



FLUVANNA COUNTY PLANNING COMMISSION

REGULAR MEETING AGENDA

Circuit Courtroom, Fluvanna Courts Building

December 14th 2015, at 7:00 pm

TAB	AGENDA ITEMS
1	CALL TO ORDER, PLEDGE OF ALLEGIANCE
2	DIRECTOR'S REPORT
3	PUBLIC COMMENTS #1 (3 minutes each)
4	APPROVAL OF MINUTES
	Minutes of November 16th, 2015
5	PUBLIC HEARINGS

FY 2017-2021 Capital Improvement Plan

Review and recommendation for the Capital Improvement Plan (CIP) for fiscal years 2017 through 2021 (FY2017 – FY2021) which is to be submitted in conjunction with the Fluvanna County Budget for fiscal year 2017 (FY2017). The CIP lists major construction and acquisition efforts planned for the next five (5) fiscal years, and describes proposed methods of financing for each project.

SUP 15:10 – St. Peter & Paul Catholic Church - A request for a Special Use Permit (SUP) to allow for an educational facility with respect to a portion of 29 acres of Tax Map 18, Section A, Parcels 7 & 7A. The affected property is located on the west side of Route 53 (Thomas Jefferson Parkway), approximately 1,380 feet northwest of its intersection with Route 600 (South Boston Road). The property is located in the Cunningham Election District and is within the Rivanna Community Planning Area.

ZMP 15:06 – Gardner Trust - An ordinance to amend the Fluvanna County Zoning Map with respect to 13.4 acres of Tax Map 9, Section A, Parcel 9 to rezone the same from A-1, Agricultural, General to B-1, Business, General (conditional). The affected property is located on the south side of State Route 618 (Lake Monticello Road) approximately ½ mile northwest of its intersection with Ashlawn Boulevard (The Main Gate to Lake Monticello). The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.

6 - PRESENTATIONS

-None

7 - SITE DEVELOPMENT PLANS

SDP 15:17 – Paul M. Beyer - A site development plan request to regrade the parcel to cut the property such that the soil can be relocated off site with respect to a portion of 10 to 12 acres of Tax Map 62, Section 1, Parcels 1 & 2, and 62-A-8. The property is zoned A-1, Agricultural, General and is located on the south side of State Route 656 (Bremo Road) approximately 2,000 feet southwest of its intersection with State Route 655 (West Bottom Road. The property is located in the Fork Union Election District and is within the Rural Preservation Planning Area.

8 - SUBDIVISIONS

None

9 - UNFINISHED BUSINESS

- None

10 - NEW BUSINESS

- None

11 - PUBLIC COMMENTS #2 (3 minutes each)

12 - ADJOURN



Planning/Zoning Administrator Review

PLEDGE OF ALLEGIANCE

I pledge allegiance to the flag
of the United States of America
and to the Republic for which it stands,
one nation, under God, indivisible,
with liberty and justice for all.

ORDER

1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.

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

3. No member or citizen shall be allowed to use abusive language, excessive noise, or in any way incite persons to use such tactics. The Chairman and/or the County Planner shall be the judge of such breaches, however, the Commission may vote to overrule both.

4. When a person engages in such breaches, the Chairman shall order the person's removal from the building, or may order the person to stand silent, or may, if necessary, order the person removed from the County property.

**Fluvanna County Planning Commission
PUBLIC HEARING RULES OF PROCEDURE**

1. Purpose:

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

2. Speakers:

- Speakers should approach the lectern so they may be visible and audible to the Commission.
- Each speaker should clearly state his/her name and address.
- All Comments should be directed to Commission.
- Each speaker is limited to three minutes and time may not be donated from other audience members.
- All questions should be directed to the Chairman. Members of the Commission are not expected to respond to questions, and response to questions shall be made at the Chairman's discretion. Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
- Speakers with questions are encouraged to contact County staff prior to the public hearing.
- Speakers should be brief and avoid repetition of previously presented comments.
- County residents and taxpayers may be given priority in speaking order.

3. Action:

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



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

To: Fluvanna County Planning Commission
From: Jason Stewart, AICP
Date: December 7, 2015
Re: Planning Director's Report

1. Board of Supervisors Actions:

December 2, 2015:

SUP 15:06 – Louisa County Water Authority (Denied) – A request for a special use permit to allow for major utilities with respect to the construction of a raw water pipeline from near Route 6 along the James River north to the Louisa County and Fluvanna County border. The properties are currently zoned A-1 (Agricultural General) and the properties are located in the Columbia Election District. The Tax Parcel Numbers of the properties affected by the proposal are as follows: 67-12-A3, 14-9-4, 14-A-14, 14-A-20A, 14-A-14A, 14-A-13, 14-A-20, 23-A-51, 23-A-61, 23-A-50, 23-A-62, 23-12-D, 23-12-A, 23-A-66, 23-A-67, 23-A-72B, 23-A-70, 23-A-96, 23-A-97, 23-A-99, 23-A-101, 23-A-102, 23-A-103, 23-A-37, 23-A-36E, 23-A-36A, 34-A-2, 34-A-4, 34-3-A, 34-3-B1, 34-3-B3, 34-3-C, 34-3-C1, 34-3-B2, 34-2-A, 34-A-17, 34-A-16, 34-A-18, 34-1-1, 34-1-3, 34-1-5, 34-1-4, 33-A-30A, 44-A-46, 44-A-46A, 44-3-1, 44-3-2, 44-2-3, 44-2-5, 44-2-4, 44-2-2, 44-2-1, 44-A-15, 44-A-17, 44-A-18, 44-A-31, 44-1-2, 44-1-3B, 54-A-10A, 54-A-14A, 54-1-1A, 54-6-C, 54-1-1, 54-2-1, 54-A-41, 54-A-43, 54-11-Z, 54-11-Y, 54-11-X, 53-11-27, 53-11-26, and 53-11-19.

SUP 15:08 – James River Water Authority (Denied) – A request for a special use permit to allow for major utilities with respect to the construction of a raw water supply system which includes a raw water intake and pump station at the subject properties denoted by Tax parcel Numbers: 53-A-62, 53-A-62C, 53-A-61, 53-11-5, and 53-11-19. The properties are currently zoned A-1 (Agricultural General), and the properties are located in the Columbia and Fork Union Election Districts and encompass approximately 305.202 acres.

December 16, 2015:

None.

2. Board of Zoning Appeals Actions:

No December meeting.

3. Technical Review Committee:

December 10, 2015:

SDP 15:19 – Ja-Zan, LLC - A site development plan request to construct a 20,000 square foot warehouse building with respect to 1.463 acres of Tax Map 5, Section 24, Parcel 8. The property is zoned I-1, Industrial, Limited and is located on the north side of Zion Station Drive, approximately 400 feet northeast of Route 250 (Richmond Road). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.



**FLUVANNA COUNTY BUILDING INSPECTIONS
MONTHLY BUILDING INSPECTION REPORT
NOVEMBER 2015**

USE	Nov-14	VALUE	YTD 14	VALUE	Nov-15	VALUE	YTD 15	VALUE	Nov/Diff	VALUE	YTD	
											PERMITS	VALUE
New Homes	4	558,180	78	14,803,298	7	1,336,500	92	18,191,949	3	778,320	14	3,388,651
Duplex	0	0	0	0	0	-	0	-	0	-	0	-
Single Family (Attached)	2	450,000	8	1,200,000	0	-	4	837,000	-2	(450,000)	-4	(363,000)
Adds&Alterations	25	348,500	277	3,018,100	35	295,393	300	8,971,014	10	(53,107)	23	5,952,914
Garages & Carports	1	5,000	8	438,500	0	-	13	267,500	-1	(5,000)	5	(171,000)
Accessory Buildings	0	0	10	137,800	0	-	8	400,839	0	-	-2	263,039
Single Wide MH	0	0	4	113,312	0	-	4	67,488	0	-	0	(45,824)
Swimming Pools	0	0	3	63,674	0	-	5	106,200	0	-	2	42,526
Recreational Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Business Bldgs	0	0	0	-	0	-	1	1,300,000	0	-	1	1,300,000
Industrial Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Other Buildings	1	100,000	4	1,643,385	1	300,000	7	1,708,000	0	200,000	3	64,615
TOTALS	33	1,461,680	392	21,418,069	43	1,931,893	434	31,849,990	10	470,213	42	10,431,921

FEES	Nov-14	PREV TOT	YTD 14	Nov-15	PREV TOT	YTD 15	DIFFERENCE	DIFFERENCE YTD
Building Permits	\$ 9,739.50	103,657.97	113,397.47	\$ 10,380.77	\$ 127,851.78	\$ 138,232.55	641.27	24,835.08
Land Disturb Permits	\$ 2,450.00	26,912.50	29,362.50	\$ 10,450.00	\$ 20,666.25	\$ 31,116.25	8,000.00	1,753.75
Zoning Permits/Proffers	\$ 950.00	44,450.00	45,400.00	\$ 900.00	\$ 16,750.00	\$ 17,650.00	(50.00)	(27,750.00)
TOTALS	\$ 13,139.50	175,020.47	188,159.97	\$ 21,730.77	\$ 165,268.03	\$ 186,998.80	\$ 8,591.27	(1,161.17)

INSPECTIONS	Nov-14	PREVIOUS	YTD 14	Nov-15	PREVIOUS	YTD 15		
	112	1,491	1,603	149	1,786	1,935	37	332

Darius S. Lester
Building Official

() represents a negative

Monthly Approval Report November 2015

<i>District</i>	<i>Action</i>	<i>ID#</i>	<i>Description</i>	<i>Tax Map</i>	<i>Parcels</i>	<i>Total Acreage</i>	<i>Number of Lots</i>
Columbia							
	<i>Approved</i>						
<i>Text75:</i>		SUB 15-026	Property is used for church related functions	23	(A) 20	9.497	
<i>Text75:</i>		ZMP 15-005		5	(A) 45	4.688	
Cunningham							
	<i>Approved</i>						
<i>Text75:</i>		SDP 15-015	1/7 mile running track and 3 parking spaces	8	(A) 21	14.429	
<i>Text75:</i>		SDP 15-016	Scheier Natural Area	27	(A) 36	100.5	
<i>Text75:</i>		SUB 15-027	Family Subdivision	38	(A) 70	91.96	
<i>Text75:</i>		SUB 15-029	Family Subdivision	18	(A) 13	10	
Palmyra							
	<i>Approved</i>						

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

<i>District</i>	<i>Action</i>	<i>ID#</i>	<i>Description</i>	<i>Tax Map</i>	<i>Parcels</i>	<i>Total Acreage</i>	<i>Number of Lots</i>
		SUP 15-009	amendment to SUP 14-04	18A	(4) 13A	0	

Text75:

Wednesday, December 09, 2015

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<i>AFD - Agricultural Forestal District</i>	<i>BSP - Boundary Survey Plat</i>
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<i>CPA - Comprehensive Plan Amendment</i>	<i>SDP - Site Development Plan</i>
<i>SUB - Subdivisions</i>	<i>SUP - Special Use Permits</i>
<i>ZMP - Zoning Map Proposal (Rezoning)</i>	<i>ZTA - Zoning Text Amendment</i>

Code Compliance Enforcement Activity Report

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

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

Transmittal Report November 2015

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

BSP15019 \$50.00

Sum: \$50.00

10000013-318316

REZON Rezoning

ZMP15006 \$1,670.00

Sum: \$1,670.00

10000013-318319

SIGNPT Sign Permit

ZMP15006 \$90.00

SUB07038 \$200.00

Sum: \$290.00

10000013-318337

SITEPL Site Plan Review

SDP15018 \$150.00

Sum: \$150.00

10000013-318341

Subdivision & Plat Review

SUB15030 \$300.00

Sum: \$300.00

10000013-318348

SOIREW Health Department Review

SUB15010 \$300.00

Sum: \$300.00

Total: \$2,760.00

FLUVANNA COUNTY PLANNING COMMISSION REGULAR MEETING MINUTES

Circuit Court Room--Fluvanna County Courts

November 16th, 2015

7:00 p.m.

MEMBERS PRESENT: Barry Bibb, Chairman
Ed Zimmer, Vice Chairman
Lewis Johnson
Patricia Eager
Donald Gaines (7:03 P.M.)

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

Absent: Tony O'Brien Board of Supervisors Rep

CALL TO ORDER/PLEDGE OF ALLEGIANCE

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

PLANNING DIRECTOR'S REPORT (Mr. Stewart)

1. Board of Supervisors Actions:

November 4, 2015:

None.

November 18, 2015:

SUP 15:09 – Rountop Limited Partnership - A request to amend Special Use Permit SUP 14:04 to allow for an expansion of the educational facility to 75 occupants in 6 Centre Ct., and 49 occupants in 7 Centre Ct. with respect to 6.343 acres of a portion of Tax Map 18A, Section 4, Parcel 13A. The property is zoned B-1 (Business, General) and is located on the north side of Slice Road, approximately 500 feet from its intersection with Route 600 (South Boston Road). The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.

ZMP 15:05– Robin M. Travis - An ordinance to amend the Fluvanna County Zoning Map with respect to 4.688 acres of Tax Map 5, Section A, Parcel 45 to rezone the same from A-1, Agricultural, General to B-1, Business, General. The affected property is located on the north side of Richmond Road (Route 250), approximately .40 miles northwest of its intersection with James Madison Highway (Route 15). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.

2. Board of Zoning Appeals Actions:

No November meeting.

3. Technical Review Committee:

SDP 15:17 – Paul M. Beyer - A site development plan request to regrade the parcel to cut the property such that the soil can be relocated off site with respect to a portion of 10 to 12 acres of Tax Map 62, Section 1, Parcels 1 & 2, and 62-A-8. The property is zoned A-1, Agricultural, General and is located on the south side of State Route 656 (Bremo Road) approximately 2,000 feet southwest of its intersection with State Route 655 (West Bottom Road). The property is located in the Fork Union Election District and is within the Rural Preservation Planning Area.

SUP 15:10 – St. Peter & Paul Catholic Church - A request for a Special Use Permit (SUP) to allow for an educational facility with respect to a portion of 29 acres of Tax Map 18, Section A, Parcels 7 & 7A. The affected property is located on the west side of Route 53 (Thomas Jefferson Parkway), approximately 1,380 feet northwest of its intersection with Route 600 (South Boston Road). The

property is located in the Cunningham Election District and is within the Rivanna Community Planning Area.

ZMP 15:06 – Gardner Trust - An ordinance to amend the Fluvanna County Zoning Map with respect to 13.4 acres of Tax Map 9, Section A, Parcel 9 to rezone the same from A-1, Agricultural, General to B-1, Business, General. The affected property is located on the south side of State Route 618 (Lake Monticello Road) approximately ½ mile northwest of its intersection with Ashlawn Boulevard (The Main Gate to Lake Monticello). The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.

PUBLIC COMMENTS #1

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

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

APPROVAL OF MINUTES

MOTION: Mr. Johnson moved to accept the minutes of October 28, 2015, Mrs. Eager **seconded**. **The motion carried a vote of 3-0-1. AYES: Bibb, Eager, Johnson NAYS: None. ABSTAIN: Zimmer**

****Mr. Gaines entered the meeting at this time and participated in voting thereafter****

SUBDIVISIONS: None

SITE DEVELOPMENT PLANS: None

Public Hearings:

ZTA-15:04 – (Subdivision and Zoning Ordinance Text Updates)

AN ORDINANCE TO AMEND AND REENACT CHAPTER 22, ARTICLES 1, 2, 4, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 21, 22, 23, 24, 25, 26, AND 27 OF THE FLUVANNA COUNTY CODE BY CERTAIN AMENDMENTS TO SECTIONS AND SUBSECTIONS 22-1-2, 22-2.1, 22-4-6, 22-4-9.1, 22-4-9.2, 22-4-9.4, 22-7-4, 22-7-5, 22-7-12, 22-9-2, 22-9-3, 22-10-5, 22-11-2, 22-12-9, 22-13-1, 22-13-2, 22-13-3, 22-13-4, 22-13-5, 22-13-6, 22-13-7, 22-14-8, 22-14-8.3, 22-15-4.1, 22-16-8, 22-17-1, 22-17-6, 22-17-9, 22-17-15, 22-17-16, 22-17-18, 22-18-1, 22-18-1.1, 22-18-2, 22-18-4, 22-18-5, 22-18-6, 22-18-7, 22-18-7.1, 22-21-3, 22-22, 22-23-6, 22-23-7, 22-24-3, 22-24-4, 22-25-4, 22-25-6, 22-26-4, 22-27-2, 22-27-6, 22-27-9.9, 22-27-10.2, 22-27-10.3, 22-27-10.3.A, 22-27-10.3B, AND 22-27-11.1. THEREOF, AMENDING AND REENACTING THE FLUVANNA COUNTY ZONING ORDINANCE TO CONFORM TO THE CURRENT ENABLING LEGISLATION, AS AMENDED."

ZTA-15:05– (Subdivision Ordinance Text Updates) "AN ORDINANCE TO AMEND AND REENACT CHAPTER 19, ARTICLES 1, 3, 6, 7, AND 8 OF THE FLUVANNA COUNTY CODE BY CERTAIN AMENDMENTS TO SECTIONS AND SUBSECTIONS 19-1-3, 19-3-4, 19-3-5, 19-3-6, 19-3-6.3, 19-6-3, 19-7-6, 19-8-1, 19-8-4, 19-8-5, AND 19-8-7. THEREOF, AMENDING AND REENACTING THE FLUVANNA COUNTY SUBDIVISION ORDINANCE TO CONFORM TO THE CURRENT ENABLING LEGISLATION, AS AMENDED."

Planner James Newman conducted a brief presentation and addressed the Board

Payne: Offered an explanation on the amendments regarding signage regulations, the substance of Board of Zoning Appeals regulations and grammatical errors.

Public Hearing Comments

Chairman Bibb opened the floor for the ZTA 15:04 public hearing section of public comments.

With no one wishing to speak Chairman Bibb closed the public hearing section and opened Planning Commission discussion.

MOTION:

Mrs. Eager moved to recommend approval ZTA 15:04 – **Mr. Gaines seconded**. The motion carried with a vote of 5-0-0. **AYES: Bibb, Eager, Johnson, Zimmer & Gaines NAYS: None. ABSTAIN: None**

Public Hearing Comments

Chairman Bibb opened the floor for the ZTA 15:05 public hearing section of public comments.

With no one wishing to speak Chairman Bibb closed the public hearing section and opened Planning Commission discussion.

MOTION:

Mr. Zimmer moved to recommend approval of ZTA 1505 –, Mr. Johnson seconded. The motion carried with a vote of 5-0-0. **AYES: Bibb, Eager, Johnson, Zimmer & Gaines NAYS: None. ABSTAIN: None**

UNFINISHED BUSINESS:

-SUP 15:07– Raymond Goffin - A request for a special use permit to operate an outdoor recreation facility and Small Restaurant with respect to 46.02 acres of Tax Map 18, Section A, Parcel 12. The property is currently zoned A-1 (Agricultural, General) and is located on the northern side of State Route 619 (Ruritan Lake Road) approximately one-half mile northwest of its intersection with Sclaters Ford Road. The property is located within the Cunningham Election District and is within the Rural Residential Planning Area.

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

Payne: Offered an explanation regarding the significance of the deed in question and the court order. Explained the easement would be lawful if used for commercial use, however the other issue is if the easement is located on the property and then issues surrounding that fact.

Bibb: Advised he asked Mr. Payne a question in relation to right-of-ways and traffic increase.

Payne: Clarified that Mr. Bibbs question typically refers to easements that are not restricted.

Gaines: Asked the applicant had he been in contact with the individuals responsible for the court order?

Applicant Goffin: Gave an explanation of the purchase history of the property.

Payne: Corrected and re explained the accurate purchase and easement history of the property.

Bibb: Reiterated Mr. Gaines questions in reference to speaking to landowners in terms of the entrance/exit to and from Rt. 53 in relation to the site.

Applicant Goffin: Explained he had not spoken with any individuals in relation to this Special Use Permit. Likewise, clarified that he measured driveways around the property and not all the properties met the same requirements that his property is required to in reference to easements.

Bibb: Explained that zoning requirements in the County were not developed until 1972, so it does not apply to some of the areas in question.

Payne: Offered an explanation of the different zoning regulations and VDOT requirements in relation to entrances throughout the County with a special emphasis on Rt. 53 and Rt. 619.

Stewart: Explained there will be no Site plan accepted if an application fails to meet VDOT requirements.

Eager: Inquired with the applicant or Planning staff if they have had any contact with VDOT?

Senior Planner Tugwell: Advised the Planning Dept. spoke to Mr. Wood and he explained there was an inadequate site distance and 500 ft. needed to be cleared either way.

Eager: Confirmed with staff that VDOT will not sign off on the plan as is.

Bibb: Reiterated his concerns regarding the entrance and VDOT site recommendations surrounding the property.

Payne: Advised the Board on rules and regulations regarding deferring, approving, withdrawing and denying public hearing applications.

Eager: Asked Mr. Goffin would he like to defer the meeting?

Applicant Goffin: Expressed that he would like to defer the Special Use permit.

MOTION:

Mrs. Eager moved to recommend deferral of SUP 1507 until the regular meeting on March 23rd 2016, at the applicants request – Mr. Gaines seconded. The motion carried **with a vote of 4-0-1.** **AYES: Bibb, Eager, Johnson, & Gaines** **NAYS: None.** **ABSTAIN: Zimmer**

Payne: Noted for the Record that Mr. Zimmer did not exclude himself from voting because of a conflict of interest, but because he was not present at the prior meeting where the information surrounding the Special Use Permit was presented.

PRESENTATIONS:

TJPC's Will Cockrell explained he has no action items to present and then conducted a presentation on how transportation projects are funded, with the goal of reintroducing himself to the Board. Will Cockrell also expressed to the Board that he would be back at a later date with more materials.

Various discussion between the Board and TJPC's Will Cockrell to get a more clear and concise understanding of how funding and transportation works and will benefit the County of Fluvanna.

UNFINISHED BUSINESS Cont.:

-CIP Ranking Discussion amongst Board members and County Department Heads
Governmental

- **Countywide Building Assessments: Rank 1**
- **New County & Schools Administration Building: Not Ranked**

Community Services: Parks and Recreation

- **PG Picnic Shelter (Near Ball Fields): Rank 1**
- **PG Multi-Function Pavilion : Rank 2**
- **Crofton Trail Park Development: Rank 3**
- **PG Farm Heritage Museum: Rank 1**
- **PG Picnic Shelter (Near Existing Shelter): Rank 2**
- **PG Athletic Fields: Rank 2**
- **PG Playground Expansion: Rank 2**
- **PG Athletic Field Lighting (4 fields): Rank 2**
- **Multigenerational Center: Rank 3**
- **PG Basketball and Tennis Courts: Rank 3**
- **PG Outdoor Swimming Pool & Pool House Building: Rank 3**
- **PG Spray Ground Park: Rank 3**

Enterprise

- **Design and Construct JRWA Raw Water System/ Intake Structure: Rank 1**

Public Works

- **Library & Public Safety- Combined Potable Water System: Rank 1**
- **Install Monitored Fire Detection & Alarm Systems Fire & Courts: Rank 1**
- **Treasurer's Building Upgrades: Rank 1**
- **Design & Construct a Water/Sewer System for Zion Crossroads: Rank 1**
- **Design & Construct a Public Water System for Pleasant Grove: Rank 2**

Public Safety: E911

- **Computer Aided Dispatch/ Records Management System: Rank 1**

Fire & Rescue

- **Fluvanna F&R Personal Protective Equipment Replacement: Rank 1**
- **Vehicle Apparatus- Replacement/ Rechassis: Rank 1**
- **Fluvanna F&R Thermal Imaging Camera Replacement: Rank 1**
- **Self-Contained Breathing Apparatus (SCBA) Replacement: Rank 3**
- **Fluvanna F&R Toughbook Replacement: Rank 1**
- **Fire & EMS Chief Vehicle: Rank 2**
- **Fluvanna F&R CPR Assist Devices: Rank 1**
- **Fluvanna F&R Incident Data Tablets: Rank 3**

Schools

- **Computer Instructional Technology & Infrastructure Replacement: Not Ranked**
- **School Board Office Renovations: Rank 1**
- **School Board Office Roof: Rank 1**
- **Elementary Playground Equip: Rank 3**
- **Abrams Building Renovation: Rank 2**
- **Central Elementary HVAC Replacement: Rank 2**
- **Underground Fuel Tank Replacement: Rank 1**
- **Fluvanna Middle School Restroom Renovations: Rank 2**
- **Carysbrook Elementary Roof Replacement: Rank 2**

NEW BUSINESS: None

PUBLIC COMMENTS #2

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

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

ADJOURN

There being no further business, Chairman Bibb adjourned the Planning Commission meeting of November 16, 2015 at 9:55 p.m.

Minutes recorded by Deidre Creasy, Senior Program Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

MEMORANDUM

Date: December 10, 2015
From: James Newman (Planner)
To: Fluvanna County Planning Commission
Subject: FY2017 – FY2021 Capital Improvement Plan (CIP): Public Hearing

INTRODUCTION

A proposed Capital Improvement Plan (CIP) for fiscal years 2017 through 2021 (FY2017 – FY 2021) has been prepared by County Staff (County Administration, Parks & Recreation, Public Schools, Public Works, Sherriff's Office, Fire & Rescue, etc.). The proposal has been forwarded to the Planning Commission for review, in accordance with Virginia Code §15.2-2239.

A public hearing on the proposed CIP will be held at the Planning Commission meeting on December 14, 2015. After the public hearing, the Planning Commission may make a recommendation to the Board of Supervisors regarding the proposed CIP.

CAPITAL IMPROVEMENT PLAN: TIMELINE

October 14, 2015	The Planning Commission discussed the proposed FY2017 – FY2021 CIP with various departments and agencies.
October 28, 2015	The Planning Commission discussed the proposed FY2017 – FY2021 at its regular meeting.
November 16, 2015	The Planning Commission discussed and finalized its rankings for the proposed FY2017-2021 CIP at its regular meeting.
December 14, 2015	The Planning Commission will hold a public hearing regarding the proposed FY2017 – FY2021 CIP and forward a recommendation to the Board of Supervisors.
January 2016 – April 2016	The Board of Supervisors will review the proposed FY2016 budget and the proposed FY2017 – FY2021 CIP.

SUGGESTED MOTION

I move that the Planning Commission recommend **approval/denial** of the FY2017 – FY2021 Capital Improvement Plan (CIP) as presented, with a list of funding priorities prepared by the Planning Commission.

ATTACHMENTS

A. Proposed FY2017 – FY2021 Capital Improvement Plan (CIP)

CAPITAL IMPROVEMENTS PLAN -- FY 2017-21 (v.3)					FY2017 CAPITAL BUDGET					FY2018 Plan		FY2019 Plan		FY2020 Plan		FY2021 Plan		FY17-21 Total						
Updated 11/16/15					TOTAL BY YEAR					\$15,806,820		\$6,371,503		\$7,930,200		\$3,268,700		\$13,924,200		\$47,301,423				
* Denotes a new project, all others were part of the FY16-20 CIP					FUNDING SOURCE					CASH OPERATING	FUND BALANCE	GRANT	PROFFER	BORROW	OTHER	Cash	OTHER	Cash	OTHER	Cash	OTHER	Cash	OTHER	
* Proffers \$71,500					TOTAL BY SOURCE					\$ 675,000	\$ 15,031,820	\$ 100,000	\$ -	\$ -	\$ -	\$ 6,371,503	\$ -	\$ 5,305,200	\$ 2,625,000	\$ 3,268,700	\$ -	\$ 2,924,200	\$ 11,000,000	
	New	Prof	Dept Rank	PC Rank	Previously Funded Ongoing Projects																			
CAPITAL PROJECTS																								
TOTALS																								
GOVERNMENTAL																								
Countywide Building Assessments																								
New County & Schools Administration Building																								
COMMUNITY SERVICES																								
Parks & Recreation																								
PG Picnic Shelter (Near Ballfields)																								
PG Multi Function Pavillion																								
Crofton Trail Park Development																								
PG Farm Heritage Museum																								
PG Picnic Shelter (Near Existing Shelter)																								
PG Athletic Fields																								
PG Playground Expansion																								
PG Athletic Field Lighting (4 fields)																								
Multigenerational Center																								
PG Basketball and Tennis Courts																								
PG Outdoor Swimming Pool & Pool House Building																								
PG Spray Ground Park																								
ENTERPRISE																								
Design and Construct JRWA Raw Water System/Intake Structure																								
PUBLIC WORKS																								
Library & Public Safety- Combined Potable Water System																								
Install Monitored Fire Detection & Alarm Systems Fire & Courts																								
Treasurer's Building Upgrades																								
Design & Construct a Water/Sewer System for Zion Crossroads																								
Design & Construct a Public Water System for Pleasant Grove																								
PUBLIC SAFETY																								
Sheriff																								
E911																								
Computer Aided Dispatch/ Records Management System																								
Fire & Rescue																								
Fluvanna F&R Personal Protective Equip. Replacement																								
Vehicle Apparatus - Replacement/ Rechassis																								
Fluvanna F&R Thermal Inaging Camera Replacement																								
Self Contained Breathing Apparatus (SCBA) Replacement																								
Fluvanna F&R Toughbook Replacement																								
Fire & EMS Chief Vehicle																								
Fluvanna F&R CPR Assist Devices																								
Fluvanna F&R Incident Data Tablets																								
SCHOOLS																								
Computer Instructional Technology & Infrastructure Replacement																								
School Board Office Renovations																								
School Board Office Roof																								
Elementary Playground Equipment																								
Abrams Building Renovation																								
Central Elementary HVAC Replacement																								
Underground Fuel Tank Replacement																								
Fluvanna Middle School Restroom Renovations																								
Carysbrook Elementary Roof Replacement																								
ADDITIONAL GENERAL FUND OPERATIONAL COSTS																								
TOTALS																								
PG Picnic Shelter																								
PG Multi-Purpose Structure-Permanent Site for Fluvanna Farmer's Market																								
Crofton Park- Staff, Supplies, Maintenance																								
PG Farm Museum - Personnel, Utilities, Insurance & Contract Svcs																								
PG Picnic Shelter Replaces Pole Barn																								
PG Athletic Fields																								
PG Park Playground																								
PG Athletic Field Lighting (4 Fields)																								
Multigenerational Center																								
PG Pool & Pool House- Staff, Utilities, Insurance & Supplies																								
PG Spray Ground Park- Utilities & Supplies																								
Fire & EMS Vehicle																								
JRWA Raw Water Intake/Pump Station																								
Zion Crossroads Water/Sewer System																								
MAJOR REPAIR & REPLACEMENT (MRR)																								
TOTALS																								
COUNTY MRR WEDGE																								
COUNTY RESERVE MAINTENANCE FUND (CASH)																								
Carysbrook Building Reno & Space Utilization Improvements																								
Courts Building-Replace Lighting Controls and Light Fixtures																								
Roof Replacement for Carysbrook (Gym and Social Services)																								
Building Envelope (Exterior) Renewal and Repair																								
Demolish Maintenance Shop																								
Fence Repairs & Replacement																								
Convert Basement of Admin Building to Secure Storage																								
Concrete Walks, Walls & Steps Repair & Renewal																								
Courthouse Grounds-Slope Plantings																								
Courts Building Gutters																								
SCHOOLS MRR WEDGE																								
SCHOOLS RESERVE MAINTENANCE FUND (CASH)																								
Floor Covering Replacement-Schools																								
Programmed Fleet Repl. - County Vehicles (\$??K Baseline)																								
Programmed Fleet Repl. - Sheriff Vehicles (\$125K Baseline)																								
Programmed Fleet Repl. - School Buses (\$150K Baseline)																								
Programmed Fleet Repl. - Student Trans& Facilities Veh (\$?? Baseline)																								
Programmed Fleet Repl. - Social Services (\$??K Baseline)																								



Project Title: Countywide Facilities Assessments
Agency/Department: Public Works **Contact: (Print Name)** Wayne Stephens **Order in Rank #:** 2

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	<p>This project involves contracting with an engineering firm with structural, mechanical, electric and plumbing expertise, as needed, to thoroughly inspect and assess County-owned buildings and provide recommendations on needed repairs, upgrades and/or replacements of building structures & roofs, as well as mechanical, electrical, HVAC and plumbing systems.</p> <p>Multi-year funding is recommended, with assessments being prioritized and then completed as each year's funding permits.</p> <p>The County has ongoing services contracts with three engineering firms, and the tasks associated with this ongoing project will be contracted using Task Orders with one or more of those firms.</p>
<input checked="" type="checkbox"/> FY17-20 Proj in current CIP	
<input type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash							0.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment							0.00
Other		75,000.00					75,000.00
Totals		75,000.00	0.00	0.00	0.00	0.00	75,000.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	
	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Countywide Facilities Assessments

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary							0.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities							0.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

-



Project Title: Countywide Facilities Assessments

Additional Narrative Description or Special Explanations:

This area is a large, empty rectangular box intended for providing additional narrative descriptions or special explanations for the project. It is currently blank.



**COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN**

Project Title: Combined Administrative Services/School Administration Building
Agency/Department: County Administration **Contact: (Print Name)** Steve Nichols **Order in Rank #:** 1

Select One Category: <input type="checkbox"/> FY16 Proj - add'l funding <input checked="" type="checkbox"/> FY17-20 Proj in current CIP <input type="checkbox"/> New Project FY17-21	Project Description, Justification & Location (Add'l space available on page 3): <p>The county would like to establish a combined Administrative Services/School Administration which would house the majority of Administrative functions for the county and schools. Currently the aging infrastructure of county buildings is a cause for concern. Estimates to renovate/repair current county buildings are very high and ongoing. The combined building would allow the county to sell of older high maintenance properties thus reducing repair and maintenance costs. Several million dollars will be needed over the next five years to maintain and improve current structures.</p>
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Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash							0.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction						11,000,000.00	11,000,000.00
Equipment							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	11,000,000.00	11,000,000.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Combined Administrative Services/School Administration Building

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary							0.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities							0.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

-



Project Title: Combined Administrative Services/School Administration Building

Additional Narrative Description or Special Explanations:



**COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN**

Project Title: Pleasant Grove Park Picnic Shelter
Agency/Department: Parks and Recreation **Contact: (Print Name)** Jason Smith **Order in Rank #:** 1

Select One Category: <input type="checkbox"/> FY16 Proj - add'l funding <input checked="" type="checkbox"/> FY17-20 Proj in current CIP <input type="checkbox"/> New Project FY17-21	Project Description, Justification & Location (Add'l space available on page 3): The Pleasant Grove Park Active Recreation Master Plan document states that multi-purpose structures are an important site amenity needed to fulfill the process of park development. The construction of one (1) 30 x 60 wooden structure designed to serve as a permanent site for picnics, sports gatherings, birthday parties and other rentals. These amenities will increase participation at Pleasant Grove Park in affording community members another place to visit as well as providing an additional shelter for park rentals. This shelter will replace the old pole barn and be located near the playground at Pleasant Grove Park. The master plan has a total of 5 additional multi use shelters built at the park.
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Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash		35,000.00					35,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		35,000.00	0.00	0.00	0.00	0.00	35,000.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction		25,000.00					25,000.00
Equipment							0.00
Other Water and Elec		10,000.00					10,000.00
Totals		35,000.00	0.00	0.00	0.00	0.00	35,000.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Pleasant Grove Park Picnic Shelter

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary						0.00
VRS	10.58%					0.00
FICA	7.65%					0.00
Group Life	1.19%					0.00
Health Insurance						0.00
Worker's Comp						0.00
Vehicle						0.00
Vehicle Insurance						0.00
Utilities	500.00	500.00	500.00	500.00	500.00	2,500.00
Furniture and Fixtures						0.00
Equipment						0.00
Contractual Costs						0.00
Other						0.00
						0.00
Total Operational Costs	500.00	500.00	500.00	500.00	500.00	2,500.00
Total Anticipated Operational Revenues						0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This project aligns with the Parks and Recreation, Chapter 8, page 183, Facility Standards. The new structure also addresses the "Facility Standards in the Virginia Outdoor Plan".



Project Title: Pleasant Grove Park Picnic Shelter

Additional Narrative Description or Special Explanations:



Project Title: Pleasant Grove Park Multi-Purpose Shelter
Agency/Department: Parks and Recreation **Contact: (Print Name)** Jason Smith **Order in Rank #:** 1

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	<p>The Pleasant Grove Park Active Recreation Master Plan document states that multi-purpose structures are an important site amenity needed to fulfill the process of park development. The development of a 40 x 100 wooden structure is designed to serve as a permanent site for the Fluvanna Farmers Market, increase programs in agricultural as well as providing an additional pavilion for park picnics, sports team gatherings, birthday parties, and other park rentals. These amenities will increase participation at Pleasant Grove Park in affording community members another place to visit as well as providing an additional shade structure. The master plan has a total of 5 additional multi use shelters for the park.</p>
<input checked="" type="checkbox"/> FY17-20 Proj in current CIP	
<input type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash		55,000.00					55,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		55,000.00	0.00	0.00	0.00	0.00	55,000.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction		45,000.00					45,000.00
Equipment							0.00
Other		10,000.00					10,000.00
Totals		55,000.00	0.00	0.00	0.00	0.00	55,000.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	
	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Pleasant Grove Park Multi-Purpose Shelter

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary							0.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities		500.00	500.00	500.00	500.00	500.00	2,500.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		500.00	500.00	500.00	500.00	500.00	2,500.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This project aligns with the Parks and Recreation, Chapter 8, page 183, Facility Standards. The new structure also addresses the "Facility Standards in the Virginia Outdoor Plan".



Project Title: Pleasant Grove Park Multi-Purpose Shelter

Additional Narrative Description or Special Explanations:



**COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN**

Project Title: Crofton Park
Agency/Department: Parks and Recreation **Contact: (Print Name)** Jason Smith **Order in Rank #:** 1

Select One Category: <input type="checkbox"/> FY16 Proj - add'l funding <input checked="" type="checkbox"/> FY17-20 Proj in current CIP <input type="checkbox"/> New Project FY17-21	Project Description, Justification & Location (Add'l space available on page 3): <p>The Fluvanna Board of Supervisors voted to authorize the acceptance of parcels 9-A-2, 18-A-1D (portion of) and 18-A-1E into County ownership on December 10, 2010 . This park development project is in general compliance with the Comprehensive Plan that supports the preservation of natural environments, alternative transportation options, as well as historic preservation. The new land acquisition creates a two-part park classification system as a stand alone greenway park and alternative transportation connectivity to the Heritage Trails at Pleasant Grove Park. This project has the potential to receive funding from a variety of grant sources as well as public/private partnerships.</p>
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Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash		40,000.00					40,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		40,000.00	0.00	0.00	0.00	0.00	40,000.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction		30,000.00					30,000.00
Equipment							0.00
Other Signs/Bridges		10,000.00					10,000.00
Totals		40,000.00	0.00	0.00	0.00	0.00	40,000.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	
Department Head Signature	

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Crofton Park

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary		9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	45,000.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities							0.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other Porta John		1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	7,500.00
Maintenance Supplies		2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	12,500.00
Total Operational Costs		13,000.00	13,000.00	13,000.00	13,000.00	13,000.00	65,000.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This project aligns with Chapter 2, Land Use, Page 65, Goal 5, Implementation Strategies #3; Chapter 5, Page 133, Goal 3, Implementation Strategies #1; and Chapter 8, Parks and Recreation, Page 193, Goal 2, Implementation Strategies #3. It addresses the need to provide "alternative, non motorized transportation routes as an integral part of housing and business developments. Trails are interconnected for walking and biking between adjacent communities and business areas, particularly within the community planning areas. Parks and open space are an integral part of these trail networks and provide recreational opportunities for new developments."



