



FLUVANNA COUNTY PLANNING COMMISSION

WORK SESSION AGENDA

Circuit Courtroom, Fluvanna Courts Building

May 25, 2016 at 6:00 pm

PLANNING COMMISSION WORK SESSION

1. **Open the Work Session** (Mr. Barry Bibb, Chairman)
2. **Planning Director comments**
3. **Public Comment** (Limited to Three (3) Minutes per Speaker)
4. **Discussion of Town of Columbia Zoning Map Amendment: Floodplain Ordinance** (James Newman)
5. **Discussion of Potential Subdivision Ordinance Amendments**
6. **Adjourn**



FLUVANNA COUNTY PLANNING COMMISSION

REGULAR MEETING AGENDA

Circuit Courtroom, Fluvanna Courts Building

May 25, 2016 at 7:00 pm

TAB AGENDA ITEMS

1 - CALL TO ORDER, PLEDGE OF ALLEGIANCE

3 - DIRECTOR'S REPORT (May)

4 - PUBLIC COMMENTS #1 (3 minutes each)

5 - APPROVAL OF MINUTES

Minutes of April 27th 2016

6 - PUBLIC HEARINGS

SUP 16:05-Dominion Power Virginia: Request for a special use permit to relocate a private microwave communications tower with respect to 91.05 acres of Tax Map 59, Section 7, Parcel 1. The affected property is located on Bremono Road, roughly 1 mile west of the intersection of Bremono Road and Glenarvon Drive, and is just north of the James River. The property is located in the Fork Union Election District and is within the Rural Residential Planning Area.

7 - PRESENTATIONS- None

8 - SITE DEVELOPMENT PLANS

SDP 16:05-Fluvanna Self Storage: Approval of a sketch plan for a three phase project to construct storage facilities and commercial space, in regard to 12.86 acres of Tax Map 9, Section A, Parcel 9. The subject property is located on the south side of Lake Monticello Road (State Route 618), roughly 3,000 feet west of the intersection of Lake Monticello Road and Ashlawn Boulevard.

*For the Hearing-Impaired – Listening device available in the Board of Supervisors Room upon request. TTY access number is 711 to make arrangements.
For Persons with Disabilities – If you have special needs, please contact the County Administrator's Office at 591-1910.*

9 - SUBDIVISIONS

-None

10 - UNFINISHED BUSINESS

-None

11 - NEW BUSINESS- Land Use Policy/ Rural Preservation Discussion

12 – OLD BUSINESS

- None

13 - PUBLIC COMMENTS #2 (3 minutes each)

14 - ADJOURN



Planning/Zoning Administrator Review

Jason Stewart

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:

*For the Hearing-Impaired – Listening device available in the Board of Supervisors Room upon request. TTY access number is 711 to make arrangements.
For Persons with Disabilities – If you have special needs, please contact the County Administrator's Office at 591-1910.*

- 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: May 25, 2016
Re: Planning Director's Report

Board of Supervisors Actions:

May 4, 2016:

None.

May 18, 2016:

Approved 4-0-1 – SUP 16:04, Raymond Bunch– *Request for a special use permit to operate a small home industry with respect to 2.04 acres of Tax Map 27, Section 10, Parcel 4. The affected property is located on the south side of Branch Road (Route 761), approximately one-third of a mile northeast of its intersection with Rolling Road South. The property is located in the Cunningham Election District and is within the Rural Preservation Planning Area.*

Board of Zoning Appeals Actions:

May 10, 2016

Approved 5-0-0-BZA 16:01-Antioch Baptist Church–*A request for a variance to Fluvanna County Code Sec.3-5-2, and Sec. 3-6-1 of the January 1, 1974 Zoning Ordinance to allow for the reduction of the minimum side yard building setback from a corner lot setback required from 50 feet to 20 feet, to allow for the reduction of the setback from the center line of any street from 75 feet to 50 feet, and to allow for the reduction of the minimum rear yard setback from 50 feet to 22'.6" with respect to 9.295 acres of Tax Map 26, Section A, Parcel 15. The affected property is located in the Cunningham Election District at the intersection of State Route 620 (Rolling Road South) and State Route 637 (Antioch Road).*

Technical Review Committee for May 12, 2016:

ZMP 16:01 Nahor Village Amendment- *A request to amend the Nahor Village Master Plan in regards to the number and type of single family dwellings, with respect to 38.11 acres of Tax Map 17, Section A, Parcel 1F. The property is zoned R-3 Residential, and is located at the intersection of Village Boulevard and Thomas Jefferson Parkway (State Route 53). The property is located in the Cunningham Election District, and is within the Rivanna Community Planning Area.*

