsay G. Dorrier, Jr.	Satyendra Huja	John Gooch	Carl Schmitt		
John C. Martin	Leslie Middleton	Andy Wilson	Roberta Savage		

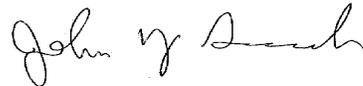
- Consider organizing workshops on a county or regional basis with developers, engineers, planners and regulators to educate them on these practices and to identify obstacles in your local codes that may prevent their implementation
- Explore the use of proffers, permit conditions and/or incentives to encourage private developers to include the BMPs in their projects

The Commission will be contacting you soon to make a presentation on this program to the Board of Supervisors/City Council. Meanwhile, the Commission would like to offer its assistance in any way possible as you review the BMPs outlined in the attachment. For example, members of the Technical Advisory Committee would be happy to meet with staff of the localities who are interested in learning more about these strategies. If you have any questions related to the Rivanna River Basin Commission, please contact Sally Thomas, RRBC Chair, at 434-295-1819 or writeinsal@aol.com. With questions of a technical nature, please contact Sam Austin, Chair of the TAC at 434-974-1650 or saustin@usgs.gov. We look forward to working with you on our mutual goal of making the Rivanna worthy of its designation as a "State Scenic River."

Sincerely,



Sally H. Thomas, Chair



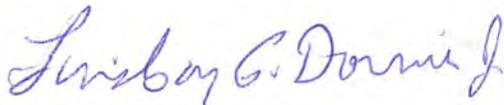
John Gooch



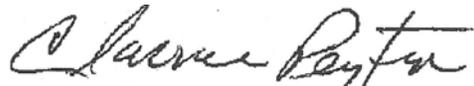
Marvin F. Moss, Vice Chair



Andy Wilson



Lindsay G. Dorrier, Jr.



Clarence Peyton



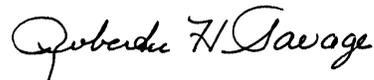
John C. Martin



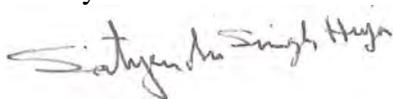
Carl Schmitt



Holly Edwards



Roberta Savage



Satyendra Huja



Robert Runkle



Leslie Middleton



John E. Easter, II

Menu of Stormwater BMPs for the Rivanna Basin



RRBC Technical Advisory Committee
Practices Subcommittee

Graphic from Oxford, NC "Keeping it Clean Downstream"

Integrating Stormwater BMPs with Rivanna Basin Hydrology

- **Why?**

To manage stormwater volumes and quality in such a way as to replicate the functions of the forested system - infiltration and groundwater recharge without scouring stream channels.

- **When?**

Stormwater BMPs can be integrated as part of new development and redevelopment. Opportunities to integrate BMPs also exist as retrofits on sites that were developed without or with limited stormwater management.

- **Where?**

Public properties, commercial and industrial properties, single and multi-family residential properties, urban/suburban/rural/agricultural/silvicultural areas.

- **Who?**

Property owners with goals to improve the performance of their sites with respect to stormwater management and associated watershed improvement opportunities.

Menu of Practices

- Green Roof
- Impervious Disconnection
- Raintanks & Cisterns
- Permeable Pavement
- Grass Channels
- Bioretention
- Water Quality Swale
- Infiltration
- Extended Detention Pond
- Soil Amendments
- Filtering Devices
- Stormwater Wetland
- Wet Pond
- Riparian Buffer

Stormwater BMP Profiles

What is it?

What does it do?

How does it perform?

- Reducing runoff quantity
- Cost effectiveness
- Removing phosphorus
- Providing other benefits
- Overall score (%)



54%

Where can I see one?

Multiple Benefits

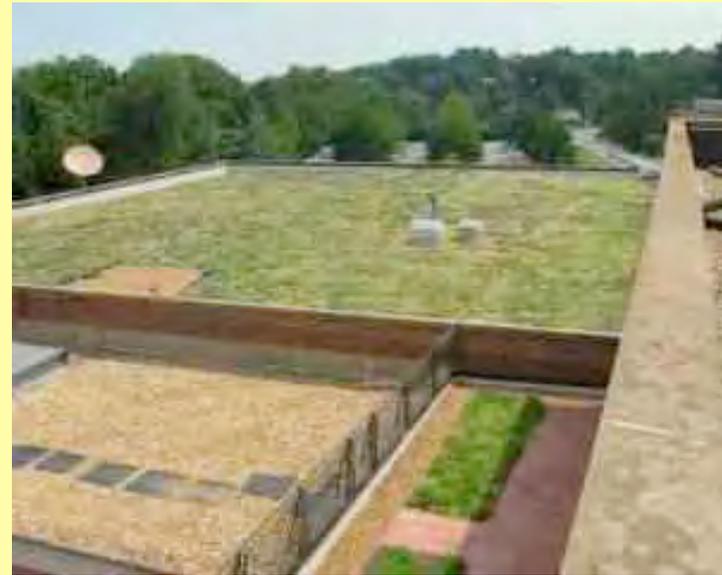
- Climate change -- mitigation
- Community forestry – more trees
- Water supply – reduce demand
- Green Infrastructure – interconnected green spaces
- Outreach/Education – reaching out
- Low Maintenance – partially self-sustaining

Green Roof

- Vegetated rooftop
- Absorbs water, slows runoff, cools water



Charlottesville City Hall & Police Building



Albemarle County Office Building

Reduce Runoff



Cost



Water Quality



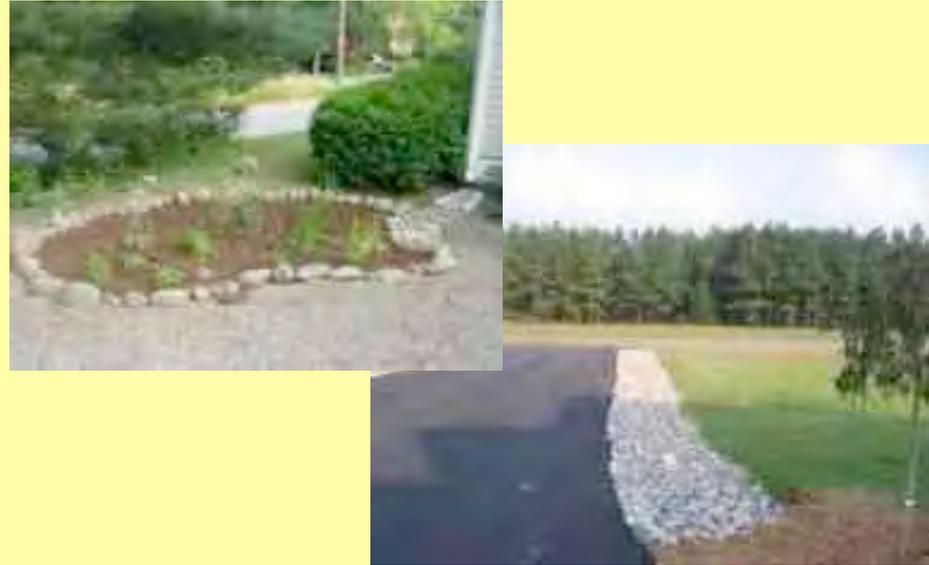
Multiple Benefits



43%

Impervious Disconnection

- Make sure rooftop & driveway water does not go directly to storm drains or streams
- Direct flow to areas where it can be collected, absorbed, infiltrated



Guildford Farm, Greene County

Reduce Runoff



Cost



Water Quality



Multiple Benefits



43%

Raintanks & Cisterns

- Collect water from rooftops (and other surfaces)
- Reuse for outdoor & indoor uses

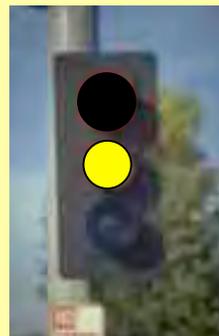


Charlottesville – 6th Street Urban Farm

Reduce Runoff



Cost



Water Quality



Multiple Benefits



58%



Albemarle County system:
Provides indoor water use,
including drinking water



Fluvanna County system:
Provides water for
greenhouse and indoor use

Permeable Pavement

- Use paver blocks or special concrete or asphalt that allow water to pass through.
- Can infiltrate or filter runoff, and also treat runoff from other parking areas.



Albemarle County Office Building

Charlottesville –
Belmont BBQ
Parking Area



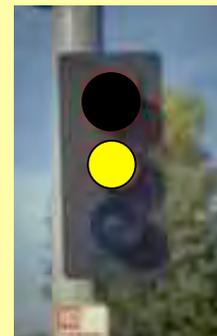
Reduce Runoff



Cost



Water Quality



Multiple Benefits



53%

Grass Channels

- Runoff flows through grass instead of asphalt or concrete.
- Some runoff infiltrates or is slowed down.
- Can be alternative for curb & gutter in road section.



Along Route 29 North

Reduce Runoff



Cost



Water Quality



Multiple Benefits



33%

Bioretention

- Also known as “rain garden”
- Water filters through special soil mix, organic matter, and vegetation
- Can be used in parking lot islands, as part of open space, or on lots

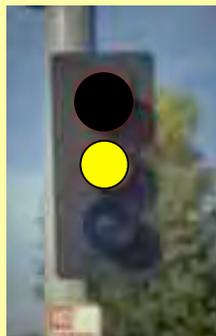


Monticello High School

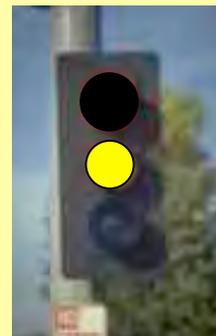
Reduce Runoff



Cost



Water Quality



Multiple Benefits



75%



Greenleaf Park, City of Charlottesville

Water Quality Swale

- Similar to Bioretention, but long and skinny. May also be along a minor slope
- Often used along parking lots

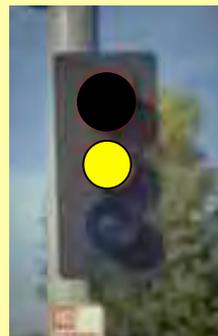


Charlottesville Catholic School

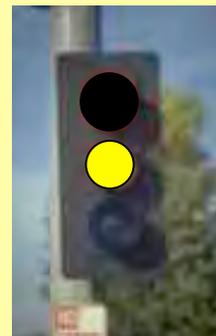
Reduce Runoff



Cost



Water Quality



Multiple Benefits



40%



River Bluff, City of Charlottesville



Infiltration

- Engineered trench where water collects and percolates into the ground
- Often limited by poor soils or shallow bedrock

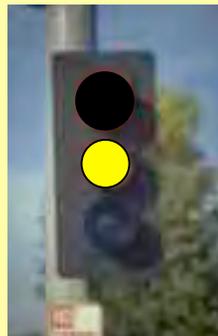


Sanitation District #1 of Northern KY

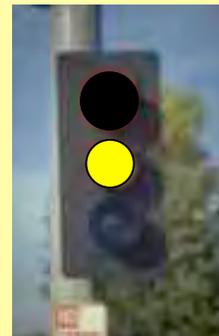
Reduce Runoff



Cost



Water Quality



Multiple Benefits



53%



Nelson County church
parking lot with series of
infiltration chambers

Extended Detention Pond

- Modified stormwater basin that allows some water to pond temporarily so that pollutants can settle out
- Also used to control downstream flooding
- Most common stormwater practice in our area (and across the country)



Neighborhood basin in Albemarle

Reduce Runoff



Cost



Water Quality



Multiple Benefits



33%



Foxcroft in Albemarle County

Soil Amendments

- Add compost/organic material to soil to increase water holding capacity – turn it into a better “sponge”
- Can be used in conjunction with vegetated “filter strip” designed to receive runoff from impervious areas



Reduce Runoff



Cost



Water Quality



Multiple Benefits



78%

Filtering Device

- Engineered structure where water filters through sand or another media
- Sometimes used at gas stations or other pollution “hotspots”
- Often in an underground vault

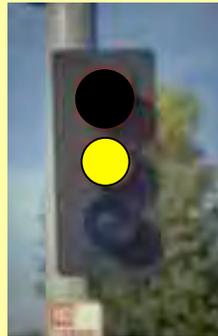


Gas station in Crozet

Reduce Runoff



Cost



Water Quality



Multiple Benefits



43%



Wilco - Route 29 North



Target - Route 29 North

Stormwater Wetland

- Basin with areas of marsh and open water designed to remove pollutants



Ivy Creek School, Albemarle County

Reduce Runoff



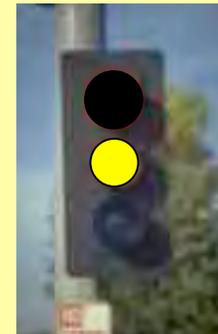
Cost



Water Quality



Multiple Benefits



65%

Wet Pond

- Lake or pond designed to treat stormwater
- Can be small (one site) or large, regional ponds