Project Title: Crofton Park

Additional Narrative Description or Special Explanations:

The Fluvanna Heritage Trail Foundation will invest \$5,000 on a Park Plan for future use by the county to include Hiking and biking Recreation trails, panels along the trails discussing the Rivanna, the navigation system and the locks, the history of abandoned Bernardsburg and finally some coverage of the flora and fauna of the park.

Bernardsburg (locally called Barnesburg) was the second town in Fluvanna, created by the Legislature in 1796 on 25 acres of land owned by Allen Bernard. Much of the early settlement was on the Rivanna River near today's Crofton Bridge, but little remains today.

Budget Breakdown:

- Bridges, signage and entrance gate = \$10,000

- Parking area for 25 vehicles = \$30,000

Capital Subtotal \$40,000

Annual Operations

- 1 seasonal PT staff from April to November = \$9,000

- Maintenance supplies = \$2,500

- Porta John rental = \$1,500

Subtotal \$ 13,000

First Year TOTAL = \$40,000 + \$13,000 = \$53,000



**COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN**

Project Title: Pleasant Grove Park Farm Heritage Museum
Agency/Department: Parks and Recreation **Contact: (Print Name)** Jason Smith **Order in Rank #:** 1

Select One Category: <input type="checkbox"/> FY16 Proj - add'l funding <input checked="" type="checkbox"/> FY17-20 Proj in current CIP <input type="checkbox"/> New Project FY17-21	Project Description, Justification & Location (Add'l space available on page 3): <p>Through a partnership with the Historical Society and the Fluvanna Extension Office, this project will construct a 100 x 60 enclosed Farm Museum building that will house and display a variety of farm equipment that may have been used on a family farm such as Pleasant Grove. This new facility museum attraction would increase tourism in Fluvanna County along with the walking tours of the Pleasant Grove House, Summer Kitchen Museum, as well as the many other recreational hiking, biking, and equestrian trails. The museum structure will adhere to the Pleasant Grove guideline standards.</p>
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Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash		10,000.00					10,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other Grant Money	Historical Society	100,000.00					100,000.00
Totals		110,000.00	0.00	0.00	0.00	0.00	110,000.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)		10,000.00					10,000.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction		100,000.00					100,000.00
Equipment							0.00
Other							0.00
Totals		110,000.00	0.00	0.00	0.00	0.00	110,000.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Pleasant Grove Park Farm Heritage Museum

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary						0.00
VRS	10.58%					0.00
FICA	7.65%					0.00
Group Life	1.19%					0.00
Health Insurance						0.00
Worker's Comp						0.00
Vehicle						0.00
Vehicle Insurance						0.00
Utilities	500.00	500.00	500.00	500.00	500.00	2,500.00
Furniture and Fixtures						0.00
Equipment						0.00
Contractual Costs						0.00
Other						0.00
						0.00
Total Operational Costs	500.00	500.00	500.00	500.00	500.00	2,500.00
Total Anticipated Operational Revenues						0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This project aligns with Chapter 6, Economic Development, Page 150, Piedmont Crossroads Visitors Center; Page 154, Goal 3, Implementation Strategies #2; Chapter 8, Parks and Recreation, Page 184, Historic Sites.



Project Title: Pleasant Grove Park Farm Heritage Museum

Additional Narrative Description or Special Explanations:

A large, empty rectangular box with a black border, intended for providing additional narrative description or special explanations for the project.



**COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN**

Project Title: Pleasant Grove Park Picnic Shelter (Replaces Pole Barn)
Agency/Department: Parks and Recreation **Contact: (Print Name)** Jason Smith **Order in Rank #:** 2

Select One Category: <input type="checkbox"/> FY16 Proj - add'l funding <input checked="" type="checkbox"/> FY17-20 Proj in current CIP <input type="checkbox"/> New Project FY17-21	Project Description, Justification & Location (Add'l space available on page 3): The Pleasant Grove Park Active Recreation Master Plan document states that multi-purpose structures are an important site amenity needed to fulfill the process of park development. The construction of one (1) 30 x 100 wooden structure designed to serve as a permanent site for picnics, sports gatherings, birthday parties and other rentals. These amenities will increase participation at Pleasant Grove Park in affording community members another place to visit as well as providing an additional shelter for park rentals. This shelter will replace the old pole barn and be located near the playground at Pleasant Grove Park. The master plan has a total of 5 additional multi use shelters built at the park.
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Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash		35,000.00					35,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		35,000.00	0.00	0.00	0.00	0.00	35,000.00
Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction		30,000.00					30,000.00
Equipment							0.00
Other Water and Elec		5,000.00					5,000.00
Totals		35,000.00	0.00	0.00	0.00	0.00	35,000.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	
Department Head Signature	

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Pleasant Grove Park Picnic Shelter (Replaces Pole Barn)

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary							0.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities		500.00	500.00	500.00	500.00	500.00	2,500.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		500.00	500.00	500.00	500.00	500.00	2,500.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This project aligns with the Parks and Recreation, Chapter 8, page 183, Facility Standards. The new structure also addresses the "Facility Standards in the Virginia Outdoor Plan".



Project Title: Pleasant Grove Park Picnic Shelter (Replaces Pole Barn)

Additional Narrative Description or Special Explanations:

This area is a large, empty rectangular box intended for providing additional narrative description or special explanations for the project. It is currently blank.



**COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN**

Project Title: Pleasant Grove Park Athletic Fields
Agency/Department: Parks and Recreation **Contact: (Print Name)** Jason Smith **Order in Rank #:** 2

Select One Category: <input type="checkbox"/> FY16 Proj - add'l funding <input checked="" type="checkbox"/> FY17-20 Proj in current CIP <input type="checkbox"/> New Project FY17-21	Project Description, Justification & Location (Add'l space available on page 3): There is a need to expand on athletic fields in order to accommodate the needs of recreational leagues within the county. This CIP funding request is complete the construction of the remaining athletic fields at Pleasant Grove Park, which is another multi use field next to the soccer fields, 1 baseball and 1 softball field as well as the installation of irrigation to the multi use field, athletic field fencing for outfields and dugouts. The construction of these new ball fields will address two major objectives in the Board approved Pleasant Grove Active Park Master Plan; 1) The completion of a four field sports complex and 2) to address the challenges we face with meeting the increased needs of providing appropriate field space for our youth sports program participants. In July of 2012, the County worked with the school system to have the earthwork stockpile from the new High School construction project transported to the new ball field locations at Pleasant Grove Park.
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Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash		315,000.00					315,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		315,000.00	0.00	0.00	0.00	0.00	315,000.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)		22,000.00					22,000.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment		71,000.00					71,000.00
Other		222,000.00					222,000.00
Totals		315,000.00	0.00	0.00	0.00	0.00	315,000.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Pleasant Grove Park Athletic Fields

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary						0.00
VRS	10.58%					0.00
FICA	7.65%					0.00
Group Life	1.19%					0.00
Health Insurance						0.00
Worker's Comp						0.00
Vehicle						0.00
Vehicle Insurance						0.00
Utilities	500.00	500.00	500.00	500.00	500.00	2,500.00
Furniture and Fixtures						0.00
Equipment						0.00
Contractual Costs						0.00
Other						0.00
						0.00
Total Operational Costs	500.00	500.00	500.00	500.00	500.00	2,500.00
Total Anticipated Operational Revenues						0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This project aligns with Chapter 8, Parks and Recreation, Page 192, Goal 1, Implementation Strategies 4, Section B.



Project Title: Pleasant Grove Park Athletic Fields

Additional Narrative Description or Special Explanations:

Construction of remaining fields at Pleasant Grove Sports Park:

Estimated Construction Costs:

Mobilization 1 LS	\$15,000.00
Survey 5AC1000	\$4,000.00
E&S 750 LF4.00	\$3,000.00
Rough Grading 50,000 CY5.00	\$150,000.00
Finish Grading 12,500 SY1.20	\$15,000
Topsoil 3,250 CY15.00	\$50,500.00
Field Seeding 175 1000/sf35.00	\$6,500.00
Two (2) 20' x 9' Dugouts:	\$8,000.00
4' High Fencing 2,200 LF25.00	\$55,000.00
Backstop Fencing 2 LS	\$8,000.00

TOTAL \$315,000.00



COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN

Project Title: Pleasant Grove Park Playground Expansion
Agency/Department: Parks and Recreation **Contact: (Print Name)** Jason Smith **Order in Rank #:** 2

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	Based on guideline standards of the National Playground Safety Institute has identified five areas of safety concerns in a public playground environment. The five critical areas are: Supervision, ADA Accessibility, Age Appropriate Design, Fall Surfacing and Equipment and Surfacing Maintenance. A public playground should create a structured environment where children can play on equipment that is designed for their development needs and abilities that tap into a child's creativity, foster their social growth, and provide a positive outlet through interactive playtime. The playground structure at Pleasant Grove Park does not meet these objectives for children in the following age groups, pre-school/toddlers; 5-12 and especially children with special needs children that require a social outlet for their socialization and development growth. This playground expansion project will address these key elements for a public playground environment.
<input checked="" type="checkbox"/> FY17-20 Proj in current CIP	
<input type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash		40,000.00					40,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		40,000.00	0.00	0.00	0.00	0.00	40,000.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction		40,000.00					40,000.00
Equipment							0.00
Other							0.00
Totals		40,000.00	0.00	0.00	0.00	0.00	40,000.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	
	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Pleasant Grove Park Playground Expansion

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary						0.00
VRS	10.58%					0.00
FICA	7.65%					0.00
Group Life	1.19%					0.00
Health Insurance						0.00
Worker's Comp						0.00
Vehicle						0.00
Vehicle Insurance						0.00
Utilities						0.00
Furniture and Fixtures						0.00
Equipment						0.00
Contractual Costs						0.00
Other Mulch	250.00	250.00	250.00	250.00	250.00	1,250.00
						0.00
Total Operational Costs	250.00	250.00	250.00	250.00	250.00	1,250.00
Total Anticipated Operational Revenues						0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This project aligns with the Parks and Recreation Chapter 8 page 181 Facility Standards. A Regional Park serves a wide variety of community interests and including intensively developed areas for active recreation. Typical active recreational amenities include playgrounds". Page 192 Goal 1 Implementation Strategies #5.



Project Title: Pleasant Grove Park Playground Expansion

Additional Narrative Description or Special Explanations:



Project Title: Pleasant Grove Athletic Field Lighting (4 Fields)
Agency/Department: Parks and Recreation **Contact: (Print Name)** Jason Smith **Order in Rank #:** 2

Select One Category: <input type="checkbox"/> FY16 Proj - add'l funding <input checked="" type="checkbox"/> FY17-20 Proj in current CIP <input type="checkbox"/> New Project FY17-21	Project Description, Justification & Location (Add'l space available on page 3): <p>There is a need to expand on athletic fields in order to accommodate the needs of recreational leagues within the county. The results of a public survey for the Pleasant Grove Active Park Master Plan identified having lights installed on our current athletic fields at Pleasant Grove Park as a high priority to meet the growing needs of the counties youth sports programs. Each year, the Parks and Recreation Department struggles to find space with the shortage of lighted sports fields to operate our sports programs in the County. The Carysbrook sports complex is currently the only lighted facility that is available to schedule over 500 youth in 3 different sports programs each spring and fall seasons. County wide youth sports programs have experienced a steady growth of new participation each year and our county would benefit from having additional lighted fields for use by community youth sports leagues. This has become a challenging task to provide the necessary practice times to teach the children the basic fundamentals of their respective sport. The funding request will install lights on 2 baseball and 2 softball fields.</p>
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Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash		650,000.00					650,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		650,000.00	0.00	0.00	0.00	0.00	650,000.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction		650,000.00					650,000.00
Equipment							0.00
Other							0.00
Totals		650,000.00	0.00	0.00	0.00	0.00	650,000.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Pleasant Grove Athletic Field Lighting (4 Fields)

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary							0.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities		2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	10,000.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	10,000.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This project aligns with Chapter 8, Parks and Recreation, Page 193, Goal 2, Implementation Strategies #4.



Project Title: Pleasant Grove Athletic Field Lighting (4 Fields)

Additional Narrative Description or Special Explanations:

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Project Title: Fluvanna County Multigenerational Center
Agency/Department: Parks and Recreation **Contact: (Print Name)** Jason Smith **Order in Rank #:** 3

Select One Category: <input type="checkbox"/> FY16 Proj - add'l funding <input checked="" type="checkbox"/> FY17-20 Proj in current CIP <input type="checkbox"/> New Project FY17-21	Project Description, Justification & Location (Add'l space available on page 3): <p>An Multigenerational Center in Fluvanna County will create an experience for families and people of all ages to come together in a community setting. The vision is a center which could build on community partnerships, promote families spending more time together, and provide both early intervention and prevention programming. Locating the Multigenerational Center in the Fluvanna County Public Center would provide proximity to both the Library and the Sheriff's Department. Programs currently offered in the Library would be supported by the Multigenerational Center, as would programs supporting community policing sponsored by the Sheriff's Department. The possibility for partnerships beyond these two sections would also be enhanced. Individuals working outside of the county often stay outside of the county to use facilities in those counties as opposed to returning to Fluvanna for recreational opportunities. A multigenerational center would give the community an option of visiting their local recreation facility rather than attending another facility outside of the county.</p>
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Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash				2,625,000.00			2,625,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		0.00	0.00	2,625,000.00	0.00	0.00	2,625,000.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)				262,500.00			262,500.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction				2,362,500.00			2,362,500.00
Equipment							0.00
Other							0.00
Totals		0.00	0.00	2,625,000.00	0.00	0.00	2,625,000.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Fluvanna County Multigenerational Center

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary			48,000.00			48,000.00
VRS	10.58%					0.00
FICA	7.65%					0.00
Group Life	1.19%					0.00
Health Insurance						0.00
Worker's Comp						0.00
Vehicle						0.00
Vehicle Insurance						0.00
Utilities			20,000.00	20,000.00	20,000.00	60,000.00
Furniture and Fixtures			15,000.00			15,000.00
Equipment			20,000.00			20,000.00
Contractual Costs			6,000.00	6,000.00	6,000.00	18,000.00
Other						0.00
						0.00
Total Operational Costs	0.00	0.00	109,000.00	26,000.00	26,000.00	161,000.00
Total Anticipated Operational Revenues						0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This project aligns with Chapter 8, Parks and Recreation, Page183, Special Use Facility, "a recreation center to provide a variety of activities to serve the needs of the entire community".



Project Title: Fluvanna County Multigenerational Center

Additional Narrative Description or Special Explanations:

The Center would serve pre-school through seniors, and would provide a wide-array of programs to serve all age groups. A multigenerational center in Fluvanna County would provide structure, activities, supervision and the opportunity for youth as well as adults to be exposed to more local programming and activities.



**COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN**

Project Title: Pleasant Grove Park Basketball and Tennis Courts
Agency/Department: Parks and Recreation **Contact: (Print Name)** Jason Smith **Order in Rank #:** 3

Select One Category: <input type="checkbox"/> FY16 Proj - add'l funding <input checked="" type="checkbox"/> FY17-20 Proj in current CIP <input type="checkbox"/> New Project FY17-21	Project Description, Justification & Location (Add'l space available on page 3): Currently, there are no tennis courts or basketball courts at Pleasant Grove Park which the Master plan calls for. The park is utilized by thousands of county residents annually and based off the master plan survey in 2011, these site amenities are needed. This CIP request is for construction of 2 basketball and 2 tennis courts at the Pleasant Grove sport park.
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Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash				151,000.00			151,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		0.00	0.00	151,000.00	0.00	0.00	151,000.00
Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)				13,000.00			13,000.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment				8,000.00			8,000.00
Other Earthwork				130,000.00			130,000.00
Totals		0.00	0.00	151,000.00	0.00	0.00	151,000.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	
	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Pleasant Grove Park Basketball and Tennis Courts

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary						0.00
VRS	10.58%					0.00
FICA	7.65%					0.00
Group Life	1.19%					0.00
Health Insurance						0.00
Worker's Comp						0.00
Vehicle						0.00
Vehicle Insurance						0.00
Utilities						0.00
Furniture and Fixtures						0.00
Equipment						0.00
Contractual Costs						0.00
Other						0.00
						0.00
Total Operational Costs	0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues						0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This project aligns with Chapter 8, Parks and Recreation, Page 192, Goal 2, Implementation Strategies 2, Section B.



Project Title: Pleasant Grove Park Basketball and Tennis Courts

Additional Narrative Description or Special Explanations:

This area is currently blank, intended for providing additional narrative description or special explanations for the project.



**COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN**

Project Title: Pleasant Grove Park Outdoor Swimming Pool and Pool House
Agency/Department: Parks and Recreation **Contact: (Print Name)** Jason Smith **Order in Rank #:** 3

Select One Category: <input type="checkbox"/> FY16 Proj - add'l funding <input checked="" type="checkbox"/> FY17-20 Proj in current CIP <input type="checkbox"/> New Project FY17-21	Project Description, Justification & Location (Add'l space available on page 3): This capital project is for the construction of a rectangular shaped 75' x 150' meter pool with a zero depth entry and a 30' x 65' children pool. Amenities include a 20 ft. slide, diving blocks for swim team meets, lane lines, and deck furniture as well as shade structures. This request also incorporates a 2,600 sq. ft. building to support pool operations for our patrons. The facility will include separate men's, women's and family rest room/changing stations that will include locker areas. The pool mechanical/ equipment room, staff office space, along with the entrance for member/guest check in will be located in this facility. In addition to servicing as a pool house, the building is designed to function as a small scale community center with a large multi-purpose room that is needed in the active park area of Pleasant Grove. By including this layout design feature, the facility can also be used year round as an additional revenue opportunity to host birthday parties, sports banquets/meetings, and other rentals as needed.
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Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash				900,000.00			900,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		0.00	0.00	900,000.00	0.00	0.00	900,000.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)				87,000.00			87,000.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction				783,000.00			783,000.00
Equipment				30,000.00			30,000.00
Other							0.00
Totals		0.00	0.00	900,000.00	0.00	0.00	900,000.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Pleasant Grove Park Outdoor Swimming Pool and Pool House

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary						0.00
VRS	10.58%					0.00
FICA	7.65%					0.00
Group Life	1.19%					0.00
Health Insurance						0.00
Worker's Comp						0.00
Vehicle						0.00
Vehicle Insurance						0.00
Utilities			4,000.00	4,000.00	4,000.00	12,000.00
Furniture and Fixtures			8,000.00			8,000.00
Equipment						0.00
Contractual Costs			1,000.00	1,000.00	1,000.00	3,000.00
Other Pool Chemicals			10,000.00	10,000.00	10,000.00	30,000.00
						0.00
Total Operational Costs	0.00	0.00	23,000.00	15,000.00	15,000.00	53,000.00
Total Anticipated Operational Revenues						0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This project aligns with the Parks and Recreation, Chapter 8, page 181, Facility Standards which states: " Four park classifications identify the type of recreation facilities within the County," Page 183, Special Use Facilities: "Outdoor swimming pools are included in the special use facility category," as well as Page 194, Goal 5: Implementation Strategies #4.



Project Title: Pleasant Grove Park Outdoor Swimming Pool and Pool House

Additional Narrative Description or Special Explanations:

The results of the Active Parks and Recreation Master Plan survey taken in 2011 identify three major indicators; 1) a strong desire for a county swimming pool and spray-ground at the park, 2) 90% of the survey responses indicated that having access to outdoor recreation opportunities at Pleasant Grove was very important or important to their family, and 3) a public aquatics facility was highly rated as a new capital investment by the County. It is our department's mission to address our undeveloped community base recreation programs in the area of aquatics.

This facility would enable Parks and Recreation to offer a wide range of aquatic programs and activities for county residents along with bringing additional revenue in from pool rentals, county/regional swim meets, specific water aerobic classes, learn to swim classes, recreational swim, and many others.

The swimming pool operations will have a positive cash flow on the department's general fund revenue source. It is anticipated that annual operations will cover 1/3 of our annual operational expenses. Revenues will consist of pool memberships, rental agreements with swim team meets, a variety of aquatic classes, as well as daily admission fees from May to September each year.

Additional seasonal staff will be hired for pool management (1), lifeguarding (1 for every 30 guests or 4-6 per shift), and customer service rep's for pool house management (1 per shift).



COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN

Project Title: Pleasant Grove Park Spray Ground
Agency/Department: Parks and Recreation **Contact: (Print Name)** Jason Smith **Order in Rank #:** 3

Select One Category: <input type="checkbox"/> FY16 Proj - add'l funding <input checked="" type="checkbox"/> FY17-20 Proj in current CIP <input type="checkbox"/> New Project FY17-21	Project Description, Justification & Location (Add'l space available on page 3): <p>The proposed project consists of the construction of a 2,000 sq. ft. water spray ground with a 1,000 sq. ft. child's play sand area. This area will provide an additional recreational pool for youth along with an additional revenue attraction for patrons that will help support the annual operating aquatic budget.</p>
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Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash				150,000.00			150,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		0.00	0.00	150,000.00	0.00	0.00	150,000.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)				15,000.00			15,000.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction				135,000.00			135,000.00
Equipment							0.00
Other							0.00
Totals		0.00	0.00	150,000.00	0.00	0.00	150,000.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	
Department Head Signature	

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Pleasant Grove Park Spray Ground

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary						0.00
VRS	10.58%					0.00
FICA	7.65%					0.00
Group Life	1.19%					0.00
Health Insurance						0.00
Worker's Comp						0.00
Vehicle						0.00
Vehicle Insurance						0.00
Utilities			2,000.00	2,000.00	2,000.00	6,000.00
Furniture and Fixtures						0.00
Equipment						0.00
Contractual Costs						0.00
Other Pool Chemicals			4,000.00	4,000.00	4,000.00	12,000.00
						0.00
Total Operational Costs	0.00	0.00	6,000.00	6,000.00	6,000.00	18,000.00
Total Anticipated Operational Revenues						0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This project aligns with the Parks and Recreation, Chapter 8, page 183, Facility Standards."Special Use Facilities have various types of water interaction play equipment in the special use facility category".



Project Title: Pleasant Grove Park Spray Ground

Additional Narrative Description or Special Explanations:

This area is reserved for providing an additional narrative description or special explanations for the project. It is currently blank.



**COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN**

Project Title: Library & Public Safety - Combined Potable Water System (CAP)
Agency/Department: Public Works **Contact: (Print Name)** Wayne Stephens **Order in Rank #:** 1

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	<p>The two well water systems serving Library and Public Safety Buildings, as constructed and permitted, are not certified as public water systems. This project will connect both systems, provide treatment and backup supply, and meet permitting requirements.</p> <p>This project was defunded from the FY2015 & FY2016 Budgets. The budget estimate has been updated since the FY2016 request.</p>
<input checked="" type="checkbox"/> FY17-20 Proj in current CIP	
<input type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash		50,000.00					50,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		50,000.00	0.00	0.00	0.00	0.00	50,000.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	
	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Library & Public Safety - Combined Potable Water System (CAP)

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary							0.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities							0.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

-



Project Title:

Library & Public Safety - Combined Potable Water System (CAP)

Additional Narrative Description or Special Explanations:



Project Title: Install Monitored Fire Detection & Alarm Systems at Fire Stations & Courts Building (CAP)
Agency/Department: Public Works **Contact: (Print Name)** Wayne Stephens **Order in Rank #:** 1

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	<p>This project involves the installation of remotely monitored fire detection and alarm systems in the Palmyra Fire Station and the Kents Store Fire Station. Presently, neither facility has such capabilities. The project also includes funds to modernize/update the alarm system for the Courts Building. In 2018, the manufacturer of the system currently in use at the Courts Building will stop supporting that system. Parts and support will no longer be available.</p> <p>The initial budgeted funds will cover the expenses associated with new systems at all three locations & new phone lines to support the fire station systems.</p> <p>The increase in annual operating expenses associated with periodic system repairs, plus maintaining a contract for system monitoring, is expected to be around \$1,500.</p>
<input type="checkbox"/> FY17-20 Proj in current CIP	
<input checked="" type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash		35,000.00					35,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		35,000.00	0.00	0.00	0.00	0.00	35,000.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	
	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Install Monitored Fire Detection & Alarm Systems at Fire Stations & Courts Building (CAP)

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary							0.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities							0.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

-



Project Title:

Install Monitored Fire Detection & Alarm Systems at Fire Stations & Courts Building (CAP)

Additional Narrative Description or Special Explanations:



Project Title: Treasurer's Building - Major Upgrades (CAP)
Agency/Department: Public Works **Contact: (Print Name)** Wayne Stephens **Order in Rank #:** 1

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	<p>A large portion of the Treasurer/Commissioner of Revenue Building is served by a 50 Amp electrical service with fuses., and old, obsolete wiring. Additionally, the HVAC systems are antiquated and do not provide adequate climate control for the building. Finally, there have been few interior improvements performed in the building in recent years. The first portion of this project (FY2017) is to provide new flooring, paint, ceiling tiles, and modern LED lighting in areas where they are needed; and to renovate rest rooms and custodial areas.</p> <p>Future phases of the project (FY2018 & FY2019) involve the design and construction of a new main electrical service and installation of modern electrical wiring for those portions of the building which are served by inadequate electrical systems; and design & construction of new HVAC systems for the entire building.</p>
<input checked="" type="checkbox"/> FY17-20 Proj in current CIP	
<input type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash		250,000.00		650,000.00	100,000.00		1,000,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		250,000.00	0.00	650,000.00	100,000.00	0.00	1,000,000.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	
	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Treasurer's Building - Major Upgrades (CAP)

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary							0.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities							0.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

-



Project Title: Treasurer's Building - Major Upgrades (CAP)

Additional Narrative Description or Special Explanations:

This area is currently blank, intended for providing additional narrative description or special explanations for the project.



Project Title: Design & Construct a Public Water System for Pleasant Grove (CAP)
Agency/Department: Public Works **Contact: (Print Name)** Wayne Stephens **Order in Rank #:** 2

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	<p>This project involves the design and construction, in three phases, of a public water system to serve the existing facilities at Pleasant Grove, as well as provide for water service to those facilities proposed within the Pleasant Grove Master Plan. Implementation of the plan is predicated on the County taking over responsibility for the provision, operation and maintenance, of water and sewer utilities to County Schools. The project is preliminarily phased as follows:</p> <p>Phase 1 - Construct water line from water booster station at High School to a point immediately east of the PG House. Tie the +/- 12gpm well at the PG House to the raw water line running from the soccer fields well to the HS.</p> <p>Phase 2 - Extend water line from terminus of Ph 1, eastward to a point south-east of the Public Works yard.</p> <p>Phase 3 - Extend water line from terminus of Ph 2, eastward to a point immediately east of Commons Rd.</p>
<input checked="" type="checkbox"/> FY17-20 Proj in current CIP	
<input type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash		225,000.00	300,000.00	475,000.00			1,000,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		225,000.00	300,000.00	475,000.00	0.00	0.00	1,000,000.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	
Department Head Signature	

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Design & Construct a Public Water System for Pleasant Grove (CAP)

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary							0.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities							0.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

-



Project Title: Design & Construct a Public Water System for Pleasant Grove (CAP)

Additional Narrative Description or Special Explanations:

A large, empty rectangular box with a black border, intended for providing additional narrative description or special explanations for the project.



COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN

CAD SYSTEM

Project Title:

Agency/Department:

E911

Contact: (Print Name) Andrea Gaines

Order in Rank #: 1

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	This request would be utilized to replace and outdated and soon to be obsolete computer aided dispatch system. Our current vendor has just been sold to another vendor, and we will lose support services within the next few years. Also, the current CAD system is no longer able to meet our day to day needs. We not only need a new system for the E911 operations, but also for the overall agency records management, that needs to be incorporated within the entire CAD system.
<input type="checkbox"/> FY17-20 Proj in current CIP	
<input checked="" type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash							0.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals							0.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment		500,000.00					500,000.00
Other							0.00
Totals		500,000.00					500,000.00

For Office Use Only:

County Administrator Recommendation:	
Planning Commission Recommendation:	
Department Head Signature	

**COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES**

Project Title: _____

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary						0.00
VRS	10.58%					0.00
FICA	7.65%					0.00
Group Life	1.19%					0.00
Health Insurance						0.00
Worker's Comp						0.00
Vehicle						0.00
Vehicle Insurance						0.00
Utilities						0.00
Furniture and Fixtures						0.00
Equipment						0.00
Contractual Costs						0.00
Other						0.00
						0.00
Total Operational Costs	0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues						0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

The replacement of the CAD system will enable law enforcement and communications officers to communicate and respond to calls for service in the community. Replacing the current outdated equipment allows officers and dispatchers to have a reliable, comprehensive and secure mobile computing solution that helps them all continue to "serve and protect." These purchases are in line with Fluvanna County's Comprehensive Plan, Chapter 12 (Public Safety Vision).



Project Title: _____

Additional Narrative Description or Special Explanations:

Law enforcement agencies need to be able to track and manage public safety agents in the field. We are proposing that we purchase the CAD system by New World, which provides the latest in mobile technology that delivers access to real-time data as it occurs in the field related to all officer activity and officer location, using integrated GPS technology.

With New World, managers, dispatchers, and command staff are provided with a constant flow of information regarding all activity in the field including officer location, which is particularly critical during emergency operations. New World is a complete and compact Computer Aided Dispatch system that maintains its own records management system.

Also, with the purchase of New World, we may be able to partner with neighboring Albemarle and Greene Counties to share services and costs. The ultimate goal of the 911 community is to build and maintain regional partnerships, which include sharing products and services like CAD systems.

There is also a possibility that our E911 center can successfully apply for and obtain a grant for \$150,000 that would help to supplement the cost of a new CAD system.

Quote Summary -New World Systems		<u>List</u>	<u>Cost</u>
Application Software and Standard Interface Pricing		412,725	288,908
Implementation Services			157,500
Third Party Product and Services			<u>45,736</u>
			492,244

Application Software and Standard Interfaces					
CAD		<u>QTY</u>	<u>Unit</u>	<u>List</u>	<u>Cost</u>
1 Base CAD Software					
	Combined CAD - LE/Fire/RMS	Up to 6		52,000	36,400
2 Additional CAD Software					
	<i>BOLO's</i>	ALL		6,000	4,200
	<i>CAD Auto Routing</i>	ALL		7,000	4,900
	<i>CAD AVL</i>	ALL		7,000	4,900
	<i>Service Vehicle Rotation</i>	ALL		7,000	4,900
	<i>Web CAD Monitor</i>	ALL		4,000	2,800
3 CAD Interfaces					
	E-911	ALL		7,000	4,900
	On Line CAD to State/NCIC	ALL		6,000	<u>4,200</u>
					67,200

RMS		<u>QTY</u>	<u>Unit</u>	<u>List</u>	<u>Cost</u>
4 Base RMS Software					
	RMS - Single Jurisdiction Base Law RMS	UP to 50		32,000	22,400
5 Federal and State Compliance Reporting					
	Federal UCR/IBR	ALL		10,000	7,000
	State Accident	ALL		10,000	7,000
6 Additional Software					
	<i>Activity Reporting and Scheduling</i>	ALL		5,000	3,500
	<i>Animal Control</i>	ALL		8,000	5,600
	<i>Bookings</i>	ALL		8,000	5,600
	<i>Case Management</i>	ALL		5,000	3,500
	<i>Civil Paper</i>	ALL		8,000	5,600
	<i>Data Crime Analysis and Mapping</i>	ALL		10,000	7,000
	<i>Equipment</i>	ALL		8,000	5,600
	<i>Field Investigations</i>	ALL		5,000	3,500
	<i>Property Room Bar Coding</i>	ALL		5,000	3,500
	<i>Vehicle</i>	ALL		8,000	5,600
	<i>Web Briefing Notes</i>	ALL		6,000	4,200
7 RMS Interfaces					
	LINX	ALL		10,000	7,000
	State NCIC	ALL		9,000	6,300
	On Line NCIC Modules				
	Global Subjects	ALL		6,000	4,200
	Property	ALL		6,000	4,200
	Wants and Warrants	ALL		6,000	4,200
8 Imaging Software					
	Public Software Line Ups / Mug Shots	ALL		13,000	9,100
	ID Badges	ALL		3,000	2,100
	Wanted Posters	ALL		3,000	<u>2,100</u>
					128,800

Decision Support Software			
9 Decision Support Software			
CAD/Law Enforcement Data Mart	Up to 2	2,000	<u>1,400</u>
			1,400

Mobile Software			
10-13 Mobile Software Server			
Mobile CAD	Up to 30	33,000	23,100
Mobile Field Based Reporting RMS	Up to 30	54,000	37,800
14 Mobile Messaging Client Software			
Mobile Messaging	<u>QT</u>	<u>Unit</u>	
Mobile Field Based Reporting RMS	15	1,075	16,125
In-Station Report RMS	15	1,700	25,500
	2	1,050	2,100
			91,508

Implementation Services			
1 Project Management			40,000
2 Implementation and Training			61,600
3 Systems Assurance and Software Installation			20,000
4 Fixed Installation Fees			25,000
5 Decision Support Implementation Services			6,000
6 Data Conversion Analysis			<u>5,000</u>
			157,600

Third Party Product and Services			
1 Third Party Software			
a Embedded Third Party	ALL		12,500
b GIS Software			
CAD Runtime	5	500	2,500
ARcEditor (The County may already have this licensing)	1	6000	6,000
c Diagraming Software (Scene PD)	15	230	7,786
Third Party Hardware			
d Hardware, Systems, Servers			
Message Switch (separate quote)			10,750
Lantronics Hub	1	150	150
Bar Coding Scanner Kit w/ Signature Pad	1	3,575	3,575
AVL Hardware	15	75	1,125
Digital Camera for Mug Shots	1	1350	<u>1,350</u>
			45,736

Annual Maintenance (Fixed for 5 Years)			
		<u>Software List</u>	<u>Annual Cost</u>
Standard Software Maintenance Agreement Application Software		412,725	68,100
** Year1 is included at No Charge			68,100



**COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN**

Project Title: Fluvanna Fire and Rescue Personal Protective Equipment Replacement
Agency/Department: Fire and Rescue **Contact: (Print Name)** R. John Lye **Order in Rank #:** 1

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	<p>The basic mission of the Fire and Rescue is to continually seek opportunities to serve the community through fire prevention, emergency operations, patient care, and excellent customer service. To successfully accomplish this mission, the departments must strive for the following:</p> <ul style="list-style-type: none"> • Quality of working environment • Professionalism • Infrastructure • Operational improvement • Public confidence
<input checked="" type="checkbox"/> FY17-20 Proj in current CIP	
<input type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash							0.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment		71,750.00					71,750.00
Other							0.00
Totals		71,750.00	0.00	0.00	0.00	0.00	71,750.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	
	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Fluvanna Fire and Rescue Personal Protective Equipment Replacement

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary						0.00
VRS	10.58%					0.00
FICA	7.65%					0.00
Group Life	1.19%					0.00
Health Insurance						0.00
Worker's Comp						0.00
Vehicle						0.00
Vehicle Insurance						0.00
Utilities						0.00
Furniture and Fixtures						0.00
Equipment		71,750.00				71,750.00
Contractual Costs						0.00
Other						0.00
						0.00
Total Operational Costs		71,750.00	0.00	0.00	0.00	71,750.00
Total Anticipated Operational Revenues						0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This project directly reflects Implementation Strategy five (5) in goal one (1) of the comprehensive plan under emergency services.

Goal 1: To improve public safety infrastructure and operability in order to provide excellent service and protection to county residents.

Implementation strategy 5: Provide police, fire, rescue and water rescue personnel with state of the art equipment.



Project Title: Fluvanna Fire and Rescue Personal Protective Equipment Replacement

Additional Narrative Description or Special Explanations:

The National Fire Protection Agency (NFPA) Standard 1851: Standard on Selection, Care, and Maintenance of Protective Ensembles for Structural Fire Fighting and Proximity Fire Fighting, 2008 Edition defines the life of a Firefighter's personal protective gear (PPE) to be ten (10) years. After 10 years the PPE is to be retired and no longer used for structural or proximity firefighting. Better than half of the PPE in Fluvanna County is over this life expectancy or fast approaching it, 27% is new to five years old, 45% of the PPE is between six to ten years old and 28% is greater than ten years old. The Fluvanna Fire and Rescue Association has worked with the County to apply for a federal grant to obtain this request; however the grant was not obtained, however we still have to address the need for proper PPE to adequately protect our firefighters. The bulk of the PPE cost is in the coat and pants costing on an average of \$1,500.00 to \$2,000.00 for the pair. The request for the FY15 CIP uses a figure of \$1,750.00 per set to account for increase in cost due to materials or standard changes that would impact the total cost. Fiscal years 15 and 16 provided the additional funding past fiscal year 14 to obtain total count of 121 sets of replacement turnout gear and completing the County-wide turnout gear replacement project.

Keynotes:

PPE is traditionally built by order and vendors carry very few "stock" sizes in inventory, because of this the turnaround is 90 days. Some manufacturers offer financing that would allow the realization of the total amount of sets but spread the cost of them over time.

This is the final year of the three-year replacement process for the PPE as requested. This request was originally in the FY16 CIP Request from the Fluvanna Fire and Rescue Association, but was pushed back a year. Hence, this request is being re-submitted for FY17 to complete this project.



**COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN**

Project Title: Fluvanna Fire and Rescue Apparatus Replacement / Re-chassis
Agency/Department: Fire and Rescue **Contact: (Print Name)** R. John Lye **Order in Rank #:** 1

Select One Category: <input type="checkbox"/> FY16 Proj - add'l funding <input checked="" type="checkbox"/> FY17-20 Proj in current CIP <input type="checkbox"/> New Project FY17-21	Project Description, Justification & Location (Add'l space available on page 3): <p>The basic mission of Fire and Rescue is to continually seek opportunities to serve the community through fire prevention, emergency operations, patient care, and excellent customer service. To successfully accomplish this mission the departments must strive for the following:</p> <ul style="list-style-type: none"> • Quality of working environment • Professionalism • Infrastructure • Operational improvement • Public confidence
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Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash							0.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment		410,000.00	60,000.00	819,000.00	725,000.00	456,000.00	2,470,000.00
Other							0.00
Totals		410,000.00	60,000.00	819,000.00	725,000.00	456,000.00	2,470,000.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Fluvanna Fire and Rescue Apparatus Replacement / Re-chassis

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary						0.00
VRS	10.58%					0.00
FICA	7.65%					0.00
Group Life	1.19%					0.00
Health Insurance						0.00
Worker's Comp						0.00
Vehicle						0.00
Vehicle Insurance						0.00
Utilities						0.00
Furniture and Fixtures						0.00
Equipment						0.00
Contractual Costs						0.00
Other						0.00
						0.00
Total Operational Costs	0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues						0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This project addresses goal one of the County's comprehensive plan in chapter 12, by assuring that the county fire and rescue units operate apparatus that utilize the most current and state-of-the-art technology. It is imperative that the county supply apparatus not only maximize specific operations applicable to the service provided but also with the most current and technological advances in safety to protect our first responders while in transit. This project also addresses the need of a defined replacement schedule ensuring that first responders operate safely and effectively through the capital improvements process.



Project Title: Fluvanna Fire and Rescue Apparatus Replacement / Re-chassis

Additional Narrative Description or Special Explanations:

FY17

1. One ambulance with powerload system to replace both units 46 (obsolete Kents Store) built in 2001 and 47 (Fork Union) built in 2006 (\$245,000) (Palmyra)
2. Replacement of Brush 10 (Palmyra) built in 1997 (\$165,000)

FY18

1. Replacement of Car-21 (Fork Union) (Former Police Cruiser) built in 1998 (\$60,000)

FY19

1. One ambulance to replace unit 45 built in 2003 (\$260,000)(Palmyra)
2. Replace the HazMat trailer (Palmyra) which was built in 1997 (\$9,000)
3. Replacement of Secondary Engine 30 built in 1992 (Kents Store) (\$550,000) Mini Pumper?

FY20

1. Replace Brush 30 (Kents Store) built in 1998 (\$175,000)
2. Replace Tanker 10 (Palmyra) built in 1999 (\$550,000)

FY21

1. One ambulance to replace unit 48 (Kents Store) built in 2008 (\$276,000)
2. Replace Attack-20 (Fork Union), built in 2001 (\$180,000)

The Fluvanna Fire and Rescue Association (FRA) request for FY2017-2021 Capital Improvement Plan incorporates funding for a replacement schedule for fire and rescue emergency vehicles. Currently, since Lake Monticello units are not "County owned," they are included as capital purchases in the operational budget, not the CIP. Therefore, this request only covers units for Fluvanna Fire and Fluvanna Rescue agencies.

The FRA defined the replacement of fire apparatus to be when the unit reaches twenty years of age, which is consistent with NFPA standards. The replacement of the ambulances is also on a set schedule but is different from the fire apparatus schedule. The ambulance replacement schedule is built on an eight year replacement schedule, since they generally see much more daily use than the fire apparatus. In the past, the FRA supported an alternating schedule with ambulance re-chassis at 4 years, and replacement at 8 years. With the projected costs of \$125,000 for a re-chassis and \$175,000 for a replacement, neither of these reflected the actual costs for these purchases. The current projected cost of \$245,000 more closely reflects current experience purchasing an ambulance (Ambulance 555 for Lake Monticello), and includes the cost for a Stryker PowerLoad/PowerCot combination (\$40,000). As of July 1, 2015, new Federal standards for ambulance construction were implemented which require improved cot retention systems which will retain the cot in case of an ambulance accident or roll-over. The Stryker PowerLoad/PowerCot combination is one of the few



Project Title: Fire and Rescue Thermal Imaging Camera Replacment
Agency/Department: Fire and Rescue **Contact: (Print Name)** R. John Lye **Order in Rank #:** 1

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	The basic mission of the Fire and Rescue is to continually seek opportunities to serve the community through fire prevention, emergency operations, patient care, and excellent customer service. To successfully accomplish this mission, the departments must strive for the following: <ul style="list-style-type: none"> • Quality of working environment • Professionalism • Infrastructure • Operational improvement • Public confidence
<input type="checkbox"/> FY17-20 Proj in current CIP	
<input checked="" type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash							0.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment		50,000.00	50,000.00				100,000.00
Other							0.00
Totals		50,000.00	50,000.00	0.00	0.00	0.00	100,000.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	
Department Head Signature	

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Fire and Rescue Thermal Imaging Camera Replacment

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary						0.00
VRS	10.58%					0.00
FICA	7.65%					0.00
Group Life	1.19%					0.00
Health Insurance						0.00
Worker's Comp						0.00
Vehicle						0.00
Vehicle Insurance						0.00
Utilities						0.00
Furniture and Fixtures						0.00
Equipment						0.00
Contractual Costs						0.00
Other						0.00
						0.00
Total Operational Costs	0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues						0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This project directly reflects Implementation Strategy five (5) in goal one (1) of the comprehensive plan under emergency services.

Goal 1: To improve public safety infrastructure and operability in order to provide excellent service and protection to county residents.
 Implementation strategy 5: Provide police, fire, rescue and water rescue personnel with state of the art equipment



Project Title: Fire and Rescue Thermal Imaging Camera Replacment

Additional Narrative Description or Special Explanations:

The current thermal-imaging cameras utilized by the fire departments were a combination of donations to the county by Tenaska Power and purchases by the individual departments through operational budgets or community fund raising. These units are approaching or are over 10 years old and have fulfilled their useful life. Many of the units are inoperable and non-repairable due to age of the unit, expired technology or cost to repair vs. cost to replace. New thermal imaging technology provides video imaging in full color with an on-screen digital temperature display. This replacement equipment is smaller, lightweight and easier to operate to help locate unconscious or trapped victims or firefighters. In routine situations, these cameras help to locate hot spots behind walls, overheated electrical and HVAC equipment and malfunctioning chimneys and fireplaces. Currently, the departments are operating with several different manufacturers products and it is the desire of the Fluvanna Fire and Rescue Association (FRA) to standardize and utilize one brand of thermal imaging camera throughout the County.

This project was originally requested in the FY16 CIP Request, but was pushed back a year, so this equipment is being requested in the FY17 CIP Request from the FRA.



COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN

Project Title: Fluvanna Fire and Rescue SCBA Replacement
Agency/Department: Fire and Rescue **Contact: (Print Name)** R. John Lye **Order in Rank #:** 1

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	<p>The basic mission of the Fire and Rescue is to continually seek opportunities to serve the community through fire prevention, emergency operations, patient care, and excellent customer service. To successfully accomplish this mission, the departments must strive for the following:</p> <ul style="list-style-type: none"> • Quality of working environment • Professionalism • Infrastructure • Operational improvement • Public confidence
<input checked="" type="checkbox"/> FY17-20 Proj in current CIP	
<input type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash							0.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment				241,000.00	248,000.00	256,000.00	745,000.00
Other							0.00
Totals		0.00	0.00	241,000.00	248,000.00	256,000.00	745,000.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	
	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Fluvanna Fire and Rescue SCBA Replacement

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary						0.00
VRS	10.58%					0.00
FICA	7.65%					0.00
Group Life	1.19%					0.00
Health Insurance						0.00
Worker's Comp						0.00
Vehicle						0.00
Vehicle Insurance						0.00
Utilities						0.00
Furniture and Fixtures						0.00
Equipment						0.00
Contractual Costs						0.00
Other						0.00
						0.00
Total Operational Costs	0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues						0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This project directly reflects Implementation Strategy five (5) in goal one (1) of the comprehensive plan under emergency services.

Goal 1: To improve public safety infrastructure and operability in order to provide excellent service and protection to county residents.
 Implementation strategy 5: Provide police, fire, rescue and water rescue personnel with state of the art equipment.



Project Title: Fluvanna Fire and Rescue SCBA Replacement

Additional Narrative Description or Special Explanations:

Splitting this into three annual purchases would yield a cost per year of;

FY19 \$241,000

FY20 \$248,000

FY21 \$256,000

with a 3% inflation factor added every year.

National Fire Protection Agency (NFPA) Standard 1852 specifies minimum requirements for the selection, care, and maintenance of open-circuit self-contained breathing apparatus (SCBA) and combination SCBA/supplied air respirator (SAR) that are used for respiratory protection during emergency operations in environments where the atmosphere is Immediately Dangerous to Life and Health (IDLH), or could become oxygen deficient or IDLH.

In 2003/2004, the fire departments in the County were successful in obtaining funding through the Firefighters Assistance Grant (AFG) to obtain replacements for the SCBA units in service in the county at that time. NFPA 1852 states that the end of service life for a SCBA unit is 15 years. At present, the departments utilize SCBA units operating on two different pressures and two different manufacturers of the units. Efforts shall be made at the end of this end of life period to assure that the SCBA units County-wide are standardized to operate on the same pressure and be built by the same manufacturer to aid in ease of operation and maintenance costs.

The units currently in operation were purchased under the 2002 edition of the NFPA 1852 Standard; the standard was then updated in 2008 and again in 2013. The 2013 version SCBA's were made available in April of 2014 and there was a significant price increase for those units.

A summarization of the changes made to the standard between 2008 and 2013 are as follows.

1. Low-Pressure Alarm changes from 25% of cylinder pressure to 33% cylinder pressure.
2. The use of EBSS or "Buddy Breathers" is expected to be approved.
3. More rigorous testing of the face piece and face piece lens (new high temp and radiant head tests)
http://www.nist.gov/el/fire_research/nfpa-072512.cfm
4. Enhanced communication performance requirements
5. Universal PASS alarm sound across all manufacturers.

Retail Price Break Down as of August 2014:

Pack: \$7,620.00 X100 = \$762,000.00

Cylinder: \$1330.00 X 200 = \$266,000.00

Mask: \$335.00 X 220 = \$73,700.00

Totaling: \$1,101,700.00



**COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN**

Project Title: Fluvanna Fire and Rescue Toughbook Replacement Request
Agency/Department: Fire and Rescue **Contact: (Print Name)** R. John Lye **Order in Rank #:** 1

Select One Category: <input type="checkbox"/> FY16 Proj - add'l funding <input type="checkbox"/> FY17-20 Proj in current CIP <input checked="" type="checkbox"/> New Project FY17-21	Project Description, Justification & Location (Add'l space available on page 3): <p>The basic mission of the Fire and Rescue is to continually seek opportunities to serve the community through fire prevention, emergency operations, patient care, and excellent customer service. To successfully accomplish this mission, the departments must strive for the following:</p> <ul style="list-style-type: none"> • Quality of working environment • Professionalism • Infrastructure • Operational improvement • Public confidence
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Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash							0.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment		28,000.00					28,000.00
Other							0.00
Totals		28,000.00	0.00	0.00	0.00	0.00	28,000.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Fluvanna Fire and Rescue Toughbook Replacement Request

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary						0.00
VRS	10.58%					0.00
FICA	7.65%					0.00
Group Life	1.19%					0.00
Health Insurance						0.00
Worker's Comp						0.00
Vehicle						0.00
Vehicle Insurance						0.00
Utilities						0.00
Furniture and Fixtures						0.00
Equipment						0.00
Contractual Costs						0.00
Other						0.00
						0.00
Total Operational Costs	0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues						0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This project directly reflects Implementation Strategy five (5) in goal one (1) of the comprehensive plan under emergency services.

Goal 1: To improve public safety infrastructure and operability in order to provide excellent service and protection to county residents.
 Implementation strategy 5: Provide police, fire, rescue and water rescue personnel with state of the art equipment.



Project Title: Fluvanna Fire and Rescue Toughbook Replacement Request

Additional Narrative Description or Special Explanations:

The cost breakdown is as follows:

14 Panasonic factory-refurbished CF31 Toughbooks at \$2,000 each = \$28,000

Both Fire and Rescue crews in Fluvanna County currently use Panasonic Toughbooks to record Patient Care Reports (PCR) which are uploaded to the state database, which is a component of the Virginia Department of Health, Virginia Office of Emergency Medical Services. This is a legal requirement, all PCRs are now required to be filed electronically. In addition, with Cost Recovery about to commence, electronic signatures on these PCRs will also be required. Both Fluvanna County Rescue and Lake Monticello Rescue have purchased Toughbooks for their ambulances using a combination of funds, including fund raising efforts, Rescue Squad Assistance Fund (RSAF) grants, and operating funds from Fluvanna County. However, due to their continuous day-to-day use, several of these Toughbooks are currently inoperable. County staff will be replacing the worst of these Toughbooks using funds from the current budget year. However, the remaining Toughbooks are also getting old, and should be replaced. IN addition, several of the Fire Companies need Toughbooks to enter their call reports, and currently do not have them. The Fluvanna Fire and Rescue Association is requesting the replacement of an additional seven Toughbooks in FY17 and the purchase of an additional seven Toughbooks for Fire apparatus to ensure that this critical equipment is up-to-date and operational. This will help ensure that the paperwork required to satisfy the Cost Recovery billing companies requirements will be filed accurately and in a timely manner.



**COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN**

Project Title: Fluvanna Fire and Rescue EMS Chief Vehicle Request
Agency/Department: Fire and Rescue **Contact: (Print Name)** R. John Lye **Order in Rank #:** 2

Select One Category: <input type="checkbox"/> FY16 Proj - add'l funding <input type="checkbox"/> FY17-20 Proj in current CIP <input checked="" type="checkbox"/> New Project FY17-21	Project Description, Justification & Location (Add'l space available on page 3): <p>The basic mission of the Fire and Rescue is to continually seek opportunities to serve the community through fire prevention, emergency operations, patient care, and excellent customer service. To successfully accomplish this mission, the departments must strive for the following:</p> <ul style="list-style-type: none"> • Quality of working environment • Professionalism • Infrastructure • Operational improvement • Public confidence
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Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash							0.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment		28,500.00					28,500.00
Other							0.00
Totals		28,500.00	0.00	0.00	0.00	0.00	28,500.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Fluvanna Fire and Rescue EMS Chief Vehicle Request

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary						0.00
VRS	10.58%					0.00
FICA	7.65%					0.00
Group Life	1.19%					0.00
Health Insurance						0.00
Worker's Comp						0.00
Vehicle						0.00
Vehicle Insurance						0.00
Utilities						0.00
Furniture and Fixtures						0.00
Equipment		28,500.00				28,500.00
Contractual Costs						0.00
Other						0.00
						0.00
Total Operational Costs		28,500.00	0.00	0.00	0.00	28,500.00
Total Anticipated Operational Revenues						0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This project directly reflects Implementation Strategy five (5) in goal one (1) of the comprehensive plan under emergency services.

Goal 1: To improve public safety infrastructure and operability in order to provide excellent service and protection to county residents.

Implementation strategy 5: Provide police, fire, rescue and water rescue personnel with state of the art equipment.



Project Title: Fluvanna Fire and Rescue EMS Chief Vehicle Request

Additional Narrative Description or Special Explanations:

Several years ago, at the request of the Fluvanna County Board of Supervisors, a study of the County fire and rescue services was conducted by the Virginia Department of Fire Programs. One of the recommendations of that study was the formation of a County Department of Fire and Rescue to manage the career staff, currently only on the Rescue side, and coordinate the activities of the career staff and the volunteers. County staff have included the salary for this position in their budget request, and are currently developing a job description. One requirement for that position will be a response vehicle, so the the EMS Chief can respond to emergency situations as necessary, and can conduct business as needed. The FLuvanna Fire and Rescue Association (FRA) is requesting a Ford Police Interceptor SUV, similar to the vehicles that the Fluvanna County Sheriff's Office has recently purchased, for this vehicle. It will need to be equipped with a radio and siren, emergency lighting package, and appropriate graphics. We estimate that this will cost \$28,500 if this purchase can be completed using state contracts



**COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN**

Project Title: Fluvanna Fire and Rescue CPR Assist Devices Request
Agency/Department: Fire and Rescue **Contact: (Print Name)** R. John Lye **Order in Rank #:** 2

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	<p>The basic mission of the Fire and Rescue is to continually seek opportunities to serve the community through fire prevention, emergency operations, patient care, and excellent customer service. To successfully accomplish this mission, the departments must strive for the following:</p> <ul style="list-style-type: none"> • Quality of working environment • Professionalism • Infrastructure • Operational improvement • Public confidence
<input type="checkbox"/> FY17-20 Proj in current CIP	
<input checked="" type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash							0.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment		44,550.00	29,700.00				74,250.00
Other							0.00
Totals		44,550.00	29,700.00	0.00	0.00	0.00	74,250.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	
Department Head Signature	

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Fluvanna Fire and Rescue CPR Assist Devices Request

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary						0.00
VRS	10.58%					0.00
FICA	7.65%					0.00
Group Life	1.19%					0.00
Health Insurance						0.00
Worker's Comp						0.00
Vehicle						0.00
Vehicle Insurance						0.00
Utilities						0.00
Furniture and Fixtures						0.00
Equipment						0.00
Contractual Costs						0.00
Other						0.00
						0.00
Total Operational Costs	0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues						0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This project directly reflects Implementation Strategy five (5) in goal one (1) of the comprehensive plan under emergency services.

Goal 1: To improve public safety infrastructure and operability in order to provide excellent service and protection to county residents.
 Implementation strategy 5: Provide police, fire, rescue and water rescue personnel with state of the art equipment.



Project Title: Fluvanna Fire and Rescue CPR Assist Devices Request

Additional Narrative Description or Special Explanations:

The cost break down is as follows:

5 units at \$14,850 per unit, split into two annual purchases

FY17 \$44,550

FY18 \$29,700

Sudden Cardiac Arrest is a life-threatening emergency, with an out-of-hospital survival rate of approximately 10% (see http://www.heart.org/HEARTORG/General/Cardiac-Arrest-Statistics_UCM_448311_Article.jsp for details). Prompt and effective CPR is an essential component in the treatment of sudden cardiac arrest. However, successful CPR is both labor intensive, requiring two providers for effective CPR and airway management, and is extremely tiring with provider changes every two minutes as suggested. Currently, many Rescue crews in Fluvanna County are two person crews, which does not allow for both effective CPR and a driver for transport. First Responders are, therefore, essential for a successful outcome from these emergencies.

Another solution, however, is the CPR Assist Device. These are mechanical devices that provide compressions, allowing the medic to manage the airway and administer medications. Furthermore, being mechanical devices, the CPR Assist Device does not get tired and is able to continue compressions no matter how long the transport takes. The Fluvanna Fire and Rescue Association (FRA) is requesting three such devices in FY17 to equip the first and second due ambulances at Lake Monticello Rescue, as well as one unit to be carried in the ALS Response car (Response-5). In FY18, the FRA is requesting an additional two units to equip the remaining two ambulances at Lake Monticello with CPR Assist Devices.



Project Title: Fluvanna Fire and Rescue Incident Data Tablets Request
Agency/Department: Fire and Rescue **Contact: (Print Name)** R. John Lye **Order in Rank #:** 3

Select One Category: <input type="checkbox"/> FY16 Proj - add'l funding <input type="checkbox"/> FY17-20 Proj in current CIP <input checked="" type="checkbox"/> New Project FY17-21	Project Description, Justification & Location (Add'l space available on page 3): <p>The basic mission of the Fire and Rescue is to continually seek opportunities to serve the community through fire prevention, emergency operations, patient care, and excellent customer service. To successfully accomplish this mission, the departments must strive for the following:</p> <ul style="list-style-type: none"> • Quality of working environment • Professionalism • Infrastructure • Operational improvement • Public confidence
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Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash							0.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment		20,320.00					20,320.00
Other							0.00
Totals		20,320.00	0.00	0.00	0.00	0.00	20,320.00

For Office Use Only:	
County Administrator Recommendation: Planning Commission Recommendation:	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Fluvanna Fire and Rescue Incident Data Tablets Request

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary							0.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities							0.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This project directly reflects Implementation Strategy five (5) in goal one (1) of the comprehensive plan under emergency services.

Goal 1: To improve public safety infrastructure and operability in order to provide excellent service and protection to county residents.
 Implementation strategy 5: Provide police, fire, rescue and water rescue personnel with state of the art equipment.



Project Title: Fluvanna Fire and Rescue Incident Data Tablets Request

Additional Narrative Description or Special Explanations:

The cost break down is as follows:

34 units at \$595 per unit = \$20,230

34 units will provide one tablet per apparatus, with two spare units for the times that tablets need service or are broken and need to be replaced immediately.

Providing emergency responders with timely accurate information is a high priority to ensure quick and safe responses to emergency situations. Recently, Lake Monticello Volunteer Fire Department has equipped their fire apparatus with digital tablets. These tablets contain pre-plan information, hydrant locations, and other relevant information. They receive emergency incident information, including call location, directly from the Computer-Aided Dispatch (CAD) System at the Dispatch Call Center. Since the tablets are GPS-enabled, this allows the tablets to provide turn-by-turn directions to respond to the scene of the emergency. This not only results in quicker responses to the scene of the emergency, but also cuts down on frequent radio traffic whereby responders are asking for directions or clarifications of the incident address, etc, which keeps the radio channels open for pertinent emergency updates. Based on the success of this trial, the Fluvanna Fire and Rescue Association (FRA) has determined that this system should be extended to all emergency apparatus County-wide to provide the same benefits to all emergency responders.



Project Title: Computer, Instructional Technology and Infrastructure Replacement Cycle
Agency/Department: School Division **Contact: (Print Name)** Chuck Winkler **Order in Rank #:** 1

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	<p>This funding will cover the costs to implement an annually recurring replacement cycle for FCPS's computers, instructional technology and infrastructure. The 2015-2016 request for this project was moved to 2016-2017 via BOS action.</p> <p>The school division currently has 2800 computers with an estimated total value of \$2.2 million dollars. 55% of these computers are used by both students and staff for instruction and support. They are also over 6 years old, are no longer covered by a warranty and are not part of a replacement cycle. Their antiquated age leads to frequent failures, lower performance, security breaches and reliability problems. All student testing computers are covered under a 5 year replacement cycle that is funded through state VPSA funds. However, testing computers alone do not meet the demand for student and staff computer access for instruction and support.</p> <p>(Continued page 3)</p>
<input checked="" type="checkbox"/> FY17-20 Proj in current CIP	
<input type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash							0.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment		600,000.00	600,000.00	600,000.00	600,000.00	600,000.00	3,000,000.00
Other							0.00
Totals		600,000.00	600,000.00	600,000.00	600,000.00	600,000.00	3,000,000.00

For Office Use Only:

County Administrator Recommendation:	<p>Chuck Winkler</p> <small>Digitally signed by Chuck Winkler DN: cn=Chuck Winkler, o=Fluvanna County Public Schools, ou, email=cwinkler@apps.fluco.org, c=US Date: 2015.08.31 09:57:20 -04'00'</small>
Planning Commission Recommendation:	
Department Head Signature	

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Computer, Instructional Technology and Infrastructure Replacement Cycle

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary							0.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities							0.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This request relates to Chapter 11, Goal 2, Items 2, 3, and 5-8 of the Comprehensive Plan.



Project Title: Computer, Instructional Technology and Infrastructure Replacement Cycle

Additional Narrative Description or Special Explanations:

The school division does not have a replacement cycle implemented for any instructional technology which is estimated in value at \$930,000. Instructional technology would include items found in a typical classroom across all grade levels such as an LCD projector, interactive whiteboard, document camera, and a television. With over 260 instructional rooms, there is a significant amount of instructional technology being used for instruction. The instructional technology within the High School is now 3 years old and in all other buildings is over 5 years old. The mass majority of this equipment is out of warranty.

The school division does not have a replacement cycle for the information technology infrastructure which is valued at an estimated \$2.5 million dollars and is 6-12 years old. Infrastructure would include the equipment for the data network, telephone system, television system, bus radio system, surveillance systems and servers. Having a robust and reliable infrastructure is critical in providing the services students and staff depend on for instruction and operations.

Virginia's Department of Education recommends replacing computers and instructional technology every 3-4 years which follows the International Society for Technology in Education's recommendations. Infrastructure replacement cycles vary with servers being replaced every 4 years while data networking equipment in 6-8 years or when their functionality has been outgrown or parts are obsolete.

We recommend that we start immediately replacing the oldest computers, instructional technology and infrastructure equipment annually. This will not replace all equipment at once or be able to cover an upgrade to certain infrastructural systems in 1 year. The total value of our equipment is \$5.6 million and would take 9.38 years to replace if all equipment was to be replaced with an annual \$600,000 budget. However, this funding will provide a maintainable and predictable cycle that should be adjusted as needs change over the ensuing years. Adjustments to this cycle should occur when instructional programs are implemented or removed that require computers, instructional technology and infrastructural changes.



Project Title: School Board Office Renovations
Agency/Department: School Division **Contact: (Print Name)** Chuck Winkler **Order in Rank #:** 1

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	School Board Office Renovations
<input type="checkbox"/> FY17-20 Proj in current CIP	Interior Renovations \$1,500,000
<input checked="" type="checkbox"/> New Project FY17-21	The School Board Office, originally build as an elementary school in 1936, has had no significant improvements in many years. Renovations would include floors, lighting, HVAC, windows, doors, electrical upgrades, and ensure ADA compliance. The project would also include asbestos abatement.

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash							0.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction		1,500,000.00					1,500,000.00
Equipment							0.00
Other							0.00
Totals		1,500,000.00	0.00	0.00	0.00	0.00	1,500,000.00

For Office Use Only:

County Administrator Recommendation:	Chuck Winkler <small>Digitally signed by Chuck Winkler DN: cn=Chuck Winkler, o=Fluvanna County Public Schools, ou, email=cwinkler@apps.fluco.org, c=US Date: 2015.08.31 10:00:00 -04'00'</small>
Planning Commission Recommendation:	
Department Head Signature	

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: School Board Office Renovations

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary							0.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities							0.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This request relates to Chapter 11, Goal 4, Item 5 of the Comprehensive Plan.



Project Title: School Board Office Renovations

Additional Narrative Description or Special Explanations:

A large, empty rectangular box with a black border, intended for providing additional narrative description or special explanations for the project.



COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN

Project Title: School Board Office Renovations-Roof
Agency/Department: School Division **Contact: (Print Name)** Chuck Winkler **Order in Rank #:** 1

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	School Board Office Roof Renovations Roof Replacement: \$180,000 The roof of the School Board Office has exceeded the estimated replacement timeline. Numerous leaks occur during rainstorms. The School Board Office, originally build as an elementary school in 1936, has had no significant improvements in many years.
<input type="checkbox"/> FY17-20 Proj in current CIP	
<input checked="" type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash							0.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction		180,000.00					180,000.00
Equipment							0.00
Other							0.00
Totals		180,000.00	0.00	0.00	0.00	0.00	180,000.00

For Office Use Only:

County Administrator Recommendation: Planning Commission Recommendation:	<div style="display: flex; align-items: center; justify-content: center;"> <div style="font-size: 24pt; font-weight: bold; margin-right: 10px;">Chuck Winkler</div> <div style="font-size: 8pt; margin-right: 10px;"> Digitally signed by Chuck Winkler DN: cn=Chuck Winkler, o=Fluvanna County Public Schools, ou, email=cwinkler@apps.fluco.org, c=US Date: 2015.08.31 10:00:00 -04'00' </div> </div> <div style="text-align: center; margin-top: 10px;"> Department Head Signature </div>
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COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: School Board Office Renovations-Roof

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary							0.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities							0.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This request relates to Chapter 11, Goal 4, Item 5 of the Comprehensive Plan.



Project Title: School Board Office Renovations-Roof

Additional Narrative Description or Special Explanations:

A large, empty rectangular box with a black border, intended for providing additional narrative description or special explanations for the project.



Project Title: Elementary School Playground Upgrades
Agency/Department: School Division **Contact: (Print Name)** Chuck Winkler **Order in Rank #:** 3

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	Elementary School Playground Upgrades Total Cost: \$100,000 The 2015-2016 request for this project was moved to 2016-2017 via BOS action. Elementary school playground upgrades and maintenance have historically been the responsibility of the individual schools through activity funds, PTO contributions, or donations. Ground cover, in the form of mulch, is often replaced annually due to run-off. Building retaining walls and back-filling the areas will reduce the annual replacement costs. In addition, Carysbrook now has some elementary playground equipment, however, additions and improvements are requested.
<input checked="" type="checkbox"/> FY17-20 Proj in current CIP	
<input type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash							0.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment		100,000.00					100,000.00
Other							0.00
Totals		100,000.00	0.00	0.00	0.00	0.00	100,000.00

For Office Use Only:

County Administrator Recommendation:	Chuck Winkler <small>Digitally signed by Chuck Winkler DN: cn=Chuck Winkler, o=Fluvanna County Public Schools, ou, email=cwinkler@apps.fluco.org, c=US Date: 2015.08.31 09:48:14 -0400</small>
Planning Commission Recommendation:	
Department Head Signature	

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Elementary School Playground Upgrades

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary							0.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities							0.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This request relates to Chapter 11, Goal 4, Item 2 of the Comprehensive Plan.



Project Title: Elementary School Playground Upgrades

Additional Narrative Description or Special Explanations:

This area is a large, empty rectangular box intended for providing additional narrative description or special explanations for the project. It is currently blank.



**COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN**

Project Title: Renovation of the Abrams Building School Division
Agency/Department: School Division **Contact: (Print Name)** Chuck Winkler **Order in Rank #:** 2

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	Renovation of the Abrams Building Total Cost: \$2,800,000 Renovating this building would increase the capacity of the Middle School by 200 students. The building currently houses the Abrams Academy, the school division's alternative education program. The renovation will include the cost of asbestos abatement. The scope of proposed improvements is general in nature with a major focus on complete HVAC and electrical upgrades. The project would include a new roof and replacement flooring in classrooms. The cost would include basic architectural, civil, structural, mechanical, electrical, and plumbing engineering, and allowances for independent inspections. Surveys for boundary, topography, existing underground and concealed elements on the site will be completed. This is still the original Domino Plan cost estimate as we have not received an update.
<input checked="" type="checkbox"/> FY17-20 Proj in current CIP	
<input type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash							0.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction			2,800,000.00				2,800,000.00
Equipment							0.00
Other							0.00
Totals		0.00	2,800,000.00	0.00	0.00	0.00	2,800,000.00

For Office Use Only:

County Administrator Recommendation: Planning Commission Recommendation:	<div style="display: flex; align-items: center; justify-content: center;"> <div style="font-size: 24pt; font-weight: bold; margin-right: 10px;">Chuck Winkler</div> <div style="font-size: 8pt; margin-right: 10px;"> Digitally signed by Chuck Winkler DN: cn=Chuck Winkler, o=Fluvanna County Public Schools, ou, email=cwinkler@apps.fluco.org, c=US Date: 2015.08.31 10:02:15 -0400 </div> </div> <div style="text-align: center; margin-top: 10px;"> Department Head Signature </div>
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COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Renovation of the Abrams Building School Division

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary							0.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities							0.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This request relates to Chapter 11, Goal 4, Item 5 of the Comprehensive Plan.



Project Title: Renovation of the Abrams Building School Division

Additional Narrative Description or Special Explanations:

A large, empty rectangular box with a black border, intended for providing additional narrative description or special explanations for the project.



Project Title: Central Elementary HVAC Replacement
Agency/Department: School Division **Contact: (Print Name)** Chuck Winkler **Order in Rank #:** 2

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	Central Elementary HVAC Replacement
<input type="checkbox"/> FY17-20 Proj in current CIP	Total Cost Estimate: \$1,139,103
<input checked="" type="checkbox"/> New Project FY17-21	The HVAC system in the original building and the east wing is obsolete. Replacement parts for the chilling units, installed in 1988, are very difficult to obtain. Work would include replacing the chillers and the individual heating/cooling units in rooms.

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash							0.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment			1,139,103.00				1,139,103.00
Other							0.00
Totals		0.00	1,139,103.00	0.00	0.00	0.00	1,139,103.00

For Office Use Only:

County Administrator Recommendation:
 Planning Commission Recommendation:


 Digitally signed by Chuck Winkler
 DN: cn=Chuck Winkler, o=Fluvanna County Public Schools, ou, email=cwinkler@apps.fluco.org, c=US
 Date: 2015.08.31 10:02:44 -0400
 Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Central Elementary HVAC Replacement

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary						0.00
VRS	10.58%					0.00
FICA	7.65%					0.00
Group Life	1.19%					0.00
Health Insurance						0.00
Worker's Comp						0.00
Vehicle						0.00
Vehicle Insurance						0.00
Utilities						0.00
Furniture and Fixtures						0.00
Equipment						0.00
Contractual Costs						0.00
Other						0.00
						0.00
Total Operational Costs	0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues						0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This request relates to Chapter 11, Goal 4, Items 2 and 3 of the Comprehensive Plan.



Project Title: Central Elementary HVAC Replacement

Additional Narrative Description or Special Explanations:



Project Title: Underground Fuel Tank Replacement
Agency/Department: _____ **Contact: (Print Name)** _____ **Order in Rank #:** 1

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	Underground Fuel Tank Replacement
<input type="checkbox"/> FY17-20 Proj in current CIP	Total Cost: \$200,000
<input checked="" type="checkbox"/> New Project FY17-21	The Commonwealth of Virginia recommends replacement of underground fuel storage tanks with above ground tanks. We currently have two 10,000 gallon tanks (gasoline and diesel) at Carysbrook Elementary serving all county departments, one 10,000 gallon heating oil tank at Central, and one 20,000 gallon heating oil tank (to be replaced by 10,000 to 15,000 gallon tank) at FMS. The estimate received from James River Petroleum to "swap" a buried 10,000 gallon tank with an above ground is \$30,000. So, we would estimate a total cost of \$200,000 to cover one larger tank and securing all new above ground tanks.

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash							0.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment				200,000.00			200,000.00
Other							0.00
Totals		0.00	0.00	200,000.00	0.00	0.00	200,000.00

For Office Use Only:

County Administrator Recommendation:	 <small>Digitally signed by Chuck Winkler DN: cn=Chuck Winkler, o=Fluvanna County Public Schools, ou, email=cwinkler@apps.fluco.org, c=US Date: 2015.08.31 10:06:04 -04'00'</small>
Planning Commission Recommendation:	
Department Head Signature	

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Underground Fuel Tank Replacement

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary						0.00
VRS	10.58%					0.00
FICA	7.65%					0.00
Group Life	1.19%					0.00
Health Insurance						0.00
Worker's Comp						0.00
Vehicle						0.00
Vehicle Insurance						0.00
Utilities						0.00
Furniture and Fixtures						0.00
Equipment						0.00
Contractual Costs						0.00
Other						0.00
						0.00
Total Operational Costs	0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues						0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This request relates to Chapter 11, Goal 4, Item 5 of the Comprehensive Plan.



Project Title: Underground Fuel Tank Replacement

Additional Narrative Description or Special Explanations:

This area is currently blank, intended for providing additional narrative description or special explanations for the project.



Project Title: Fluvanna Middle School Restroom Renovations
Agency/Department: School Division **Contact: (Print Name)** Chuck Winkler **Order in Rank #:** 2

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	Fluvanna Middle School Restroom Renovations Total Cost: \$450,000 The restrooms in the original (1977 construction) areas of Fluvanna Middle School have received no significant improvements. Funds are requested to replace fixtures, partitions, and structural issues.
<input type="checkbox"/> FY17-20 Proj in current CIP	
<input checked="" type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash							0.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction					450,000.00		450,000.00
Equipment							0.00
Other							0.00
Totals		0.00	0.00	0.00	450,000.00	0.00	450,000.00

For Office Use Only:

County Administrator Recommendation:	Chuck Winkler <small>Digitally signed by Chuck Winkler DN: cn=Chuck Winkler, o=Fluvanna County Public Schools, ou, email=cwinkler@apps.fluco.org, c=US Date: 2015.08.31 10:08:43 -0400</small>
Planning Commission Recommendation:	
Department Head Signature	

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Fluvanna Middle School Restroom Renovations

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary							0.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities							0.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This request relates to Chapter 11, Goal 4, Item 5 of the Comprehensive Plan.



Project Title: Fluvanna Middle School Restroom Renovations

Additional Narrative Description or Special Explanations:



COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN

Project Title: Carysbrook Elementary Roof Replacement
Agency/Department: School Division **Contact: (Print Name)** Chuck Winkler **Order in Rank #:** 2

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	<p>Carysbrook Elementary School Roof Replacement Total Cost: \$440,000</p> <p>The roof on Carysbrook Elementary School has reached the estimated replacement timeline. Cost estimate is based on 2015-2016 pricing.</p>
<input type="checkbox"/> FY17-20 Proj in current CIP	
<input checked="" type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash							0.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction						440,000.00	440,000.00
Equipment							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	440,000.00	440,000.00

For Office Use Only:

County Administrator Recommendation:

 Planning Commission Recommendation:


 Digitally signed by Chuck Winkler
 DN: cn=Chuck Winkler, o=Fluvanna County Public Schools, ou, email=cwinkler@apps.fluco.org, c=US
 Date: 2015.08.31 10:11:20 -04'00'
 Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Carysbrook Elementary Roof Replacement

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary						0.00
VRS	10.58%					0.00
FICA	7.65%					0.00
Group Life	1.19%					0.00
Health Insurance						0.00
Worker's Comp						0.00
Vehicle						0.00
Vehicle Insurance						0.00
Utilities						0.00
Furniture and Fixtures						0.00
Equipment						0.00
Contractual Costs						0.00
Other						0.00
						0.00
Total Operational Costs	0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues						0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This request relates to Chapter 11, Goal 4, Item 5 of the Comprehensive Plan.



Project Title: Carysbrook Elementary Roof Replacement

Additional Narrative Description or Special Explanations:

A large, empty rectangular box with a black border, intended for providing additional narrative description or special explanations for the project.



**COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN**

Project Title: Fluvanna County Capital Reserve - Maintenance
Agency/Department: County Administration **Contact: (Print Name)** Steve Nichols **Order in Rank #:** 1

Select One Category: <input type="checkbox"/> FY16 Proj - add'l funding <input checked="" type="checkbox"/> FY17-20 Proj in current CIP <input type="checkbox"/> New Project FY17-21	Project Description, Justification & Location (Add'l space available on page 3): <p>Each year the Capital Improvement Plan receives requests for building system replacements, routine building up keep items, replacement of equipment and vehicles that are greater than \$20,000. These items have a service life after their useful life has been met; but systems need to be repaired, replaced or routine up keep needs to be done. At times, these repairs or replacements can end up costing more if they are not addressed during the current fiscal year. At times the useful life is exceeded and funds are not put aside to recognize these replacements and up keeps. The county would like to establish a Capital Reserve based on 20% of the depreciation of the buildings and equipment for when these requests are made in the Capital Improvement Plan. This would allow for funds to be available to draw upon to cover the cost of replacements and up keep, so they are not put off until they become an emergency.</p>
--	--

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash		200,000.00	200,000.00	200,000.00	200,000.00	200,000.00	1,000,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		200,000.00	200,000.00	200,000.00	200,000.00	200,000.00	1,000,000.00
Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment							0.00
Other		200,000.00	200,000.00	200,000.00	200,000.00	200,000.00	1,000,000.00
Totals		200,000.00	200,000.00	200,000.00	200,000.00	200,000.00	1,000,000.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	
Department Head Signature	

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Fluvanna County Capital Reserve - Maintenance

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary							0.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities							0.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

-



Project Title: Fluvanna County Capital Reserve - Maintenance

Additional Narrative Description or Special Explanations:



Project Title: Carysbrook Building Renovation and Space Utilization Improvements (MRR)
Agency/Department: Public Works **Contact: (Print Name)** Wayne Stephens **Order in Rank #:** 1

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	<p>The final year of this multi-year project includes funding to complete renovations of the former MACAA facility and the basement of the Treasurer's Building, for use by the Public Works/Facilities and Information Technology Departments, respectively. The following space renovations and relocations remain to be completed in FY 2017:</p> <p>1) Renovations to former MACAA Building to convert it back in to a maintenance shop with offices, and relocation of Building and Grounds personnel to that facility.</p> <p>2) Renovations to the basement area of the Treasurer's Building & relocation of the IT Department to that facility. (continued on Sheet #3)</p>
<input checked="" type="checkbox"/> FY17-20 Proj in current CIP	
<input type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash		50,000.00					50,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		50,000.00	0.00	0.00	0.00	0.00	50,000.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	
	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Carysbrook Building Renovation and Space Utilization Improvements (MRR)

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary							0.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities							0.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

-



Project Title: Carysbrook Building Renovation and Space Utilization Improvements (MRR)

Additional Narrative Description or Special Explanations:

Work already completed includes:

- 3) The Pottery Studio has been relocated from the basement of the Gymnasium to a classroom in the Community Center.
- 4) The MACAA Offices and Thrift store have been relocated to the basement of the Carysbrook Gymnasium.
- 5) Cooperative Extension Offices have been relocated from the Administration Building to the Community Center in Fork Union. The planned renovation of the kitchen area, and an additional office for Cooperative Extension, at the Community Center is underway and scheduled to be completed during FY2016.



**COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN**

Project Title: Courts Building - Replacement of Lighting Controls & Lighting Fixtures (MRR)
Agency/Department: Public Works **Contact: (Print Name)** Wayne Stephens **Order in Rank #:** 1

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	<p>This project involves complete replacement of the lighting controls system in the Courts Building. The current controls system is obsolete, and replacement parts are either scarce or non-existent. A major component failure could result in loss of lighting in court rooms and offices within the building.</p> <p>The second portion of the project involves replacement of existing fluorescent, halogen, and other types of light fixtures throughout the building with equivalent LED light fixtures.</p>
<input type="checkbox"/> FY17-20 Proj in current CIP	
<input checked="" type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash		30,000.00	150,000.00				180,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		30,000.00	150,000.00	0.00	0.00	0.00	180,000.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	
	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Courts Building - Replacement of Lighting Controls & Lighting Fixtures (MRR)

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary						0.00
VRS	10.58%					0.00
FICA	7.65%					0.00
Group Life	1.19%					0.00
Health Insurance						0.00
Worker's Comp						0.00
Vehicle						0.00
Vehicle Insurance						0.00
Utilities						0.00
Furniture and Fixtures						0.00
Equipment						0.00
Contractual Costs						0.00
Other						0.00
						0.00
Total Operational Costs	0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues						0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

-



Project Title:

Courts Building - Replacement of Lighting Controls & Lighting Fixtures (MRR)

Additional Narrative Description or Special Explanations:

A large, empty rectangular box with a black border, intended for providing additional narrative description or special explanations for the project.



**COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN**

Project Title: Carysbrook Roof Replacements - Gymnasium & social Services Building (MRR)
Agency/Department: Public Works **Contact: (Print Name)** Wayne Stephens **Order in Rank #:** 1

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	<p>This project involves the replacement of the membrane roofs on the Carysbrook Gymnasium building and the two-story (main) portion of the Department of Social Services building. Both roofs have lasted well beyond their expected lives, but have recently developed leaks. Past repairs have fixed the leaks and alleviated a problem with the interface between the roofing material and the four large powered vents on the roof of the gymnasium.</p> <p>Our latest assessment has determined that both roofs need to be replaced, although the roof on the Social Services Building is in the worse condition of the two.</p>
<input checked="" type="checkbox"/> FY17-20 Proj in current CIP	
<input type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash		110,000.00					110,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		110,000.00	0.00	0.00	0.00	0.00	110,000.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	
	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Carysbrook Roof Replacements - Gymnasium & social Services Building (MRR)

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary							0.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities							0.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

-



Project Title: Carysbrook Roof Replacements - Gymnasium & social Services Building (MRR)

Additional Narrative Description or Special Explanations:



**COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN**

Project Title: Building Envelope (Exterior) Renewal and Repair (MRR)
Agency/Department: Public Works **Contact: (Print Name)** Wayne Stephens **Order in Rank #:** 1

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	<p>This project involves major efforts to repair and renew exterior portions of several buildings. These include:</p> <ul style="list-style-type: none"> • Brick repair and pointing at the Historical Courthouse, Public Works Building, Fork Union Community Center & Administration Building. • Exterior repairs and painting at various buildings, particularly the Registrar's Office and Fork Union Community Center • Concrete, stone and facade repairs to the Social Services Building and Fork Union Community Center • Installation of Gutters & Downspouts on the covered entrance walkway at the Library • Exterior repairs to Gymnasium walls and Carysbrook sign structure. <p>Several items have been added, and budget estimate for this project has been updated since the original FY2016 request.</p>
<input checked="" type="checkbox"/> FY17-20 Proj in current CIP	
<input type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash		150,000.00					150,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		150,000.00	0.00	0.00	0.00	0.00	150,000.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	
	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Building Envelope (Exterior) Renewal and Repair (MRR)

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary							0.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities							0.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

-



Project Title: Building Envelope (Exterior) Renewal and Repair (MRR)

Additional Narrative Description or Special Explanations:



COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN

Project Title: Demolish Concrete Block Building (Maintenance Shop) at Carysbrook (MRR)
Agency/Department: Public Works **Contact: (Print Name)** Wayne Stephens **Order in Rank #:** 2

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	<p>This 1930s cinder block building was, until 2014, used by the Public Works Department for performing equipment maintenance and repair. However, the building foundation, footings and walls at the south end of the building have been sinking/shifting, and that end of the building is in danger of collapsing. This project will pay for the costs of rendering the site safe by demolishing the building and disposing of the debris, leaving as much of the concrete slab as can be salvaged in place.</p> <p>Estimated cost has been updated since the FY2016 request.</p>
<input checked="" type="checkbox"/> FY17-20 Proj in current CIP	
<input type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash		35,000.00					35,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		35,000.00	0.00	0.00	0.00	0.00	35,000.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

For Office Use Only:

County Administrator Recommendation:	
Planning Commission Recommendation:	
Department Head Signature	

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Demolish Concrete Block Building (Maintenance Shop) at Carysbrook (MRR)

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary							0.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities							0.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

-



Project Title: Demolish Concrete Block Building (Maintenance Shop) at Carysbrook (MRR)

Additional Narrative Description or Special Explanations:



COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN

Project Title: Fence Repairs & Replacement (MRR)
Agency/Department: Public Works **Contact: (Print Name)** Wayne Stephens **Order in Rank #:** 2

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	<p>This project involves the complete replacement of the chain link fencing and backstop for the softball field at Carysbrook, and the repair and/or replacement of existing fences at several other County owned facilities.</p> <p>These include: Repair or Replace (as needed) the fencing and backstops for two ballfields at Pleasant Grove Park; Replacement of fencing for one basketball court at Carysbrook.</p> <p>The Scope of this Project has changed, and Cost Estimates for the work have been updated, since the original FY2016 request.</p>
<input checked="" type="checkbox"/> FY17-20 Proj in current CIP	
<input type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash		79,500.00					79,500.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		79,500.00	0.00	0.00	0.00	0.00	79,500.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	
	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Fence Repairs & Replacement (MRR)

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary							0.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities							0.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

-



Project Title: Fence Repairs & Replacement (MRR)

Additional Narrative Description or Special Explanations:

This area is currently blank, intended for providing additional narrative description or special explanations for the project.



**COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN**

Project Title: Renovation of Administration Building Basement & Construction of Secure Storage (MRR)
Agency/Department: Public Works **Contact: (Print Name)** Wayne Stephens **Order in Rank #:** 2

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	<p>Storage space for archived County files and records is in very short supply. The County has no warehouse space, and space within departmental offices is limited.</p> <p>This project involves the design, layout and construction of compartmentalized storage areas on the existing concrete slab in the basement of this building. When complete, County departments can be assigned on or more lockable storage units in which departmental records, files and other materials may be securely stored.</p> <p>Components for mold removal and remediation and removal of vestigial HVAC equipment in the basement have been added to this project since the original FY2016 request.</p>
<input checked="" type="checkbox"/> FY17-20 Proj in current CIP	
<input type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash		35,000.00	35,000.00				70,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		35,000.00	35,000.00	0.00	0.00	0.00	70,000.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

For Office Use Only:

County Administrator Recommendation:	
Planning Commission Recommendation:	
Department Head Signature	

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Renovation of Administration Building Basement & Construction of Secure Storage (MRR)

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary							0.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities							0.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

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Project Title: Renovation of Administration Building Basement & Construction of Secure Storage (MRR)

Additional Narrative Description or Special Explanations:



**COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN**

Project Title: Concrete Walks, Walls and Steps Repair & Renewal (MRR)
Agency/Department: Public Works **Contact: (Print Name)** Wayne Stephens **Order in Rank #:** 2

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	This project involves performing repairs to some of the (County-owned) concrete walks, steps and walls in the Village of Palmyra, at the Fork Union Community Center, and at the Carysbrook gymnasium (removal of damaged sidewalk)
<input checked="" type="checkbox"/> FY17-20 Proj in current CIP	
<input type="checkbox"/> New Project FY17-21	
	The budget estimate for this project has been updated since the original FY2016 request.

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash		35,000.00					35,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		35,000.00	0.00	0.00	0.00	0.00	35,000.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	
	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Concrete Walks, Walls and Steps Repair & Renewal (MRR)

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary							0.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities							0.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

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Project Title: Concrete Walks, Walls and Steps Repair & Renewal (MRR)

Additional Narrative Description or Special Explanations:

A large, empty rectangular box with a black border, intended for providing additional narrative description or special explanations for the project.



**COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN**

Project Title: Courthouse Grounds - Slope Plantings (MRR)
Agency/Department: Public Works **Contact: (Print Name)** Wayne Stephens **Order in Rank #:** 3

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	<p>This project involves planting of vegetation on steep slopes on the south and west sides of the Courts Building. The vegetation planted will be of a variety which provides good ground cover, is aesthetically pleasing and does not require mowing.</p> <p>This is a safety, as well as aesthetic issue, as many of the slopes are steeper than 2:1 (often approaching 1:1) and are therefore not safe for personnel to mow with conventional equipment.</p> <p>The cost estimate has been updated since the original request FY2016 request.</p>
<input checked="" type="checkbox"/> FY17-20 Proj in current CIP	
<input type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash		35,000.00					35,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		35,000.00	0.00	0.00	0.00	0.00	35,000.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	
	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Courthouse Grounds - Slope Plantings (MRR)

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary							0.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities							0.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

-



Project Title: Courthouse Grounds - Slope Plantings (MRR)

Additional Narrative Description or Special Explanations:

This area is currently blank, intended for providing additional narrative description or special explanations for the project.



**COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN**

Project Title: Courts Building - Addition of Gutters & Downspouts (MRR)
Agency/Department: Public Works **Contact: (Print Name)** Wayne Stephens **Order in Rank #:** 3

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	<p>Only the deed/record room wing of the new Courthouse was built with gutters, downspouts & snow guards. Without these items on the building, we risk erosion, water intrusion & snow slides. This project will provide matching copper gutters & downspouts, plus snow guards.</p> <p>The project is currently programmed for the FY2018 Capital Budget. The estimated cost has been updated since the FY2016 request.</p>
<input checked="" type="checkbox"/> FY17-20 Proj in current CIP	
<input type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash			95,000.00				95,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		0.00	95,000.00	0.00	0.00	0.00	95,000.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	
	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Courts Building - Addition of Gutters & Downspouts (MRR)

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary						0.00
VRS	10.58%					0.00
FICA	7.65%					0.00
Group Life	1.19%					0.00
Health Insurance						0.00
Worker's Comp						0.00
Vehicle						0.00
Vehicle Insurance						0.00
Utilities						0.00
Furniture and Fixtures						0.00
Equipment						0.00
Contractual Costs						0.00
Other						0.00
						0.00
Total Operational Costs	0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues						0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

-



Project Title: Courts Building - Addition of Gutters & Downspouts (MRR)

Additional Narrative Description or Special Explanations:



**COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN**

Project Title: Fluvanna County Public Schools Capital Reserve - Maintenance
Agency/Department: County Administration **Contact: (Print Name)** Steve Nichols **Order in Rank #:** 1

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	Each year the Capital Improvement Plan receives requests for building system replacements, routine building up keep items, replacement of equipment and vehicles that are greater than \$20,000. These items have a service life after their useful life has been met; but systems need to be repaired, replaced or routine up keep needs to be done. At times, these repairs or replacements can end up costing more if they are not addressed during the current fiscal year. At times the useful life is exceeded and funds are not put aside to recognize these replacements and up keeps. The county would like to establish a Capital Reserve based on 20% of the depreciation of the buildings and equipment for when these requests are made in the Capital Improvement Plan. This would allow for funds to be available to draw upon to cover the cost of replacements and up keep, so they are not put off until they become an emergency.
<input checked="" type="checkbox"/> FY17-20 Proj in current CIP	
<input type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash		200,000.00	200,000.00	200,000.00	200,000.00	200,000.00	1,000,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		200,000.00	200,000.00	200,000.00	200,000.00	200,000.00	1,000,000.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment							0.00
Other		200,000.00	200,000.00	200,000.00	200,000.00	200,000.00	1,000,000.00
Totals		200,000.00	200,000.00	200,000.00	200,000.00	200,000.00	1,000,000.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	
	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Fluvanna County Public Schools Capital Reserve - Maintenance

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary							0.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities							0.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

-



Project Title: Fluvanna County Public Schools Capital Reserve - Maintenance

Additional Narrative Description or Special Explanations:

A large, empty rectangular box with a black border, intended for providing additional narrative description or special explanations for the project.



Project Title: Floor Covering Replacement
Agency/Department: School Division **Contact: (Print Name)** Chuck Winkler **Order in Rank #:** 2

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	Floor Covering Replacement Total Cost: \$200,000 The 2015-2016 request for \$100,000 for this project was moved to 2016-2017 via BOS action. Prior to 2008 carpet was replaced in classrooms on a 7 year cycle. Carpet seams are splitting in many classrooms and carpet tape is currently being used to repair these areas. Evaluation of carpet versus tile or linoleum will continue to be a topic of conversation. Carpet in hallways and classrooms at Central Elementary School was replaced with a linoleum product beginning in the summer of 2013.
<input checked="" type="checkbox"/> FY17-20 Proj in current CIP	
<input type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash							0.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment							0.00
Other		200,000.00					200,000.00
Totals		200,000.00	0.00	0.00	0.00	0.00	200,000.00

For Office Use Only:

County Administrator Recommendation:	<div style="display: flex; align-items: center; justify-content: center;"> <div style="font-size: 24pt; font-weight: bold; margin-right: 10px;">Chuck Winkler</div> <div style="font-size: 8pt; text-align: left;"> Digitally signed by Chuck Winkler DN: cn=Chuck Winkler, o=Fluvanna County Public Schools, ou, email=cwinkler@apps.fluco.org, c=US Date: 2015.08.31 09:49:31 -04'00' </div> </div>
Planning Commission Recommendation:	

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Floor Covering Replacement

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary						0.00
VRS	10.58%					0.00
FICA	7.65%					0.00
Group Life	1.19%					0.00
Health Insurance						0.00
Worker's Comp						0.00
Vehicle						0.00
Vehicle Insurance						0.00
Utilities						0.00
Furniture and Fixtures						0.00
Equipment						0.00
Contractual Costs						0.00
Other						0.00
						0.00
Total Operational Costs	0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues						0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This request relates to Chapter 11, Goal 4, Item 2 of the Comprehensive Plan.



Project Title: Floor Covering Replacement

Additional Narrative Description or Special Explanations:



Project Title: Multi-Year Vehicle Fleet Replacement Plan (MRR)
Agency/Department: Public Works **Contact: (Print Name)** Wayne Stephens **Order in Rank #:** 1

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	<p>This plan involves the continuation of the fleet replacement plan for vehicles in the County's fleet (exclusive of fire/rescue, police, social services and school vehicles). The replacement criteria used to program this five-year purchase plan are: 10 years or 175,000 miles for sedans, 12 years or 200,000 miles for work trucks and vans, 15 years or 250,000 miles for large trucks. These criteria assume a useful vehicle life that well beyond most industry-recommended fleet replacement ages/mileages. As replacement of the oldest and least reliable County vehicles is achieved, it is anticipated that adjustments will be made to allow for optimization of average vehicle life-cycle costs.</p> <p>No vehicle replacements were budgeted for FY2016, so the proposed replacement schedule has simply been shifted one full year. It is not recommended that this become a regular practice. Estimated costs have been updated.</p>
<input checked="" type="checkbox"/> FY17-20 Proj in current CIP	
<input type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash		190,000.00	160,000.00	135,000.00	135,000.00	160,000.00	780,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		190,000.00	160,000.00	135,000.00	135,000.00	160,000.00	780,000.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

For Office Use Only:

County Administrator Recommendation:	
Planning Commission Recommendation:	
Department Head Signature	

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Multi-Year Vehicle Fleet Replacement Plan (MRR)

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary							0.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities							0.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

-



Project Title: Multi-Year Vehicle Fleet Replacement Plan (MRR)

Additional Narrative Description or Special Explanations:

FY2017

1. Three, 3/4-Ton Pickup Trucks
2. Two, 4-Door Sedans
3. One, 3/4-Ton Utility Truck

FY2018

1. Two, 4-Door Sedans
2. Two, 1/2 Ton Pickup Trucks
3. One, Crew Cab Pickup Truck

FY2019 - Assumes Replacement of Vehicles.

FY2020 - Assumes Replacement of Vehicles.

FY2021 - Assumes Replacement of Vehicles, including one utility-type truck.



Project Title: Police Vehicle Purchase/Replacement Program
Agency/Department: Fluvanna Sheriffs Office **Contact: (Print Name)** Captain Von Hill **Order in Rank #:** 1

Select One Category: <input type="checkbox"/> FY16 Proj - add'l funding <input checked="" type="checkbox"/> FY17-20 Proj in current CIP <input type="checkbox"/> New Project FY17-21	Project Description, Justification & Location (Add'l space available on page 3): <p>Police vehicles accumulate wear and breakdown through normal use. A replacement program allows the police department to rotate through several new vehicles each year, ensuring all vehicles are functional and capable of performing properly. New operating cost are expected to be minimal as newer vehicles will require less maintenance and be more fuel efficient. FY 18 - 21 increases reflect vehicular needs of new positions outlined in the Comprehensive Plan. These purchases are in line with Fluvanna County's Comprehensive Plan, Chapter 12 (Public Safety Vision).</p>
--	---

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash							0.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment		125,000.00	155,000.00	185,000.00	185,000.00	185,000.00	835,000.00
Other							0.00
Totals		125,000.00	155,000.00	185,000.00	185,000.00	185,000.00	835,000.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	
Department Head Signature	

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Police Vehicle Purchase/Replacement Program

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary		40,000.00	40,000.00	40,000.00	40,000.00		160,000.00
VRS	10.58%	4,232.00	4,232.00	4,232.00	4,232.00		16,928.00
FICA	7.65%	3,060.00	3,060.00	3,060.00	3,060.00		12,240.00
Group Life	1.19%	476.00	476.00	476.00	476.00		1,904.00
Health Insurance		5,880.00	5,880.00	5,880.00	5,880.00		23,520.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities							0.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		53,648.00	53,648.00	53,648.00	53,648.00	0.00	214,592.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

Under Chapter 12 of the Fluvanna County Comprehensive Plan, titled Public Safety the Fluvanna County Sheriff's Office has been mandated to be adequately staffed to effectively carry out all statutory responsibilities. The Sheriff's Office is responsible for all activities that relate to Law Enforcement, such as the Enforcement of Criminal, Traffic, Regulatory Laws, Security for the Court House, Serving Civil Process, Animal Control and providing School Resource Officers.



Project Title: Police Vehicle Purchase/Replacement Program

Additional Narrative Description or Special Explanations:

This area is currently blank, intended for providing additional narrative description or special explanations for the project.



**COUNTY OF FLUVANNA, VA
FY 2017-2021 CAPITAL IMPROVEMENTS PLAN**

Project Title: School Buses
Agency/Department: School Division **Contact: (Print Name)** Chuck Winkler **Order in Rank #:** 1

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	The Governor of Virginia and the Virginia Dept. of Education recommend a 15-year replacement cycle for school buses in the Commonwealth of Virginia. We recommend that we continue replacing the oldest of these buses at the rate of six/year. This will not get us caught up but will keep us on a maintainable cycle that can be adjusted as the bus needs change over the ensuing years. Cost is based on 2015-2016 pricing.
<input checked="" type="checkbox"/> FY17-20 Proj in current CIP	
<input type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash							0.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment	Sonny Merryman	564,000.00	376,000.00	376,000.00	376,000.00	376,000.00	2,068,000.00
Other							0.00
Totals		564,000.00	376,000.00	376,000.00	376,000.00	376,000.00	2,068,000.00

For Office Use Only:	
County Administrator Recommendation:	<div align="center">  <p>Chuck Winkler</p> <small>Digitally signed by Chuck Winkler DN: cn=Chuck Winkler, o=Fluvanna County Public Schools, ou=emailedocuments@fluvanna.k12va.gov, c=US Date: 2015.08.31 10:06:45 -0400</small> </div>
Planning Commission Recommendation:	

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: School Buses

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary						0.00
VRS	10.58%					0.00
FICA	7.65%					0.00
Group Life	1.19%					0.00
Health Insurance						0.00
Worker's Comp						0.00
Vehicle						0.00
Vehicle Insurance						0.00
Utilities						0.00
Furniture and Fixtures						0.00
Equipment						0.00
Contractual Costs						0.00
Other						0.00
						0.00
Total Operational Costs	0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues						0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This request relates to Chapter 11, Goal 4, Item 1 of the Comprehensive Plan.



Project Title: School Buses

Additional Narrative Description or Special Explanations:

2017-Six New School Buses Total Cost \$564,000

Three 65 passenger \$92,000 each

Three 77 passenger \$96,000 each

2018- Four New School Buses Total Cost \$376,000

Two 65 passenger \$92,000 each

Two 77 passenger \$96,000 each

2019- Four New School Buses Total Cost \$376,000

Two 65 passenger \$92,000 each

Two 77 passenger \$96,000 each

2020- Four New School Buses Total Cost \$376,000

Two 65 passenger \$92,000 each

Two 77 passenger \$96,000 each

2021- Four New School Buses Total Cost \$376,000

Two 65 passenger \$92,000 each

Two 77 passenger \$96,000 each



Project Title: Vehicles For Student Transportation and Facilities
Agency/Department: School Division **Contact: (Print Name)** Chuck Winkler **Order in Rank #:** 1

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	<p>Vehicles For Student Transportation and Facilities Total Cost: \$50,000 FY17</p> <p>The \$25,000 2015-2016 request for this project was moved to 2016-2017 via BOS action. Students with disabilities who require out-of-county placement are transported by car. Currently 21 students are transported to out-of-county facilities for instruction in 10 cars. Funds for newer model cars to transport these students are requested.</p> <p>The facilities maintenance department has 2 trucks that are used to move supplies, furniture, gravel, etc. The model year on these vehicles is 1980 and 1981. Parts are increasingly difficult to obtain. Funds for a newer model truck are requested.</p>
<input checked="" type="checkbox"/> FY17-20 Proj in current CIP	
<input type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash							0.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		0.00	0.00	0.00	0.00	0.00	0.00

Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment		50,000.00			25,000.00	25,000.00	100,000.00
Other							0.00
Totals		50,000.00	0.00	0.00	25,000.00	25,000.00	100,000.00

For Office Use Only:

County Administrator Recommendation:	<p>Chuck Winkler</p> <small>Digitally signed by Chuck Winkler DN: cn=Chuck Winkler, o=Fluvanna County Public Schools, ou, email=cwinkler@apps.fluco.org, c=US Date: 2015.08.31 10:01:27 -0400</small>
Planning Commission Recommendation:	
Department Head Signature	

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: Vehicles For Student Transportation and Facilities

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses		FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary							0.00
VRS	10.58%						0.00
FICA	7.65%						0.00
Group Life	1.19%						0.00
Health Insurance							0.00
Worker's Comp							0.00
Vehicle							0.00
Vehicle Insurance							0.00
Utilities							0.00
Furniture and Fixtures							0.00
Equipment							0.00
Contractual Costs							0.00
Other							0.00
							0.00
Total Operational Costs		0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues							0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This request relates to Chapter 11, Goal 1, Item 12, and Goal 4, Items 1 and 2 of the Comprehensive Plan.



Project Title: Vehicles For Student Transportation and Facilities

Additional Narrative Description or Special Explanations:

FY17 \$50,000 Maintenance Truck Replacement

FY20 \$25,000 Student Transport Car Replacement

FY21 \$25,000 Student Transport Car Replacement



Project Title: VEHICLE FLEET REPLACEMENT
Agency/Department: SOCIAL SERVICES **Contact: (Print Name)** KIM MABE **Order in Rank #:** 1

Select One Category:	Project Description, Justification & Location (Add'l space available on page 3):
<input type="checkbox"/> FY16 Proj - add'l funding	<p>Plan for one vehicle replacement annually over the next 5 years, and project in the CIP accordingly.</p> <p>The department currently has 8 vehicles, which consists of 5 older vehicles ranging form 1999 - 2006. The 5 older vehicles have become unreliable and very costly to maintain.</p>
<input type="checkbox"/> FY17-20 Proj in current CIP	
<input checked="" type="checkbox"/> New Project FY17-21	

Revenues (all figures in \$)	Proposed Source (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Borrowing - <i>Indicate annual debt service & first year</i>							0.00
Cash	County Funding	20,200.00	21,700.00	23,200.00	24,700.00	26,200.00	116,000.00
Revenue Bonds- <i>Indicate source of revenue</i>							0.00
Grant							0.00
Other							0.00
Totals		20,200.00	21,700.00	23,200.00	24,700.00	26,200.00	116,000.00
Expenditures (all figures in \$)	Prospective Vendor(s) (if known)	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Engineering & Planning (10% of project costs)							0.00
Land Acquisition (estimate \$15k per acre)							0.00
Construction							0.00
Equipment							0.00
Other 5 VEHICLE	eVA State Contract	20,200.00	21,700.00	23,200.00	24,700.00	26,200.00	116,000.00
Totals		20,200.00	21,700.00	23,200.00	24,700.00	26,200.00	116,000.00

For Office Use Only:	
County Administrator Recommendation:	
Planning Commission Recommendation:	
	Department Head Signature

COUNTY OF FLUVANNA, VA
 FY 2017-2021 CAPITAL IMPROVEMENTS PLAN
 PROJECTED OPERATIONAL COSTS AND REVENUES

Project Title: VEHICLE FLEET REPLACEMENT

Instructions: Enter the anticipated additional operational costs for the project beginning with the projected year of completion. If additional staff will be needed, indicate the number of positions planned. Also enter any anticipated operational revenue for the projected project.

Additional Anticipated Operational Expenses	FY2017	FY2018	FY2019	FY2020	FY2021	Total FY 17 - FY 21
Additional Staff Salary						0.00
VRS	10.58%					0.00
FICA	7.65%					0.00
Group Life	1.19%					0.00
Health Insurance						0.00
Worker's Comp						0.00
Vehicle						0.00
Vehicle Insurance						0.00
Utilities						0.00
Furniture and Fixtures						0.00
Equipment						0.00
Contractual Costs						0.00
Other						0.00
						0.00
Total Operational Costs	0.00	0.00	0.00	0.00	0.00	0.00
Total Anticipated Operational Revenues						0.00

How does this project relate to or address the future goals outlined in the Comprehensive Plan? Be Specific in description and reference comp plan chapter.

This vehicle replacement project will help ensure safety of employees and county citizens/clients while traveling for trainings and other transportation activities.

Transportation needs include:

- Mandated staff training (VDSS trainings are mostly provided in Richmond and Warrenton).
- Federal and state mandated home visits to clients with ongoing cases (foster care, CPS ongoing, FC prevention, adult services, etc).
- Mandated home visits to complete NH/CBC pre-screenings with Health Dept.
- Mandated home visits /off-site visits to conduct Child Protective Services/Adult Protective Services investigations.
- 24 hours emergency on-call CPS/APS/Foster Care transportation needs.

The vehicle replacement project relates directly to the County's Comprehensive Plan chapter 10;:Human Services.

Which states the mission for Fluvanna County Social Services is, "To be a leader in collaboration with other community agencies, to serve county citizens promoting self-reliance, wellbeing and the best possible quality of life. "In order to achieve this mission, Fluvanna County Social Services offers a number of service programs to meet local needs, such as the VIEW (Virginia Initiative for Employment not Welfare) program. The improvement in the economic level of some Fluvanna citizens may, in part, be due to VIEW (Virginia Initiative for Employment not Welfare). Initiated in 1997, this is a program of employment opportunities to assist individuals in attaining the goal of self-sufficiency. Supportive services are provided as needed and may include child care,transportation, medical and dental services necessary for employment, and work-related expenses.



Project Title: VEHICLE FLEET REPLACEMENT

Additional Narrative Description or Special Explanations:

All Temporary Assistance to Needy Families (TANF) and TANF-UP recipients must participate unless exempt. Supportive services are provided as needed and may include child care, transportation, medical/dental services necessary for employment, and other work-related expenses.

Although this item is specific to Public Safety, Course of Action under Public Safety Chapter 12 can be applied to Social Services and the clients as well.

Goal 1: To improve public safety infrastructure and operability in order to provide excellent service and protection to county residents.

Implementation Strategies, item 6: Plan for the replacement of vehicles and other capital items through the CIP.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

STAFF REPORT

To: Fluvanna County Planning Commission

Case Number: SUP 15:10

Tax Map: Tax Map 18, Section A, Parcel 7 & 7A

From: Steve Tugwell

District: Cunningham

Date: December 14, 2015

General Information: This request is to be heard by the Planning Commission on Monday, December 14, 2015 at 7:00 pm in the Circuit Court Room in the Courts Building.

Owner/Applicant: The Catholic Diocese of Richmond

Representative: Pam Dempsey

Requested Action: Request for special use permit to allow for an educational facility and after-school daycare with respect to a portion of Tax Map 18, Section A, Parcels 7 & 7A. (Attachment A)

Location: The affected property is located on the west side of Route 53 (Thomas Jefferson Parkway), approximately 1,380 feet northwest of its intersection with Route 600 (South Boston Road). (Attachment B)

Existing Zoning: A-1, Agricultural, General (Attachment C)

Planning Area: Rivanna Community Planning Area

Existing Land Use: St. Peter & Paul Catholic Church

Adjacent Land Use: The surrounding area is zoned A-1, Agricultural, General.

Zoning History:

- SUP 99-15 for a church addition;
- SDP 99-15 for a church expansion;
- SDP 05-20 for additional parking;
- SDP 08-17 for a cemetery;
- SDP 10-04 for a parish hall, rectory, and a cemetery

Comprehensive Plan:

Land Use Chapter:

The Comprehensive Plan designates this property as within the Rivanna Community Planning Area. According to this chapter, “*additional services and infrastructure are needed to accommodate more growth*”. Additionally, “*medium and small commercial businesses, along with office, civic, and residential uses, combine to form a series of neo-traditional developments that are interconnected with surrounding development*”. This is a heavily populated area of the county, with a variety of retail establishments designed to support the existing residential community.

Further, “*surrounding growth should be a mixture of uses and residential dwelling types that serve a variety of incomes. Neighborhood mixed-use is needed to help offset the volume of single-family residential development already in this community. Additional services and infrastructure are needed to accommodate more growth.*”

The Rivanna Community Planning Area is the most developed planning area in the county, and represents a good mixture of residential and commercial uses to sustain the citizenry. A variety of retail, food service, and professional service oriented businesses are located in and around the Rivanna CPA.

ECONOMIC DEVELOPMENT

The 2015 Comprehensive Plan states that “*the primary infrastructure service areas will be the Zion Crossroads, Lake Monticello, and Fork Union community planning areas*”. This property is located within the Rivanna Community Planning Area, in close proximity to the high-density residential Lake Monticello Community.

Analysis:

St. Peter & Paul Catholic Church is requesting a special use permit in order to operate “*Saint Nicholas Learning Center*”, a full-day/year-round educational facility that will provide pre-school services for up to 150 children, ages 2 years to 6 years. Saint Nicholas is proposed to be located in a portion of the new Parish Hall, with hours of operation as 7:00 a.m. through 3:30 p.m. As part of this application, Saint Nicholas also is requesting permission to operate an after-school daycare facility for children grades K-8 with the hours of 3:30 p.m. to 6:30 p.m., and Monday through Friday 7:00 a.m. to 6:30 p.m. during the summer months of May through August.

According to their application, the Parish Hall building has a certificate of occupancy “Use Group A3/E”. Staff has confirmed this occupancy use with the Building Official, and the building is equipped with the appropriate fire alarm systems. (Attachment D)

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

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

The educational facility would be located in the new Parish Hall at the St. Peter & Paul Catholic Church compound, on an approximate 29 acre parcel with the nearest dwelling being located approximately 400 feet away. The nearest dwelling is located in Taylor Ridge subdivision, and there is an approximate 300-foot tree buffer along the back of three (3) homes within Taylor's Ridge. The surrounding area features a mix of residential and agricultural uses. The church has been located here for many years and staff has not received any feedback with regard to this application, therefore it does not appear that the established pattern of the community would be altered or changed.

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

The educational facility's proposed location would be in a very large church building that has been specifically designed to accommodate large groups of people. The church was granted a special use permit in 1999 for an addition, and the nearby residential uses do not appear to have been adversely affected by church activities.

Neighborhood Meeting:

Other than staff and the applicants, there were no other attendees at the November 12, 2015 neighborhood meeting.

Technical Review Committee:

At the November 12, 2015 Technical Review Committee meeting:

1. The Health Dept. stated they have no comments;
2. VDOT stated that they reviewed the conceptual floor plan to utilize two existing rooms (four classrooms with folding wall dividers) inside of New Parish Hall for Preschool/Daycare (2 ½ to 5 ½ years old) during weekdays from 8:00 a.m. – 3:00 p.m. and extended hours from 3:00 p.m. to 6:00 p.m. for approximately 50 children. The church has an existing commercial entrance and right turn lane off Rte. 53 and a large paved and striped parking lot that will provide safe ingress/egress for dropoff/pickup of students;
3. The Fire Dept. stated they have no issues with the application;
4. Planning staff inquired about the number of enrolled students, age groups, hours of operation, and recreational facility space.
(Attachment E)

Conclusion:

The Planning Commission should consider any potential adverse impacts, such as traffic entering and exiting the property, noise, or potential visual impacts to adjacent properties.

Recommended Conditions

If approved, Staff recommends the following conditions:

1. The maximum number of students enrolled at this facility during the academic school year shall not exceed 150.
2. The regular school hours of operation shall be 7 a.m. to 3:30 p.m. pm Monday through Friday.
3. The after-school daycare and summer services hours of operation shall be 3:30 p.m. to 6:30 p.m. Monday through Friday.
4. The Board of Supervisors, or representative, reserves the right to inspect the business for compliance with these conditions at any time.
5. Under Sec. 22-17-4 F (2) of the Fluvanna County Code, the Board of Supervisors has the authority to revoke a Special Use Permit if the property owner has substantially breached the conditions of the Special Use Permit.

Suggested Motion:

I move that the Planning Commission recommend [approval/denial] of SUP 15:10, a special use permit to allow for an educational facility and after-school daycare with respect to a portion of Tax Map 18, Section A, Parcels 7 & 7A, with the five (5) conditions as described in the staff report.

Attachments:

- A – Application, APO Letter, Bishop’s permission letter, Dept. of Social Services letter, County of Fluvanna Certificate of Occupancy report, Report of Environmental Sanitation Inspections
- B – Zoning map
- C – Aerial Vicinity Map
- D – St. Nicholas Learning Center informational bulletin, classroom floorplan, site plan
- E – TRC Comment Letter, emails

Cc: The Catholic Diocese of Richmond – St. Peter & Paul Catholic Church, 4309 Thomas Jefferson Parkway, Palmyra, VA 22963, Rev. Gerald F. Musuubire, Pastor - office@saintspeterpaul.org
Ms. Pamela Dempsey – office@saintspeterpaul.org
Mr. Richard van Nierop - vannierop@comcast.net
File



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA

Application for Special Use Permit (SUP)

Received

OCT 23 2015

Planning Dept.