SDP 16:06 – Lake Monticello Fire and Rescue Dept – *A site development plan request to construct an approximately 8,900 square foot building addition and associated parking, with respect to 8.19 acres of Tax Map 18, Section A, Parcel 38F. The property is zoned R-4, Residential Limited, and is located at the intersection of Slice Road and South Boston Road (State Route 600). The property is located in the Cunningham Election District and is within the Rivanna Community Planning Area.*

Monthly Approval Report April 2016

<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>Pending PC Meeting</i>						
		SDP 16-002	Mostly open field with Perimeter woods	10	(A) 32	41.815	

Thursday, May 19, 2016

Page 1 of 1

AFD - Agricultural Forestal District

BZA - Board of Zoning Appeals (Variance)

CPA - Comprehensive Plan Amendment

SUB - Subdivisions

ZMP - Zoning Map Proposal (Rezoning)

BSP - Boundary Survey Plat

CCE - Code Compliance Enforcement

SDP - Site Development Plan

SUP - Special Use Permits

ZTA - Zoning Text Amendment

Transmittal Report April 2016

<i>Line Number</i>	<i>Code</i>	<i>Name</i>	<i>ID#</i>	<i>Amount Received</i>
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1000013-318337

SITEPL Site Plan Review

SDP16005 \$150.00

Sum: \$150.00

1000013-318340

MISC Miscellaneous

MSC16003 \$155.00

Sum: \$155.00

Total: \$305.00

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Circuit Court Room--Fluvanna County Courts
April 27, 2016
7:00 p.m.**

MEMBERS PRESENT: Barry Bibb, Chairman
Ed Zimmer, Vice Chairman
Donald Gaines (7:04 P.M.)
Lewis Johnson
Howard Lagomarsino
Tony O'Brien, Board of Supervisors Representative (7:11 P.M.)

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

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Barry Bibb, Chairman called the meeting to order at 7:00 p.m., followed by reciting the Pledge of Allegiance.

PLANNING DIRECTOR'S REPORT (Mr. Stewart)

Board of Supervisors Actions:

April 6, 2016:

None.

April 20, 2016:

Approved – SUP 16:03– A request for a Special Use Permit (SUP) to operate a small home industry with respect to 2 acres of Tax Map 11, Section 13, Parcel 8. The property is zoned A-1, Agricultural, General, and is located on the west side of Bybees Church Road (Route 613), approximately one-half mile northeast of its intersection with Barnaby Road. The property is located in the Columbia Election District and is within the Rural Residential Planning Area.

Board of Zoning Appeals Actions:

April meeting cancelled and rescheduled for May.

Technical Review Committee for April 14, 2016:

SUP 16:05 - Dominion Power Communications Tower- A request to relocate a private microwave communications tower with respect to 87.82 acres of Tax Map 59, Section 6, Parcels 1 and 2. The property is zoned I-1 Industrial, and is located on Bremo Road, roughly 4,000 ft. east of the intersection with Route 15, and is adjacent to the James River. The property is located in the Fork Union Election District and is within a Rural Residential Planning Area.

SDP 16:05 – Fluvanna Self Storage – A site development plan request to construct a series of self-storage buildings roughly 30 ft. wide with various lengths, with respect to 13.4 acres of Tax Map 9, Section A, Parcel 9. The property is zoned B1, Business General, and is located on Lake Monticello Road, approximately 3000 t. west of the intersection with Ashland Blvd. 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 first public comment section.

APPROVAL OF MINUTES:

MOTION: Mr. Zimmer moved to accept the minutes of the March 23, 2016 meeting as submitted, **Mr. Johnson seconded. The motion carried a vote of 4-0-0. AYES: Bibb, Johnson, Zimmer & Lagomarsino NAYS: None. ABSTAIN: None**

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

PUBLIC HEARINGS:

SUP 16:04 – Raymond Bunch – A request for a Special Use Permit (SUP) to operate a small home industry with respect to 2.04 acres of Tax Map 27, Section 10, Parcel 4. The property is zoned A-1, Agricultural, General, and is located on the south side of Branch Road (Route 761), approximately one-third of a mile northeast of its intersection with Rolling Road South. The property is located in the Cunningham Election District and is within the Rural Preservation Planning Area.