Four Seasons Pond

Reduce Runoff



Cost



Water Quality



Multiple Benefits



55%



Forest Lakes - Albemarle County

Riparian Buffer

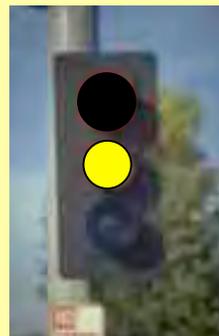
- Area of vegetation along a stream or other waterbody
- Can intercept and clean water flowing from upland developed areas



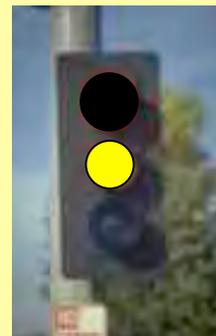
Reduce Runoff



Cost



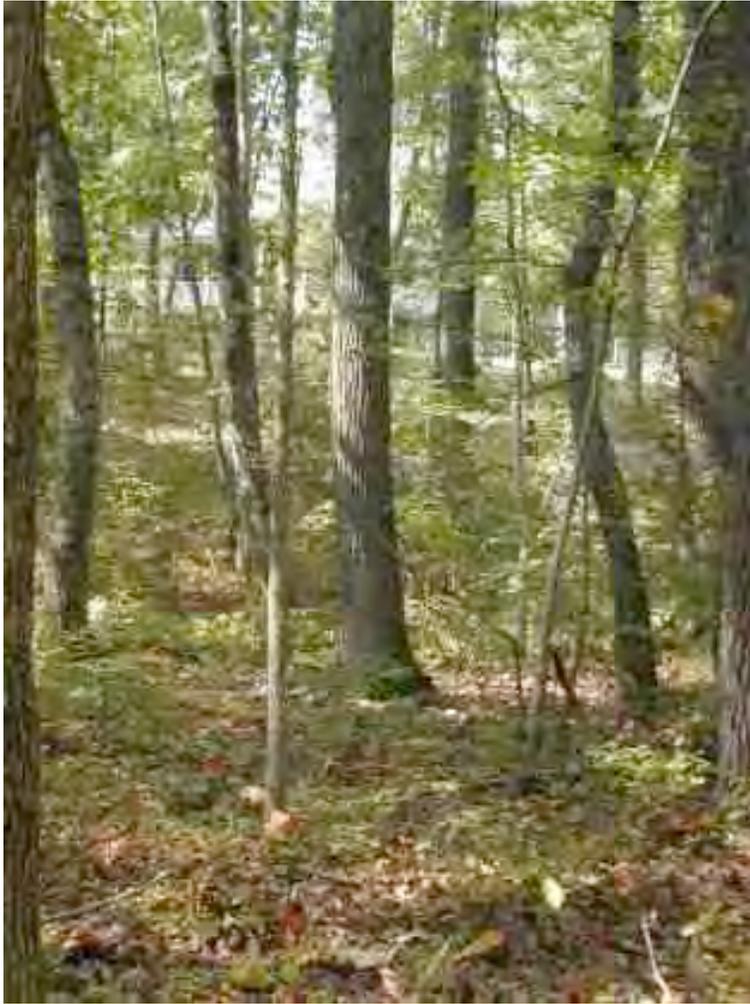
Water Quality



Multiple Benefits



75%



Fluvanna County
existing wooded buffer
protected with
permanent easement

Albemarle County: Natural
regeneration of permanent buffer
easement along North Fork
Rivanna River





Albemarle County: Buffer planted along Moorman's River



Stream Buffer Restoration through Planting

Integrated Site Planning to Reduce Runoff: Cool Examples

- Use of multiple practices in streetscapes, landscapes, parks, schools to achieve multiple benefits
- Strong public interaction/education
- Policies to adopt innovative practices at a broad scale
- Artistic flair

Sanitation District No. 1 of Northern Kentucky



Sanitation District #1 of Northern Kentucky



Integrated Campus

- Green Roof
- Permeable Pavement
- Wetlands
- Cisterns
- Bioretention
- Interactive Stormwater Art







Colored Pavers, Savannah, GA



PHOTO: NED AHRENS, KING COUNTY, WA

Stormwater Art Park, King County, WA



Chicago City Hall



Stormwater Art in Seattle



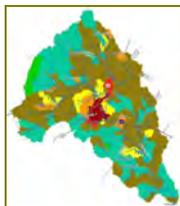
Stormwater Streetscapes: Seattle & Portland

Stream Health Follows Land Use

Key findings from StreamWatch's study of the Rivanna basin

Beginning in spring 2007, StreamWatch set out to study relationships between land use, stream habitat, and stream biology in the Rivanna River basin. For more than two years, we collected stream organisms and habitat data at 51 sites. We then compared these data with land use. Here is what we found:

- Most streams we studied failed Virginia's biological standard. This standard tells us whether streams support a variety of life forms. Streams with more life have better water quality, and can provide better services to humans. Such services include water supply, recreation, and aesthetic enjoyment.
- Stream health is closely related to land use. Rural landscapes with lots of forest have healthy streams. Urban areas with lots of paved surfaces have unhealthy streams. In between, health declines predictably as land use intensifies. The relationship is so strong that we can estimate stream health based on the amount of forest and development in the surrounding area.
- Most of the Rivanna basin is semi-rural (exurban). In this exurban landscape, forest cover averages about 70%, and there are 17 acres for every house. This amount of disturbance may seem mild, yet more than half of exurban streams failed the biological standard.
- Rural and exurban streams decline rapidly with increased development or deforestation. In urban areas, stream health is already poor. Therefore, urban streams do not respond dramatically to additional development.
- Unlike development and deforestation, cattle operations, quantified at the watershed scale, did not have a big impact on stream health. However, we did not study the effects of cattle located close to streams.
- Based on land use, we estimate that 70% of Rivanna streams fail the Virginia standard. Fortunately, only 5% to 10% of streams are severely degraded. Most streams sit near the pass/fail cusp and might meet the standard with better care.
- Within 20 years, increased development in non-urban areas could reduce the number of healthy streams by about a third (see maps on following pages).
- Unstable banks and excess sediment appear to affect the health of many Rivanna streams.
- Forested buffers alongside streams can protect and improve stream health.



See inside for maps
of current and future
watershed conditions

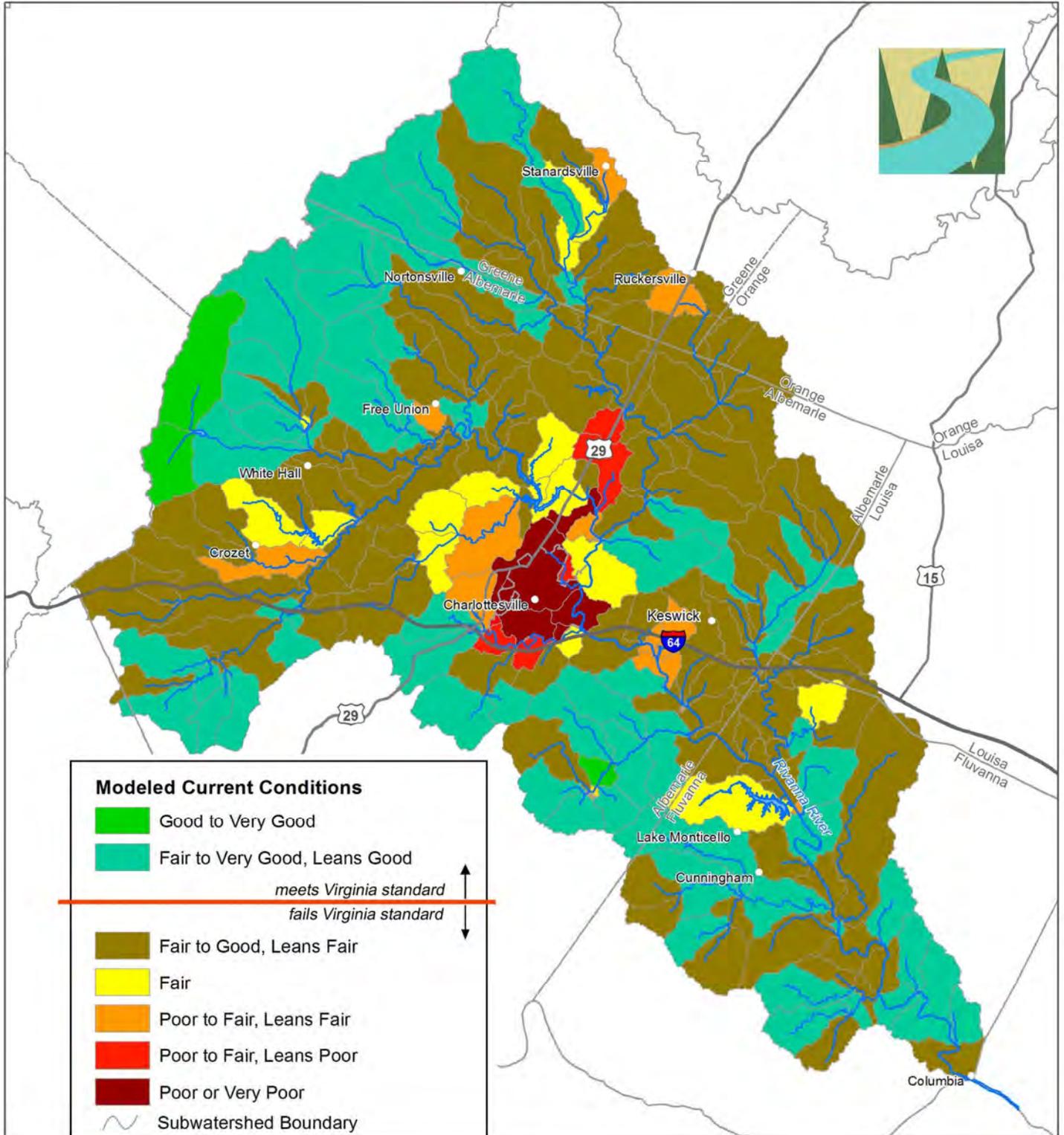
StreamWatch monitors and assesses Rivanna basin streams and rivers to help the community maintain and restore healthy waterways.

*www.streamwatch.org
P.O. Box 681, Charlottesville, VA
434-962-3527*

To learn more about the StreamWatch Land Use Study, visit www.streamwatch.org/lus