Owner of Record: The Catholic Diocese of Richmond **Applicant of Record:** St, Peter & Paul Church
 E911 Address: 4309 Thomas Jefferson Parkway, Palmyra E911 Address: 4309 Thomas Jefferson Parkway, Palmyra
 Phone: (434) 589-5201 Fax: (434) 589-4463 Phone: (434) 589-5201 Fax: (434) 589-4463
 Email: office@saintspeterpaul.org Email: office@saintspeterpaul.org

Representative: Rev. Gerald F. Musuubire, Pastor
 E911 Address: 4309 Thomas Jefferson Parkway, Palmyra
 Phone: (434) 589-5201 Fax: (434) 589-4463
 Email: office@saintspeterpaul.org

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

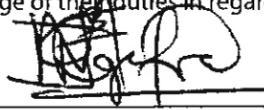
Is property in Agricultural Forestal District? No Yes
 If Yes, what district: _____

Tax Map and Parcel(s): 18-A-7 **Deed Book Reference:** 181 page no. 631
Acreage: 29 **Zoning:** A-1 Deed Restrictions? No Yes (Attach copy)

Request for a SUP in order to: Operate PreSchool&AfterCare Proposed use of Property: Operate PreSchool & After Care

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

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

Date: 10/15/2015 Signature of Owner/Applicant: 
 Subscribed and sworn to before me this 15 day of October, 2015
 Notary Public: Pamela Dempsey Register # 7619381

My commission expires: 10/31/2018

Certification: Date: November 3, 2014

Zoning Administrator: _____

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

OFFICE USE ONLY	
Date Received: <u>10-23-15</u>	Pre-Application Meeting: _____
PH Sign Deposit Received: <u>V# 6194</u>	Application #: SUP <u>15 : 010</u>
\$800.00 fee plus mailing costs paid: <u>V# 6194</u>	Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified Mail
Amendment of Condition: \$400.00 fee plus mailing costs paid: _____	
Telecommunications Tower \$1,500.00 fee plus mailing costs paid: _____	\$5,500 w/Consultant Review paid: _____
Election District: <u>Cunningham</u>	Planning Area: <u>R. Nava CPA</u>
Public Hearings	
Planning Commission	Board of Supervisors
Advertisement Dates: <u>Nov 23rd / Dec 3rd & Dec 14th</u>	Advertisement Dates: <u>Dec 28th / Jan 7th & 14th</u>
APO Notification: <u>Nov 30th</u>	APO Notification: <u>Jan 4th</u>
Date of Hearing: <u>Dec 14th</u>	Date of Hearing: <u>Jan 20th</u>
Decision: _____	Decision: _____

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

The use of our building – Parish Center – 4309 Thomas Jefferson Parkway, Palmyra. Proposal to use eleven (11) classrooms for the purpose of providing Pre-School services for 150 children ages 2 – 6 years of age from 7:00am – 6:30pm. The Center will also provide After School and Summer services for children grades k- 8 – Afterschool 3:30-6:30; summer - Mon – Fri 7:00am – 6:30pm.

Received

DEC 09 2015

Fluvanna County

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

Currently our Certificate of Occupancy is Use Group A3/E – We are located in Zone A-1, which limits our ability to offer educational services only to our parishioners, but not on a daily basis. Our proposed plan is to offer educational services to our parishioners and our community at large on a daily – year round schedule.

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

There are no intended effects on adjacent property and the surrounding neighborhood. No increase in traffic is anticipated and there will be no increase in noise level associated with having children on the premises. There will be a minimal increase in activity at the Center, with no impact on the surrounding neighborhoods.

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

We believe the proposed educational facility will be advantageous to our county as the program offers care for pre-school and elementary/middle school age children – daily – 7:00am – 6:30pm – in an effort to help working parents have a safe, educational place for their children while they are away at work. The program will also provide these children with care in an educational setting when public schools are closed and over summer break, allowing for year round consistency in child care. Our program also provides preschool age children an opportunity to better prepare for the elementary school environment.

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

No changes need to be made to the current facility.

Received
DEC 08 2015
Fluvanna County

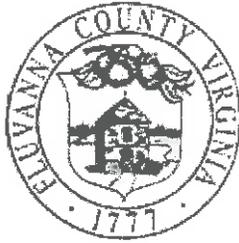
The use of our building – Parish Center – 4309 Thomas Jefferson Parkway, Palmyra. Proposal to use eleven (11) classrooms for the purpose of providing Pre-School services for 150 children ages 2 – 6 years of age from 7:00am – 6:30pm. The Center will also provide After School and Summer services for children grades k- 8 – Afterschool 3:30-6:30; summer - Mon – Fri 7:00am – 6:30pm.

Currently our Certificate of Occupancy is Use Group A3/E – We are located in Zone A-1, which limits our ability to offer educational services only to our parishioners, but not on a daily basis. Our proposed plan is to offer educational services to our parishioners and our community at large on a daily – year round schedule.

There are no intended effects on adjacent property and the surrounding neighborhood. No increase in traffic is anticipated and there will be no increase in noise level associated with having children on the premises. There will be a minimal increase in activity at the Center, with no impact on the surrounding neighborhoods.

We believe the proposed educational facility will be advantageous to our county as the program offers care for pre-school and elementary/middle school age children – daily – 7:00am – 6:30pm – in an effort to help working parents have a safe, educational place for their children while they are away at work. The program will also provide these children with care in an educational setting when public schools are closed and over summer break, allowing for year round consistency in child care. Our program also provides preschool age children an opportunity to better prepare for the elementary school environment.

No changes need to be made to the current facility.



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

Name: St. Peter & Paul Church

Address: 4309 Thomas Jefferson Parkway

City: Palmyra

State: VA Zip Code: 22963

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

[Handwritten Signature] October 15, 2015
 Applicant Signature Date

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

OFFICE USE ONLY	
Application #: BZA _____ : CPA _____ : SUP <u>15</u> : <u>010</u> ZMP _____ : ZTA _____ :	
\$90 deposit paid per sign*: <u>✓ # 6/94</u>	Approximate date to be returned: <u>Jan 21st 2014</u>

Received
 OCT 23 2015
 Planning Dept.

Memorandum

DATE: November 20th, 2015
RE: Planning Commission APO Letter
TO: Jason Stewart
FROM: Deidre Creasy

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the December, 14 2015 Planning Commission Meeting.



COUNTY OF FLUVANNA

“Responsive & Responsible Government”

132 Main Street
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

NOTICE OF PUBLIC HEARING

November 20, 2015

«Owner»
«Address»
«City_State» «Zip_Code»
TMP# «TMP»

Re: Public Hearing on SUP 15:10

Dear «Owner»:

This letter is to notify you that the Fluvanna County Planning Commission will hold a public hearing on the above referenced item as noted below:

Purpose: Planning Commission Public Hearing
Day/Date: Monday, December 14, 2015
Time: 7:00 PM
Location: Fluvanna County Circuit Court Room, Palmyra, VA

The applicant or applicant’s representative will be present at the Board of Supervisors meeting for the special use permit request that is described as follows:

SUP 15:10 – St. Peter & Paul Catholic Church - A request for a Special Use Permit (SUP) to allow for an educational facility with respect to a portion of 29 acres of Tax Map 18, Section A, Parcels 7 & 7A. The affected property is located on the west side of Route 53 (Thomas Jefferson Parkway), approximately 1,380 feet northwest of its intersection with Route 600 (South Boston Road). The property is located in the Cunningham Election District and is within the Rivanna Community Planning Area.

You are welcome to attend the Public hearing and you will have an opportunity to comment, if desired. The tentative agenda and staff report for this action is available for public review on the County website at: <http://fluvannacounty.org/government/bos/agendasactionsminutes>. You can also view the report in the Fluvanna County Planning and Zoning Department during working hours (8:00 am – 5:00 pm, Monday through Friday).

If you have any questions regarding this special use permit application or the Public Hearing, please contact me at 434-591-1910.

Sincerely,

Jason Stewart
Planning and Zoning Administrator

SUP 15 :10 APOS					
Tmp		Name	Address	City, State	Zip
18	A	11	Elizabeth Sadler Et.Al	5063 Thomas Jefferson Pkwy	Palmyra, Va 22963
18	A	8	Charlie & Hazel Parrish	2234 Crestview Lane	Charlottesville, Va 22902
18	A	7A	Catholic Diocese of Richmond	7800 Carousel Ln	Henrico, Va 23294
18	8	1	Joseph & Elaine Nailler	103 Taylor Ridge Way	Palmyra, Va 22963
18	8	2	John & Linda Carpenter	115 Taylor Ridge Way	Palmyra, Va 22963
18	8	3	GRABSCH FAMILY TRUST	177 TAYLOR RIDGE WAY	Palmyra, Va 22963
18	8	4	Alfred & Freda Wilson	225 TAYLOR RIDGE WAY	Palmyra, Va 22963
18	8	5	Kara & Thomas Cara	267 TAYLOR RIDGE WAY	Palmyra, Va 22963
18	8	6	Slawomir Witkowski	283 TAYLOR RIDGE WAY	Palmyra, Va 22963
18	8	7	PAUL & AMY KARASZ	343 TAYLOR RIDGE WAY	Palmyra, Va 22963
18	8	8	JACK & DEANNA POORE	367 TAYLOR RIDGE WAY	Palmyra, Va 22963
18	9	16	Richard & Linda Fletcher	147 CHAPEL CT	Palmyra, Va 22963
18	9	17	Richard & Katherine Skovira	153 CHAPEL CT	Palmyra, Va 22963
18	A	7	Catholic Diocese of Richmond	4309 Thomas Jefferson Pkwy	Palmyra, Va 22963

Diocese of Richmond

Pastoral Center • 7800 Carousel Lane, Richmond, Virginia 23294-4201 • Phone: (804) 359-5661 • Fax: (804) 358-9159



Office of the Bishop

Rev. Gerald Musuubire
Saints Peter & Paul Catholic Church
4309 Thomas Jefferson Pkwy
Palmyra, VA 22963-9506

Dear Father Gerald:

Mrs. Francine Conway, Diocesan Superintendent of Catholic Schools, informed me that she received your proposal to open a preschool for children ages 3 and 4. She is confident that the Saint Nicholas Learning Center program and the financial plan to provide for the development and sustainability of the program are well thought out and have been properly vetted. Perhaps you could send me a copy of the proposal.

After consultation with the Office of Catholic Education, I am pleased to give you permission to embark on this initiative. I ask that you maintain contact with the Office of Catholic Education and provide them with beginning of the year and quarterly updates on the progress of the preschool and its program.

Mrs. Conway reported that you have suggested Saint Nicholas Learning Center's program might become a preparatory program for Charlottesville Catholic School. Therefore, I also ask that you contact the Principal, Mike Riley, to explain this initiative and your thoughts on how you envision it relating to Charlottesville Catholic School.

Thank you for your leadership in this all and all your pastoral endeavors.

Sincerely yours in Our Lord,

Most Rev. Francis X. DiLorenzo
Bishop of Richmond

July 14, 2015

C: Msgr. Mark Lane, Msgr. Francis Muench, Mike McGee, Sarah Rabin,
Kurt Hickman, Francine Conway

Received

OCT 28 2015

Planning Dept.



COMMONWEALTH of VIRGINIA
DEPARTMENT OF SOCIAL SERVICES

September 4, 2015

Ms. Pamela Dempsey, Director
Saints Peter & Paul Church
St. Nicholas Learning Center
4309 Thomas Jefferson Parkway
Palmyra, VA 22968

Dear Ms. Dempsey:

St. Nicholas Learning Center, operated by Saints Peter & Paul Church and located at 4309 Thomas Jefferson Parkway, Palmyra, Virginia 22963, has filed the required documentation for exemption as a child day center that is operated or conducted under the auspices of a religious institution pursuant to Section 63.2-1716 of the Code of Virginia. This exemption is effective 9/04/2015 through 9/03/2016.

According to the documentation provided to us by the County of Fluvanna Building Official, you have A-3/E Use Group Code and the occupancy for the classroom area is 150 occupants (classrooms currently being used capacity is 56). According to the Staff-Child Ratio Information Sheets filed with us, you are currently providing services for a maximum of 33 children at any one time, ages two and one-half years through five and one-half years..

Pursuant to the information you have filed with us, your operation is in compliance with the staff-child ratios required in the law. The exemption law requires that you maintain these staff-child ratios throughout the year. Any significant changes in the number of staff or children should be documented on a new Staff/Child Ratio Sheet (along with the supporting health statement for any new employees) and be submitted to this office in order that we may update our records for your facility. Please be sure to get both the Criminal History Record Check and Central Registry Search on all new employees.

The exemption law requires that you file the required documentation annually. You will be notified approximately 90 days before the expiration date. It is very important to distribute the health forms to your staff and schedule the necessary inspections far enough in advance of the expiration date to accomplish a timely filing of all of the renewal documentation. If you have any questions, please feel free to contact Rebecca Zickefoose, Administrative and Program Specialist, at (540) 332-2330.

Thank you for your cooperation.

Sincerely,

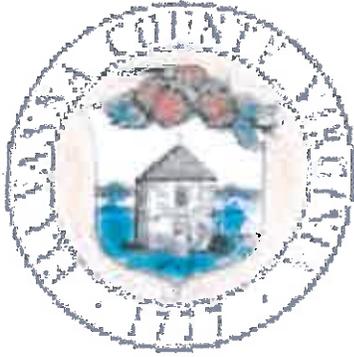
Christopher H. Fracher
Licensing Administrator

Received

OCT 23 2015

Planning Dept.

VALLEY LICENSING OFFICE
57 BEAM LANE, SUITE 102, FISHERSVILLE, VIRGINIA 22939
MAIN TELEPHONE (540) 332-2330 FAX: (540) 332-7748



COUNTY OF FLUVANNA CERTIFICATE OF OCCUPANCY

No change in occupancy of the structure will be permitted without first obtaining a new certificate. Failure to comply with all building and zoning conditions for the structure shall be cause to revoke this Certificate of Occupancy.

DATE ISSUED: 3/20/2015

PERMIT #: B-14-000133

CERTIFICATE # 002832

ADDRESS: 4309 THOMAS JEFFERSON PARKWAY 22963

OWNER NAME: ST. PETER & PAUL CHURCH

BUILDING CODE: IRC09

TYPE OF 2B

TOTAL SQUARE FEET: 12,400

USE GROUP: A3/E

DECSRIPTION: New Parish Hall

SPRINKLERED?: NO

SPECIAL PROVISIONS: New Parish Hall

BUILDING OFFICIAL

Received

OCT 20 2015

Planning Dept.

Melvin D. Carter
Executive Director

Charles E. Altizer, P.E.
State Fire Marshal



Northern Regional Office
State Fire Marshals Office
Post Office Box 1140
Orange, VA 22960
Phone: (540) 661-4661
Fax: (540) 672-1560
Steven Sites
Fire Marshal Manager

**Commonwealth Of Virginia
Department of Fire Programs
State Fire Marshal's Office
Inspection Notice**

Date of Inspection:

10/09/2015

<p>Owner/Occupant: Saints Peter and Paul Church Building Name: Saint Nicholas Learning Center Address: Saints Peter and Paul Church 4309 Thomas Jefferson Parkway Palmyra, 22963-____</p>	<p>File Number: N-2749-001 Occ/Use Code: CCF</p>
---	---

The violation(s) of the Virginia Statewide Fire Prevention Code noted on the previous inspection report have been corrected.

Received

OCT 23 2015

Planning Dept.

Failure to correct violations within the time limit specified in this notice may result in appropriate legal proceedings. An owner or occupant may appeal a decision of the State Fire Marshal to the State Building Code Technical Review Board within fourteen (14) days from receipt of this notice.

Notice Issued To: **Pam Dempsey**

Page 1 of 1

Inspected By: **Clinton Butts, Fire Marshal**

Date: 10/9/2015

REPORT OF ENVIRONMENTAL SANITATION INSPECTION
Requested by VIRGINIA DEPARTMENT OF SOCIAL SERVICES
As authorized by Title 63.2, Code of Virginia

OCT 23 2015

Planning Dept.

NAME OF FACILITY: Saint Nicholas Learning Center LICENSED CAPACITY: 53

NAME OF OPERATOR: Sts Peter & Paul Church LOCATION ADDRESS: 4309 Thomas Jeff. Pkwy

Palmyra, VA 2296

- TYPE OF FACILITY (Choose one)
- Assisted Living Facility
 - Children's Residential Facility
 - Independent Foster Home
 - Family Day Home
 - Licensed Child Day Center
 - Adult Day Care Center
 - Religiously Exempt Child Day Center
 - Certified Preschool or Nursery School Program

SECTION A: GENERAL SANITATION

1. Approved by the health department: Yes No
2. If No, describe general observations: _____

Date to be corrected: _____

SECTION B: WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS

1. Water Supply:
- A. Owned by Sts Peter & Paul Church
 - B. If public, operated by one or more municipalities: Yes No N/A
 - C. Approved by health department: Yes No
 - D. Date of most recent non-public water sample: 7/23/15
 - E. Comments/description of violations: _____

Date to be corrected: _____

2. Sewage Disposal System:
- A. Owned by Sts Peter & Paul Church
 - B. If public, operated by one or more municipalities: Yes No
 - C. Approved by health department: Yes No
 - D. Comments/description of violations: _____

Date to be corrected: _____

SECTION C: FOOD SERVICE OPERATIONS: (Attach copy of Health Department Inspection Form)

1. Food service operations are in compliance with *The Commonwealth of Virginia Board of Health Food Regulations*:
 Yes No N/A
2. Comments/Description of violations: No food prep allowed Snacks only

Date to be corrected: _____

SECTION D: SWIMMING POOLS:

(Applicable to: children's residential facilities annually; local ordinance may dictate inspections at other types of facilities listed in section A of this form. Check appropriate category below and complete rest of this section as applicable to the type of facility being inspected. Attach a copy of the health department's inspection form if applicable.)

1. Local ordinance does not require inspection of pools. This facility does not have a pool on site. Inspection conducted today.
2. Date last inspection: _____ Completed by: health department state local or private swimming pool business
3. Specify name of private business: _____
4. Comments/Description of violations: _____

Date to be corrected: _____

SUMMARY AND RECOMMENDATIONS:

1. Additional health hazards observed? No Yes If yes specify the hazard observed and the date by which the facility is to have the corrections completed: _____

2. Do you plan to conduct a follow-up inspection to verify correction of the above violation(s)? No Yes, specify date: _____

Fluvanna (County/City) 434-927-4311 (Telephone Number) [Signature] (Signature of Health Director or Designee) 7/28/15 (Date of Inspection)

Camela Dempsey 15

Biological, Chemical, and Physical Analysis of Water, Air, and Solids
Biological and Chemical Treatability Studies; Flow Measurements
607 Blue Street • Charlottesville, Va. 22902-1041
Phone (434)290-1710

DRINK WATER FROM PAUL CHURCH
1300 THOMAS JEFFERSON PKWY
FLEMING, VA. 22030

27/20/2015

BACTERIOLOGICAL ANALYSIS REPORT
TOTAL COLIFORM IN DRINKING WATER

JOB NUMBER: A22013
SAMPLE NUMBER: A22046
TITLE PROJECT: STATE DELE
DATE REPORTED: 07/22/2015

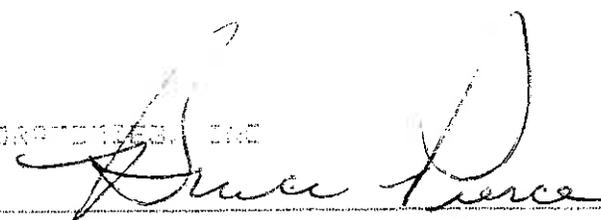
ADDRESS:
1300 THOMAS JEFFERSON PKWY, 7/22/15

SAMPLE MEETS STATE STANDARD FOR COLIFORM BACTERIA
IN DRINKING WATER. TOTAL COLIFORMS WERE NOT DETECTED.
E. COLI BACTERIA WERE NOT DETECTED.

FOR BY THE COLLECTING PROCEDURE.

LABORATORY: LABORATORIES, INC

REPORTED BY



Received

OCT 23 2015

Planning Dept.

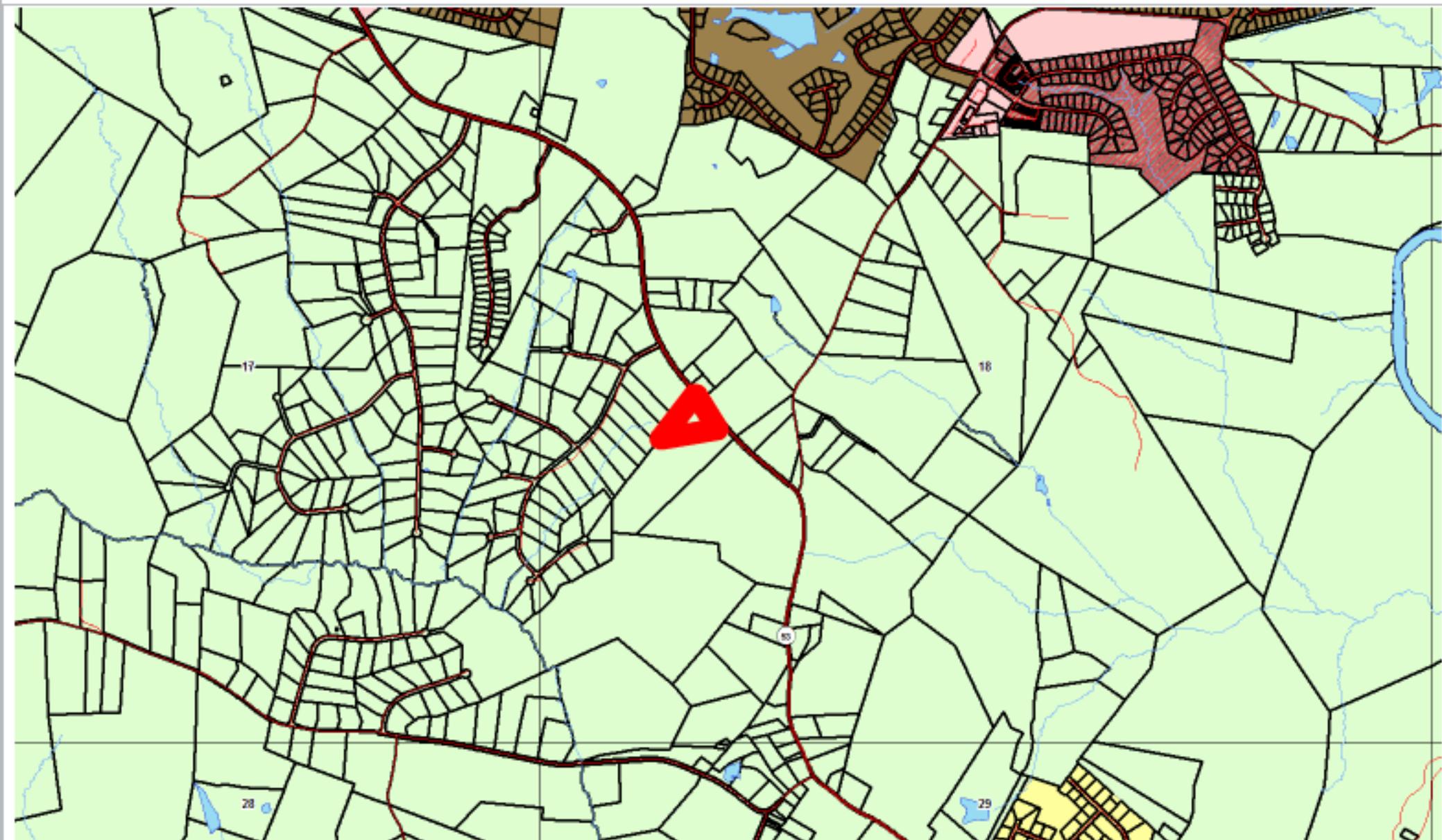


Scale: 1:9027.977411

Date: 12/07/2015

Printed By:

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



Scale: 1:36111.909643

Date: 12/07/2015

Printed By:

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

Saints Peter and Paul Parish



Contact Us

Located on Route 53
one mile East of Lake Monticello Turkey Sag Gate:

Saints Peter and Paul Church
4309 Thomas Jefferson Parkway
Palmyra, VA 22963

Phone: (434) 589-5201
FAX: (434) 589-4463
Email: SNLC@saintspeterpaul.org

Prayer and Care

Ora et Caritas



Received

OCT 23 2015

Planning Dept.

Saint Nicholas Learning Center



**HELPING OUR CHILDREN
DEVELOP AND LEARN
THROUGH FUN AND CREATIVITY**

Program Overview

Saint Nicholas

Patron Saint of Children and Students



Saint Nicholas, a lover of the poor and patron saint of children, is a model of how Christians are meant to live. As priest and bishop, St. Nicholas put Jesus Christ at the center of his life and ministry. His love for God, which emphasized his love for Jesus, was the source of his true caring and compassion for children and others in need.

Project-Zero Program

<p>Methodology</p> <p>Individual, ordered, methodical</p> <p>Emphasis on nature, hypotheses driven</p> <p>Visually quiet</p>	<p>This is a Project-Zero program that is inquiry and problem-based learning through emergent projects. The curriculum is tailored to encourage each child to reach their fullest potential in a safe, inspirational, and nurturing environment.</p>	<p>Environment</p> <p>Group-centered, open-ended, spontaneous</p> <p>Emergent, co-learning flowing between children</p> <p>Filled with artifacts created by children</p>
---	--	---

Development



Social-Emotional

Building a classroom community that fosters the development of positive relationships with others.

Physical

A variety of physical activities designed to guide children to move their bodies purposefully for children to develop strength, balance, coordination, and motor skills.

Language

Intentionally engaging children in meaningful conversations with others about their experiences and ideas as a means of communicating about what they are learning.

Cognitive

Children have the chance to connect their experiences and to use important process skills that help them to represent their learning by creating charts, graphs, drawings, and models.

Shaping Lives

Our Mission

The Saint Nicholas Learning Center, in collaboration with parishioners and parents, strives to facilitate the learning of the Christian principles and values, fosters academic excellence, and nurtures the desire to live a life serving God.

Our Philosophy

The staff and faculty of the Saint Nicholas Learning Center work together with home and church to provide a safe, caring environment that is aesthetically pleasing, offering emergent, fluid, open-ended, project-based learning experiences designed to help our children achieve their individual potential. We endeavor to model Catholic values to others and to develop the concept of learning as a life-long goal.

Our Vision

Our program utilizes *The Creative Curriculum*, a curriculum that has been designed to observe the progress of each child daily and partners with families through effective communication. Therefore, our Student:Teacher ratio does not exceed 10:1. The goal of each teacher is to facilitate your child's learning experience, helping each child to meet and exceed developmental milestones.

Curriculum

Literacy/Dramatic Play

- Developing a foundation for Reading & Writing
- Creative, interactive Storytelling
- Building rich, expressive language
- Print-rich environment
- Developing Socialization Skills through play

STEAM

(Science, Technology, Engineering, Art, Mathematics)

- Exploration of Engineering techniques
- Investigating emergent curiosities
- Solving problems and predicting outcomes through experiments
- Using manipulatives to understand number concepts
- Plan, build, test robotics

Fine Arts/Music/Movement

- Using a variety of art resources to create masterpieces
- Improving motor coordination
- Developing expressive creativity
- Developing a sense of pride in personal accomplishments
- Encouraging expressive body movements

Extended Day

- Homework assistance
- Dance Classes
- Karate
- Gymnastics

Academics



Literacy

Children engage in literacy activities that focus on phonological awareness, comprehension, print awareness, and letter knowledge encouraging them to write for a variety of purposes.

STEAM

STEM concepts are incorporated into everyday experiences and throughout the classroom using project-based investigations of meaningful topics so they become familiar with technological tools and their use in our everyday world.

Art and Movement

Art, music, drama, gymnastic activities are integrated into daily classroom activities keeping the children active and helping them to learn to be expressive.

Social Studies

Children are encouraged to examine how others live and work through an exploration of families, communities, and cultural diversity

Full Day/Year Round

In an effort to provide parents a continuous quality program for their children, Saint Nicholas Learning Center has been designed to offer a Full Day, Year Round Schedule:

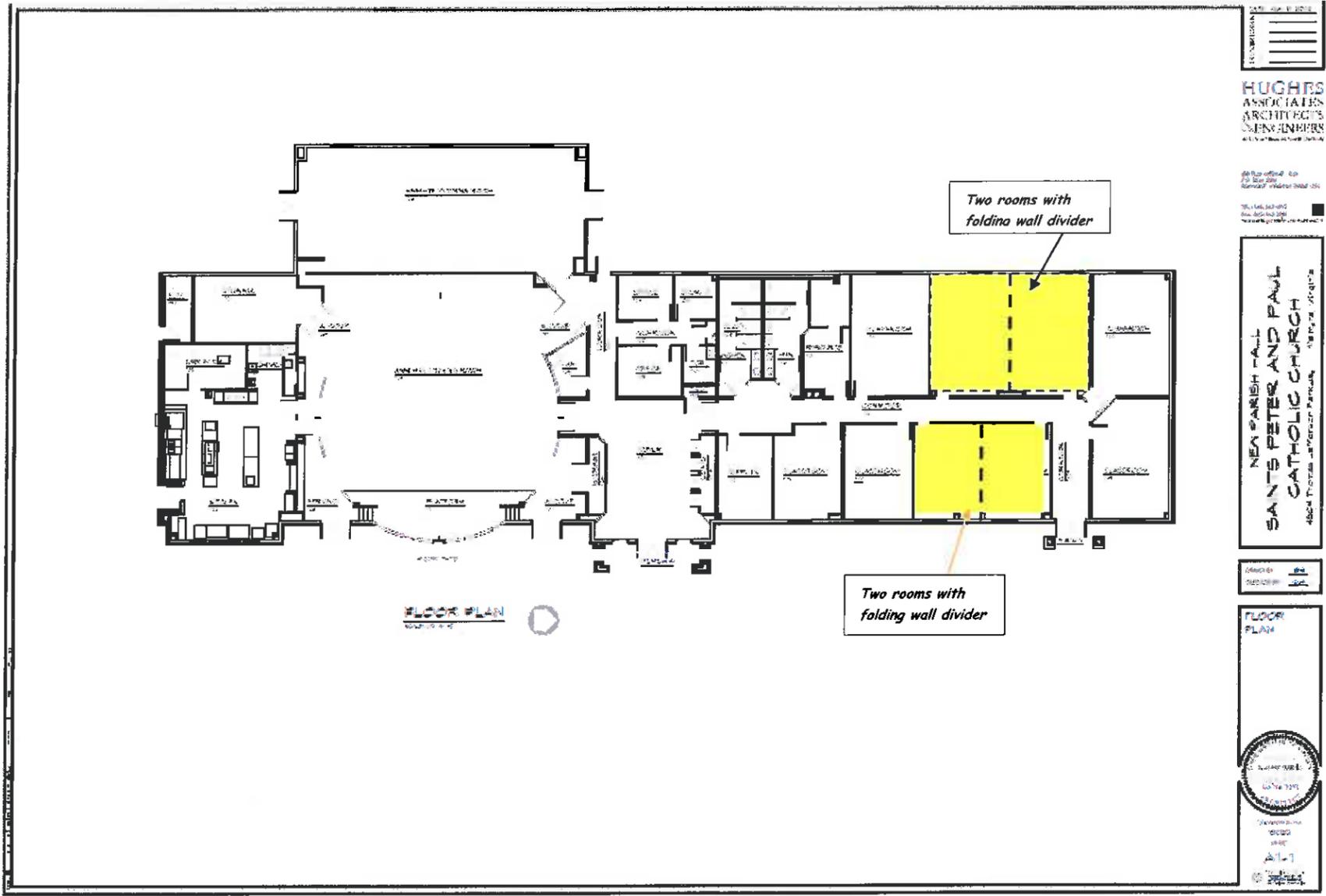
Full-Day Schedule

Arrival Time:	beginning at 7:15 am
Program Start Time:	8:00am
Lunch Time:	11:55am
Program End Time:	3:00pm
Extended Day Start Time:	3:00pm
Extended Day End Time:	6:30pm

Holiday Closing Schedule

Labor Day	September 11
Thanksgiving	November 25-27
Christmas	December 21- January 1
Spring Break	April 4-8
Memorial Day	May 30

“Saint Nicholas Learning Center is truly a special place. Classrooms are warm and inviting. Teachers actively engage each child in the learning process. This is the program we have been looking for.”



Received

OCT 23 2015

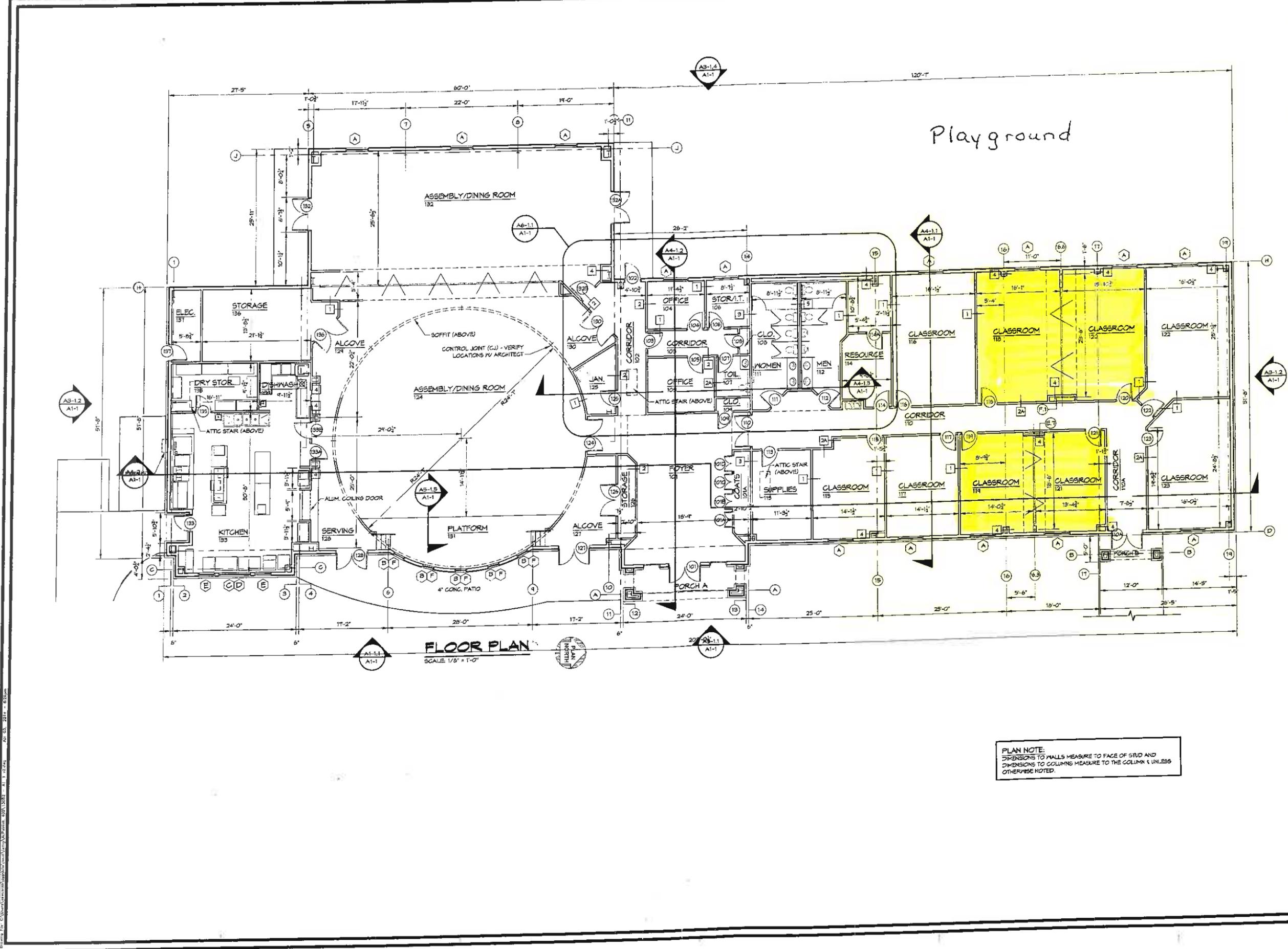
Planning Dept.

**NEW PARISH HALL
 SAINTS PETER AND PAUL
 CATHOLIC CHURCH**
 4809 Thomas Jefferson Parkway Palmyra, Virginia

DRAWN BY: EHS
 CHECKED BY: DJP

FLOOR PLAN

COMMISSION No. 13082
 SHEET A1-1
 COPYRIGHT © 2014
 HUGHES ASSOCIATES ARCHITECTS & ENGINEERS A PROFESSIONAL CORPORATION





Sts. Peter & Paul Site Plan

Palmyra, Virginia

August



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

November 16, 2015

St. Peter & Paul Catholic Church – Ms. Pamela Dempsey
4309 Thomas Jefferson Parkway
Palmyra, VA 22963

Delivered via email - office@saintspeterpaul.org

Re: SUP 15:10 St. Nicholas Learning Center & after-school daycare

Tax Map: 18, Section A, Parcels 7 & 7A

Dear Ms. Dempsey:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, November 12, 2015.

1. The Health Dept. stated they have no comments;
2. VDOT stated that they reviewed the conceptual floor plan to utilize two existing rooms (four classrooms with folding wall dividers) inside of New Parish Hall for Preschool/Daycare (2 ½ to 5 ½ years old) during weekdays from 8:00 a.m. – 3:00 p.m. and extended hours from 3:00 p.m. to 6:00 p.m. for approximately 50 children. The church has an existing commercial entrance and right turn lane off Rte. 53 and a large paved and striped parking lot that will provide safe ingress/egress for dropoff/pickup of students.
3. The Fire Dept. stated they have no issues with the application;
4. Planning staff inquired about the number of enrolled students, age groups, hours of operation, and recreational facility space;

The Planning Commission will have a meeting to discuss this item at their Monday, December 14, 2015 meeting. Your attendance or your designee is required at this meeting.

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

Sincerely,



Steve Tugwell
Senior Planner
Dept. of Planning & Community Development

Cc: The Catholic Diocese of Richmond – St. Peter & Paul Catholic Church, 4309 Thomas Jefferson Parkway,
Palmyra, VA 22963, Rev. Gerald F. Musubire, Pastor - office@saintspeterpaul.org

Ms. Pamela Dempsey – office@saintspeterpaul.org

Mr. Richard van Nierop - vannierop@comcast.net

File

Steven Tugwell

From: Wood, Mark, P.E., L.S (VDOT) <James.Wood@VDOT.virginia.gov>
Sent: Tuesday, November 17, 2015 3:16 PM
To: Steven Tugwell
Cc: Reed, James M. (VDOT); Wolfrey, Sharon A. (VDOT); Kelly Strickland; 'Justin Shimp, P.E.'
Subject: VDOT Comments from the Fluvanna County TRC Meeting on November 12, 2015

Importance: High

Steve,

SDP 15:17 – Paul M. Bever (Tax Map 62, Section 1, Parcels 1 & 2), Fluvanna County (Borrow Area for Decommissioning of Bremono Power Plant Fly Ash Ponds, Rte. 656, Bremono Road)

VDOT has previously met with Allen Leatherwood (Dominion Power) and coordinated the traffic control for dump trucks hauling borrow soil on Rte. 656 to the fly ash ponds. Obtaining the 350,000 to 400,000 cubic yards of borrow soil from a nearby location such as the Brent Property reduces the distance that dump trucks are hauling on Rte. 656 which is good from a traffic safety perspective and this approach also reduces wear and tear on the surfaced treated secondary road.

SUP 15:10 – St. Peter & St. Paul Catholic Church (Tax Map 18, Section A, Parcels 7 & 7A), (Operate an educational facility from the existing church classrooms, Rte. 53, Thomas Jefferson Parkway)

VDOT reviewed the conceptual floor plan to utilize two existing rooms (four classrooms with folding wall dividers) inside of New Parish Hall for Preschool/Daycare (2 ½ to 5 ½ years old) during weekdays from 8:00 a.m. – 3:00 p.m. and extended hours from 3:00 p.m. to 6:00 p.m. for approximately 50 children. The church has an existing commercial entrance and right turn lane off Rte. 53 and a large paved and striped parking lot that will provide safe ingress/egress for dropoff/pickup of students.