Planner James Newman conducted a brief presentation and addressed the Board.

Chairman Bibb: Gave the applicant a chance to address the Board.

Applicant Alan Crummette: Spoke and explained the nature of the brewery.

Zimmer: Inquired about the hours of operation.

Applicant Alan Crummette: Explained the hours of operation are from 9am to 6pm.

Lagomarsino: Confirmed with the applicant what production would be done on site.

Public Hearing Comments

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

Patricia Eager-Mechunk Creek Dr.: Explained the applicants may want to extend their hours of operation due to having a primary job so they would have flexibility with brewing.

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

Zimmer: Offered clarification to Mrs. Eager’s statement.

Applicant: Explained that he and his partner are only interested in brewing during the proffered hours.

Zimmer: Clarified and reiterated Mrs. Eager’s suggestions with the applicant.

Applicant Alan Crumette: Declined time alteration suggestions.

Motion:

Mr. Gaines moved to recommend approval of SUP 16:04–Raymond Bunch, in which **Mr. Lagomarsino seconded. The motion carried with a vote of 5-0-0. AYES: Bibb, Lagomarsino, Johnson, Gaines and Zimmer NAYS: None. ABSTAIN: None**

SITE DEVELOPMENT PLANS:

SDP 16:02 – CVEC- Approval of a sketch plan for two (2) phases to construct an office building, four parking lots, a truck bay, and a warehouse, with respect to 41.81 acres of Tax Map 10, Section A, Parcel 32. The subject property is located on the west side of James Madison Highway (Route 15), at the intersection of Cooperative Way, approximately 2,300 feet south of the intersection of James Madison Highway (Route 15) and Union Mills Road (Route 616).

Chairman Bibb: Gave the applicant a chance to address the Board.

Applicant: Came forward and ask the Board if they had any questions regarding the Site development plan.

O'Brien: Inquired about any changes in operations.

Applicant: Explained the site is one of the largest and needs to expand.

Planner James Newman conducted a brief presentation and addressed the Board.

Motion:

Mr. Zimmer moved to approve of SDP 16:02– CVEC, in which **Mr. Gaines seconded**. The motion carried **with a vote of 5-0-0. AYES: Bibb, Lagomarsino, Johnson, Gaines and Zimmer NAYS: None. ABSTAIN: None**

PRESENTATIONS:

-Development Activity Report presented by Planner James Newman

Fred Payne: Offered clarification on growth percentages in rural areas of the Development Activity Report.

Chairman Bibb: Concurred

Motion:

Mr. Gaines moved to approve the 2016 Development Activities Report, in which **Mr. Johnson seconded**. The motion carried **with a vote of 5-0-0. AYES: Bibb, Lagomarsino, Johnson, Gaines and Zimmer NAYS: None. ABSTAIN: None**

SUBDIVISIONS: None

UNFINISHED BUSINESS: None

NEW BUSINESS: None

OLD BUSINESS: None

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 April 27, 2016 at 7:28 p.m.

Minutes recorded by Deidre Creasy.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission



COUNTY OF FLUVANNA

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

STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: SUP 16:05
Tax Map: Tax Map 59, Section 7, Parcel 1

From: James Newman
District: Fork Union
Date: May 25, 2016

General Information: This request is to be heard by the Planning Commission on Wednesday, May 25, 2016 at 7:00 p.m. in the Circuit Court Room in the Courts Building.

Owner/Applicant: Dominion Power Virginia

Representative: John Mulligan

Requested Action: Request for a special use permit to relocate a private microwave communications tower with respect to 91.05 acres of Tax Map 59, Section 7, Parcel 1. (Attachment A)

Location: The affected property is located on Bremono Road, roughly 1 mile west of the intersection of Bremono Road and Glenarvon Drive, and is just north of the James River. The property is located in the Fork Union Election District and is within the Rural Residential Planning Area.

Existing Zoning: A-1, Agricultural General

Existing Land Use: Forested, with playground

Planning Area: Rural Residential Planning Area

Adjacent Land Use: Adjacent properties are zoned A-1, and I-1

Zoning History: None

Comprehensive Plan:

Land Use Chapter:

The Comprehensive Plan designates this property as within the Rural Residential Planning Area. According to this chapter:

“Rural residential areas are linked to the rural cluster community element and general surround the six community planning areas. Rural residential areas conserve open space by clustering development or developing on larger lots. Projects should achieve the goal of preserving as much open space, and thus rural character, as possible. The open space should be strategically located to preserve viewsheds from roads and existing developments, and to be used by the residents of the planned community.”