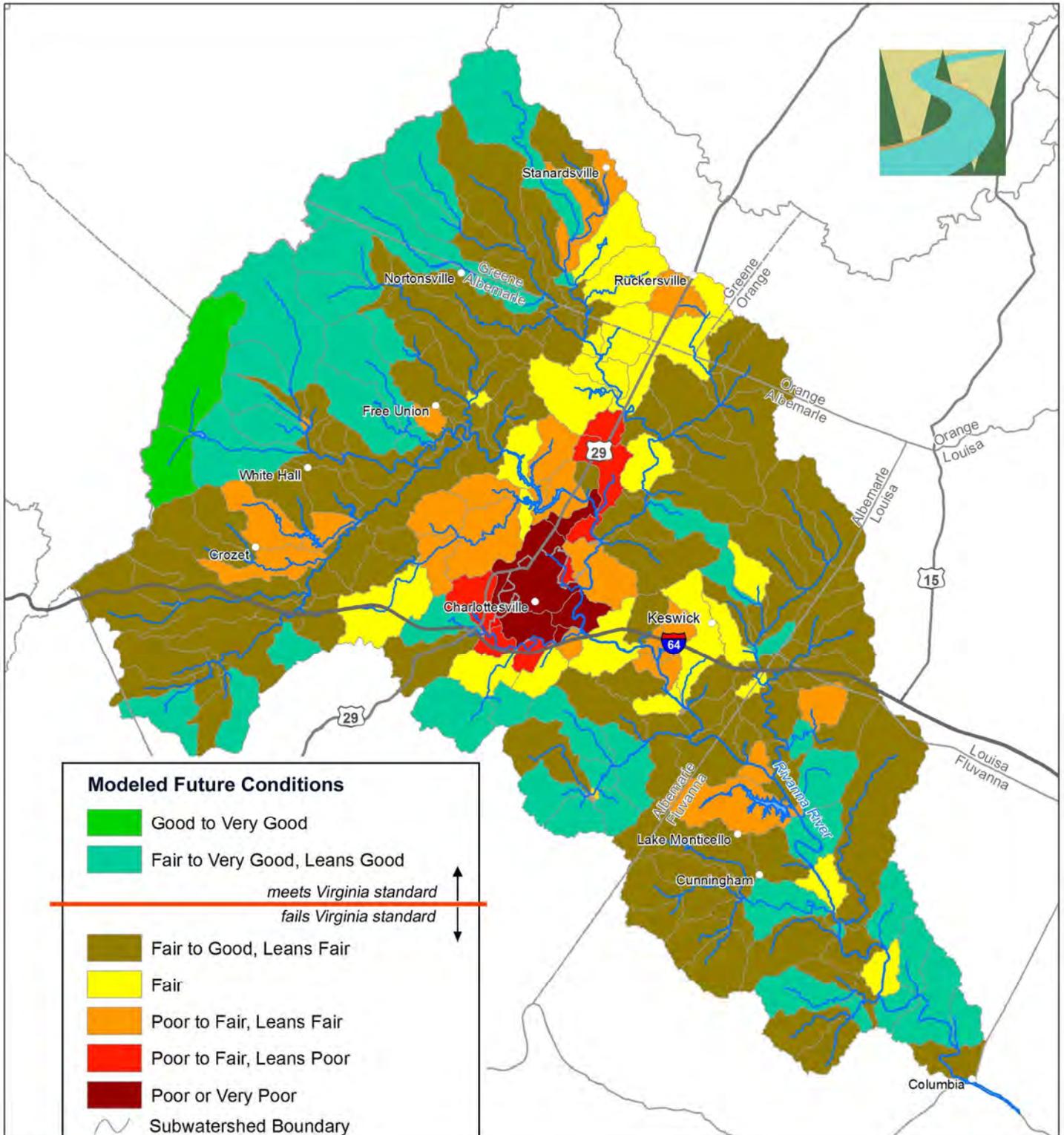
Likely Current Health of Streams in Small Rivanna Watersheds

Colors below indicate modeled stream health in small watersheds throughout the Rivanna, based on land use. Per our model, we estimate that 70% of Rivanna streams fail the Virginia biological standard. Fortunately, only 5% to 10% of streams are likely to be severely degraded. Most streams sit near the pass/fail cusp and might meet the standard with better care.



Possible Health of Rivanna Streams in 20 Years

In 20 years, increased development could reduce the number of healthy streams by about a third. We based this projection on a simple, speculative scenario: We increased impervious cover (roads, parking lots, buildings, etc.) and decreased forest cover to levels that could occur in 20 years, based on current population growth. We distributed growth evenly throughout non-urban areas of the basin, then calculated stream health based on the projected land use conditions.



Acknowledgments

This study reflects the work of scores of individuals and thousands of hours of donated time. We are deeply grateful to the following individuals, organizations, and funders. This study would not have been possible without their generosity.

StreamWatch Partners

Albemarle County / City of Charlottesville / Fluvanna County / The Nature Conservancy / Rivanna Conservation Society
Rivanna River Basin Commission / Rivanna Water and Sewer Authority / Thomas Jefferson Planning District Commission
Thomas Jefferson Soil and Water Conservation District

Science Collaborators

For guidance with study design, assistance with modeling, and review of analytical methods, we extend our special thanks to Karen McGlathery and Todd Scanlon of University of Virginia's Department of Environmental Sciences. For contributing research on stream sedimentation, we extend our special thanks to Christine May of James Madison University's Department of Biology.

Technical Support

For development and management of GIS-based information about the Rivanna basin, we extend our special thanks to Chris Bruce of The Nature Conservancy, Chesapeake Bay Funders Network, Rick Odom, and WorldView Solutions, Inc.

For general guidance and review, we thank StreamWatch's Technical Advisory Committee:

Samuel Austin, U.S. Geological Survey / Greg Harper, Albemarle County / David Hirschman, Center for Watershed Protection / John Kauffman, Virginia Department of Game and Inland Fisheries / Karen McGlathery, University of Virginia Rick Odom, Ecologist, GIS specialist / Brian Richter, The Nature Conservancy / Todd Scanlon, University of Virginia William Van Wart, Virginia Department of Environmental Quality

Volunteers and Interns

Our profound and heartfelt gratitude goes out to the many volunteers and interns who assisted with data collection and data management. We could not have completed this study without your hard work. *Thank you!*

Volunteers

Jennifer Alexander / Michael Baker / Dav Banks / Cameron Beers / Calvin Biesecker / Steve Botts / Kelly Bowman / Rachel Bush
Nora Byrd / David Carr / Tina Colom / Gus Colom / Cristina Cornell / Erin Cornell / Nancy Cornell / Aaron Cross / Vince Dish
Laura Dollard / Sharon Ellison / Terri Ellison / Brendan Ferreri-Hamberry / Jane Fisher / Nancy Ford / Ned Foss / Doug Fraser
Nancy Friend / Diane Frisbee / James Gano / Kathy Gerber / Nancy Gercke / Repp Glaettli / Helen Gordon / Sean Grzegorzczuk
Shane Grzegorzczuk / Deb Hackett / Elise Hackett / Ralph Hall / Shirley Halladay / Allen Hard / Bob Henricks / Tana Herndon
Joel Howard / John Ince / Stefan Jirka / Karen Joyner / Jim Kabat / Terri Keffer / Aidan Keith-Hynes / Bronwyn Keith-Hynes
Patrick Keith-Hynes / Frances Lee-Vandell / Vera Leone / Keggie Mallett / Ann McLeod-Lambert / Vicki Metcalf / Susan Meyer
Jill Meyer / Leslie Middleton / Janet Miller / Becky Minor / Maggie Murphy / Sarah Murphy / Rose Sgarlat Myers / Jim Nix
Marianne O'Brien / Cindy O'Connell / Killian O'Connell / James Peacock / Frank Persico / Art Petty / Kristin Pickering / Elena Prien
Patrick Punch / Anne Rasmussen / Nicola (Nicky) Roberts / Pat Schnatterly / Steve Schnatterly / Marjorie Siegel / Susan Sleight
Hugo Spaulding / Will Spaulding / Edward Strickler Jr. / Ida Swenson / Roger Temples / Pat Temples / Michelle Thompson
Rob Tilghman / Dorothy Tompkins / Rachel Vigour / John Walsh / Tom Walsh / Phyllis White / Frank Wilczek / Pat Wilczek
Steve Sylvan Willig / James Winsett / Laurel Woodworth

Interns

Aaron Bloch / Will Devault-Weaver / Kelsey Ducklow / Alissa Gador / Erin Gallagher / Benjamin Hines / Aryn Hoge / Margaret Jarosz
Sarah Kang / Katie Layman / Andrew Moore / Robert Noffsinger / Scott Osborne / Catherine Pham Eleanor Preston / Peter Swigert
Brian Walton / Megan Wood

Funders

Albemarle County / Chesapeake Bay Restoration Fund / City of Charlottesville / Fluvanna County / J & E Berkley Foundation
Rivanna Water and Sewer Authority / Virginia Environmental Endowment

June 26, 2012

Andrew Pompei
Planner, Fluvanna County
P.O. Box 540
Palmyra, Virginia 22963

Re: ZTA 2012:01 and ZTA 2012:02

Dear Mr. Pompei:

I write to thank you for the steps you and Fluvanna are undertaking to improve the Zoning and Subdivision Ordinances to achieve the vision the County has set forth in the Comprehensive Plan. The proposed Zoning Text Amendments have many proposed changes that will be beneficial to the County for years to come.

I do, however, have concern that some of the proposed changes will have unintended consequences that seriously impact Fluvanna's potential for economic development in the future. The topic of economic development and the critical nature of Fluvanna's need to attract tax revenue from businesses has been a pervasive topic of discussion at every Board of Supervisors meeting for the past couple of years. The importance of removing tax burden from the backs of Fluvanna residents probably trumps almost any other issue at the moment. Accordingly, I imagine we all agree that we need to be sure that any zoning changes will not negatively impact Fluvanna's opportunity for increased economic vitality.

Specifically, I and many other business owners who do business in on the Fluvanna side of Zion Crossroads have concerns that the following items will have negative unintended consequences, and respectfully ask that the ordinance be revised to reflect the below:

- 1) Delete requirements for buffers on intermittent streams: In our area, intermittent streams are channels that only have water during wet weather. They do not regularly flow. The Army Corps of Engineers and Virginia Department of Environmental Quality already regulate intermittent streams, allowing no more than 300' of disturbance without significant mitigation. We ask that you delete any proposed regulation of intermittent streams.
- 2) Delete stream buffers requirements in the Community Planning Areas: To achieve the village style development envisioned for the Community Planning Areas, development must be able to proceed in an orderly way. If, for example, a piece of real estate on Rte 250 is ideally suited for economic development except

that it has a small stream through the middle of it, I would argue that in many cases the orderly development of that parcel and the economic benefit it would bring to the County are more important than a buffer on that particular stream, as long as storm water management best practices are followed on the site. Please delete the requirement for stream buffers in the CPAs.

- 3) Revise or delete the requirement extended bonding of landscaping: A small business trying to get off the ground needs to reinvest every available dollar back into the business. Having to give the County a 3-year bond for landscaping that has already been installed and paid for by the business is a serious drain on cash flow that is likely to discourage businesses from locating in Fluvanna. For those businesses who do locate in Fluvanna, this bonding requirement would put them at a disadvantage because they will have cash tied up in long term bonds that they could otherwise use to grow their business. Please consider eliminating this requirement.
- 4) Revise the parking island requirements: The wording of the requirements for landscaped parking islands is confusing. If I am interpreting it correctly, landscaping would in every case occupy at least 25%, and in many cases as much as 50% of the parking lot area. While I agree that landscaping beautifies a parking lot, there needs to be a better balance. For many commercial businesses, the number of parking spaces available is the limiting factor for the number of employees they can have or the square footage of the building they can locate on the site. If 50% of the parking area is required to be landscaping, the business needs twice as much land for the same size building. If they have to buy twice as much land in order to bring their business to Fluvanna, they are going to locate elsewhere. Please reduce the landscaping requirement.
- 5) Delete the requirement for screening and wooded buffers in Community Planning Areas: To succeed, many, if not most, businesses need to be seen. This was well articulated by one Board member at the meeting last week. A wooded buffer is contrary to the needs of nearly all retailers, and I can assure you that Fluvanna will be at a distinct disadvantage when trying to attract large retail employers if their store is required to be hidden from the road behind 100' of woods. Please delete the requirements to screen businesses from public roadways, and the requirement to screen parking areas from adjacent like-zoned properties (both ZTAs).
- 6) Delete the requirement to build masonry walls around dumpsters: Though ornamental brick and stone walls are beautiful, they're very expensive. Other materials (such as wood fences or mature shrubbery) can screen dumpsters quite well, and in industrial areas screening may not be necessary at all if dumpsters can be shielded from public roadways behind buildings or topography. Please modify this requirement.

- 7) Remove Curb, Gutter and Sidewalk requirements for all areas other than Community Planning Areas: Curb, gutter, & sidewalk seem unnecessary in rural areas, and are potentially inconsistent with “rural character” in many cases. VDOT already regulates these items very specifically. I suggest removing these requirements and letting the VDOT standards govern.

Generally, most of the ordinance changes are appropriate for Rural Preservation area. There are also some very thoughtful changes proposed that will modernize outdated ordinance provisions. The majority of the concern with the proposed ordinance lies with how it will negatively the success of the Community Planning areas—success that is absolutely critical to Fluvanna’s future economic development potential.

Thank you for your consideration of these comments, and thank you for the tremendous effort put into the proposed ordinance changes. I hope you find these comments constructive and see the benefit they will bring to the County.

Sincerely,



Charlie Armstrong

cc: Board of Supervisors
Planning Commission
Steven Nichols
Bobby Popowicz
Allyson Finchum

Andrew Pompei

From: Charlie Armstrong <carmstrong@southern-development.com>
Sent: Wednesday, July 18, 2012 10:03 AM
To: Andrew Pompei; Keith Lancaster
Cc: Robert Popowicz
Subject: RE: Zoning Text Amendments

Andrew,

I'd be glad for this email chain to be included in the info for the Board of Supervisors.