ZMP 15:06 – Gardner Trust (Tax Map 9, Section A, Parcel 9), (Fluvanna Self Storage, Rte. 618, Lake Monticello Road)

- Rte. 618 (Lake Monticello Road) is a Rural Major Collector with a posted speed limit of 45 mph. VDOT's 2013 Traffic Data shows an estimated Annual Average Daily Traffic Volume of 3000 vehicles.
- Rte. 618 (Lake Monticello Road) has a posted speed limit of 45 mph which requires a minimum of 500 ft. of Intersection Sight Distance for a standard commercial entrance. Phase I development shows self storage units which are typically low volume traffic generators. If the traffic generated does not exceed 50 vpd then a low volume commercial entrance can be utilized (minimum Stopping Sight Distance = 360 ft. with 500 ft. preferred). When additional Phases are proposed that trigger over 50 vpd then a commercial entrance with a minimum 500 ft. of Intersection Sight Distance will be required by VDOT. If a right turn lane is required, then the sight distance is measured 14.5 ft. off the edge of the right turn lane.
- If a left turn lane is not required for the development, ensure that there is a minimum of 360 ft. of Stopping Sight Distance for motorists on Rte. 618 that are approaching stopped vehicles waiting to make a left turn into the Self Storage.
- Ensure there is a minimum entrance spacing of at least 335 ft. from the center of the proposed commercial entrance to the center of the closest existing commercial entrance.
- If delivery trucks will be entering the proposed entrance ensure that the entrance radii are adequate to allow for truck ingress/egress without encroaching into the opposing travel lanes (Rte. 618 and the internal access road).
- Graphically demonstrate (horizontally and vertically) that the proposed commercial entrance provides the minimum 500 ft. of Intersection Sight Distance for a commercial entrance or the minimum 360 ft. for a Low Volume Entrance (50 vpd or less) with the height of eye = 3.5 ft. and 14.5 ft. off edge of pavement and the height of object = 3.5 ft. and 4 ft. off centerline of travel lane of approaching vehicle. Height of eye is located 14.5 ft. off edge of closest travel lane and 14.5 ft. off edge of right turn lane if one is required.

J. Mark Wood, P.E., L.S.
Area Land Use Engineer
Virginia Department of Transportation
Land Development – South
P.O. Box 2194
Louisa, VA 23093
Phone: (540) 967-3708
Cell: (540) 223-5240
Email: Mark.Wood@VDOT.Virginia.gov

Steven Tugwell

From: Mike-Kathy Brent <mkbrent7@gmail.com>
Sent: Tuesday, November 17, 2015 8:18 AM
To: Steven Tugwell
Subject: Re: November 12, 2015 TRC comments

Steve
I have no issues with any of the applicants.

Mike

On Mon, Nov 16, 2015 at 3:00 PM, Steven Tugwell <stugwell@fluvannacounty.org> wrote:

Hello,

Please forward me your TRC comments, if any, so that I can get them out to the applicant.

Thanks!

Steve

Steve Tugwell

Senior Planner

Dept. of Planning & Community Development

Fluvanna County, VA

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

stugwell@fluvannacounty.org

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

Steven Tugwell

From: Miller, Charles (VDH) <Charles.Miller@vdh.virginia.gov>
Sent: Thursday, November 05, 2015 10:20 AM
To: Steven Tugwell
Subject: RE: November 12, 2015 TRC agenda

Steve,

We have reviewed the Nov. agenda and feel that no comments are necessary. Thanks.

Charles

From: Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]
Sent: Wednesday, November 04, 2015 3:27 PM
To: Alyson Sappington; Andrea Gaines; Andy Wills; Barry Bibb; Brad Sheffield; Miller, Charles (VDH); Wright, Chuck (DOF); Deidre Creasy; Donald Gaines; Ed Zimmer; Jason Stewart; Jay Lindsey; Lewis Johnson; Lucas Lyons; Wood, Mark, P.E., L.S (VDOT); Brent, Mike; Patricia Eager; Robert Popowicz; Roger Black; solson@forcvec.com; Tony O'Brien; Wayne Stephens; James Newman
Subject: November 12, 2015 TRC agenda

Dear TRC members:

There are three (3) items on our November agenda. I look forward to hearing from you with any questions or comments you may have regarding these applications.

Thanks!
 Steve

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

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



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: ZMP 15:06
Tax Map: Tax Map 9, Section A, Parcel 9

From: Steve Tugwell
District: Palmyra
Date: December 14, 2015

General Information: This request is to be heard by the Planning Commission on Monday, December 14, 2015 at 7:00 pm in the Circuit Court Room in the Courts Building.

Owner/Applicant: Gardner Trust/Len Gardner

Representative: Shimp Engineering, P.C. – Justin M. Shimp, P.E.

Requested Action: To amend the Fluvanna County Zoning Map with respect to approximately 13.4 acres of Tax Map 9, Section A, Parcel 9, to rezone the same from A-1, Agricultural, General, to B-1 Business, General (conditional). (Attachment A)

Location: The affected property is located on the south side of State Route 618 (Lake Monticello Road) approximately ½ mile northwest of its intersection with Ashlawn Boulevard (The Main Gate to Lake Monticello). The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area. (Attachment B)

Existing Zoning: A-1, Agricultural, General (Attachment C)

Proposed Zoning: B-1, Business, General (conditional)

Existing Land Use: Vacant, wooded

Planning Area: Rivanna Community Planning Area

Adjacent Land Use: Adjacent properties are zoned A-1, R-4, and B-C.

Zoning History: None

Neighborhood Meeting:

Excluding staff and the applicant, there were six (6) attendees at the November 12, 2015 neighborhood meeting.

A second neighborhood meeting was held on November 30, 2015 in which approximately 25 attendees were present. (Attachment D)

Technical Review Committee:

The following comments were generated from the November 12, 2015 Technical Review Committee meeting:

1. VDOT stated the following:
 - Rte. 618 (Lake Monticello Road) is a Rural Major Collector with a posted speed limit of 45 mph. VDOT's 2013 Traffic Data shows an estimated Annual Average Daily Traffic Volume of 3000 vehicles.
 - Rte. 618 (Lake Monticello Road) has a posted speed limit of 45 mph which requires a minimum of 500 ft. of Intersection Sight Distance for a standard commercial entrance. Phase I development shows self-storage units which are typically low volume traffic generators. If the traffic generated does not exceed 50 vpd then a low volume commercial entrance can be utilized (minimum Stopping Sight Distance = 360 ft. with 500 ft. preferred). When additional Phases are proposed that trigger over 50 vpd then a commercial entrance with a minimum 500 ft. of Intersection Sight Distance will be required by VDOT. If a right turn lane is required, then the sight distance is measured 14.5 ft. off the edge of the right turn lane.
 - If a left turn lane is not required for the development, ensure that there is a minimum of 360 ft. of Stopping Sight Distance for motorists on Rte. 618 that are approaching stopped vehicles waiting to make a left turn into the self-storage.
 - Ensure there is a minimum entrance spacing of at least 335 ft. from the center of the proposed commercial entrance to the center of the closest existing commercial entrance.
 - If delivery trucks will be entering the proposed entrance ensure that the entrance radii are adequate to allow for truck ingress/egress without encroaching into the opposing travel lanes (Rte. 618 and the internal access road).
 - Graphically demonstrate (horizontally and vertically) that the proposed commercial entrance provides the minimum 500 ft. of Intersection Sight Distance for a commercial entrance or the minimum 360 ft. for a Low Volume Entrance (50 vpd or less) with the height of eye = 3.5 ft. and 14.5 ft. off edge of pavement and the height of object = 3.5 ft. and 4 ft. off centerline of travel lane of approaching vehicle. Height of eye is located 14.5 ft. off edge of closest travel lane and 14.5 ft. off edge of right turn lane if one is required.
2. This site is within Dominion Power's jurisdiction;
3. The erosion and sediment control inspector stated that an E&S plan will be required;
4. Mrs. Eager asked if there will be room for a tractor-trailer to get in and out of the site;

5. Planning Staff commented that a major site development plan will be required prior to the construction of any site improvements, including landscaping and screening requirements between adjoining residentially-zoned properties. Also, the one area that is shown on the sketch plan where screening is interrupted will need to be screened. A fence using privacy slats or a masonry wall that would deflect light-intrusion from headlights is recommended.
6. The Fire Chief inquired about the width of the travel-way, and whether or not there would be any hazardous materials stored in any of the storage units, and for management to be aware of what will be stored inside of the units ;
7. Aqua Virginia stated that water and sewer service is available to this site, but that the utility lines will need to be extended in order to do so;
8. Health Dept. stated they have no comments;
(Attachment E)

Statement of Intent:

This district is composed of certain low to medium density concentrations of residential uses, together with certain complementary public, semi-public, institutional, commercial and recreational uses, all of which are intended to be at a scale appropriate to support the residential needs of the district. It is intended that this district be applied to the existing community of Lake Monticello and Community Planning Areas as defined by the Comprehensive Plan. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life and to permit certain related public, semi-public, institutional and recreational uses and certain commercial uses of a character compatible with such residential uses and which are unlikely to develop general concentrations of traffic, crowds of customers, and general outdoor advertising. To these ends, retail activity is sharply limited and this district is protected against encroachment of general commercial or industrial uses.

Analysis:

The applicant is requesting to rezone 13.4 acres of (Tax Map 9, Section A, Parcel 9) from A-1, Agricultural, General, to B-1, Business, General (conditional). The subject parcel is located on the south side of State Route 618 (Lake Monticello Road) approximately ½ mile northwest of its intersection with Ashlawn Boulevard (The Main Gate to Lake Monticello).

The proposed use of the property stated on the application is a self-storage facility and future retail center. In accordance with the applicant's sketch plan, the property will be developed in three (3) phases, with a self-storage facility planned for the first two (2) phases, and a future

commercial retail center in phase 3. After hearing much constructive feedback from adjoining property owners at two (2) neighborhood meetings, the applicants revised their plan and draft proffers to address light control and screening components of the plan. The access easement and proposed locations of the storage buildings were revised to reduce the amount of potential light trespass from vehicle headlights during evening hours. The applicant has submitted a draft proffer statement which would exclude certain uses that would otherwise be allowed by-right in the B-1 zoning district. Uses that are allowed by special use permit in the B-1 zoning district may still be permitted, subject to an approved special use permit. In addition, the applicant has restricted land-uses on Phase 1 and 2 to self-storage facilities only. The following uses have been voluntarily excluded as part of this application: *Automobile repair service establishments, automobile sales, car washes, gas stations, laundries, large-scale retail stores, and indoor shooting ranges*. Being that the property is currently zoned A-1 (Agricultural, General), there are a wide-range of uses permitted by-right, and by special use permit. A few by-right uses include equestrian facilities, hunting preserves, temporary sawmills, rural cluster developments, and group homes. Uses permitted by special use permit in the A-1 zoning district include but are not limited to: correctional facilities, automobile service establishments, boarding houses, and car washes.

In addition to the tree protection standards required by Article 24 of the Fluvanna County Zoning Ordinance, the applicant has proffered to establish a minimum 50-foot wide tree buffer as generally delineated on sheet 3 of the revised plan submitted on December 4, 2015. Also, the applicant has proffered that all lighting fixtures be “*full cut-off*”, which is a requirement of Article 25 (outdoor light control), of the Zoning Ordinance.

If this rezoning is approved, then a site development plan that is in full compliance with county ordinances and associated proffers shall be reviewed and approved by planning staff prior to the commencement of any site improvements or construction.

(Attachment F)

Comprehensive Plan:

Land Use Chapter:

The Comprehensive Plan designates this property as within the Rivanna Community Planning Area. According to this chapter, “*additional services and infrastructure are needed to accommodate more growth*”. Additionally, “*medium and small commercial businesses, along with office, civic, and residential uses, combine to form a series of neo-traditional developments that are interconnected with surrounding development*”. This is a heavily populated area of the county, with a variety of retail establishments designed to support the existing residential community.

Further, “*surrounding growth should be a mixture of uses and residential dwelling types that serve a variety of incomes. Neighborhood mixed-use is needed to help offset the volume of single-family residential development already in this community.*”

The Rivanna Community Planning Area is the most developed planning area in the county, and represents a good mixture of residential and commercial uses to sustain the citizenry. A variety of retail, food service, and professional service oriented businesses are located in and around the Rivanna CPA.

ECONOMIC DEVELOPMENT

The 2015 Comprehensive Plan states that “*the primary infrastructure service areas will be the Zion Crossroads, Lake Monticello, and Fork Union community planning areas*”. This property is located within the Rivanna Community Planning Area, in close proximity to the high-density residential Lake Monticello Community.

Conclusion:

This rezoning request appears to meet the intent of the Comprehensive Plan in that the proposed rezoning may contribute to “*medium and small commercial businesses, along with office, civic, and residential uses, combine to form a series of neo-traditional developments that are interconnected with surrounding development*”. Additionally, the proposed use may contribute to the sustainability of services for the greater Lake Monticello residential community.

In addition to conformance with the Comprehensive Plan, the Planning Commission may want to consider any potential adverse impacts, such as traffic entering and exiting the property, noise, or potential impacts to adjacent properties.

Suggested Motion:

I move that the Planning Commission recommend approval/denial/deferral of the attached ordinance for ZMP 15:06, a request to amend the Fluvanna County Zoning Map with respect to approximately 13.4 acres of Tax Map 9, Section A, Parcel 9, to rezone the same from A-1, Agricultural, General, to B-1, Business, General (conditional).

Attachments:

- A – Application, owner’s permission letter, and APO letter
- B – Aerial Vicinity Map
- C – Existing zoning map
- D – 1st and 2nd Neighborhood meeting sign-in sheets and comments
- E – TRC comment letter and emails from the Fire Chief & Aqua Virginia
- F - Applicant’s site rendering, revised draft proffer statement
- G - Proposed ordinance
- H – Emails and comments/concerns from the neighbors

Copy: Mr. Len Gardner, Gardner Trust – 3 Cove Circle, Palmyra, VA 22963

Mr. Carlos Burns - carlos@storefss.com

Justin M. Shimp, P.E., Shimp Engineering, P.C. via email - justin@shimp-engineering.com

Kelly Strickland, Shimp Engineering, P.C., via email - kelly@shimp-engineering.com

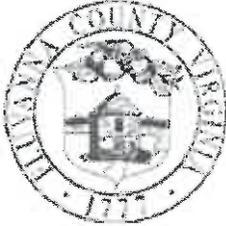
Mr. & Mrs. Steve Carney - scarney@gmail.com

Mr. & Mrs. Christopher Perez - christopherperez123@gmail.com

Mr. & Mrs. Edward Moore – mooree@fuma.org

File

WARREN TASKER GLOVER
Notary Public
Commonwealth of Virginia
7560052
My Commission Expires Apr 30, 2017



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Rezoning

Received
NOV 02 2015

Owner of Record: Gardner Trust

Applicant of Record: Fluvanna Self Storage

E911 Address: 3 Cove Circle Palmyra, VA 22963

E911 Address: 21 Burns Plaza Palmyra, VA 22963

Phone: 434-589-3074 Fax: _____

Phone: 434-906-3552 Fax: _____

Email: _____

Email: carlos@storefss.com

Representative: Shimp Engineering PC - Justin Shimp

E911 Address: 201 E Main St Suite M Charlottesville VA 22902

Phone: (434) 277-5140 Fax: _____

Email: justin@shimp-engineering.com

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

Is property in Agricultural Forestal District? No Yes

If Yes, what district: _____

Tax Map and Parcel(s): Tax Map 9(A) Parcel 9

Deed Book Reference: DB 496 P 641

Acreage: 13.4 acres Zoning: A-1 (agricultural)

Deed Restrictions? No Yes (Attach copy)

Location of Parcel: Property located on south side of Lake Monticello Road (S.R. 618), 1,000 FT west of River Run Drive

Requested Zoning: B-1

Proposed use of Property: Self-Storage facility and future retail center

Affidavit to Accompany Petition for Rezoning

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

I/We, being duly sworn, depose and say that we are Owner/Contract Owner of the property involved in this application and that we have familiarized ourselves with the rules and regulations of the Zoning Ordinance with respect to preparing and filing this application, and that the foregoing statements and answers herein contained and the information on the attached map to the best of our ability present the argument on behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of our knowledge.

Date: 11-2-15

Signature of Owner/Applicant: Carlos Burns

Subscribed and sworn to before me this 2

day of November, 2015 Register # 7560052

My commission expires: April 30 2017

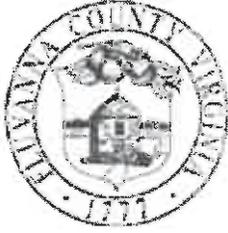
Notary Public: Warren Tasker Glover

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

OFFICE USE ONLY			
Date Received: <u>11/02/15</u>	Pre-Application Meeting:	PH Sign Deposit Received: <u>1/31/16 4177</u>	Application #: <u>ZMP 15 : 006</u>
\$1,000 plus \$50 for per acre plus mailing costs fee paid: Mailing Costs: \$20.00 Adjacent Property Owner (APO) after 1st 15, Certified			
Proffer or Master Plan Amendment: \$750.00 plus mailing costs			
Election District: <u>Palmyra</u>	Planning Area: <u>Palmyra CPA</u>		
Public Hearings			
Planning Commission		Board of Supervisors	
Advertisement Dates: <u>Nov 23rd (Dec 3rd + 10th)</u>	Advertisement Dates: <u>Dec 20th (Jan 17th + 14th)</u>		
APO Notification: <u>Nov 30th</u>	APO Notification: <u>Jan 6th</u>		
Date of Hearing: <u>Dec 14th 2015</u>	Date of Hearing: <u>Jan 20th</u>		
Decision:	Decision:		

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

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



COMMONWEALTH OF VIRGINIA
 COUNTY OF FLUVANNA
 Public Hearing Sign Deposit

Received
 NOV 02 2015
 Fluvanna County

Name: Fluvanna Self Storage

Address: 21 Burns Plaza

City: Palmyra

State: VA

Zip Code: 22963

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

Charles Burns

Applicant Signature

11/2/15

Date

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

OFFICE USE ONLY

Application #: BZA _____ : CPA _____ : SUP _____ : ZMP _____ : ZTA _____ :

\$90 deposit paid per sign*:

Approximate date to be returned:

October 30, 2015

I, Len Gardner, Owner/Manager of the Gardner Trust, which owns the 13.4 acre Fluvanna County Tax Map 9 (A) Parcel 9, do hereby authorize Carlos Burns, Owner/Manager of Fluvanna Self Storage and his agent, Shimp Engineering, to act on my behalf with any and all matters concerning the request to rezone Fluvanna Tax Map 9 (A) Parcel 9.



Len Gardner
3 Cove Circle
Palmyra, VA 22963
434-589-3074

Received
NOV 02 2015
Fluvanna County



Received

NOV 02 2015

Fluvanna County

**Fluvanna Self Storage Facility
Rezoning Request #
Project Narrative
November 2, 2015**

Written Description of the Proposal:

In Accordance with Article 20 of the Fluvanna County Zoning Ordinance, Fluvanna Self Storage (the Applicant), representing Gardner Trust (the Owner) has applied for a rezoning of 13.4 acres to B-1 (General Business District). The property consists of one parcel: Tax Map 9 Section A Parcel 9 (13.4 acres). The property is currently zoned A-1 Agricultural.

The property has 514 feet of frontage on S.R. 618 (Lake Monticello Road) and is located approximately 2.1 miles west of the intersection of Lake Monticello Road and Thomas Jefferson Parkway (S.R. 53) and approximately 0.6 miles east of the main entrance to Lake Monticello.

The site is heavily wooded with no existing structures. Slopes, measured from topography available from the County GIS Mapping system, range from 6% to a maximum slope of approximately 20%. No wetlands or critical resources are evident on the site. A drainage swale traverses the site from north to south and provides an opportunity to capture storm runoff from potential development of the property.

The Applicant currently operates a self-storage facility on 5.23 acres located approximately 1.3 miles west of the site. The existing facility is at full capacity and the applicant would like to expand the Fluvanna Self Storage facility on the subject parcel. An Application Plan is included with this request and sheets 3 and 4 of the Application Plan provide a general and conceptual description of the development proposed by the Applicant. A proffer is included with the request that requires any development of the property to be in general accordance with sheet 3. An additional proffer restricts development of phase 1 (as shown on sheet 4 of the Application Plan) to the self-storage use and its associated accessory uses.

Consistency with the Comprehensive Plan:

The subject property lies within the Rivanna Community Planning Area and shares a southern and western boundary with the Lake Monticello Community. Figure LU-14 of the Comprehensive Plan identifies neighborhood residential elements within the Rivanna Community Planning Area. The subject parcel is generally located within an identified Neighborhood Mixed Use element of the growth area which encourages the following uses: storefront retail, civic, office, restaurant, multi-family residential and single-family residential. The Applicant proposes a self-storage use to be located behind a future residential storefront development. The self-storage use is currently in demand and the Applicant is requesting to expand his current business to accommodate the demand.

Impacts on Traffic:

A self-storage facility will provide a minimal traffic increase on S.R. 618. The current Fluvanna Self Storage facility generates less than 50 trips per day and the Applicant plans to provide a nominal increase to the facility over the next 15 years (see conceptual plan for Phase 1 on sheet 4 of the Application Plan). If an opportunity to develop a future commercial use on Phase 2 or Phase 3 of the site (as shown on sheet 4 of the Application Plan), traffic impacts will be analyzed and mitigated with the development of the site.

Environmental Impacts and Features:

While the property lies within the Aqua Virginia jurisdictional area and sanitary sewer and water is available from adjoining systems within Lake Monticello; development of a self-storage facility with limited need for sewer capacity does not warrant a connection to the Aqua Virginia utilities. It is the intent of the Applicant to provide a small septic field and a well to serve the limited needs of the self-storage facility. Should the Applicant wish to provide onsite septic and well facilities, this shall be done in accordance with the Virginia Department of Health regulations and the requirements

The drainage swale located on the site will be graded to create an onsite stormwater management facility.

Existing trees located near the rear of the site will be preserved and incorporated into a 30 ft. deep landscape buffer adjoining the adjacent residential uses in Lake Monticello.

Impacts on Archaeological, Cultural and Historic Resources:

Archeological, Cultural, and Historic resources have not been identified on this site.

Fire and Safety:

The site is located approximately 3.5 miles from the Lake Monticello Fire and Rescue Department.

Concept / Sketch Plan:

Please see attached application plan.



December 4, 2015

Received

DEC 04 2015

Planning Dept.

Mr. Steve Tugwell, Planner
 Fluvanna County
 Department of Planning and Zoning
 132 Main Street
 Palmyra, VA 22963

**Regarding: ZMP 15:06 Fluvanna Self Storage
 Rezoning Application
 Requested B-1 (General Business) District
 Plan Revisions**

Dear Mr. Tugwell,

As we discussed in conversations over the phone and through e-mail this past week, based on conversations and discussions with neighbors, we have revised the application plan for Fluvanna Self Storage to do the following: switch phases 1 and 2 so that phase 1 development is further from the neighbors, restrict phases 1 and 2 to the self-storage use requested, include additional buffers and screenings and proffers as discussed with neighbors. Please find the attached find the following:

- 1) 12 copies of the revised application plan, and
- 2) 2 copies of the revised proffers.

Please feel free to call and discuss any additional questions and concerns.

Best Regards,

Kelly Strickland
 Shimp Engineering, P.C.
 201 E. Main Street - Suite M
 Charlottesville, VA 22902
 434.981.6029

Cc: Mr. Carlos Burns, Applicant
 Fluvanna Self Storage

Memorandum

DATE: November 20th, 2015
RE: Planning Commission APO Letter
TO: Jason Stewart
FROM: Deidre Creasy

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the December, 14 2015 Planning Commission Meeting.



COUNTY OF FLUVANNA

“Responsive & Responsible Government”

132 Main Street
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

NOTICE OF PUBLIC HEARING

November 20, 2015

«Owner»
«Address»
«City_State» «Zip_Code»
TMP# «TMP»

Re: Public Hearing on ZMP 15:06

Dear «Owner»:

This letter is to notify you that the Fluvanna County Planning Commission will hold a public hearing on the above referenced item as noted below:

Purpose:	Planning Commission Public Hearing
Day/Date:	Monday, December 14, 2015
Time:	7:00 PM
Location:	Fluvanna County Circuit Court Room, Palmyra, VA

The applicant or applicant’s representative will be present at the Board of Supervisors meeting for the rezoning request that is described as follows:

ZMP 15:06 – Gardner Trust - An ordinance to amend the Fluvanna County Zoning Map with respect to 13.4 acres of Tax Map 9, Section A, Parcel 9 to rezone the same from A-1, Agricultural, General to B-1, Business, General (conditional). The affected property is located on the south side of State Route 618 (Lake Monticello Road) approximately ½ mile northwest of its intersection with Ashlawn Boulevard (The Main Gate to Lake Monticello). The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.

You are welcome to attend the Public hearing and you will have an opportunity to comment, if desired. The tentative agenda and staff report for this action is available for public review on the County website at: <http://fluvannacounty.org/government/bos/agendasactionsminutes>. You can also view the report in the Fluvanna County Planning and Zoning Department during working hours (8:00 am – 5:00 pm, Monday through Friday).

If you have any questions regarding this rezoning application or the Public Hearing, please contact me at 434-591-1910.

Sincerely,

Jason Stewart
Planning and Zoning Administrator

ZMP 15:06 Gardner Trust

TMP	Name	Address	City, State	Zip
18A 2 378	Valerie Wood	735 JEFFERSON DR	Palmyra, Va	22963
18A 2 379	Edward & Susan Moore	737 JEFFERSON DR	Palmyra, Va	22963
9 A 9	Gardner Trust	3 Cove Circle	Palmyra, Va	22963
9 A 10	Albert and Susan Ringwood	2224 LAKE MONTICELLO RD	Palmyra, Va	22963
18A 2 385	Steven & Francis Carney	8 ROADVIEW TERR	Palmyra, Va	22963
18A 2 386	Hosea Mitchell	5 ROADVIEW TER	Palmyra, Va	22963
18A 2 380	Christopher and Savitri Perez	739 JEFFERSON DR	Palmyra, Va	22963
18A 2 384	Ann Hurley	6 ROADVIEW TER	Palmyra, Va	22963
18A 2 394	Jeri Goldstein	10 CHESTNUT CT	Palmyra, Va	22963
9 A 11B	Rivanna Investments LLC	2228 LAKE MONTICELLO RD	Charlottesville, Va	22911
9 2 3	Lake Monticello Owner's Assoc.	41 Ashlawn Blvd	Palmyra, Va	22963
9 2 3A	Louis & Norma Kramer	P.O. Box 6653	Charlottesville, Va	22906

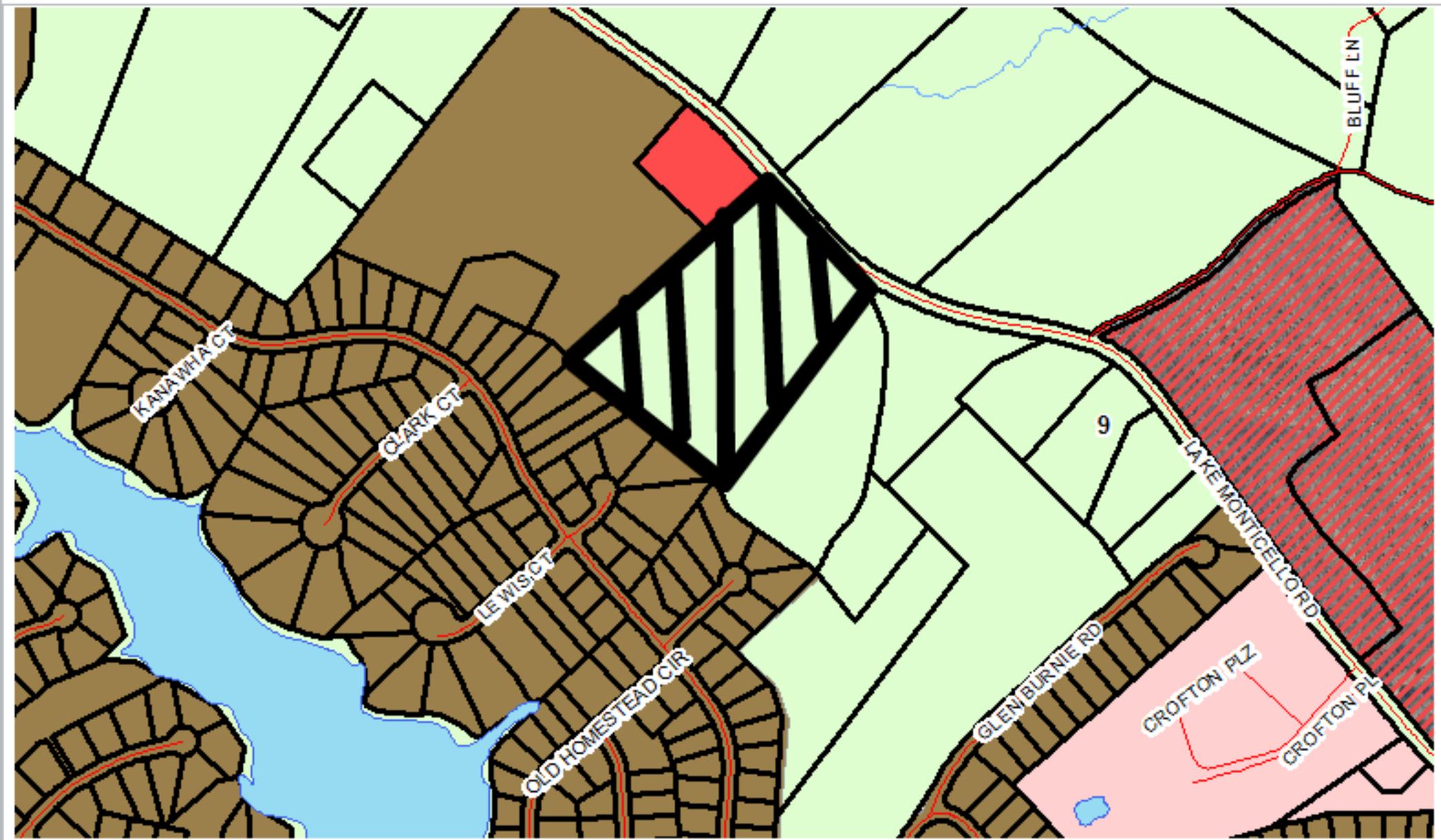


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Date: 12/09/2015

Printed By:

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



Scale: 1:9027.977411

Date: 12/09/2015

Printed By:

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

November 12, 2015 Neighborhood Meeting

SIGN IN SHEET FOR:

ZMP 15:06 – Gardner Trust - An ordinance to amend the Fluvanna County Zoning Map with respect to 13.4 acres of Tax Map 9, Section A, Parcel 9 to rezone the same from A-1, Agricultural, General to B-1, Business, General. The affected property is located on the south side of State Route 618 (Lake Monticello Road) approximately ½ mile northwest of its intersection with Ashlawn Boulevard (The Main Gate to Lake Monticello). The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.

Please Print Your Name & Address:

1. Frances + Steven Carney 7 Roadview Terrace
Palmyra, Va 22963
2. David Hurley 6 Roadview Terrace
Palmyra, Va 22963
3. EDWARD & SUSAN MOORE 737 JEFFERSON DR, PALMYRA 22963
4. Kelly Strickland - Shimp Eng.
5. Christopher P. Perez 739 Jefferson Dr.
6. Cperez@albemarle.org ~~Palmyra~~
7. Emails: Carney SRCARNEY@gmail.com
8. Hurley HMINUS@CENTURYLINK.NET
9. MOORE:
moore@fuma.org
10. _____
11. _____
12. _____
13. _____
14. _____

7 Roadview Terrace
 Palmyra, VA 22963 3250
 434-591-070p
 srcarney@gmail.com

Steven R. Carney

Fax

To:	Steve Tugwell	From:	Steven Carney
Fax:	(434) 591-1911	Page:	4
Phone:	(434) 591-1910 EXT 1061	Date:	January 2, 2014
Re:	2nd Neighborhood Meeting	CC:	Chris Perez

Hi Mr. Tugwell,

Chris Perez, drafted a summary of what occurred at last night's meeting. In addition, please find the attached sign-in sheets and emails of attendees. The people who provided their email addresses would like to receive communications on the Gardner Trust ZMP 15:06 application.

Minutes:

Notably, tonight the applicant held a second community meeting, which lasted from 7pm till 9:30pm. Many of our fellow neighbors came out to discuss the proposal with the applicant and their project engineers. Also in attendance was Ms. Eager (PC member for our district), as well as Catherine Neely, General Manager who was representing the LMOA Board. Much was discussed and after 2 long hours of debate the applicant agreed to revise the plan to try and address some of the neighbors' concerns with lighting, screening, and phasing. The revised plans will not be available for a week or two, and then onto the Public Hearings. The applicant refused to defer the proposal to allow adequate time to review the revised plans prior to the Planning Commission meeting because they want to be able to revise the plans with the Planning Commission input rather than just citizen input. Once we receive copies of the revised plans we will disseminate them to you for review. While many of the neighbors' concerns are promised to be addressed much is still desired with this proposal.

Thanks,

Steve Carney

November 30, 2015 2nd Neighborhood Meeting

ZMP 15:06 Gardner Trust - An ordinance to amend the Fluvanna County Zoning Map with respect to 13.4 acres of Tax Map 9, Section A, Parcel 9 to rezone the same from A-1 Agricultural, General to B-1, Business, General. The affected property is located on the south side of the State Route 618 (Lake Monticello Road) approximately ½ mile northwest of its intersection with Ashlawn Boulevard (The Main Gate to Lake Monticello). The property is located in the Palmyra Election District and is within the Rivanna Planning Area.

Please Print Your Name & address:

1. Christopher Ramos 3 Roadview Terrace
2. ANN HURLEY 6 ROADVIEW TERR
3. MARIE CARDUCK 33 MULLIGAN DR.
4. PHILIP CARDUCK 33 MULLIGAN DR.
5. CARLOS P. BURNS 29 WHIPPORWILL LN
6. Steven + Frances Carney 7 Roadview Terrace
7. Valarie + Jim Marsh 735 Jefferson Dr.
8. Patricia + Linda Cager 1107 Mechnick Creek Trcy, Va
9. John Halpin 1 Roadview Terrace Palmyra, VA
10. Ken Gardner 23 Court Circle Palmyra
11. Christopher P. Perez 739 Jefferson Dr. Palmyra VA
12. Susan + Edward WARE 739 Jefferson, Palmyra, VA
13. Don + Eileen Zuckerman Circle Palmyra VA
14. CARLOS A. + CARLOS P. BURNS Applicant
15. Justin Shimp

November 30, 2015 2nd Neighborhood Meeting

ZMP 15:06 Gardner Trust - An ordinance to amend the Fluvanna County Zoning Map with respect to 13.4 acres of Tax Map 9, Section A, Parcel 9 to rezone the same from A-1 Agricultural, General to B-1, Business, General. The affected property is located on the south side of the State Route 618 (Lake Monticello Road) approximately 1/2 mile northwest of its intersection with Ashlawn Boulevard (The Main Gate to Lake Monticello). The property is located in the Palmyra Election District and is within the Rivanna Planning Area.

Please Print Your Name & address:

lily
raisinglily@yahoo.com

- 16. _____
- 17. *Anthony Thomas 32 Englewood Dr*
- 18. *Lily Thomamas 32 Englewood Dr*
- 19. *Minor EAGER 1107 Mechuuk Creek Dr. Tracy*
- 20. _____
- 21. _____
- 22. _____
- 23. _____
- 24. _____
- 25. _____
- 26. _____
- 27. _____
- 28. _____
- 29. _____
- 30. _____

November 30, 2015 2nd Neighborhood Meeting

ZMP 15:06 Gardner Trust - To be added to the Fluvanna County Planning Commission email list:

Please Print Your Name & Email address:

1. Christopher Kuras DragonkyberZone@gmail.com
2. ANN HURLEY HMINUS@EMBERGMAIL.COM
3. PHIL CARDUCK PW CARDUCK@AOL.COM
4. Jane Zimmerman jainec@sciveyourdata.info
5. Steve + Frances Carney SRCarney@gmail.com
6. Carlos P Burns CARLOSPBURNS@gmail.com
7. Valerie Marsh JMOMX3@comcast.net
8. Jim Marsh MarshJ51@gmail.com
9. Lev Kramen LATERALITY1@yahoo.com
10. Patricia Eager pbeager@icloud.com
11. John Halpin shurg9786@comcast.net
12. Christopher P. Perez Christopherperez123@gmail.com
13. SUSAN & EDWARD MOORE mooree@luma.org, s.e.moore@
14. John West Miller B@+459@E-maildragmarl.com embergmail.com
15. Jimmy + Jean Blankenship jimmyjeanb1@yahoo.com
16. Theresa RAJU-Arroyo 742 Jefferson Dr
17. Raymond Arroyo terriarroyo@yahoo.com
18. Maria RAJU 3 Clark court
19. _____
20. _____
21. _____
22. _____
23. _____
24. _____
25. _____



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

November 17, 2015

Shimp Engineering, P.C. (Kelly Strickland)
201 E. Main Street, Suite M
Charlottesville, VA 22902

Delivered via email

Re: ZMP 15:06 Gardner Trust Rezoning Request from A-1 to B-1 (conditional)

Tax Map: 9, Section A, Parcel 9

Dear Mr. Strickland:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, November 12, 2015.

1. VDOT stated the following:

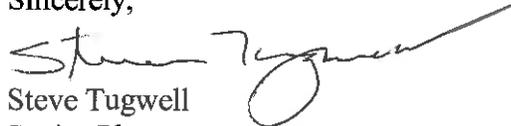
- Rte. 618 (Lake Monticello Road) is a Rural Major Collector with a posted speed limit of 45 mph. VDOT's 2013 Traffic Data shows an estimated Annual Average Daily Traffic Volume of 3000 vehicles.
- Rte. 618 (Lake Monticello Road) has a posted speed limit of 45 mph which requires a minimum of 500 ft. of Intersection Sight Distance for a standard commercial entrance. Phase I development shows self-storage units which are typically low volume traffic generators. If the traffic generated does not exceed 50 vpd then a low volume commercial entrance can be utilized (minimum Stopping Sight Distance = 360 ft. with 500 ft. preferred). When additional Phases are proposed that trigger over 50 vpd then a commercial entrance with a minimum 500 ft. of Intersection Sight Distance will be required by VDOT. If a right turn lane is required, then the sight distance is measured 14.5 ft. off the edge of the right turn lane.
- If a left turn lane is not required for the development, ensure that there is a minimum of 360 ft. of Stopping Sight Distance for motorists on Rte. 618 that are approaching stopped vehicles waiting to make a left turn into the self-storage.
- Ensure there is a minimum entrance spacing of at least 335 ft. from the center of the proposed commercial entrance to the center of the closest existing commercial entrance.
- If delivery trucks will be entering the proposed entrance ensure that the entrance radii are adequate to allow for truck ingress/egress without encroaching into the opposing travel lanes (Rte. 618 and the internal access road).
- Graphically demonstrate (horizontally and vertically) that the proposed commercial entrance provides the minimum 500 ft. of Intersection Sight Distance for a commercial entrance or the minimum 360 ft. for a Low Volume Entrance (50 vpd or less) with the height of eye = 3.5 ft. and 14.5 ft. off edge of pavement and the height of object = 3.5 ft. and 4 ft. off centerline of travel

lane of approaching vehicle. Height of eye is located 14.5 ft. off edge of closest travel lane and 14.5 ft. off edge of right turn lane if one is required.