Relocating the tower to this site from its existing site roughly 1,400 ft to the south-east will not negatively impact the view-shed. In fact, at its current location both the antenna and supporting structures at the base can be viewed; at the new location, only the tower will be seen, as both proposed tree landscaping/screening and the natural landscape of the site will block any view of the support buildings from the road.

Infrastructure:

Goal 5: To facilitate the deployment of comprehensive communications networks that ensures the reliability of the public safety, wireless, and broadband services.

According to the applicant, Dominion currently hosts Fluvanna County Public Safety radio apparatus on the existing tower. The applicant also states that by locating the tower to its new proposed location, Public Safety would have a stronger signal and the ability to add on more antennas and apparatus, should the County choose to collocate onto the proposed tower.

Analysis:

This is a special use permit application to relocate a private microwave communications tower from one parcel of Dominion owned land to another, adjacent parcel, roughly a distance of 1,400 feet. Currently a 325 guyed structure exists on tax map parcel 59-A-26, which is owned by Dominion. This existing tower dates from the 1970s and is at the end of its useful life, so the applicant proposes to dismantle the tower and replace it with a new 390 foot self-support lattice tower, on tax map 59-7-1.

The new tower is an essential collocation site for Fluvanna County Public Safety new radio communications system. Fluvanna County’s Emergency Services Department views this special use permit in a favorable light, as the existing tower site (dating from the 1970s) is not sufficient to support new equipment.

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

The proposed 390 foot self-support lattice tower is a replacement for a tower roughly 1,400 feet away; this existing tower will be dismantled and replaced by the proposed tower. This new

location will block the view of the support facilities at the base of the tower through the combined concealment of landscaping and terrain.

The surrounding area features a mix of industrial, residential, and agricultural uses. There is already an existing private communications tower in the area, which will be replaced by this proposed tower. This replacement tower will not change the character nor the established pattern of the area or community.

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.

As stated, there is already a standing tower roughly 1,400 feet to the east of the proposed site location. The new tower location will be such that support facilities cannot be seen from the road due to natural terrain and made-made landscaping. This tower is a replacement for an existing tower, and according to the applicant will meet or exceed current structural standards.

Neighborhood Meeting:

There were zero (0) attendees at the April 13, 2016 neighborhood meeting.

Technical Review Committee:

The following comments were made at the April 14, 2016 Technical Review Committee meeting:

1. Environmental Health Department had no comment.
2. The Department of Forestry had no comment.
3. The Planning Department had questions about the screening, and received a satisfactory answer via email on 4/14/16. Proposed screening complies with County Ordinance Section 22-24-7-B-5.
4. Erosion and Sediment Control Inspector wanted to know if there would be any land disturbance, and was satisfied with the answer that there would be a minimal amount not sufficient to require an erosion and sediment control plan is required.
5. VDOT does not have any objections or concerns with the proposed new communications site at the Bremono Power Station. There is an existing gated entrance off Rte. 656 that serves this parcel and the proposed use is a very low traffic generator.

The full list of Technical Review Committee comments is attached to this staff report. (Attachment E)

Conclusion:

The Planning Commission should consider any potential adverse impacts, such as potential visual impacts to adjacent properties, or fall radius in the event of a catastrophe.

Recommended Conditions

If approved, Staff recommends the following conditions:

- 1) The structural height of the tower, including antennae, will not exceed 390 feet. This does not preclude lightning rods or lighting fixtures.
- 2) The applicant secures all necessary permits required, and submits structural design and certification by a Virginia Registered Professional Engineer that the proposed facility, as built, will comply with EIA/TIA 222-G for the wind zone for Fluvanna County; Virginia;
- 3) Prior to issuance of building permits the applicant shall submit satisfactory SHPO and NEPA documentation;
- 4) The applicant shall provide space, rent-free, on the tower for the County's Public Safety antennas and feed lines at the negotiated designed elevation. Space for ground level propane tanks and equipment facilities will be provided within the fenced compound;
- 5) The facility when completed shall be accessible only to authorized personnel;
- 6) The tower shall be a self-support lattice tower, and shall be engineered with breakpoint technology;
- 7) The applicant shall install the required landscaping buffer;
- 8) If the structures should no longer be needed, the applicant shall remove them, and restore the grounds to the prior condition;
- 9) The tower shall be in the same location as shown in the application;
- 10) Violation of any condition of this permit shall be grounds for revocation of this permit, and;
- 11) The Board of Supervisors, or their representative, has the right to inspect the property for compliance with these conditions at any time.