I understand the reverse frontage lot issue. The trouble with it is that VDOT requires new subdivisions to be accessed by new subdivision streets and will not allow multiple new entrances from most roadways. So as a practical matter most or all commercial subdivisions will result in reverse frontage lots along the existing roads. Sycamore Square Commercial is a good example. We built an internal access road, and because those buildings are not accessible from South Boston Rd they are reverse frontage lots. We oriented the buildings for good visibility from S. Boston Rd. Under the proposed ordinance we would have had to leave a larger buffer that would have obscured that visibility. If you aren't from the area, only know the Rivasyde Restaurant is there by driving by and seeing it. If there is a large buffer, those potential customers keep driving and never see it. And the need to be seen is far more important in Zion Crossroads than Lake Monticello because of the large volume of out-of-town traffic from the interstate.

Think about the IHOP in Louisa. Don't you think they get noticed and get a lot of business because they can be seen from the interstate ramp? Aren't those out-of-town dollars precisely the economic development dollars Fluvanna wants to capture?

Thank you again for your continued efforts to improve the proposed ordinance.

Best,
Charlie

From: Andrew Pompei [mailto:apompei@co.fluvanna.va.us]
Sent: Tuesday, July 17, 2012 5:41 PM
To: Charlie Armstrong; Keith Lancaster
Cc: Robert Popowicz
Subject: RE: Zoning Text Amendments

Charlie,

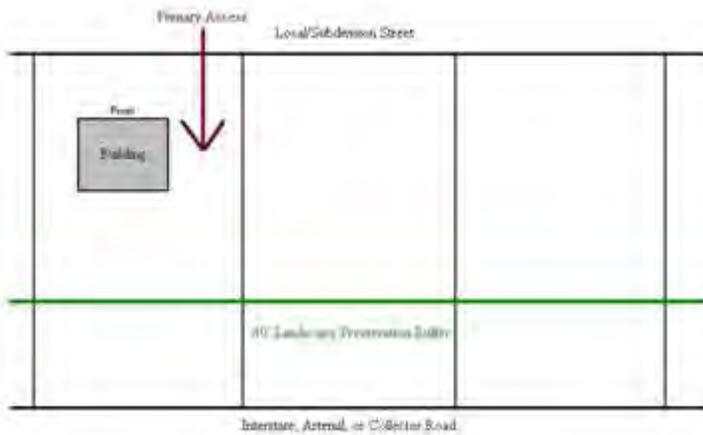
Thank you for your comments.

If you would like, I can include the email below in the packet to the Board of Supervisors on August 1 and/or forward it to the Planning Commission. Your formal letter will already be in the packet, and has already been presented once to the Board of Supervisors. Let me know what you think.

Based on the comments provided by the Planning Commission, staff is working on draft language.

One aspect of the proposed amendments I think that there is some confusion on is the landscape preservation buffer within the subdivision ordinance. The proposed language states that "all *reverse frontage lots* within all zoning districts shall provide a landscape preservation buffer along all interstate, arterial and collector roads and all scenic byways, as designated by the Virginia Department of Transportation (VDOT)." A reverse frontage lot is defined in the ordinance as "

a through lot that is not accessible from one of the parallel or non-intersecting streets upon which it fronts.” Here is an example:



The wooded buffer would not apply to every lot along these roadways, only those that have access from another street, based on the definition and language proposed. Since it is in the subdivision ordinance, it will to all lots created and approved after its implementation, not existing site plans or subdivisions.

Let me know if you have any questions or concerns,
Andrew

Andrew J. Pompei
Planner | Fluvanna County
434.591.1910 | apompei@co.fluvanna.va.us

From: Charlie Armstrong [<mailto:carmstrong@southern-development.com>]
Sent: Tuesday, July 17, 2012 12:12 PM
To: Andrew Pompei; Keith Lancaster
Cc: Robert Popowicz
Subject: RE: Zoning Text Amendments

Andrew,

Thanks for keeping me in the loop. I'm glad to see that some minor modifications were endorsed by the PC. Though I think those are a step in the right direction, I'm still concerned that the ZTA's as modified do not give the impression that Fluvanna is fostering a "pro-business environment." The proposed changes to the code will still impose major restrictions on the buildable areas in our Community Planning areas, most notably Zion Crossroads.

The idea that in our prime commercial and industrial land we'll have to preserve a 100' wide buffer on intermittent streams (drainage ways that don't even flow on most days), and that we'll also have to put a wooded buffer between businesses and roads is untenable. We need to utilize our commercial acreage to its highest and best use. And the businesses on that land will need to be seen from the road. Businesses will not locate where they can't be seen. With those restrictions in place, Fluvanna will just get more of the same, with Louisa continuing to draw all of the high taxpaying businesses and dooming the Zion Crossroads waterline to failure.

Allowing the Zoning Administrator to grant variations does not resolve concerns. Businesses want clear rules so they know what they can and can't do. Businesses consider the requirement of a variance to mean that their use is no longer

by-right. It introduces ambiguity into the equation. Consider Albemarle, where variations and waivers are required for many things. And consider that businesses like Lowes and WalMart have decided that rather than deal with Albemarle they would locate just over the line in both Louisa and Greene where the process was more straightforward and the rules were known.

My hope is that Fluvanna is looking for ways to make it easier to attract businesses and that Fluvanna will reject anything that contrary to that goal. This is contrary to that goal.

Thanks again for your work on this. I hope we can continue to work on it to lessen these unintended consequences. Please keep me engaged with any progress on this issue one way or another.

Best,
Charlie

From: Andrew Pompei [<mailto:apompei@co.fluvanna.va.us>]

Sent: Friday, July 13, 2012 8:17 AM

To: Keith Lancaster; Charlie Armstrong

Subject: Zoning Text Amendments

Charlie & Keith,

The Planning Commission suggested several modifications to the proposed zoning and subdivision text amendments, based on public input received.

Riparian Protection Areas

The Planning Commission chose to keep the proposed amendments as-is (50' along both sides of intermittent streams; 75' along perennial streams; 100' along James, Rivanna, and Hardware rivers), but allow the Zoning Administrator to grant a variation to the riparian protection area requirements if a mitigation plan is submitted and approved. The plan must show that the applicant is taking other steps to protect local water quality, in-lieu-of providing the required buffer.

Landscape Preservation Buffers

The Planning Commission chose to allow the Zoning Administrator to grant a variation from the landscape preservation buffer requirements for reverse frontage lots (40' along collector, arterial, and interstate highways; 100' along scenic byways) if the applicant provides exceptional landscaping and/or incorporated high-quality architectural features into the design.

Bonding

The Planning Commission chose to reduce the amount of time a landscaping maintenance bond must be retained from three (3) years to one (1) year.

Screening for Dumpsters/Refuse Areas

Instead of requiring dumpsters to be screened using masonry walls (as proposed within the amendments), the Planning Commission chose to require screening for dumpsters to be compatible with the architecture of the principal building on-site.

Let me know if you have any questions,
Andrew

Andrew J. Pompei
Planner | Fluvanna County
434.591.1910 | apompei@co.fluvanna.va.us

Public Hearing
June 20, 2012, 7 p.m.

Re: ZTA 1201- Fluvanna County (Tree Protection, Landscaping, and Off-Street Parking: Zoning Ordinance)

To: Fluvanna County Board of Supervisors
From: Lindsay Nolting, Columbia District

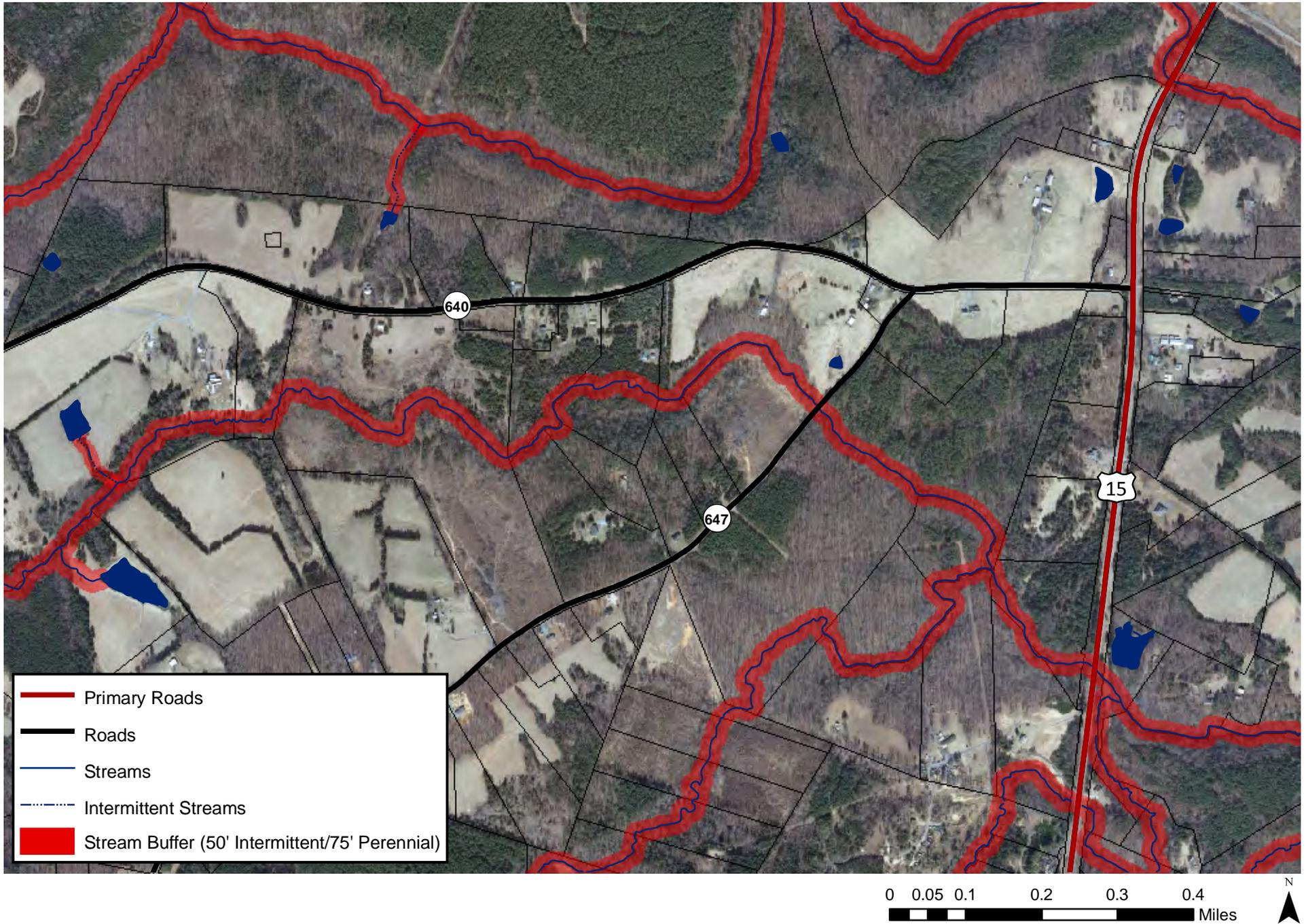
I heartily support zoning regulation in Fluvanna, such as this, to strengthen tree protection and landscaping. My suggestion affects the eighth bulleted item in the summary of the proposed amendment, published June 7, 2012 in the FLUVANNA REVIEW. This item would require site plans and major subdivisions to reserve a riparian protection area along waterways. Below is the item in full, with one suggested addition, in bold print.