2. This site is within Dominion Power's jurisdiction;
 3. The erosion and sediment control inspector stated that an E&S plan will be required;
 4. Mrs. Eager asked if there will be room for a tractor-trailer to get in and out of the site;
 5. Planning Staff commented that a major site development plan will be required prior to the construction of any site improvements, including landscaping and screening requirements between adjoining residentially-zoned properties. Also, the one area that is shown on the sketch plan where screening is interrupted will need to be screened. A fence using privacy slats or a masonry wall that would deflect light-intrusion from headlights is recommended.
 6. The Fire Chief inquired about the width of the travel-way, and whether or not there would be any hazardous materials stored in any of the storage units, and for management to be aware of what will be stored inside of the units ;
 7. Aqua Virginia stated that water and sewer service is available to this site, but that the utility lines will need to be extended in order to do so;
 8. Health Dept. stated they have no comments;
- The plan revision deadline is Friday, December 4, 2015.
 - This item is scheduled for a public hearing at the Monday, December 14, 2015 Planning Commission meeting. The applicant's attendance or their designee is required at this meeting.

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

Sincerely,



Steve Tugwell
Senior Planner

Dept. of Planning & Community Development

cc: Justin Shimp, P.E., via email - justin@shimp-engineering.com
 Kelly Strickland via email - kelly@shimp-engineering.com
 Carlos Burns via email - carlos@storefss.com
 Chris Perez via email - christopherperez123@gmail.com
 Steven & Frances Carney via email - srcarney@gmail.com
 Edward & Susan Moore via email - mooree@fuma.org
 Gardner Trust via mail - 3 Cove Circle, Palmyra, VA 22963
 File

Steven Tugwell

From: Mike-Kathy Brent <mkbrent7@gmail.com>
Sent: Tuesday, November 17, 2015 8:18 AM
To: Steven Tugwell
Subject: Re: November 12, 2015 TRC comments

Steve
I have no issues with any of the applicants.

Mike

On Mon, Nov 16, 2015 at 3:00 PM, Steven Tugwell <stugwell@fluvannacounty.org> wrote:

Hello,

Please forward me your TRC comments, if any, so that I can get them out to the applicant.

Thanks!

Steve

Steve Tugwell

Senior Planner

Dept. of Planning & Community Development

Fluvanna County, VA

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

stugwell@fluvannacounty.org

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

Steven Tugwell

From: Parker IV, Clifton L. <CLParkerIV@aquaamerica.com>
Sent: Tuesday, November 17, 2015 9:43 AM
To: Steven Tugwell
Subject: RE: water and sewer?

Yes and he will need to extend the lines in order to do so.

Cliff Parker
804.310.0398

From: Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]
Sent: Tuesday, November 17, 2015 9:27 AM
To: Parker IV, Clifton L.
Subject: water and sewer?
Importance: High

Hi Cliff,

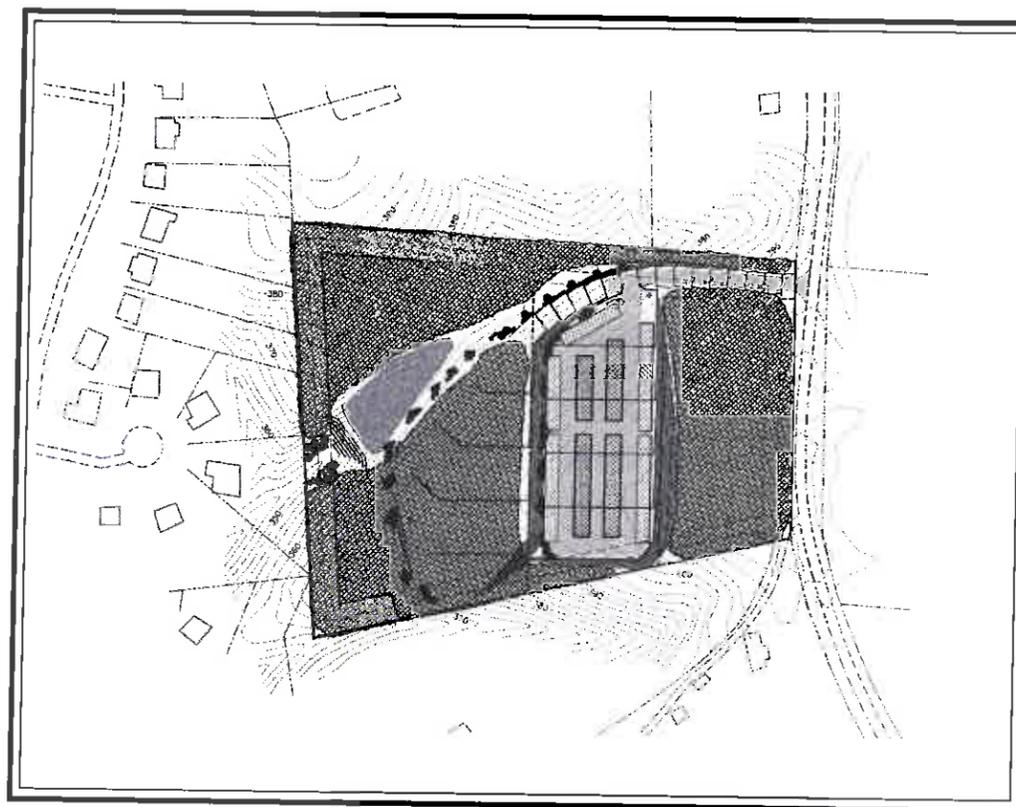
I'm reviewing a rezoning request for a parcel on Lake Monticello Road here in Fluvanna, Tax Map 9-A-9, and I wanted to ask you if water and sewer are available to this property via Aqua?

Thanks!
Steve

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

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

REZONING APPLICATION PLAN FOR FLUVANNA SELF STORAGE



Received
DEC 04 2015
Fluvanna County

TAX MAP 9, SECTION A, PARCEL 9
PALMYRA MAGISTERIAL DISTRICT
FLUVANNA COUNTY, VIRGINIA
November 2, 2015
Revision Date: December 4, 2015



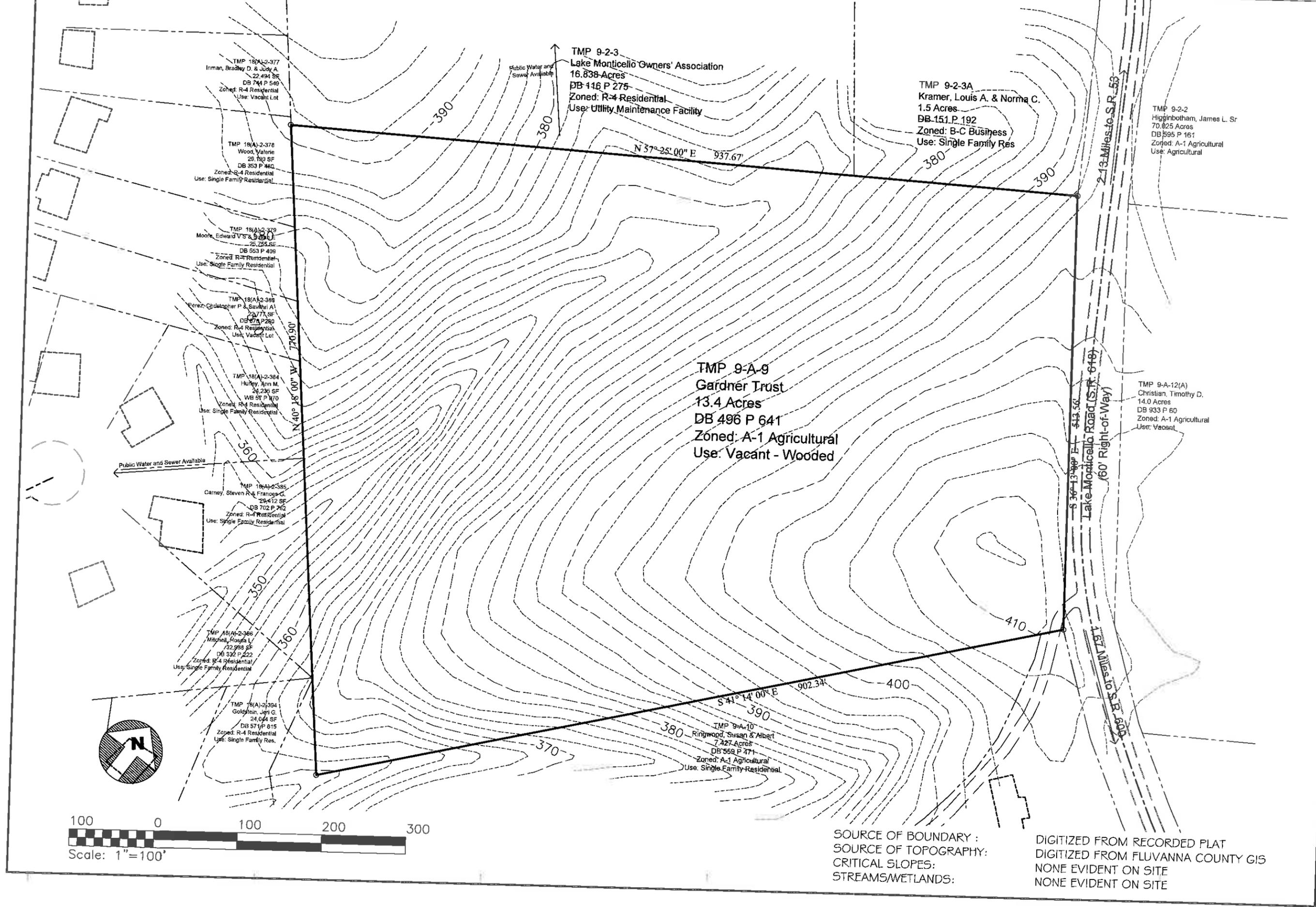
PROJECT MANAGEMENT
CIVIL ENGINEERING
LAND PLANNING

201 EAST MAIN STREET, SUITE M
CHARLOTTESVILLE, VA 22902
(434) 227-5140

SHEET INDEX

- C1 = COVER SHEET
- C2 = EXISTING CONDITIONS
- C3 = GENERAL PLAN OF DEVELOPMENT
- C4 = CONCEPTUAL PLAN OF DEVELOPMENT
- PHASE I

SHIMP ENGINEERING, P.C.
 ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
 201 E. MAIN ST. SUITE 11
 CHARLOTTEVILLE, VA 22902
 PHONE: (434) 237-8140
 JUSTIN@SHIMP-ENGINEERING.COM



EXISTING CONDITIONS

Item #	Date	Description

REZONING APPLICATION PLAN FOR:
FLUVANNA SELF STORAGE
 FLUVANNA COUNTY, VIRGINIA

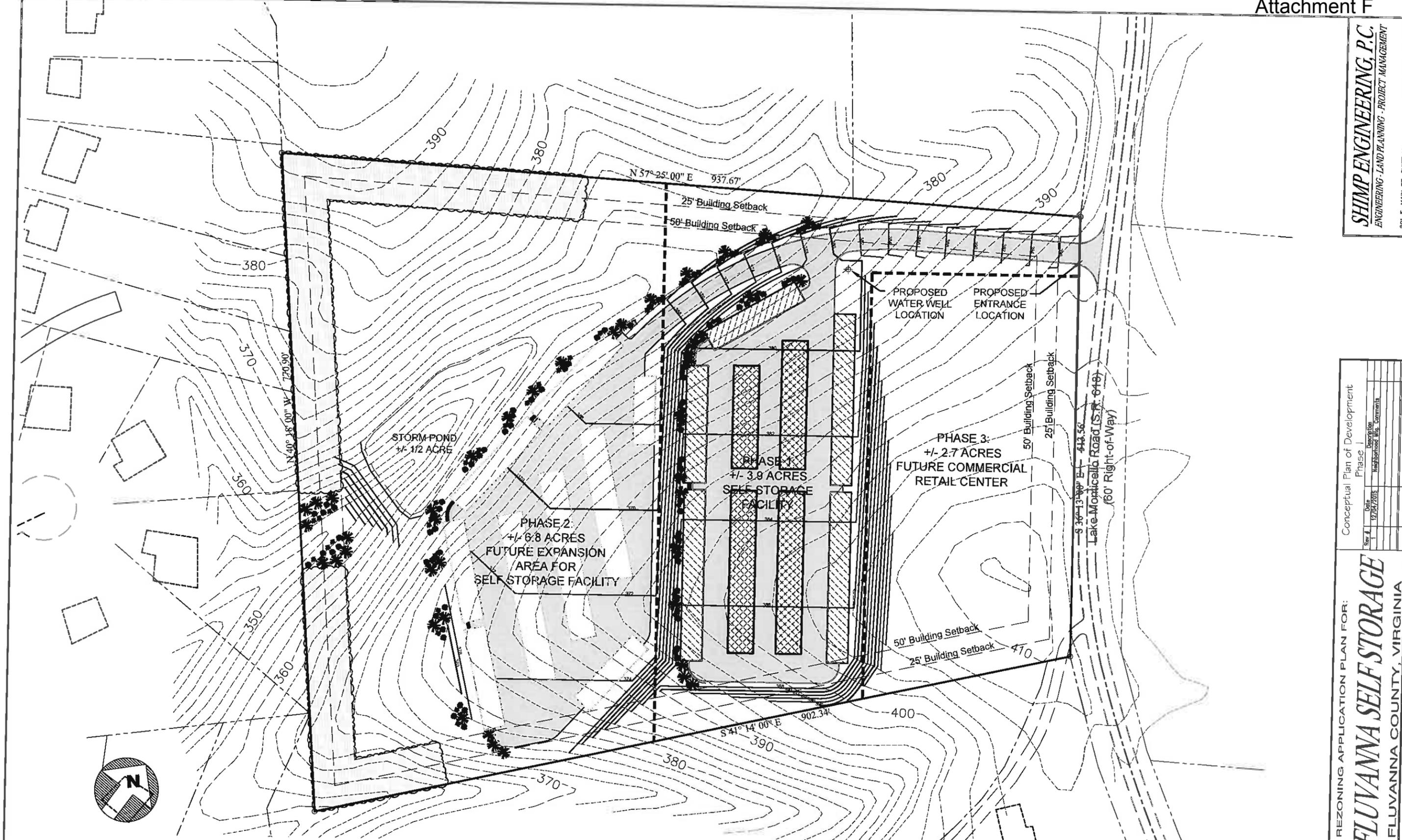
Date: 11/02/2015
 Scale: 1" = 100'
 Sheet No: 2 OF 4
 File No: 15.043

SOURCE OF BOUNDARY :
 SOURCE OF TOPOGRAPHY:
 CRITICAL SLOPES:
 STREAMS/WETLANDS:

DIGITIZED FROM RECORDED PLAT
 DIGITIZED FROM FLUVANNA COUNTY GIS
 NONE EVIDENT ON SITE
 NONE EVIDENT ON SITE

SHIMP ENGINEERING, P.C.
 ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT

301 E. MAIN ST., SUITE M
 CHARLOTTEVILLE, VA 22902
 PHONE: (434) 527-8140
 JUSTIN@SHIMP-ENGINEERING.COM

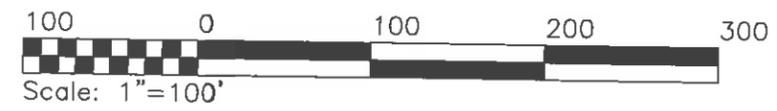


Conceptual Plan of Development

Seq #	Date	Description	Neighborhood	Comments
1	11/02/2015			

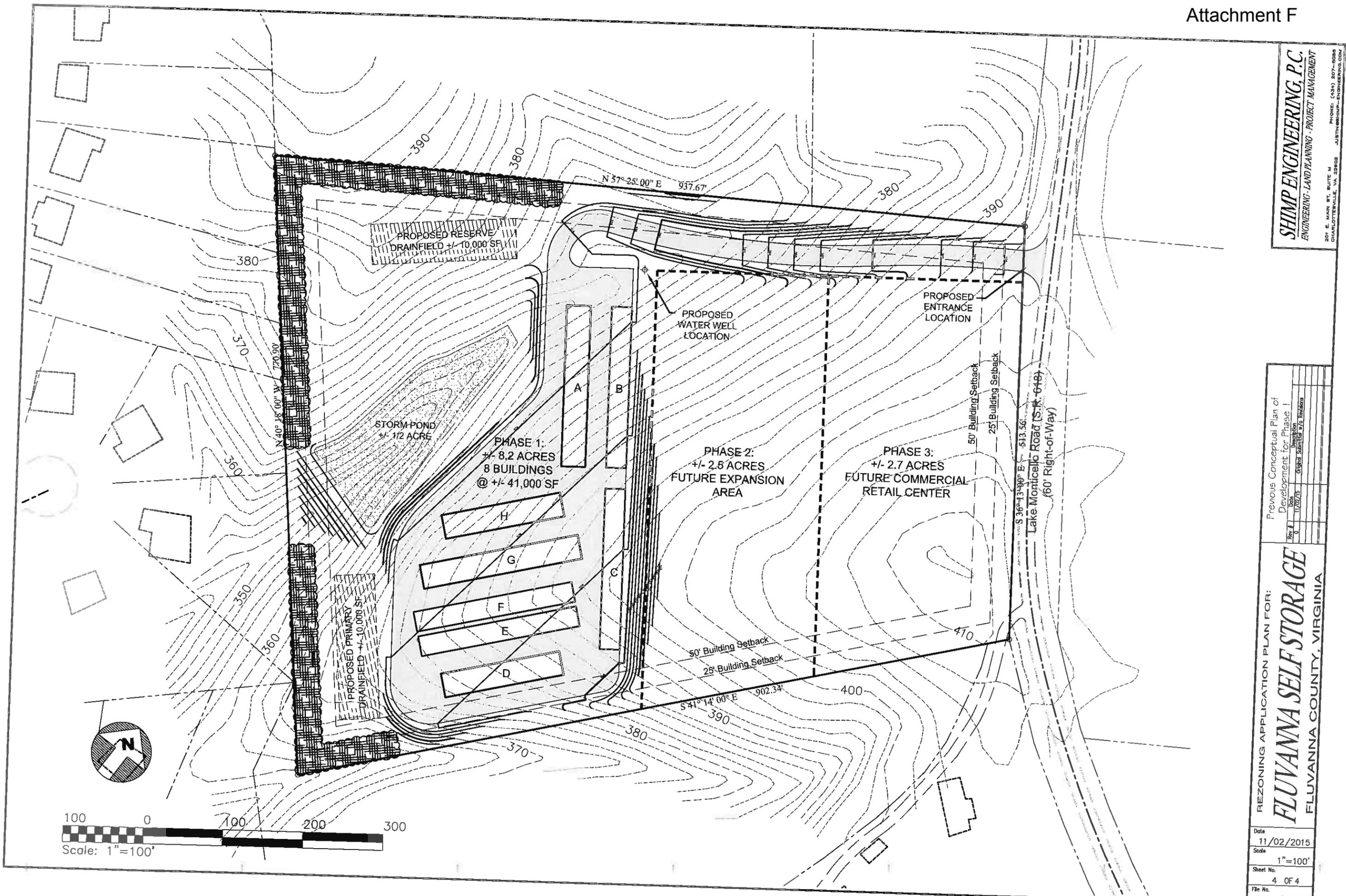
REZONING APPLICATION PLAN FOR:
FLUVANNA SELF STORAGE
 FLUVANNA COUNTY, VIRGINIA

Date	11/02/2015
Scale	1"=100'
Sheet No.	4 OF 4
File No.	15.043



NOTE: PHASE 1 AND 2 SHALL BE LIMITED TO SELF STORAGE USE IN ACCORDANCE WITH PROFFERS ACCOMPANYING THIS APPLICATION PLAN. PHASE 3 SHALL BE LIMITED TO USES AS SPECIFIED IN PROFFERS ACCOMPANYING THIS APPLICATION PLAN.

SHIMP ENGINEERING, P.C.
 ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
 201 E. MAIN ST., SUITE M
 CHARLOTTEVILLE, VA. 22802
 PHONE: (434) 207-9089
 JUSTIN@SHIMP-ENGINEERING.COM

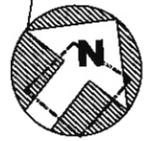


Previous Conceptual Plan of Development for Phase I

Rev.	Date	Description
0	11/02/15	Original Submission by the Applicant

REZONING APPLICATION PLAN FOR:
FLUVANNA SELF STORAGE
 FLUVANNA COUNTY, VIRGINIA

Date	11/02/2015
Scale	1"=100'
Sheet No.	4 OF 4
File No.	15.043



DRAFT PROFFER STATEMENT**Fluvanna Self Storage Facility**

Date of Proffer: 11-02-2015
 Date of Revision: 12-04-2015

Received**DEC 04 2015****Fluvanna County**

Project Name: Fluvanna Self Storage

Rezoning Number: 15-06

Owner: Gardner Trust
 3 Cove Circle
 Palmyra, VA 22963

Applicant: Fluvanna Self Storage
 21 Burns Plaza
 Palmyra, VA 22963

Tax Map / Parcel: Tax Map 9 Section A Parcel 9

Existing Zoning: A-1 Agricultural

Zoning Requested: B-1, General Business

Acreage of Parcels: 13.4

Magisterial District: Palmyra

Legal Reference: Fluvanna County Deed Book # 496 Page 641

Exhibit(s)/References: 1) Rezoning Application Plan for Fluvanna Self Storage (sheets 1 through 4 dated November 2, 2015 and last revised on December 4, 2015, prepared by Justin Shimp, P.E.

The Term "Owner" as referenced within this document shall include within its meaning the owner, or owners, of record of the Property, or properties, and their successors in interest.

The Owner hereby voluntarily proffers that if the Fluvanna County Board of Supervisors acts to rezone the 13.4 acre Property from the A-1 (Agricultural) District to the B-1 General Business District as requested, the Owner shall develop the Property in accord with the following proffered development conditions (each, a "Proffer," and collectively, the "Proffers"), which the

Owner acknowledges are reasonable, pursuant to Section 15.2-2303 of the Code of Virginia, 1950, as amended, and pursuant to Article 20 of the Fluvanna County Zoning Ordinance. . If rezoning application # _____(Fluvanna Self Storage) is denied, these proffers shall immediately be null and void and of no force and effect.

As used throughout these Proffers, the following capitalized terms shall have the following meanings:

“Application Plan” shall refer to the Rezoning Application Plan for Fluvanna Self Storage (sheets 1-4 dated November 2, 2015 and last revision date _____). Prior to development of any phase of the site, a preliminary and/or final plat shall be submitted for review and approval in accordance with Article 23 of the Fluvanna County Subdivision Ordinance, as amended.

“Site” shall refer to the total acreage of tax parcel 9-A-9 at the time that these proffers are approved along with any future divisions or consolidations thereof.

1) **Site Layout.** Development of the Site will be in General Conformity with the Application Plan and any future amendments to the Application Plan and/or the proffers volunteered herein. The Zoning Administrator shall determine General Conformity. In particular, development of the site shall provide development areas, open space areas, and tree buffers in the general locations as shown on sheets 3 and 4 of the Application Plan.

2) **Uses Permitted by right.** The following uses along with any customarily incidental accessory uses, including equipment and vehicle rental for a self-storage use, shall be permitted within this B-1 General Business District:

Civic Uses

- Amusements, public
- Cultural services
- Public recreation assembly
- Public uses
- Religious assembly
- Sheltered care facilities

Commercial Uses

- Assisted living facilities
- Auction houses
- ~~Automobile repair service establishments~~
- ~~Automobile sales~~
- Bakeries
- Bed and breakfasts
- Boarding houses

Butcher shops
~~Car washes~~
 Cemeteries, commercial
 Communications service
 Corporate offices
 Daycare centers
 Financial institutions
 Flea markets
 Funeral homes
 Garden center
~~Gas station~~
 Greenhouses, commercial
 Grocery stores
 Guidance services
 Hospitals
 Hotels
 Indoor entertainment
 Indoor recreation facilities
~~Laundries~~
 Marinas, commercial
 Medical clinics
 Nursing homes
 Offices
 Parking facilities
 Personal improvement services
 Personal service establishments
 Pharmacies
 Professional schools
 Recreational vehicle sales
 Restaurants, fast food
 Restaurants, general
 Restaurants, small
 Retail stores, general
~~Retail stores, large-scale~~
 Retail stores, neighborhood convenience
 Retail stores, specialty
 Self-storage facilities
~~Shooting ranges, indoor~~
 Studios, fine arts
 Taxidermists
 Vending carts
 Veterinary offices

Miscellaneous Uses

Accessory uses
 Utilities, minor

The strikethrough uses above are not permitted as part of the zoning of this property. Special Use permits shall be allowed in conformance with Section 22-9-2.2 of the Fluvanna County Zoning Ordinance along with any future amendments thereto.

3) **Additional Land Use Restrictions.**

Phase 1: Development of the Phase 1 and Phase 2 portion of the site, as depicted on sheet 4 of the Application Plan, shall be limited to the Self-storage facility use along with any customarily incidental accessory uses.

4) **Residential Buffers.**

Tree Buffers.

A tree buffer with a minimum width of 50 feet shall be provided along the exterior of the site in the general locations as shown on sheet 3 of the Application Plan. Any existing trees which are removed from this location shall be replanted with a mixture of native deciduous and evergreen trees. Where existing trees are not present in these locations, additional native deciduous and evergreen trees shall be planted to create the equivalent screening buffer of a staggered row of trees, planted at 15 feet on center.

Screening.

Screening, including a mixture of evergreen trees and shrubs, shall be provided in the general locations as shown on sheet 3 of the Application Plan. Additionally, the exterior walls, trim, and doors of the storage buildings in Phases 1 and 2 shall be finished in earthtone colors.

Lighting/Doors.

All exterior lighting in phases 1 and 2 shall be wall mounted full cut-off fixtures. Storage buildings which are on the side of the development that is closest to the existing adjoining residences within Lake Monticello shall not have lighting or storage unit doors on that side of the buildings.

WITNESS the following signature:

Carlos Burns

By: Carlos P. Burns
Owner and/or designated Agent.



COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Flovanna, to wit:

The foregoing instrument was acknowledged before me this 9th day of December 2015
by Carlos P. Burns, Owner and or designated Agent of Tax Map 9(A) Parcel 9.

My Commission expires: 03/31/2018

Deidre Trinette Creasy
Notary Public

An Ordinance To Amend The Fluvanna County Zoning Map, With Respect To 13.4 acres of Tax Map 9, Section A, Parcel 9 to rezone the same from A-1, Agricultural, General to B-1, Business, General (conditional).

(ZMP 15:06)

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

That 13.4 acres of Tax Map 9, Section A, Parcel 9, be and is hereby, rezoned from A-1, Agricultural, General to B-1, Business, General (conditional), subject to the submitted revised proffer statement as set out in the letter dated December 4, 2015, which is attached hereto.

- 1) **Site Layout.** Development of the Site will be in General Conformity with the Application Plan and any future amendments to the Application Plan and/or the proffers volunteered herein. The Zoning Administrator shall determine General Conformity. In particular, development of the site shall provide development areas, open space areas, and tree buffers in the general locations as shown on sheets 3 and 4 of the Application Plan.
- 2) **Uses Permitted by right.** The following uses along with any customarily incidental accessory uses, including equipment and vehicle rental for a self-storage use, shall be permitted within this B-1 General Business District:

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 Religious assembly
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Assisted living facilities
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~~Automobile repair service establishments~~
~~Automobile sales~~
 Bakeries
 Bed and breakfasts
 Boarding houses
 Butcher shops
~~Car washes~~
 Cemeteries, commercial
 Communications service
 Corporate offices

Daycare centers
 Financial institutions
 Flea markets
 Funeral homes
 Garden center
~~Gas station~~
 Greenhouses, commercial
 Grocery stores
 Guidance services
 Hospitals
 Hotels
 Indoor entertainment
 Indoor recreation facilities
~~Laundries~~
 Marinas, commercial
 Medical clinics
 Nursing homes
 Offices
 Parking facilities
 Personal improvement services
 Personal service establishments
 Pharmacies
 Professional schools
 Recreational vehicle sales
 Restaurants, fast food
 Restaurants, general
 Restaurants, small
 Retail stores, general
~~Retail stores, large scale~~
 Retail stores, neighborhood convenience
 Retail stores, specialty
 Self-storage facilities
~~Shooting ranges, indoor~~
 Studios, fine arts
 Taxidermists
 Vending carts
 Veterinary offices

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Accessory uses
 Utilities, minor

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Steven Tugwell

From: steve carney <srcarney@gmail.com>
Sent: Monday, December 07, 2015 1:07 PM
To: Carlos Burns
Cc: Steven Tugwell; Barry Bibb; Donald Gaines; Ed Zimmer; Lewis Johnson; Patricia Eager; Tony O'Brien; Donald Weaver; Mike Sheridan; Mozell Booker; Robert Ullenbruch; Carlos P Burns; Kelly Strickland; Christopher and Savi Perez
Subject: Re: Proffers and other Concerns
Attachments: FSS Red Logo small.jpg; DSC01901.JPG; DSC01908.JPG

Mr. Burns,

Sorry, I did not respond earlier but we took advantage of the beautiful weather we are having and to tell you the truth, take a timeout from the communications about our concerns on how this project will impact all of our lives and property values.

Fran and I both appreciate the communications we continue to have and your willingness to compromise to date on many of the initial concerns that were raised. However, we still feel strongly this application to expand your business right next to our community is not the right fit for our neighbors and ourselves.

For our part, a good deal of confusion exists because out of ALL of the conversations you, Fran and I have had on the impact to us personally, the conversations are not what is written into the application in respect to evergreen screenings and especially the distance to the phase two site. We need to be assured that **if** this application is eventually approved we need to have covered every detail that will need to be adhered to by you the developer.

For example, when we discussed the placement of the dam for the retention pond and not only our concern about where it is located and how it will look, but who will inspect and maintain it on a regular schedule for years to come. You told us, the engineering firm would get the information from DCR for a schedule and what needs to be done, but nowhere is that in the proffers for the developer to adhere to the schedule and the routine maintenance it will require. You informed me once the dam was complete you would plant grass on the facing, and in time it would eventually be covered with leaves and look very much like the existing topography. I don't know how this can be the case, because once you clear the area of ALL the trees, the area will receive an abundant amount of light allowing all kinds of vegetation to grow. Will we have to contend with unkempt grass, weeds and whatever else might take root on what is now the dam facing that is 50' from our property line and will not blend into the existing topography? Needless to say, this will have a major impact on how things look from our home and will significantly impact interested parties for future resale of our property **if** we should decide to sell in the future. In each of the areas of concern (dam, screenings, distances, removal of trees, etc.) we are dealing with approximations that you have provided to try and help us better understand where everything will be. The reality is, nothing is how it will be but to the best of your ability what you approximate it to be. We appreciate all of your efforts to date but surely you can understand why we continue to request the time necessary for EVERYONE to weigh-in on this project and not feel like we are rushing to get to the finish line.

Don't get me wrong, we are very grateful that you are willing to make compromises and discuss these concerns, But if things are not clearly defined in writing, you are only obligated to adhere to what is in

the proffers. Our emails and our conversations are not what will be adhered to in the future, the final application and what is clearly defined will be what you are obligated to adhere too.

We still feel we need to ask the County to defer, which would allow us all the ability to meet as many times as necessary with ALL affected parties to iron out ALL of our concern/issues. The neighborhood meeting was very productive but it was the only meeting we have had. Yes, the email exchanges are letting everyone know to some degree what is being discussed but in my estimation we need to sit down with everyone again to collectively address what was agreed to be done and add that as an addendum to the application. The property on Chestnut Court, owned by Geri Goldstein, is currently under contract and I'm sure the new owner's will not be happy to find out that things have changed dramatically since they negotiated with the seller. Mr. Mitchell next door was not able to attend the meeting at the firehouse because he was out of town and I'm certain if given the opportunity to be in attendance at a future meeting would make every attempt to do so. Many neighbors were out of town because of the Thanksgiving holiday and were not present to participate.

I'm certain there will be other things that we will think of and will get in touch as needed.

Sincerely,

Mr. and Mrs. Steven Carney

P.S. We attached two photos taken of the Acres dam. We are assuming the grade and discharge piping will be similar or smaller.

Steven Tugwell

From: steve carney <srcarney@gmail.com>
Sent: Sunday, December 06, 2015 9:53 AM
To: Carlos Burns
Cc: Steven Tugwell; Barry Bibb; Donald Gaines; Ed Zimmer; Lewis Johnson; Patricia Eager; Tony O'Brien; Donald Weaver; Mike Sheridan; Mozell Booker; Robert Ullenbruch; Carlos P Burns; Kelly Strickland
Subject: Re: Proffers and other Concerns

Carlos,

My wife and I will respond to you sometime later today. We are on our way out and will be home sometime this evening.

Thank you,

Steve Carney

On Sun, Dec 6, 2015 at 6:45 AM, Carlos Burns <carlos@storefss.com> wrote:
 Mr. Carney,

It was good to talk to you yesterday while staking my estimated location of the end of the storm water pond. I have no problem with removing the items you listed below with regard to "Uses Permitted by Right". With regard to the cell tower, it is not in the uses permitted by right already. I am sure that would require a zoning change request beyond this application.

With regard to your clarifications items:

1. I am sorry that you are having trouble understanding the distances. I believe the tape we placed on the property showing where the rear of each phase provides the best example of distances. My father and I pulled tape to measure those distances based on the latest application plan and believe them to be a good faith estimate on the backs of the Phase 1 & 2 areas. As for modifying the application, I don't believe it describes distances, but instead use the site plan for that purpose. It was my explanation of the application changes that confused you. After our discussion last night behind your property, I believe it is clear what the distances are now.
2. As we discussed last night, I will be happy to thin some of the large trees in the Phase 1 area beyond those that will have to be removed for the pond and Phase 1.
3. The site plan provided shows the screening as well as the proffer that states: "A tree buffer with a minimum width of 50 feet shall be provided along the exterior of the site in the general locations as shown on sheet 3 of the Application Plan. Any existing trees which are removed from this location shall be replanted with a mixture of native deciduous and evergreen trees. Where existing trees are not present in these locations, additional native deciduous and evergreen trees shall be planted to create the equivalent screening buffer of a staggered row of trees, planted at 15 feet on center." I am confident you will be happy with what we do at the exit outlet of the dam.
4. As far as the order of the buildings, I have promised that we would always construct a climate controlled building that would provide screening to the rear of the property before constructing a non-climate controlled

building in that same site line. While I cannot commit to the exact order of constructions for Phase 1, I believe one of the two climate controlled buildings at the rear of the Phase 1 area with one regular building adjacent to the climate controlled building selected. Given that changes to a site plan must be reapproved after 5 years and Phase 2 is likely four times that period, there is no way I can project order of construction at this time. What I can promise is that we will construct a climate controlled building that will provide screening to the rear of the property before constructing a non-climate controlled building in that same site line.

I am very sorry you are feeling pressured by the December 14th meeting. Please remember that this is just the first stage and only a recommendation to the Fluvanna County Board of Supervisors that will make the final decision in mid January at the earliest. In all honesty, we are resiting delaying the project given the long development process still ahead of us once any rezoning is approved, if it is. We provide a service to the local population around Lake Monticello and will be hampered in providing that service without the additional storage space we need to build to meet local demand. This past fall we were already in the situation where we could not provide some of our customers space they needed. Given the location of this property, its characteristics, the county's development plans for this area, and Mr. Gardner's stated desire to sell this property to someone, we are convinced that this property will some day be commercial and have a commercial enterprise operating on it. We believe the our proposal along with the compromises we have made make this an extremely low impact project on adjoining properties and is an excellent use for this property. We have made a good faith effort to compromise to meet our neighbor's needs and desires. My dad and I appreciate the cordial nature of our discussions and communications. I wish to continue to hear yours and your neighbors' concerns and will act on reasonable requests where we can. Thanks again, Carlos

On 12/5/2015 7:38 PM, steve carney wrote:

Mr. Burns,

Below please find the proffers that we would like removed in addition to the original proffers that you already removed:

Civic Uses

Amusements, public

Commercial Uses

Auction houses

Flea Market

Hotel

Marinas commercial

Recreational Vehicle Sales

Vending Carts

NO CELL TOWER

Here are some other items we would like to have clarified as well:

1. My wife and I are also having some difficulty with how the application is worded in respect to the interchanging of the wording property and property line. This makes it extremely difficult for us to understand the distances that are being provided. We would like all verbiage to clearly state the distance from the property line.
2. At our meeting on November 30th, we were under the impression that the screening for both phases would be a mix of evergreens, during phase one development. We also discussed the removal of trees at the back of phase two to allow light to penetrate the canopy which would allow the evergreen screening to grow. This would insure that when phase two is started the screening would be in place.

3. We also discussed placement of additional screening besides the Outlet Channel Screening. This would be to the area surrounding the retention pond which would break up the barrenness of the dam. We know nothing can be planted on the dam, this would be between the 50' buffer and prior to the dam.
4. We need clarification for both phases on the order of placement of the the storage units. Please understand that we have discussed these items in three different forums and none of this is in the application.

There may be other items that come to mind and we will contact Mr. Tugwell and you as needed.

My wife and I are feeling extremely pressured by the fact we have a December 14th deadline to make knowledgeable decisions. I will be asking the Planning Commission to honor our request because in all honesty we are feeling very rushed to think of everything which may have serious ramifications in the future if something is omitted. We appreciate the discussions we have had to date and the your willingness to compromise. Thank you.

Sincerely your,

Mr. and Mrs. Steven Carney

--

Carlos A Burns



21 Burns Plaza

Palmyra, VA 22963

[434-589-1321](tel:434-589-1321) (Office)

[434-906-3552](tel:434-906-3552) (Cell)

carlos@StoreFSS.com

Fluvanna County Planning Commission**Fluvanna County Board of Supervisors**

Dear Madams and Sirs,

I respectfully request that the Planning Commission defer the decision to rezone the Gardner Trust from residential to business until all concerned parties have had the opportunity to provide input. The December 14th deadline has caught many residents off guard. As seen in the neighborhood meeting on November 30th, there are many details to be discussed. While the applicant has shown a sincere desire to work with property owners who will be affected by his rezoning request and new construction, I do not believe all issues have been presented and properly addressed.