Suggested Motion:

I move that the Planning Commission recommend [approval/denial/deferral] of SUP 16:05, a request for a special use permit to relocate a private microwave communications tower with respect to 91.05 acres of Tax Map 59, Section 7, Parcel 1.

Attachments:

A – Application, APO Letter,
B – Zoning map
C – Aerial Vicinity Map
D – Legal Plat
E – TRC Comment Letter
F – EEE Consulting Report
Cc: Richard Siepka at rick.siepka@dom.com
File

Attachment A



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA

Application for Special Use Permit (SUP)

Received

MAR 28 2016

Planning Dept.

Owner of Record: Dominion Virginia Power

E911 Address: 1038 Bremo Road, Bremo Bluff VA 23022

Phone: 804-771-6937 Fax: _____

Email: _____

Representative: John Mulligan

E911 Address: 701 East Cary Street, Richmond VA 23219

Phone: 804-771-6937 Fax: _____

Email: john.a.mulligan@dom.com

Applicant of Record: Richard Siepka

E911 Address: 701 East Cary Street, Richmond VA 23219

Phone: 804-921-1836 Fax: _____

Email: rick.siepka@dom.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): 59-6-1,2

Deed Book Reference: 19-174

Acreage: 87.82 **Zoning:** I-1

Deed Restrictions? No Yes (Attach copy)

Request for a SUP in order to: relocate microwave tower

Proposed use of Property: Microwave Tower for Communications

*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: 3/24/2016 Signature of Owner/Applicant: _____

Subscribed and sworn to before me this 24th day of March, 2016

Notary Public: Amanda M. Mayhew

Register # 7644157

My commission expires: April 30 2019



Certification: Date: _____

Zoning Administrator: _____

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

OFFICE USE ONLY			
Date Received: <u>03-28-16</u>	Pre-Application Meeting: _____	PH Sign Deposit Received: <u>✓ # 118</u>	Application #: SUP <u>16</u> : <u>005</u>
\$800.00 fee plus mailing costs paid: _____		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: <u>✓ # 117</u>	
Election District: <u>Fork Union</u>	Planning Area: <u>Rural residential</u>		
Public Hearings			
Planning Commission		Board of Supervisors	
Advertisement Dates: <u>12th & 19th May (May 20th)</u>	Advertisement Dates: <u>2nd & 9th June (May 22nd)</u>		
APO Notification: <u>May 9th</u>	APO Notification: <u>May 30th</u>		
Date of Hearing: <u>May 25th</u>	Date of Hearing: <u>June 15th</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.

Dominion Virginia Power proposes to establish a new communications site at our Bremo Power Station location, near Bremo Bluff, VA. At the new site, Dominion Virginia Power proposes to construct and erect a 390-foot self-support lattice tower. In addition to the tower, Dominion Virginia Power will need to set a prefabricated aggregate 12'X20' communications shelter at the tower's base with associated backup generator and LP tank.

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

The existing 325-foot guyed structure is well over 40 years old (erected in 1974) and at the end of its useful life.

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?

Since this proposal is essentially a tower replacement, Dominion Virginia Power believes there will be no major impact to the adjoining property owners or the surrounding neighborhood. The new structure will meet or exceed the current structural standards (EIA/TIA -222 Revision G) and be equipped with the latest LED tower lighting system, which limits ground directed illumination.

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

Just as the existing tower, the new tower will be part of a large private communications system that Dominion owns and operates. This private communications system is used to provide reliable, on demand energy to all our customers. The new tower will also open up an improved collocation opportunity for the new Fluvanna County EMS land mobile radio system. Dominion Virginia Power has been allowing Fluvanna County EMS collocation for many years on the existing tower. The new stronger tower will allow them to install even more equipment to improve coverage at a considerable savings for the County.

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

Included in packet.

Received

MAR 28 2016

Planning Dept.

Attachment A

VIRGINIA ELECTRIC AND POWER COMPANY

Secretary's Certificate

I, the undersigned, hereby certify that I am Assistant Corporate Secretary of Virginia Electric and Power Company, a Virginia public service corporation, (the "Company").

I further certify that the signature and delegation of authority (Attachment 1) has not been amended or revoked and that the same is now in full force and effect until revoked.