Requires all site plans and major subdivisions and utility companies granted right-of-way easements in Fluvanna County to reserve a riparian protection area along both sides of waterways (50' along intermittent streams, 75' along perennial streams , and 100' along major rivers);

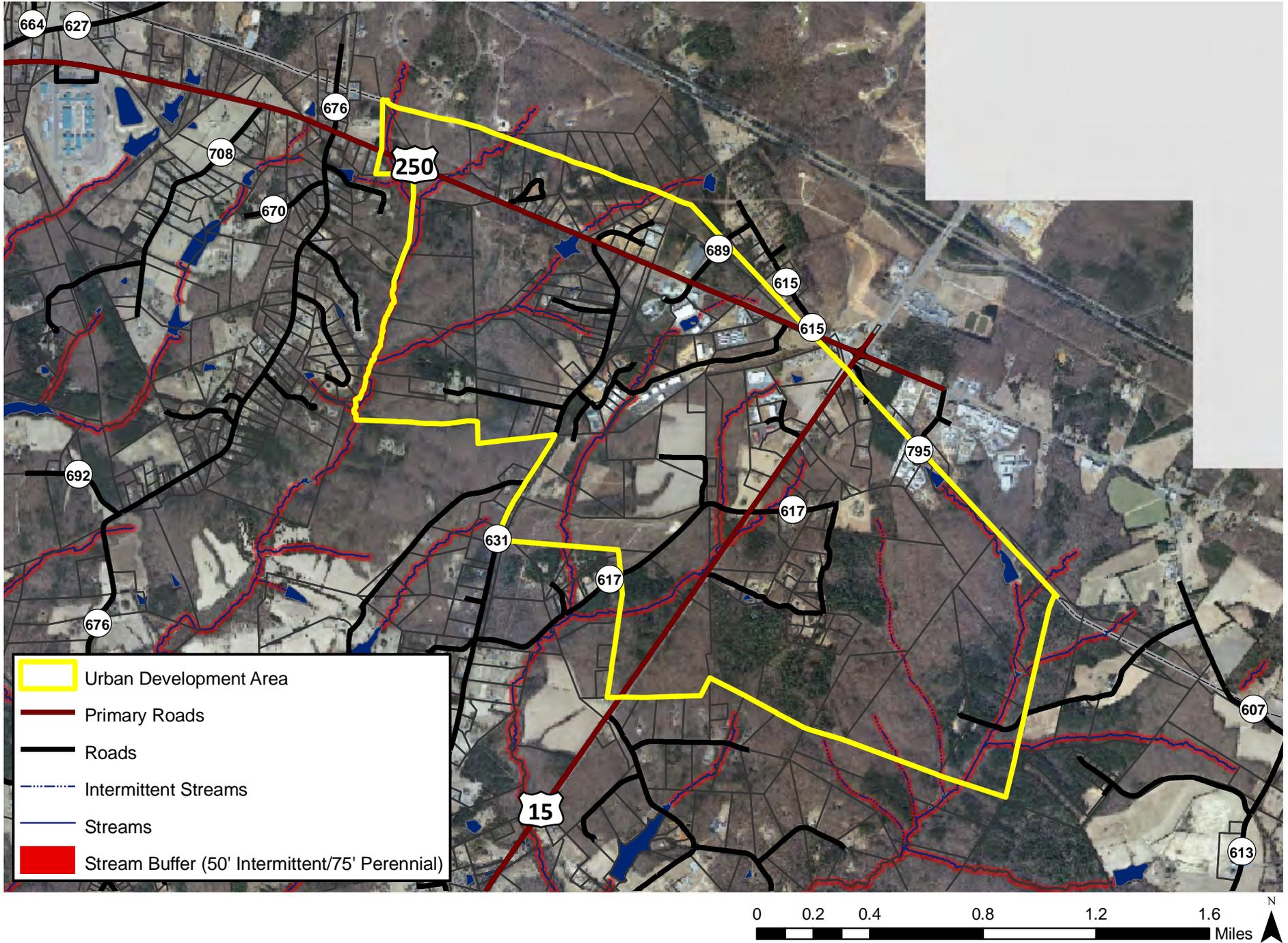
If added, the new clause might also affect bullet items #6, re maintenance provisions, and #7 re submittal of landscape maintenance bonds. In any case, I hope that all relevant sections of the County Code will be re-worded to make the ordinance apply to pre-existing and future installations and easements maintained in Fluvanna by Colonial Pipeline Company, Central Virginia Electric Cooperative, Dominion Power, etc. Requiring utility companies to mark and monitor stream bank buffers and to make sure their maintenance crews obey the ordinance would safeguard local waterways, help the Chesapeake Bay, enhance Fluvanna property values, and support the general intentions of the proposed amendments the Planning Commission has set forth.

Thank you for your consideration.

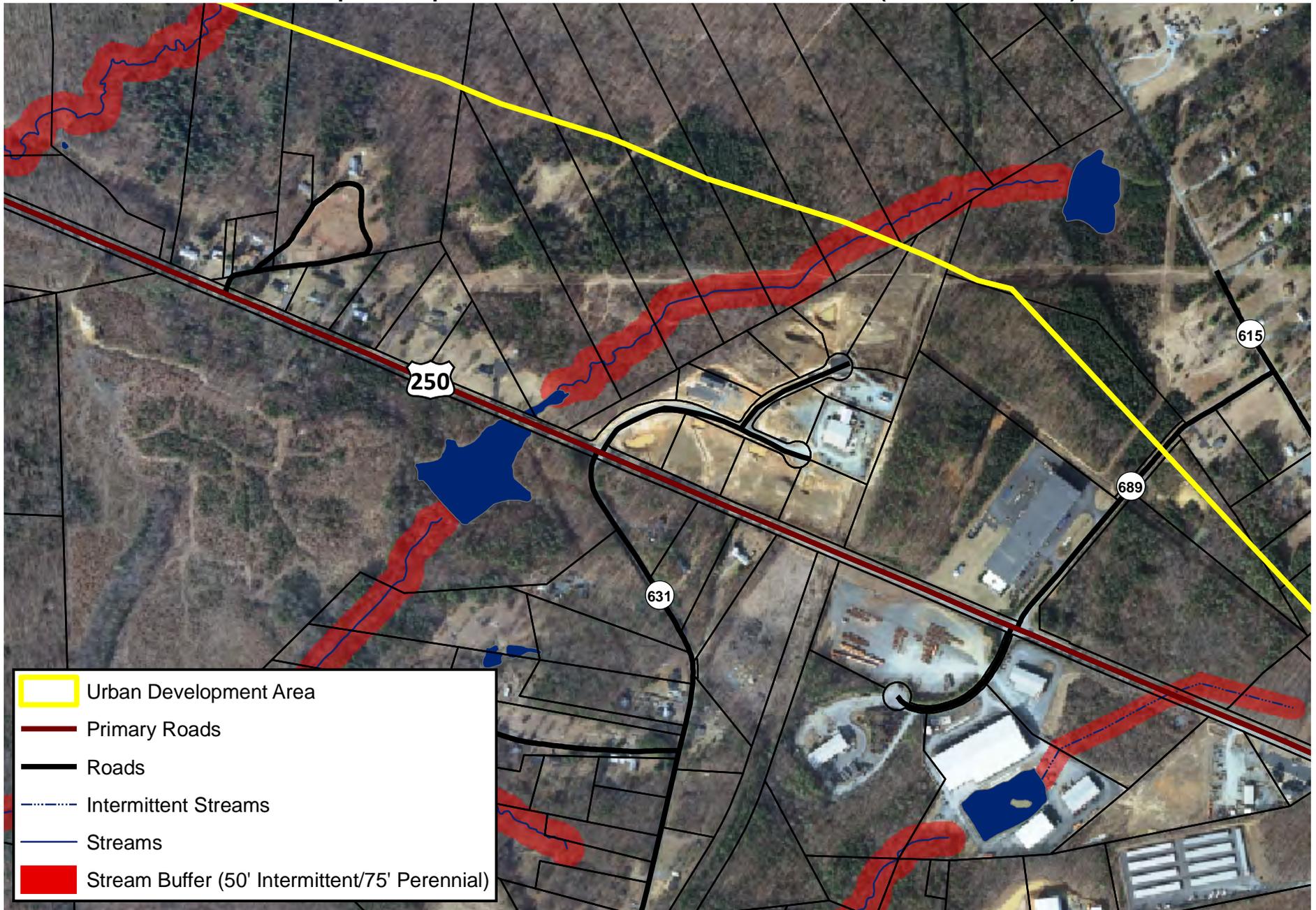
Proposed Riparian Protection Areas: Rural Area



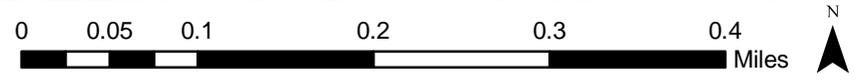
Proposed Riparian Protection Areas: Zion Crossroads



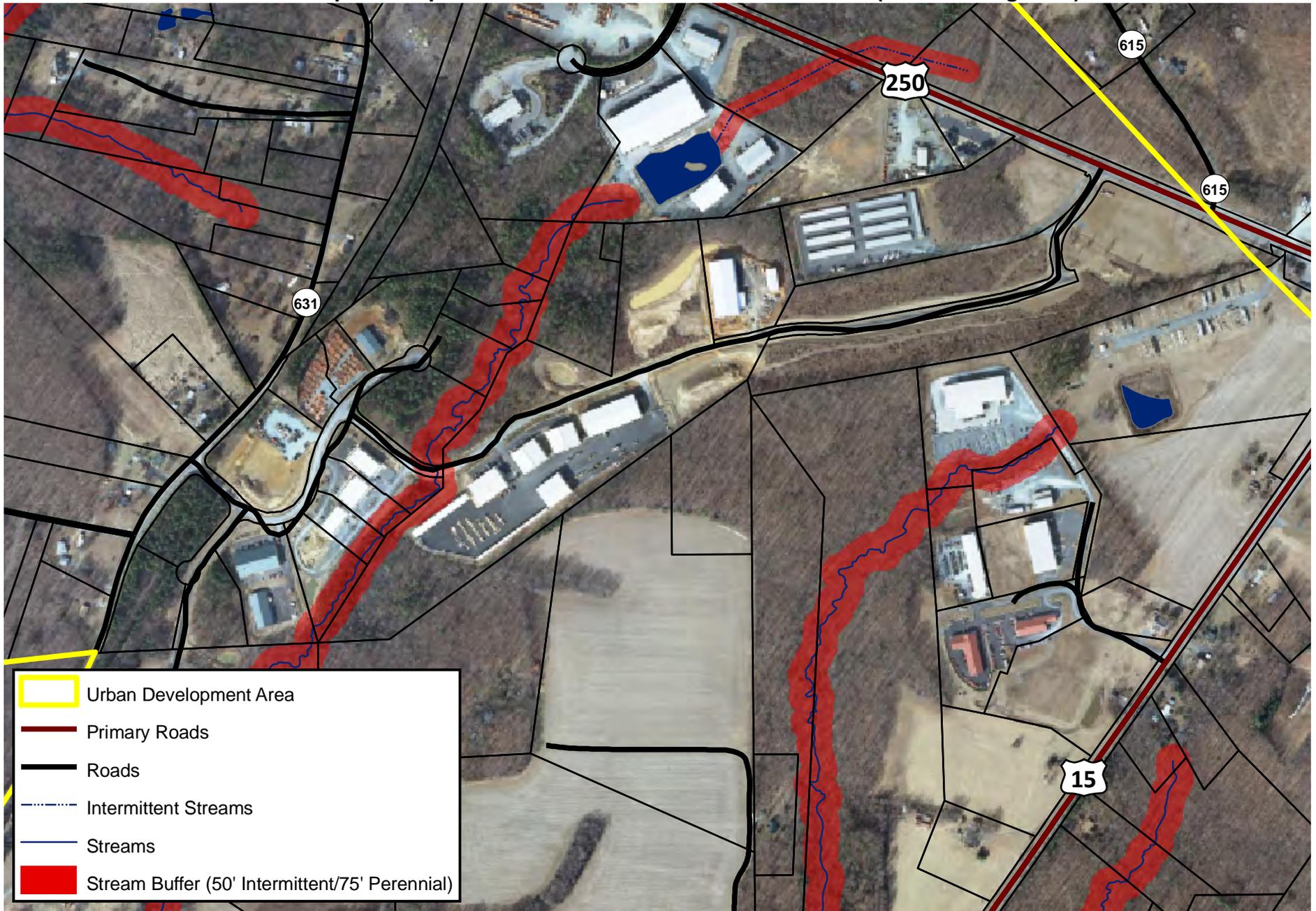
Proposed Riparian Protection Areas: Zion Crossroads (Zion Station Area)