It is my belief that a successful negotiation concludes with a win-win outcome. In this situation, I see only one winner—the applicant. All residential property owners involved will lose, either through a reduction in property value or through an aesthetic loss.

Commercial real estate is available in Fluvanna County. I am certain the owners of such properties would be delighted to sell to Fluvanna Self Storage, resulting in a desirable win-win outcome.

I believe we need to encourage business in Fluvanna County, and I believe Fluvanna Self Storage is a desirable business which has proven itself over the last 20-some years. But not at all costs. Why should a business benefit at the expense of our residents? Just because this proposal is legal does not make it ethical. Let's do the right thing.

Again, I respectfully request the Planning Commission defer the proposed request for a zoning change for the Gardner Trust.

Sincerely,

Jane Zimmermann

The following letters were written for the Fluvanna Review and The Planning Commission. I include them here because of their relevance to the issue at hand.

Pave Paradise?

I am writing to express my concern over the application for a change in zoning that would allow Fluvanna Self Storage to commercially develop a tract of land that is currently zoned as residential. This 13.4 acre parcel of land lies on Route 618 and is surrounded on three sides by Lake Monticello properties. If approved, our Lake neighbors will essentially have a commercial parking lot with 24-hour lighting in their back yards. Not to mention an open door to our community for unregistered visitors.

This is not the vision for Fluvanna County development that we have worked so hard to design. We need and want businesses to grow and flourish in our county, but not on every little tract of land that can be had. We have specifically designated zones for business development because of our desire to preserve the rural nature of our county.

If approved, this zoning change would set an undesirable precedent, paving the way for additional unplanned rural business sprawl. The next zoning change could affect your back yard and property value, too. Let's ask our Board of Supervisors to carefully consider the consequences before approving any zoning changes.

Jane Zimmermann

Letter for the Planning Commission

Subject: Rezoning Application for the Gardner Trust

To Whom It May Concern,

I am writing to express my opposition to the rezoning request presented by Fluvanna Self Storage for the parcel of land known as the Gardener Trust.

I have seen the preliminary plans and everything looks fine—on paper. However, the reality presents a vastly different, unappealing picture of commercial development in our neighbors' back yards.

What looks like ample room for a buffer between the business and neighboring private residences is in fact a small ravine. Planting trees in this depression would do nothing to alleviate the glaring fact that homes at the end of Roadview Terrace would be eye to eye with commercial buildings on the upper sides of this ravine. In addition, ordinances require round-the-clock lighting for the storage facility. Would you want this in your back yard?

I have seen the existing facility owned and operated by Fluvanna Self Storage. It is neatly landscaped and clean, and it appears to be the kind of business we want in Fluvanna County—but not at any cost. The current facility is adjacent to other businesses, not residential units, and I believe the new facility should be placed on a similar tract of land. The parcel in question for the rezoning is surrounded on three sides by Lake Monticello property.

Fluvanna County has rezoned land near Zion Crossroads for business, and there is ample acreage in our county for Fluvanna Self Storage to expand elsewhere. It is a business. Please do not put it in a residential development.

Please drive to Roadview Terrace and see for yourselves. I lived on that street for eight years and I am now just around the corner on Pleasant View Terrace, less than a tenth of a mile away. The reality of this proposal is nothing like the paper version.

Steven Tugwell

From: steve carney <srcarney@gmail.com>
Sent: Thursday, December 03, 2015 10:08 AM
To: Steven Tugwell; Jason Stewart
Cc: Barry Bibb; Ed Zimmer; Donald Gaines; Lewis Johnson; Tony O'Brien; Patricia Eager; Catherine Neelley; Carlos Burns; Donald Weaver; Mike Sheridan; Mozell Booker; Robert Ullenbruch
Subject: Carney Site Visit December 1st

Mr. Tugwell,

First, my wife and I are very appreciative of the fact we had the opportunity to meet with everyone yesterday, and were able to clarify how we will view this project from our home. As you saw from the site visit based on the topography and the layout of the land the proposal will severely impact the views and quality of life of many neighbors' back yards, porch, and homes. In this letter I have laid out a couple big issues and provided possible solutions to these issues. I ask that you take these suggestions into consideration when writing your staff report and provide them to the PC/BOS in an effort to hopefully come to some type of common middle ground everyone can live with.

1) As discussed many times we would prefer that the storage units in phase 1 located directly behind our property be pushed further into the property, closer to the road, more in line with where phase 2 ends. This would provide more of a screening natural buffer between the existing residential uses and the proposed business use. I understand that is not what is being proposed or is in front of us today; however, that would be the most prudent solution to help mitigate the impacts of proposed commercial uses adjacent to existing residential uses. I ask that you take this suggestion into consideration when writing your staff report and provide this suggestion to the PC/BOS.

2) Also, to help mitigate the visual impacts and reduce glare of the proposed buildings, as part of this proposal we would like to lock down the color scheme of the storage units. The current color scheme at the existing facility would never be acceptable as it is highly visible. We would prefer the proposed buildings be a 'muted java brown' building façade w/ an earth tone roof color to help reduce visibility and glare. A proffer noting the above color schemes or a note on the rezoning's application plan that designates the color scheme of the buildings would do the trick. I ask that you take this suggestion into consideration when writing your staff report and provide this suggestion to the PC/BOS.

3) Also, we have concerns with the screening as proposed – My wife and I would feel a lot better to have the screening placed further up the ravine hill rather than at 125 feet and leave as many deciduous trees as possible between our home and the proposed evergreen screening that will be placed behind Phase 1 buildings. This will help break up the monolithic block wall/ rear wall of the building that was discussed at the Neighborhood 2 meeting on the 30th of Nov. I ask that you take this suggestion into consideration when writing your staff report and mention it to the PC/BOS.

4) A major concern as my wife expressed is the fact of dam/retention pond failure. Needless to say, we were not happy with the response that any damage that would occur to our home and other properties would be the individual homeowner's responsibility. Ms. Neelly, LMOA's representative expressed similar concerns because a catastrophic failure would significantly impact lake health. We would like to be assured that the dam for the retention pond will be inspected on a regular schedule by the owner or his designated representatives. A proffer

calling out the parameters for such a schedule would do the trick. I ask that you take this suggestion into consideration when writing your staff report and mention it to the PC/BOS.

Unlike Mr. Burns, this is not a business venture for us. For the last ten years we have enjoyed our natural surroundings, our extended family within our cul-de-sac and our community at large. Good things are going on here at Lake Monticello, with the renovations being done by our HOA to all of our amenities. My wife and I have a mortgage, we don't own our home outright, and **if** we ever decide to relocate, we need some form of return on our existing home. The closer that line is drawn to the rear of our home the less chance we have with potential purchasers showing an interest in our home. Yes, Mr. Burns may have fewer units to rent, but according to his projections, Phase 2 is at least fifteen years down the line. Please take our concerns seriously and help us come to some type of middle ground that everyone can live with. We have worked all our lives and this is our legacy. I believe if the County could afford us a larger buffer with appropriate natural screening being placed after that line, Mr. Burns will still have enough units to rent in Phase 2 without it costing us so dearly for everything we have worked so hard for.

Sincerely,

Mr. and Mrs. Carney

Steven Tugwell

From: steve carney <srcarney@gmail.com>
Sent: Wednesday, December 02, 2015 1:22 PM
To: Carlos Burns
Cc: Steven Tugwell; Christopher and Savi Perez
Subject: Re: Gardner Trust Rezoning Neighborhood Meeting 2 Information

Carlos,

I would ask that you BCC the group in the future with the exception of the County or someone you may be responding to directly. This way if someone forwards this email to others who were not there as attendees the email addresses will not continue to be displayed on every PC this message might be sent too. In this instance I have no objection to having my email displayed but I'm not sure everyone else would feel the same.

I will be sending Fran and my comments about our site visit yesterday to Mr. Tugwell and will include you and the other attendees when my wife and I are finished.

I will let you know if I have any concerns but from what I see you have outlined accurately what was discussed.

Thanks,

Steve Carney

P.S. I saw where the low level lighting fixtures were affixed to the building at FSS earlier today and will pass by in the evening at some point, to see how they look.

On Wed, Dec 2, 2015 at 9:56 AM, Carlos Burns <carlos@storefss.com> wrote:

I would like to thank everyone for attending the Monday night neighborhood meeting. We appreciate your comments and believe the meeting was very productive. We have asked Shimp Engineering, our consultant on this project, to make several changes to our rezoning application. We expect to complete these changes by the end of the week. I will forward that information to you as soon as I get it.

The change to the layout of the facility will swap the phase one and two areas such that the area closest to the rear of the property will now be phase two. The phase two pad will not be cleared nor graded until after the build out of phase one is completed and additional storage buildings are needed. We are also planning on planting evergreens behind where the phase two pad would be to give them time to grow prior to using that area. The new phase one move will result in the distance from the closest phase one building to the closest house at the rear of the property to be over 500 feet. At current growth rates, phase two is not projected to be needed in less than 15 years or more.

In addition to swapping phase one and two, Shimp Engineering is looking into the feasibility of pushing the dam away from the rear of the property to minimize the break in the tree buffer. Trees and bushes are not

allowed on the dam to insure its integrity. The dam will be planted with grass and eventually covered with leaves.

The following proffers will be modified:

1. **Uses Permitted by right:** In addition to existing restrictions, gas stations will not be permitted.
2. **Additional Land Use Restrictions:** Both phases one and two will be specified in this proffer. This restricts both pads to self storage type of operation.

The following proffers will be added*:

5. Storage building layout: Buildings at the rear of phase one and phase two will not have rear facing doors and be a plain wall.
6. Fencing and plant screening shall be provided at the end of the main driveway and in gaps between and around buildings that would allow vehicle headlights to shine into homes at the rear of the property.
7. Storage security lighting shall be full cutoff and only be placed on buildings and not on poles extending above the building heights. Placement on the buildings shall be on the sides facing away from the rear of the facility.

* The exact wording of these proffers may be modified as appropriate for a rezoning application.

I would like to make one final clarification from the meeting. There was some confusion about what trees will be removed from the rear of the property. Obviously trees will be removed from the new phase one pad and main driveway spaces. Trees will be removed for dam and the area directly behind it that will hold the water run off. That area is marked on the site plans. The trees in the southwest and southeast corners of the property will remain.

I have sent this email to everyone on the list I was given on Monday night. I think I got all the email correct, but just in case, let you neighbors know they should be on the lookout for this email. You can give them my email address and if they send me a request, I can send this a copy of this email.

Please respond with any questions or comments and I will attempt to answer them as soon as possible.

Thanks again,

Carlos

Carlos A Burns



21 Burns Plaza

Palmyra, VA 22963

[434-589-1321](tel:434-589-1321) (Office)

[434-906-3552](tel:434-906-3552) (Cell)

carlos@StoreFSS.com

Steven Tugwell

From: steve carney <srcarney@gmail.com>
Sent: Thursday, November 19, 2015 8:53 AM
To: Steven Tugwell
Subject: Re: Electronic Copy of Conceptual Overview Map, Draft Proffer Statement

Mr. Tugwell,

The information you provided is exactly what I needed. I greatly appreciate, your timely responses and cooperation.

Thank you,

Mr. Carney

----- Forwarded message -----

From: **steve carney** <srcarney@gmail.com>
Date: Thu, Nov 19, 2015 at 7:04 AM
Subject: Electronic Copy of Conceptual Overview Map, Draft Proffer Statement
To: Steven Tugwell <stugwell@fluvannacounty.org>

Mr. Tugwell,

Can you please provide me with electronic versions (pdf) of the plat and associated information (application, A-1 vs. B-1, Memorandum, November 4, 2015) we received at the Neighborhood meeting? Is this information available online? If yes, how would we access it? I would like to share this information with neighbors who do not border the Gardner Trust Property, but have a direct line of sight to the area being proposed to develop and will negatively impact them as well. Can I tell neighbors to contact you directly for this information? Do they have a right to be included in our communications as interested parties who would also be negatively impacted if the rezoning request is approved?

I thank you in advance to assist us with getting the information needed for residents within Lake Monticello to have a clear understanding of what the rezoning application request would mean to all of us. Again, with the holidays upon us, and the unwillingness of Mr. Burns to defer his application request until after the holidays, we need to disseminate this information to our neighbors ASAP so they can make an informed decision. In addition, they can participate in the upcoming Planning Commission Meeting on December 14th and the Board of Supervisors meeting on January 20th, if they so choose. One last item, can you provide the contact information for the Planning Commissioners and the Board of Supervisors?

Thank you,

Mr. Carney

Steven Tugwell

From: County of Fluvanna website <donotreply@fluvannacounty.org>
Sent: Monday, November 16, 2015 12:26 AM
To: Steven Tugwell
Subject: Fluvanna County, VA - The Heart of Central Virginia: ZMP 15.06 Gardner Trust Rezoning Application

This is an enquiry email via <http://fluvannacounty.org/> from:
Steven & Frances Carney <srcarney@gmail.com>

Mr. Tugwell,

My wife Fran and I were at the TRC and the Neighborhood meeting on November 12th. I would like to know how I can be provided all communications to date that deal with the rezoning application. My primary interest is in the applicants request for rezoning and if he represented in any form that his facility was built out or he no longer had units available to rent to the public.

I would also like to request a site visit by Mr. Barry A. Bibb, Chair for the Planning Commission and I'm not certain whether Ms. Patricia Eager would be available to accompany him on a site visit to my property. As you are probably aware, my wife and I reside at 7 Roadview Terrace and will be the parties most significantly impacted by this rezoning change if it occurs. The plats can not do justice for how our line of sight will be impacted regardless of the buffer that is currently being proposed.

I find it difficult to understand how the SPOT would even be entertained for possible consideration for B-1 Business, when everything surrounding the area is either residential or Agricultural in nature. It was my understanding that the County adopted a Comprehensive Plan years ago to avoid SPOT ZONING which would stop the situations such as the situation we currently have. I would greatly appreciate if my request for a site visit could be accommodated because our elevation off our rear deck and any widow looking out the rear of our home will look directly onto the proposed trailers that will be placed on the site if the rezoning request is approved.

Thank you,

Steven and Frances Carney
7 Roadview Terrace
Palmyra, VA 22963

Steven Tugwell

From: Steven Tugwell
Sent: Monday, November 16, 2015 3:14 PM
To: 'Steven & Frances Carney'
Cc: 'christopherperez123@gmail.com'; Jason Stewart
Subject: RE: Fluvanna County, VA - The Heart of Central Virginia: ZMP 15.06 Gardner Trust Rezoning Application

Dear Mr. & Mrs. Carney,

Thank you very much for your inquiry, and I enjoyed meeting you all at the TRC and neighborhood meetings last week. I plan on trying to send out the TRC comment letter to the applicants by tomorrow afternoon, and I will include you on that letter. At your request, I will also copy you on all future staff reports generated by the planning dept., to include the Planning Commission and Board of Supervisors staff reports.

This particular parcel of land happens to be located within the Rivanna Community Planning Area as designated by our Comprehensive Plan, and therefore it may be an appropriate candidate for rezoning. Spot zoning would be more along the lines of, if someone was asking to rezone from A-1 to B-1 in a part of the county that our Comp. Plan designates as either Rural Residential or Rural Preservation. In that case, planning staff would advise the potential applicant that their desired rezoning request is inconsistent with the Comp. Plan.

Please keep in mind that if the rezoning request is successful, then a site development plan must be reviewed and approved by the county prior to any site construction or site improvements. This includes landscaping and screening requirements, and a minimum 50-foot setback between your property. Per Sec. 22-9-6. "setback regulations", "the minimum yard requirements for permitted uses adjoining or adjacent to a residential or agricultural district shall be fifty (50) feet. All parking lots and accessory uses shall be located not less than twenty-five (25) feet from any residential or agricultural district". Also, per Sec. 22-24-7 "screening", "commercial and industrial uses shall be screened from view of adjacent properties in residential and agricultural zoning districts". If the rezoning request is approved and a site plan submitted, we will ensure that the site is in full compliance with all aspects of the zoning ordinance prior to approval.

Please also keep in mind that this property is zoned A-1 (Agricultural, General), and there is a fairly long list of uses permitted by-right and by special use permit that could be equally interpreted as intensive, or undesirable if located near or adjacent to a residential development, such as Lake Monticello. Whether or not Mr. Burns is at full or near capacity at his existing facility doesn't have any bearing on his current rezoning request, which is based squarely on its own merits and the Comprehensive Plan. Having said that, it is always the sincere hope of planning staff that feedback from the adjoining property owners generated by neighborhood meetings is strongly addressed and considered by an applicant as they move forward.

If acceptable to you, I will forward your request for a site visit to Mr. Bibb and Mrs. Eager, and then I'll get back to you with an available time for the site visit. I have also copied Mr. Perez on this email as he also asked to be included on correspondences regarding this application.

I look forward to working with you, and please let me know if you have any questions.

Thanks!

Steve Tugwell



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

STAFF REPORT

To: Fluvanna County Planning Commission

Case Number: SDP 15:17

Tax Map: 62-1-1, 2 & 62-A-8

From: Steve Tugwell

District: Fork Union

Date: December 14, 2015

General Information: This item is scheduled to be heard by the Planning Commission on Monday, December 14, 2015 at 7:00 p.m. in the Circuit Courtroom in the Courts Building.

Owner: Paul Beyer

Applicant: Ryan Incorporated Central, Mike Thomas

Representative: Draper Aden Associates, Julia Skare, P.E.

Requested Action: Approval of sketch plan to regrade the parcel to cut the property such that soil may be relocated off-site with respect to a portion of 10 to 12 of Tax Map 62, Section 1, Parcels 1 & 2, and 62-A-8. (Attachment A)

Location: The subject property is located on the south side of State Route 656 (Bremo Road) approximately 2,000 feet southwest of its intersection with State Route 655 (West Bottom Road). (Attachment B)

Existing Zoning: A-1, (Agricultural, General)

Existing Land Use: Grass and forested land with a gravel road

Adjacent Land Uses: Adjacent properties are zoned A-1

Comprehensive Plan: Rural Residential Planning Area

Zoning History: None

Analysis:

In 2013, Virginia power requested sketch plan approval in order to convert their coal-fired power generation facility into a gas-fired power generation facility including gas line and all peripheral equipment. The conversion eliminated the necessity to retain the coal combustion residuals impoundment ponds, and subsequently they are being closed per governmental regulations.

Accomplishing this task necessitates a very large amount of soil, and therefore this site plan is proposing to regrade approximately 10-12 acres of the nearby Beyer property and grade it at a 2% slope to allow for a relatively flat surface-area. According to the engineer, the primary objective is to cut a minimum of 380,000 CY (cubic yards), and ultimately relocate up to 400,000 CY (cubic yards).

(Attachment C)

Parking/Roads

The site has existing access from State Route 656 (Bremono Road), and no new points of access are proposed. VDOT has stated that using the soil from a nearby location such as the Beyer Property may reduce the distance that dump trucks are hauling on Route 656 (Bremono Road), which is optimal from a traffic safety perspective and also reduces wear and tear on the surfaced-treated secondary road.

Landscaping/Screening – (not applicable to this project)

Signage & Outdoor Lighting - (not applicable to this project)

Stormwater Management

An erosion and sediment control plan would be required for review and approval prior to the issuance of any land disturbing permit. The applicant is working with the county E&S inspector.

Septic and Water Usage

Water and sewer service to this site is not impacted, therefore changes are not required and the Health Department made no comment.

Technical Review Committee:

The following comments were generated from the November 12, 2015 Technical Review Committee meeting:

1. VDOT stated that they had previously met with Allen Leatherwood (Dominion Power) and coordinated the traffic control for dump trucks hauling borrow soil on Rte. 656 to the fly ash ponds. Obtaining the 350,000 to 400,000 cubic yards of borrow soil from a nearby location such as the Brent Property reduces the distance that dump trucks are

hauling on Rte. 656 which is good from a traffic safety perspective and this approach also reduces wear and tear on the surfaced treated secondary road;

2. The Health Dept. stated they have no comments;
3. The Fire Dept. stated they have no issues with the application;
4. Planning staff: inquired about the acreage amount that will take place from moving the dirt, asked about the impact to the roadways, advised to seek advice and information from the Erosion and Sediment Control Inspector;

(Attachment D)

Conclusion:

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

Recommended Conditions:

1. Meeting all final site plan requirements which include, but are not limited to, landscaping and tree protection plans *when and where applicable*;
2. Meet all required Erosion and Sedimentation Control regulations;
3. Meet all required Department of Environmental Quality regulations;
4. Meeting all public agency requirements including but not limited to VDOT requirements.

Suggested Motion:

I move to approve SDP 15:17, a sketch plan to regrade the parcel to cut the property such that soil may be relocated off-site with respect to a portion of 10 to 12 of Tax Map 62, Section 1, Parcels 1 & 2, and 62-A-8., subject to the four (4) conditions listed in the staff report.

Attachments:

- A – Application and property owner’s authorization letter
- B – Aerial Vicinity Map
- C – Sketch Site Plan
- D – TRC Comment Letter, and emails from staff

Copy:

Owner: Mr. Paul Beyer - pvdkbeyer@gmail.com, Applicant: Mike Thomas – mike.thomas@ryancentral.com,
Representative: Julia Skare – jskare@daa.com, Planning Commission - planningcommission@fluvannacounty.org,
Frederick W. Payne, Esquire via email - fpayne@fluvannacounty.org, File



COMMONWEALTH OF VIRGINIA
 COUNTY OF FLUVANNA
 Site Development Application

Received

OCT 30 2015

Planning Dept.

Owner of Record: Mr. Paul Beyer
 E911 Address: 4873 James Madison Hwy, Fork Union, VA 23055
 Phone: 434-842-3013 Fax: _____
 Email: pvdkbeyer@gmail.com

Applicant of Record: Ryan Incorporated Central
 E911 Address: 16611 Hunters Green Pkwy, Hagerstown, MD 21740
 Phone: 804-240-1710 Fax: 301-582-9792
 Email: mike.thomas@ryancentral.com

Representative: Draper Aden Associates
 E911 Address: 700 Harris St., Charlottesville, VA 22902
 Phone: 434-295-0700 Fax: 434-295-2105
 Email: jskare@daa.com

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

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

Tax Map and Parcel(s): 62-1-1,2 and 62-A-8 **Deed Book Reference:** 939-135 & 626-666
Acres: 233 & 211 **Zoning:** A-1 **Deed Restrictions?** No Yes (Attach copy)

Location: Bremo Bluff, VA

Description of Property: Grass and Forested Undeveloped Property with gravel road

Proposed Structure: N/A

Dimensions of Building: N/A Lighting Standards on Site: No Yes

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

Noise Limitations: _____

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

Michael Thomas Michael Thomas [Signature] 10/30/15
 Applicant Name (Please Print) Applicant Signature and Date

OFFICE USE ONLY		
Date Received: 10-30-15	Fee Paid: \$9045	Application #: SDP 15:011
Election District: Fork Union	Planning Area: Rural Residential	Number of Lots: _____
Total Fees Due at Time of Submittal		
Sketch Plan: \$150.00	Minor Plan: \$550.00	Major Plan: \$1,100.00
Additional Fees Due at Time of Review		
Health Department Subdivision Review:	\$250.00 + \$25.00 per lot	Existing System Review \$50.00
Street Sign Installation:	\$200.00 Per Intersection	
Amendment of Plan	\$150.00	
Outdoor Lighting Plan Review*	\$ 50.00	
Landscape Plan Review*	\$ 50.00	
Tree Protection Plan Review*	\$ 50.00	
* If not part of a Site Plan Review		

Paul Beyer

4873 James Madison Hwy., Fork Union, Virginia 23055 email: pvdkbeyer@gmail.com

October 28, 2015

Fluvanna County Department of Planning
and Community Development
PO Box 540
Palmyra, Virginia 22963

To Whom It May Concern:

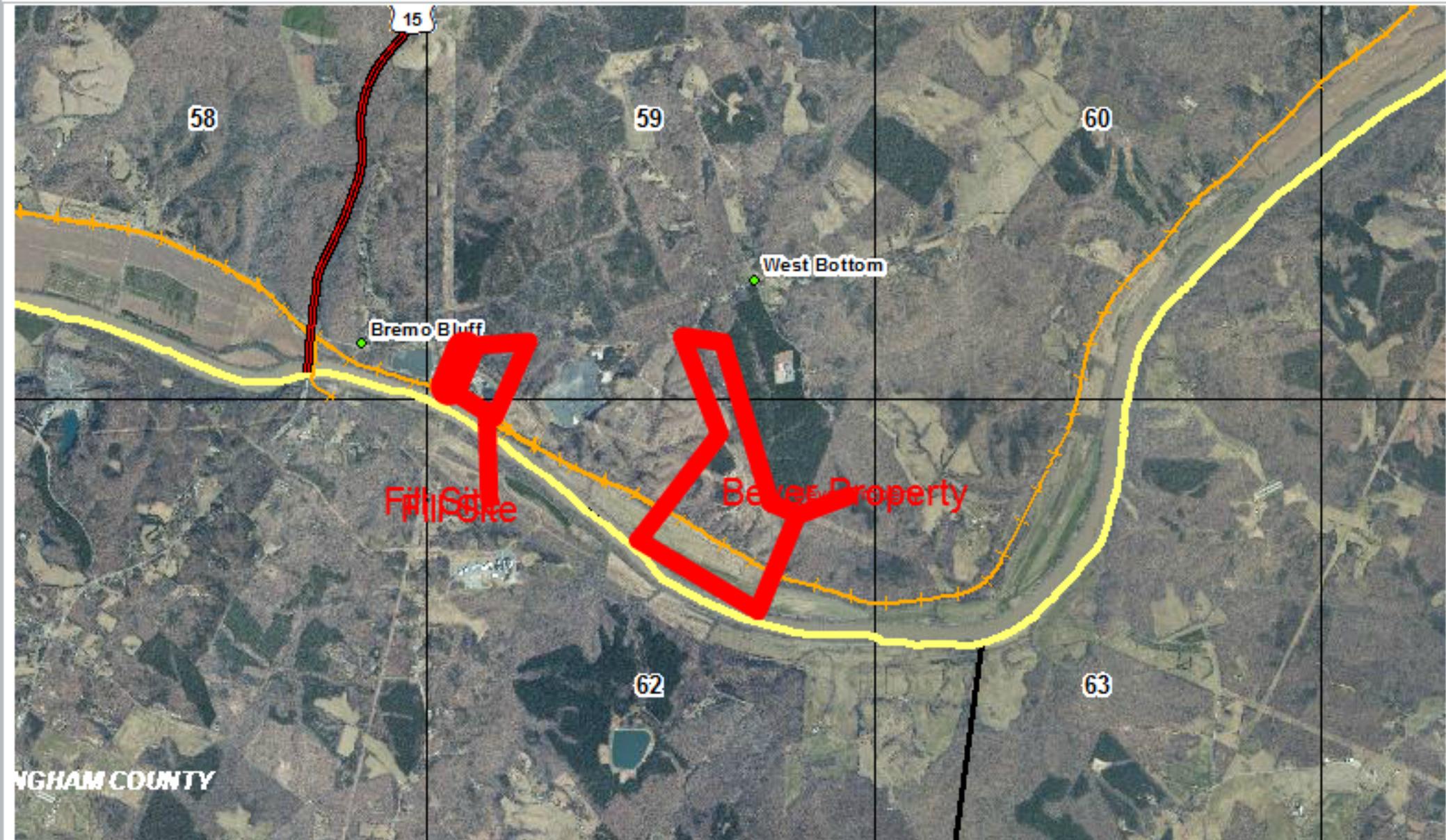
This letter is to provide written authorization designating Ryan Incorporated Central as my authorized agent for all matters concerning the permitting of the Beyer Property Borrow Operation. This borrow operation will be conducted on Parcels 62-1-1, 2 and 62-A-8 in Fluvanna County Virginia.

Sincerely,



Paul Beyer

Received
OCT 30 2015
Planning Dept.

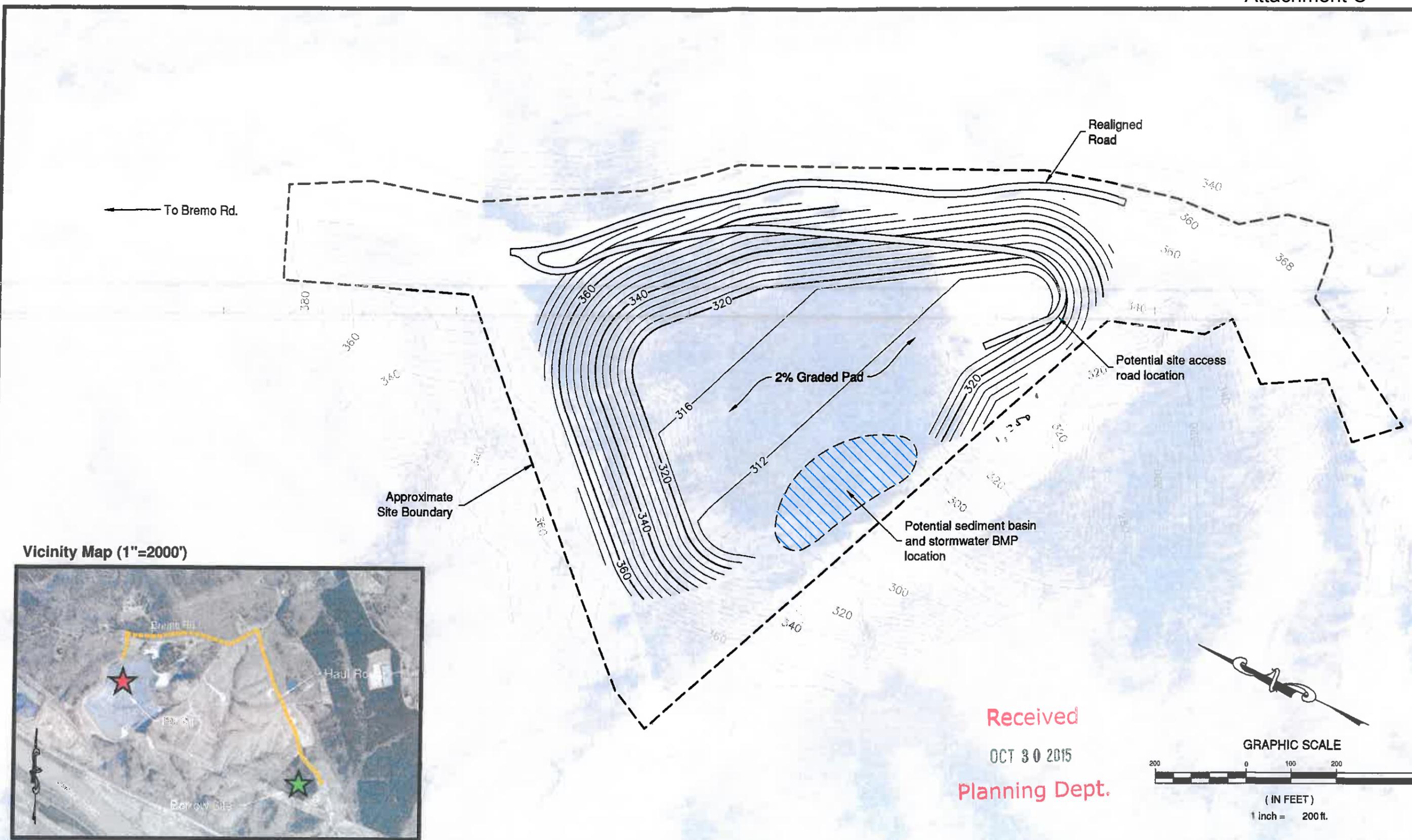


Scale: 1:72223.819286

Date: 12/07/2015

Printed By:

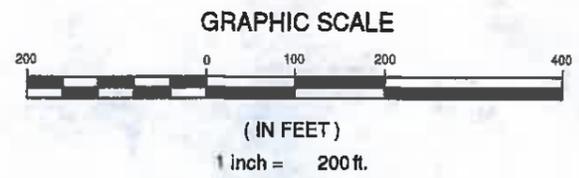
Under Virginia State Law, these real estate assessment records are public information. Display of this property information on the internet is specifically authorized by the Code of Virginia §58.1-3122.2(as amended).



Vicinity Map (1"=2000')



Received
OCT 30 2015
Planning Dept.



Draper Aden Associates
Engineering • Surveying • Environmental Services
 2206 South Main Street Blacksburg, VA 24060
 540-552-0444 Fax: 540-552-0291
 Richmond, VA
 Charlottesville, VA
 Hampton Roads, VA

DESIGNED MBJ
 DRAWN MBJ
 CHECKED JWS
 DATE 10/30/2015

SKETCH PLAN
 DOMINION POWER BREMO BLUFF BORROW SITE
 BREMO BLUFF, VIRGINIA

SCALE: 1" = 200'
 PROJECT: C15139C-01

FIGURE
 1

P:\C15139C\15139C-01\CAD\C15139C-01\DS\NIC15139C-01 Sketch Plan.dwg October 28, 2015 10:07:54 AM

ble.

Legend
Proposed I



Steven Tugwell

From: Wood, Mark, P.E., L.S (VDOT) <James.Wood@VDOT.virginia.gov>
Sent: Tuesday, November 17, 2015 3:16 PM
To: Steven Tugwell
Cc: Reed, James M. (VDOT); Wolfrey, Sharon A. (VDOT); Kelly Strickland; 'Justin Shimp, P.E.'
Subject: VDOT Comments from the Fluvanna County TRC Meeting on November 12, 2015

Importance: High

Steve,

SDP 15:17 – Paul M. Bever (Tax Map 62, Section 1, Parcels 1 & 2), Fluvanna County (Borrow Area for Decommissioning of Bremono Power Plant Fly Ash Ponds, Rte. 656, Bremono Road)

VDOT has previously met with Allen Leatherwood (Dominion Power) and coordinated the traffic control for dump trucks hauling borrow soil on Rte. 656 to the fly ash ponds. Obtaining the 350,000 to 400,000 cubic yards of borrow soil from a nearby location such as the Brent Property reduces the distance that dump trucks are hauling on Rte. 656 which is good from a traffic safety perspective and this approach also reduces wear and tear on the surfaced treated secondary road.

SUP 15:10 – St. Peter & St. Paul Catholic Church (Tax Map 18, Section A, Parcels 7 & 7A), (Operate an educational facility from the existing church classrooms, Rte. 53, Thomas Jefferson Parkway)

VDOT reviewed the conceptual floor plan to utilize two existing rooms (four classrooms with folding wall dividers) inside of New Parish Hall for Preschool/Daycare (2 ½ to 5 ½ years old) during weekdays from 8:00 a.m. – 3:00 p.m. and extended hours from 3:00 p.m. to 6:00 p.m. for approximately 50 children. The church has an existing commercial entrance and right turn lane off Rte. 53 and a large paved and striped parking lot that will provide safe ingress/egress for dropoff/pickup of students.

ZMP 15:06 – Gardner Trust (Tax Map 9, Section A, Parcel 9), (Fluvanna Self Storage, Rte. 618, Lake Monticello Road)

- Rte. 618 (Lake Monticello Road) is a Rural Major Collector with a posted speed limit of 45 mph. VDOT's 2013 Traffic Data shows an estimated Annual Average Daily Traffic Volume of 3000 vehicles.
- Rte. 618 (Lake Monticello Road) has a posted speed limit of 45 mph which requires a minimum of 500 ft. of Intersection Sight Distance for a standard commercial entrance. Phase I development shows self storage units which are typically low volume traffic generators. If the traffic generated does not exceed 50 vpd then a low volume commercial entrance can be utilized (minimum Stopping Sight Distance = 360 ft. with 500 ft. preferred). When additional Phases are proposed that trigger over 50 vpd then a commercial entrance with a minimum 500 ft. of Intersection Sight Distance will be required by VDOT. If a right turn lane is required, then the sight distance is measured 14.5 ft. off the edge of the right turn lane.
- If a left turn lane is not required for the development, ensure that there is a minimum of 360 ft. of Stopping Sight Distance for motorists on Rte. 618 that are approaching stopped vehicles waiting to make a left turn into the Self Storage.
- Ensure there is a minimum entrance spacing of at least 335 ft. from the center of the proposed commercial entrance to the center of the closest existing commercial entrance.
- If delivery trucks will be entering the proposed entrance ensure that the entrance radii are adequate to allow for truck ingress/egress without encroaching into the opposing travel lanes (Rte. 618 and the internal access road).
- Graphically demonstrate (horizontally and vertically) that the proposed commercial entrance provides the minimum 500 ft. of Intersection Sight Distance for a commercial entrance or the minimum 360 ft. for a Low Volume Entrance (50 vpd or less) with the height of eye = 3.5 ft. and 14.5 ft. off edge of pavement and the height of object = 3.5 ft. and 4 ft. off centerline of travel lane of approaching vehicle. Height of eye is located 14.5 ft. off edge of closest travel lane and 14.5 ft. off edge of right turn lane if one is required.

J. Mark Wood, P.E., L.S.
Area Land Use Engineer
Virginia Department of Transportation
Land Development – South
P.O. Box 2194
Louisa, VA 23093
Phone: (540) 967-3708
Cell: (540) 223-5240
Email: Mark.Wood@VDOT.Virginia.gov

Steven Tugwell

From: Mike-Kathy Brent <mkbrent7@gmail.com>
Sent: Tuesday, November 17, 2015 8:18 AM
To: Steven Tugwell
Subject: Re: November 12, 2015 TRC comments

Steve
I have no issues with any of the applicants.

Mike

On Mon, Nov 16, 2015 at 3:00 PM, Steven Tugwell <stugwell@fluvannacounty.org> wrote:

Hello,

Please forward me your TRC comments, if any, so that I can get them out to the applicant.

Thanks!

Steve

Steve Tugwell

Senior Planner

Dept. of Planning & Community Development

Fluvanna County, VA

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

stugwell@fluvannacounty.org

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

Steven Tugwell

From: Miller, Charles (VDH) <Charles.Miller@vdh.virginia.gov>
Sent: Thursday, November 05, 2015 10:20 AM
To: Steven Tugwell
Subject: RE: November 12, 2015 TRC agenda

Steve,

We have reviewed the Nov. agenda and feel that no comments are necessary. Thanks.

Charles

From: Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]
Sent: Wednesday, November 04, 2015 3:27 PM
To: Alyson Sappington; Andrea Gaines; Andy Wills; Barry Bibb; Brad Sheffield; Miller, Charles (VDH); Wright, Chuck (DOF); Deidre Creasy; Donald Gaines; Ed Zimmer; Jason Stewart; Jay Lindsey; Lewis Johnson; Lucas Lyons; Wood, Mark, P.E., L.S (VDOT); Brent, Mike; Patricia Eager; Robert Popowicz; Roger Black; solson@forcvec.com; Tony O'Brien; Wayne Stephens; James Newman
Subject: November 12, 2015 TRC agenda

Dear TRC members:

There are three (3) items on our November agenda. I look forward to hearing from you with any questions or comments you may have regarding these applications.

Thanks!
 Steve

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