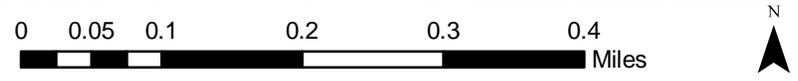
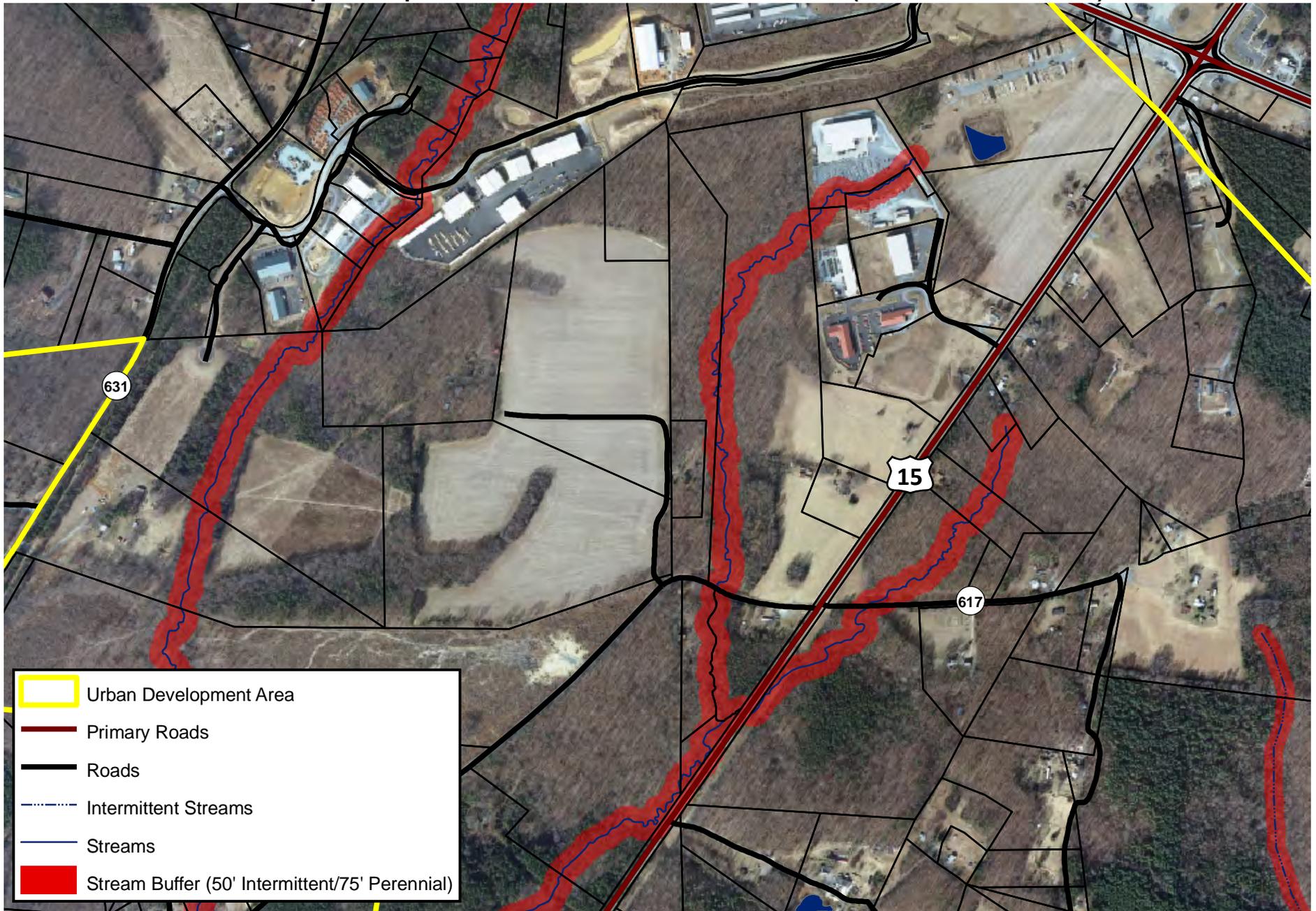
- Urban Development Area
- Primary Roads
- Roads
- Intermittent Streams
- Streams
- Stream Buffer (50' Intermittent/75' Perennial)



Proposed Riparian Protection Areas: Zion Crossroads (Better Living Area)



Proposed Riparian Protection Areas: Zion Crossroads (U.S. Route 15 Corridor)





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

Research of Off-Street Parking and Landscaping Regulations

Fluvanna County
Research Summary

Several Virginia localities have incorporated provisions into their landscaping ordinances to address stormwater quality, aesthetics, safety, wildlife habitat, and other issues. Fluvanna County has proposed amending its existing landscaping and tree protection regulations. The proposed amendments are based on input from the Planning Commission, local landscape architects, real estate developers, and non-profit organizations, and were influenced by similar regulations adopted by neighboring localities. While developing the language within the proposed regulations, the Planning Commission considered a variety of factors and a significant amount of information.

The following pages include an in-depth analysis of some of the major concepts addressed by the proposed regulations. These concepts include:

- Minimum Size of Plant Materials at Installation;
- Native Plants;
- Tree Preservation along Roadways (Landscape Preservation Buffers);
- Tree Preservation along Waterways (Riparian Protection Areas);
- Street Trees; and
- Parking Lot Landscaping.

Each analysis describes:

- Existing provisions within Article 24: *Tree Protection* and Article 26: *Off-Street Parking and Loading Spaces* of the Zoning Ordinance;
- Proposed regulations as part of ZTA 12:01 and ZTA 12:02;
- The requirements of other Virginia localities;
- Innovative practices promoted by out-of-state communities; and
- Input from Planning Staff, as well as local landscape professionals and developers, is also included.

Research Summary

Minimum Size of Plant Materials at Installation

Most localities specify the minimum size plantings should be at the time of installation. Generally, these specifications help ensure that there is some screening as soon as any new use begins operation.

Existing Fluvanna County Ordinance

Sec. 22-24-4 (Minimum Standards) of the Tree Protection ordinance establishes the minimum size of plant materials at installation:

- Large Shade Trees: 2” caliper
- Medium Shade Trees: 1.5” caliper
- Ornamental Trees: 1.5” caliper
- Large Evergreen Trees: 8’ tall
- Medium Evergreen Trees: 6’ tall
- Small Evergreen Trees: 4’ tall
- Large Shrubs: 2’ tall
- Medium Shrubs: 2’ tall
- Small Shrubs: 1’ tall
- Ground Cover: 1 year plants

Proposed Regulations

- Large Shade Trees: 1.5” caliper
- Medium Shade Trees: 1.25” caliper
- Ornamental Trees: 1.25” caliper
- Evergreen Trees: 5’ tall
- Shrubs: 18” tall

Example Regulations

Most localities have minimum size requirements for new plantings. Deciduous trees are measured by their caliper, while shrubs and evergreens are measured according to their height.¹ Fluvanna County’s requirements are similar to those of nearby localities. Localities generally require newly-planted deciduous trees to be between 1.25” and 2.5” caliper and evergreen trees to be 4’ to 8’ tall.

¹ According to the American Nursery & Landscape Association, *caliper* refers to “the diameter of a tree, measured at a point six inches above the ground line if the resulting measurement is no more than four inches. If the resulting measurement is more than four inches, the measurement is made at a point 12 inches above the ground line. This is in contrast to the method used to measure caliper in the timber industry, which is to make the measurement at a point 4 ½ feet above the ground line, or diameter breast height (DBH)” (http://www.nurserytrees.com/Nursery_Stock_Standard.htm).

Research Summary

Staff has suggested that a new ordinance allow for smaller plantings, but require a greater number of plants. Smaller plants are typically priced lower than larger specimens, and they are better able to acclimate to new growing conditions; this leads to a higher survival rate.

When interviewed, several developers stated the current size requirements are appropriate. One suggested that, to ensure the survival of new plantings, that the County only allow planting to occur during appropriate seasons (for example, October through April). If an owner wishes to receive a Certificate of Occupancy in the summer months, they could do so without installing the required landscaping at that time, provided that they offer a performance bond equal to the value of the plantings; if the owner does not install the landscaping during the next planting season, the County will use the bond to landscape the site.

Impacts of Proposed Regulations

- Smaller plants live better and establish faster than larger plants, reducing the need to replace required plantings.
- Smaller plants are generally less expensive than larger plants.²
- Smaller plants do not provide as much screening at the time of planting.

² See “Leaflet No. 601: Planting Techniques for Trees and Shrubs” by M.A. Powell (Extension Horticultural Specialist: North Carolina State University) (1994).

Research Summary

Native Plants

Native plants are species that have grown naturally in the region since the pre-Columbian era. Native plants have evolved to cope with the region's climatic conditions. Since native plants are well-adapted to the local climate, they require less water, fertilization and maintenance than non-natives once they are established. The Virginia Department of Conservation and Recreation (DCR) encourages Virginians to plant natives, and the agency provides a list of native plants recommended for residential gardens.

Existing Fluvanna County Ordinance

Fluvanna County currently has a plant list that includes native species. The Tree Protection Ordinance encourages, but does not require, the installation of native plants. Assimilated non-natives may be planted within new projects.

Proposed Regulations

As of July 26, 2012, the existing plant list has not been changed. A proposed plant list has been created, which includes both native and non-native species. Professional input has been received, and further input will be sought by the Planning Commission.

Example Regulations

Although many communities encourage the use of native species, few Virginia localities require native plantings. New Kent County requires new landscape material to consist of native species as listed by DCR, "unless a certified landscape architect or horticulturalist specifies alternative species that have a rated hardiness and growth habit appropriate for the intended location."

When interviewed, a local developer stated that requiring native plants would not likely have a significant financial impact on his projects.

Impacts of Proposed Regulations

- Native plants often require less water, fertilizer, and pesticide than non-native species, protecting local water quality and minimizing maintenance costs.
- The use of native plants increases the presence of wildlife, including birds and butterflies.
- Native plants a strong sense of place and regional character.
- The use of native plants minimizes the likelihood of introducing new invasive species.³
- Although the use of native plants is increasing nationwide, some native species may be difficult to find in commercial nurseries.

³ See "Native Plants for Conservation, Restoration, and Landscaping: Virginia Piedmont Region" by Virginia Department of Conservation and Recreation (2011).

Research Summary

Tree Preservation along Roadways

Tree preservation areas along roadways help create an aesthetically-pleasing streetscape and protect the rural and/or historic character of the surrounding area. These buffers prevent light generated by cars within parking lots from shining directly upon passing motorists. In residential areas, these buffers help reduce the impact of traffic on nearby homes.

Existing Fluvanna County Ordinance

Tree preservation areas are not required along existing roadways. Parking areas must be screened from adjacent roads.

Proposed Regulations

Landscape preservation buffers are required on reverse frontage lots along all interstate, arterial, and collector roads and scenic byways. The buffer must be at least forty feet (40') wide along interstate, arterial, and collector roads and one-hundred feet (100') wide along all designated scenic byways (Figure 1). Existing vegetation within the buffer area must be preserved. Modifications to these requirements may be allowed by the Zoning Administrator.⁴

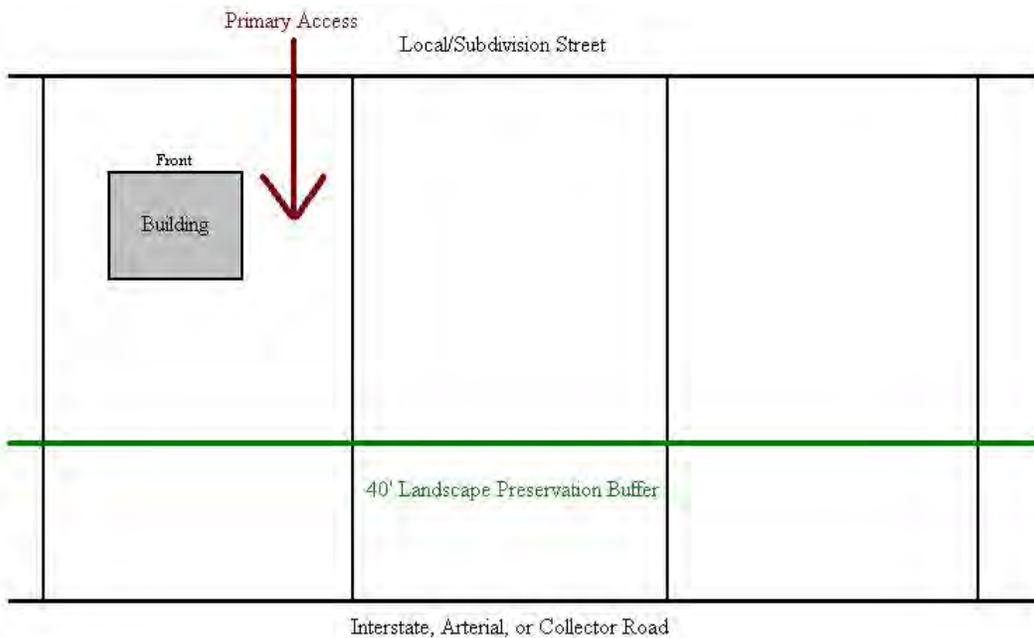


Figure 1: Landscape Preservation Buffers

Example Regulations

Some Virginia localities require existing vegetation to be preserved or new vegetation installed along roadways (Figure 2). James City County requires tree preservation areas along its roadways;

⁴ Note that, in most zoning districts, the setback from state-maintained roads is greater than forty feet (40'), the minimum landscape preservation buffer width along arterial, collector, and interstate highways. The minimum setbacks for *state-maintained roads* are as follows: A-1: 125'; R-1: 75'; R-2: 50'; R-4: 25'; B-1: 50' for buildings, 25' for parking lots; B-C: 50' for buildings, 25' for parking lots; I-1: 100' for buildings, 50' for parking lots; and I-2: 200' for buildings.

Research Summary

the width may be reduced up to twenty feet, with the approval of the Planning Director, if high-quality landscaping and/or architectural features are incorporated into the site design (parking lots located behind buildings or decorative walls, exceptional pedestrian amenities, well-designed monument signs, etc.). Gloucester County also requires landscaping along major corridors, but reduces the required setback if the building displays high-quality architectural features (brick, slate shingles, wooden shutters, etc.).

Spotsylvania County requires that a landscaped buffer be retained or established between single-family residential subdivisions and adjacent interstate highways, primary roads, and secondary roads. The buffer is intended to lessen the impact of vehicle movement upon adjacent residential areas. The width of the landscaped buffer is based on the width of the adjacent right-of-way (ROW); the wider the ROW, the smaller the buffer. The buffer width may be reduced by up to forty percent (40%) if a berm or brick or architectural block wall is constructed.

There is an example of an existing business park with reverse frontage lots that have retained a landscape preservation buffer.⁵ At Sycamore Square, the Rivahsyde restaurant and adjacent office building are on reverse frontage lots; both lots (Tax Map 18C-1-C2 and 18C-1-C1) have frontage on State Route 600 (South Boston Road), a rural major collector, but are accessed from Market Street, a parallel service road. Per the approved site plan (SDP 08:02), there is a thirty-foot wide natural buffer along State Route 600, where the existing vegetation is maintained; this buffer is ten feet (10') less than what would be required under the proposed regulations.



Figure 2: Existing trees are preserved along the roadway and enhanced with additional landscaping.
(Source: Smithfield, Virginia Entrance Corridor Guidelines)

Impacts of Proposed Regulations

- Protects the aesthetic appeal of the county's major transportation corridors and scenic byways.

⁵ A reverse frontage lot is defined within the Fluvanna County Zoning Ordinance as “a through lot that is not accessible from one of the parallel or nonintersecting streets upon which it fronts.” Lake Monticello has many reverse frontage lots; for example, many homes face, and have access from, Jefferson Drive, but also have frontage on State Route 618 (Lake Monticello Road).

Research Summary

- Protects occupied buildings on reverse-frontage lots, particularly residential structures, from the noise, air pollution, and other hazards generated by high-speed traffic on major transportation corridors.
- Limits the visibility of commercial and industrial users located on reverse-frontage lots adjacent to collector, arterial, and interstate highways and scenic byways.⁶
- Limits the ability to remove vegetation, place signage, and make similar improvements immediately adjacent to collector, arterial, and interstate highways, as well as scenic byways.
- Contributes to the community's long-term economic vitality, as well-landscaped areas are more attractive places to live, work, and shop.
- Allows the Zoning Administrator to grant modifications to the landscape preservation buffer requirements, which:
 - Provides greater design flexibility to developers working along major transportation corridors and scenic byways.
 - Reduces the impacts of the required buffers on commercial and industrial development, and other types of higher-density projects, within designated growth areas.

⁶ Research shows varying effects of roadside screening on commercial properties. A 2003 study (Laverne and Winsong-Geidemenan, *The Influence of Trees and Landscaping on Rental Rates and Office Buildings: Journal of Arboriculture*) found that where trees screened more than fifty percent (50%) from view led to a decrease in office rental rates by about seven percent (7%), most likely due to the fact the visibility is compromised; however, the same study showed that attractive landscaping increased office rentals by seven percent (7%).

Research Summary

Tree Preservation along Waterways

Preserving existing vegetation along streams, rivers, and other waterways provides a variety of benefits. These buffers remove excess sediments, nutrients, and other pollutants from stormwater runoff, protecting water quality. Research shows that 100-foot vegetated buffers effectively remove 75 to 85 percent of the sediment suspended in stormwater runoff.⁷ Undisturbed riparian buffers also allow for water infiltration, provide wildlife habitat, prevent erosion, and help control flooding. Riparian corridors may provide nearby residents with recreation opportunities.

Existing Fluvanna County Ordinance

Tree preservation areas are not required along Fluvanna County's waterways.

Proposed Regulations

All site plans and major subdivisions must reserve a riparian protection area along both sides of intermittent and perennial streams (50' along intermittent streams; 75' along perennial streams; and 100' along the Hardware, Rivanna, and James rivers). Existing vegetation within the riparian protection area must be retained to the greatest extent possible; certain exceptions are clearly specified. Modifications to these requirements may be allowed by the Zoning Administrator.

Example Regulations from Other Localities

Many Virginia localities require buffers along their waterways; as part of the Chesapeake Bay Preservation Act (CBPA), localities in eastern Virginia must require existing vegetation along waterways to be preserved during the development process. Although not required to do so, Albemarle and Culpeper counties have stream buffer ordinances in place. Goochland County requires projects within the Rural Preservation District to preserve streamside vegetation. Louisa County encourages the protection of forested buffers, and, depending on site conditions, requires them along Lake Anna. Loudoun County requires buffers of 150 to 250 feet along waterways that drain 640 acres (one square mile) or more.

These provisions may help the County meet the guidelines set forth in the Chesapeake Bay Watershed Implementation Plan (WIP).

Several groups have suggested that Fluvanna County require riparian buffers in connection with new development. In *Reducing Runoff from New Development: Recommendations for Fluvanna County*, the Rivanna Conservation Society and others suggested that every major site plan require buffers of 75 feet along perennial and intermittent streams. In *An Evaluation of the Water Quality Benefits Provided by the Codes, Ordinances and Policies of Fluvanna County, Virginia*, a student from the University of Virginia recommended that the County require a 100-foot setback from perennial streams and a 50-foot setback along intermittent streams for all new development; County Staff and/or the Planning Commission may grant waivers from the buffer requirements if a landowner can demonstrate the setbacks would create an undue hardship.

⁷ See *Riparian Areas: Function and Strategies for Management* by the National Research Council.

Research Summary

Impact of Proposed Regulations

- Distances areas of impervious cover from the stream, allowing for the infiltration of stormwater and improving the performance of on-site septic systems.⁸
- Reduces small drainage problems. Moving structures away from streams reduces the likelihood of backyard flooding, standing water near buildings, and erosion compromising the structural integrity of nearby buildings.
- Provides effective flood control. Buffers prevent the construction of structures next to streams and provide temporary storage of floodwaters, reducing the severity of downstream flooding.⁹
- Allows for the lateral movement of streams. If buffers are in place, streams may move or widen without affecting adjacent structures, making additional channel protection and stabilization unnecessary. This is especially important in developing watershed, since increases in stormwater runoff velocity and volume can dramatically change local hydrology.
- Protect local water quality, as riparian buffers remove excess sediments, nutrients, and other pollutants from stormwater runoff.
- Protects streambanks from erosion, which can significantly degrade water quality and harm wildlife.¹⁰
- Provide wildlife habitat.
- Significantly limit development adjacent to the county's waterways.¹¹
- Create additional administrative duties for the Department of Planning & Community Development, since that department will be responsible for enforcing the riparian protection area requirements.
- Significantly reduces the future need for costly stream restoration projects.¹²

⁸ The farther on-site septic systems are from waterways, the greater the distance the subsurface effluent must travel; this increases the likelihood that soil and plants will remove bacteria and nutrients through natural processes. See *Site Planning for Urban Stream Protection* by Tom Schueler (Center for Watershed Protection) (1995).

⁹ Forested riparian buffers have up to ten (10) times the runoff storage capacity of grassy areas. The Minnesota Department of Natural Resources estimated cost savings of \$300 per acre-foot of riparian buffer protected, due to a reduced need for floodwater storage. See *Site Planning for Urban Stream Protection* by Tom Schueler (Center for Watershed Protection) (1995) and *Rhode Island Community LID Site Planning and Design Guidance* by the Rhode Island Department of Environmental Management (2010).

¹⁰ The sedimentation of stems can significantly impact water quality and wildlife. Sediment can clog fish gills, suffocate fish eggs and insect larvae, and distribute the breeding cycle of some aquatic species. Sedimentation reduces water clarity and fills water bodies, interfering with recreational activities and drinking water supplies. Sediments may also carry harmful substances such as animal wastes, pesticides, petroleum products, and metals. See *Understanding the Science Behind Riparian Forest Buffers: Effects on Water Quality* by Julia C. Klapproth and James E. Johnson (Virginia Cooperative Extension) (2009).

¹¹ For the average stream in the Eastern United States, a 100-foot wide stream buffer reserved on each side of the channel would consume about 5% of the total watershed area; much of this area cannot be developed anyway, since it is also a floodplain, wetland, or steep slope. Although the stream buffer system will not likely consume more than 5% of the total watershed area, it may consume a much larger proportion of a specific property. See *Site Planning for Urban Stream Protection* by Tom Schueler (Center for Watershed Protection) (1995).

¹² The Nature Conservancy and the U.S. Army Corps of Engineers is working to restore a portion of Meadow Creek in Charlottesville. The Virginia Aquatic Resources Trust Fund is providing \$3.95 million to restore 9,000 linear feet of the

Research Summary

- Reinforce the design standards of rural cluster subdivisions in the A-1 (Agricultural, General) zoning district. Sec. 19-7-2 (Subdivision Design Standards: Rural Cluster Subdivisions) and Sec. 22-4-10.3 (Agricultural, General, District A-1: Rural Cluster Regulations) state that the design for rural cluster subdivisions should protect environmental resources, including riparian corridors, wetlands, and floodplains.
- Allows the Zoning Administrator to grant modifications to the riparian protection area requirements, which provides greater design flexibility to developers working along the County's waterways.

stream, which has been severely degraded; this cost translates to about \$439 per linear foot. The stream's degradation can be attributed to the area's conversion from rural farmland and forests into shopping centers and subdivisions. See http://cvillemorrow.typepad.com/charlottesville_tomorrow_/2012/04/meadow-creek-restoration.html for more information.

Research Summary

Street Trees

Trees planted along roadways help shade pedestrians and improve the appearance of the streetscape. If properly sited and part of an overall plan, street trees may also be used to help manage stormwater.

Existing Fluvanna County Ordinance

Street trees are required along any existing or proposed public streets within non-residential developments, and within the non-residential portions of a mixed-use or multi-family development subject to site plan approval.

Proposed Regulations

Street trees are required along existing or proposed streets within or adjacent to any site that is subject to site plan approval, and all major subdivisions with an average lot size of one acre or less. One shade tree is required for every fifty feet (50') of road frontage, or one medium shade tree is required for every forty feet (40') of road frontage.

Example Regulations from Other Localities

Most localities require street trees to be planted in certain areas. Some localities only require street trees to be planted in commercial, industrial, and multi-family residential developments, but others require trees to be planted along streets in major residential subdivisions. The street tree requirements may be based on the size of adjacent residential lots; Gloucester County requires street trees to be planted along all roads in residential subdivisions with lots of two (2) acres or less, while New Kent County requires trees to be planted on roadways abutting or within subdivisions where the lots are less than five (5) acres. Staff recommends that Fluvanna County require street trees in major residential subdivisions.

Only certain species should be planted in close proximity to roadways; trees with shallow root systems are not appropriate near streets or sidewalks. Some street trees may be appropriate for planting within streetside bioswales (Figure 3).

Impacts of Proposed Regulations

- Expands existing regulations to require developers to plant trees within major subdivisions.
- Compared to the existing regulations, reduces the amount of street trees that need to be planted within commercial, industrial, and multi-family residential developments.
- Increases landscaping costs for developers of major subdivisions.
- Promotes the creation of aesthetically-pleasing streetscapes.
- Shades roadways and sidewalks, creating a more pedestrian-friendly environment.
- Increases tree canopy within new development.
- Contributes to the community's long-term economic vitality, as well-landscaped areas are more attractive places to live, work, and shop.

Research Summary

- May lead to increases in residential property values.¹³
- May result in air and water quality benefits, as well as energy savings.¹⁴
- Requires additional planning by developers, who must make appropriate provisions for the permanent maintenance and preservation of required street trees.



Figure 3: Street trees within a densely-planted bioswale in a new Seattle neighborhood.
(Source: flickr.com)

¹³ Several studies show that people prefer to live in communities with street trees. A 2004 study (Gorman: Residents' Opinions on the Value of Street Trees Depending on Tree Location: *Journal of Arboriculture*) found that 91% of respondents considered street trees to be a beneficial part of the community, and 62% indicated that they would be willing to volunteer to help maintain street trees within their neighborhoods. A study in Portland, Oregon found that nearby street trees increased home values by nearly \$9,000 and reduced the amount of time on the market by 1.7 days (See *Low Impact Development 2010: Redefining Water in the City* by Scott D. Struck and Keith H. Lichten, 2010).

¹⁴ A 2002 study (McPherson et al., *Western Washington and Oregon Community Tree Guide – Benefits, Costs, and Strategic Planting*: Center for Urban Forest Research – USDA Forest Service) determined the annual net benefits of trees on residential streets. Benefits included heating/cooling; savings; air pollution absorption; and stormwater runoff reduction. Costs included planting; pruning; removal; irrigation; infrastructure repair; and liability. The annual net benefits to the public sector ranged from \$5.22 to \$46.82 per tree, depending on tree size; annual net benefits to the private sector ranged from \$11.73 to \$51.46 per tree.

Research Summary

Parking Lot Landscaping

Many localities require parking lots to have interior landscaping, as well as perimeter plantings that screen the parking area from adjacent uses and roadways. Parking lot landscaping shades the parking area, helps improve air quality, and enhances the community's appearance. When properly designed, landscaped areas within parking lots may be used to help control stormwater runoff.

Existing Fluvanna County Ordinance

The ordinance states that, "to the greatest extent possible, parking areas shall not be located between the adjacent right-of-way and the principal structures on the site" (Sec. 22-26-3E).

Sec. 22-26-4D requires parking lots consisting of 5 or more spaces to be landscaped according to Article 22-24 (Landscaping and Tree Protection). Sec. 22-24-6 establishes specific landscaping requirements for parking lots:

- 1 9' x 18' island is required for every 25 parking spaces in a row at both ends of a parking bay;
- A 9' planting strip is required between each adjacent area of 4 parking bays;
- A 9' planting strip is required between access roadways and adjacent properties' parking areas and adjacent properties of the same use; and
- A 25' planting area is required between parking areas and adjacent properties of a different use and public streets and rights-of-way.

Each of these required landscaping areas must be planted with a mix of large and medium shade trees, as well as shrubs and ground cover. At least 35% of the parking area must be shaded when the trees reach maturity (Figure 4).

Proposed Regulations

The proposed regulations regarding parking lot landscaping are similar to the existing regulations. Most of the language has remained the same, but there are slight increases in the area dedicated to landscaping and the number of plants required (Figure 5). As part of the proposed regulations, the following design elements have been modified:

- *Parking Island Size:* The minimum size requirements for parking islands would increase from 9' x 18' (162 square feet) to 200 square feet. This increase is intended to ensure that trees planted within the island have enough space to grow properly. The minimum width of the island must be ten feet (10'). Overall dimensions are not specified for planting islands, since angled parking is permitted within the proposed regulations; the island's dimensions may vary, based on the orientation of the angled spaces (Note: Only perpendicular parking spaces are permitted within the existing regulations).
- *Parking Island Spacing:* The maximum spacing for parking islands would decrease from one (1) island for every twenty-five (25) spaces in a row (about 225 feet) to one (1) island for every twenty (spaces) in a row (about 180 feet). This decrease in spacing is to ensure there is adequate tree coverage within parking areas.

Research Summary

- *Number of Plantings Required per Parking Island:* The amount of landscaping within parking areas would increase from one (1) tree per island to one (1) tree and four (4) shrubs per island. The placement of bioretention areas within parking islands is specifically permitted.
- *Plantings within Internal Planting Strips:* One (1) large shade tree and six (6) shrubs would be required for every forty feet (40') within internal planting strips. The existing regulations are not as clear: one (1) shade tree is required for every thirty-five feet (35'); ornamental trees must cover thirty percent (30%) of the strip; small evergreen trees must cover forty percent (40%) of the strip; deciduous shrubs must cover ten percent (10%) of the strip; and the remainder must be covered in ground cover or mulch.
- *Parking Lot Screening:* Four (4) different screening options are specified within the proposed regulations. These screening options vary in width and plant density; if structural options are provided, the number of plantings required decreases. These screening options are not intended to block the view of businesses, but decrease the visibility of parking areas from adjacent roadways.

As part of the proposed regulations, the term “parking bay” would also be defined, further clarifying the regulations regarding parking lot landscaping.

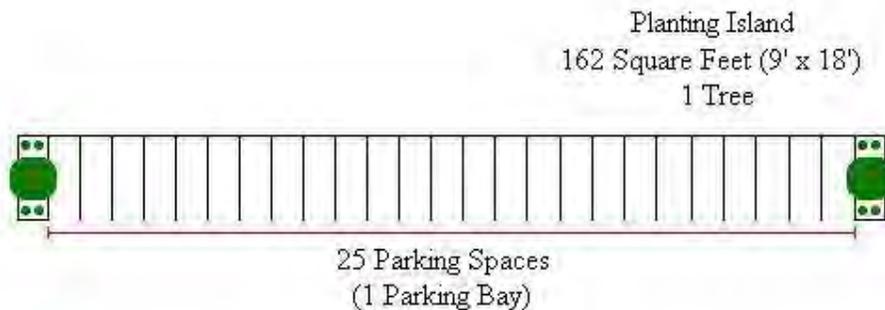


Figure 4: Existing Parking Lot Landscaping Regulations

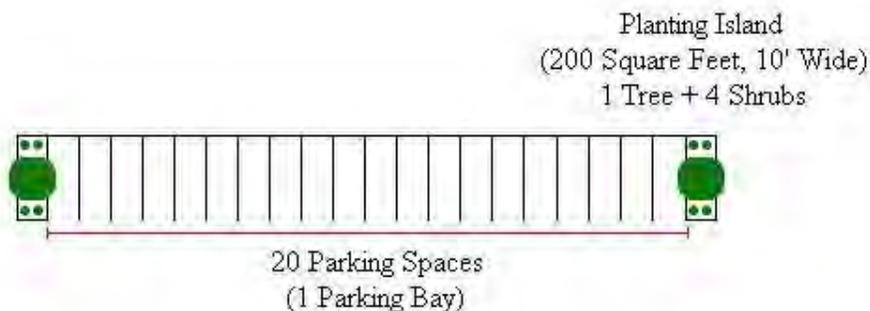


Figure 5: Proposed Parking Lot Landscaping Regulations

Research Summary

Example Regulations from Other Localities

The majority of surrounding localities require landscaping to be installed within and/or around parking lots (Figure 3). Most localities require landscaped islands (generally 100 to 150 square feet in area) to be distributed throughout the parking lot and be planted with at least one tree; sometimes shrubs and groundcovers are also required. Parking islands are generally required at the ends of parking bays, which are rows of parking spaces that may be up to 25 spaces long. Fauquier County stipulates that no parking space may be more than 80 feet from a landscaped open space or a canopy tree.

Localities may have additional landscaping requirements. Some localities require that a certain percentage of the lot be landscaped; for example, Albemarle, Culpeper, and Greene counties require an area equal to 5% of the paved parking area to be landscaped. James City County requires interior landscaping be at least 10% of the surface parking area. Other localities require a certain amount of interior landscaping area per parking space; Orange County requires 200 square feet of landscaped area per 10 parking spaces.

Like Fluvanna County, many localities require landscaped buffers between the parking lot and the adjacent right-of-way (Figure 4). Localities may require the buffer to be 10 to 15 feet wide. Almost all of the nearby counties require trees and shrubs to be planted within the buffer, with the ratio of trees required based on either the road frontage or the area of the landscaped buffer. Some localities require a berm (usually three feet tall) to be constructed and planted with trees and shrubs, while others encourage or require developers to retain existing vegetation that is located within the necessary buffer. Fauquier and Gloucester counties allow developers to choose which screening option they prefer; Fauquier County allows developers to install a densely-landscaped planting strip, construct a berm, or preserve existing forest to buffer their parking areas, while Gloucester County allows for the installation of a continuous evergreen hedge, the construction of a berm, or the installation of white picket fence that is 3 to 4 feet tall. The current screening requirements are vague; they could be further defined and clarified, so that developers better understand what is required of them.

Some out-of-state localities have unique and flexible landscaping standards that should be considered. Pinehurst, North Carolina allows applicants to construct a brick or stone wall, or a fence, in lieu of required shrubbery around a parking lot; the wall must be architecturally-compatible with adjacent buildings, and shrubs must be planted along one-third of the wall's surface.

Parking ordinances may allow and/or encourage the use of interior parking lot landscaping for stormwater management. If properly designed, these areas may be used for bioretention facilities, dry swales, perimeter sand filters, filter strips, and other LID strategies. Greene County provides incentives to developers to incorporate bioretention facilities into their parking areas; in stormwater management plans where bioretention facilities are used, the interior planting areas may be three percent (3%) of the total parking area, as opposed to the usual five percent (5%). The proposed regulations encourage the use of low-impact development techniques, but do not require them.

One landscape architect expressed concern that the current size requirements for a parking lot island may not allow enough space for a tree to grow properly. Research shows that trees need one to two

Research Summary

cubic feet (1 – 2 ft³) of soil volume for every square foot of crown area spread; for example, a tree that, at maturity, would have a canopy spread of thirty feet in diameter would require 1000 cubic feet of soil, which may be accommodated in a planting area 10' wide x 3' deep x 34' long. The current ordinances require landscaped islands to be at least 162 square feet (9' x 18'); the proposed regulations increase the size of parking islands to 200 square feet.¹⁵

One group that studied Fluvanna County's parking ordinances suggested that the County specifically allow landscaped areas in parking lots to be designed to collect and filter stormwater runoff (see *Reducing Runoff from New Development: Recommendations for Fluvanna County*).

Impacts of Proposed Regulations

- May increase landscaping costs for developers, since more plantings are required within each landscaped island.
- Promotes the creation of aesthetically-pleasing streetscapes and developments, especially along the county's commercial corridors.
- Shades roadways, parking lots, and sidewalks, creating a more pedestrian-friendly environment and reducing the urban heat island effect.
- Provide shade to those living, working, and visiting Fluvanna County.
- Increases tree canopy within new development.
- Contributes to the community's long-term economic vitality, as well-landscaped areas are more attractive places to live, work, and shop.¹⁶
- Ensure that new development is compatible with existing development and the rural character of Fluvanna County.
- Reduce the impacts of new development on local air and water quality.
- Provide habitat for native wildlife.
- Provides clearer guidance regarding parking lot screening, as well as several screening options.
- Encourages the use of low-impact development (LID) techniques, which are effective means of stormwater management.
- May result in a slight increase in the area dedicated to landscaping and the number of plantings required, when compared to the existing regulations (see Scenario 1).

¹⁵ See *Tree Space Design: Growing the Tree Out of the Box* (2008) by Casey Trees (www.caseytrees.org).

¹⁶ A 2003 study (Laverne and Winson-Geidemenan, *The Influence of Trees and Landscaping on Rental Rates and Office Buildings: Journal of Arboriculture*) showed that attractive landscaping increased office rentals by seven percent (7%).

Scenario #1: Parking Islands

If a developer would like to install a row of parking with fifty (50) spaces, below is a comparison of the landscaping requirements described within the current and proposed regulations:

Design Element	Current Regulations	Proposed Regulations
Number of Parking Islands Required	3 (1 on each end of the row + 1 in the middle)	4 (1 on each end of the row + 2 in the middle)
Area Dedicating to Parking Islands	486 square feet (3 islands x 162 square feet per island)	800 square feet (4 islands x 200 square feet per islands)
Number of Plantings Required	3 large shade trees (1 large shade tree per island)	4 large shade trees + 16 shrubs (1 large shade tree + 4 shrubs per island)
Area Dedicated to Parking Spaces	8,100 square feet (50 spaces X 162 square feet per space)	8,100 square feet (50 spaces X 162 square feet per space)
% of Total Row Dedicated to Landscaping	6%	9.9%



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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MEMORANDUM

TO: Board of Supervisors
FROM: Eric Dahl, Budget Analyst
SUBJECT: Contingency Balance
DATE: July 20, 2012

The balance for the BOS contingency line for FY13 is as follows:

Board of Supervisors Contingency: \$250,000.00

Total Board of Supervisors Contingency \$ 250,000.00