I further certify that the below named person has been duly authorized by said Company and is the incumbent of the respective office below set opposite his name.

Richard Siepka

Authorized Representative

IN WITNESS WHEREOF, I have hereunto set my hand and have affixed the corporate seal of said Company this 15th day of October, 2015.



Karen W. Doggett

CORPORATE
SEAL

Received

MAR 28 2016

Planning Dept.

Attachment A



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

Received
MAR 28 2016
Planning Dept.

Name: John Mulligan

Address: 701 East Cary Street

City: Richmond

State: VA

Zip Code: 23219

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.


Applicant Signature

3/28/16
Date

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

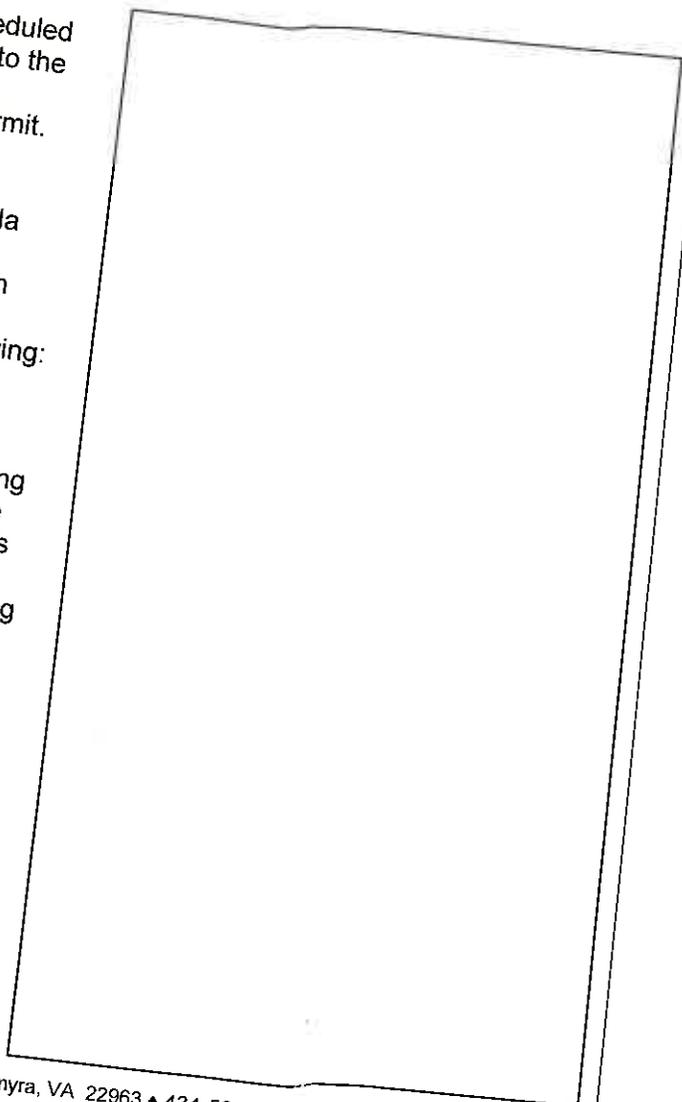
OFFICE USE ONLY	
Application #: BZA _____ : CPA _____ : SUP 16 : 005 ZMP _____ : ZTA _____ :	
\$90 deposit paid per sign*: ✓ # 117 117	Approximate date to be returned: 06/16/17

Meetings for the processing of the application

- Applicant or a representative must appear at the scheduled hearing. The Planning Commission may recommend to the Board of Supervisors: approval; approval subject to submittal or correction; or denial of the special use permit.
- Notification to the applicant regarding the Planning Commission's decision.
- Placed as a Public Hearing on the next available agenda of the Board of Supervisors.
- Staff Report and Planning Commission recommendation forwarded to the Board.
- Notification of the scheduled Public Hearing to the following:
 - Applicant
 - All adjacent property owners
 - Local Newspaper advertisement
- Applicant or a representative must appear at the scheduling hearing. After considering all relevant information from the applicant and the public, the Board will deliberate on points addressed in the Staff Report.
- The Board may approve; deny; or defer the request pending further consideration; or remand the case back to the Planning Commission for further consideration.

Actions

- With approval, the development may proceed.
- If denied, an appeal to the Courts may be prescribed by law
- No similar request for a special use permit for the same use at the same site may be made within one year after the denial.
- The Special Use Permit Application fee is made payable to the **County of Fluvanna**.



Received
 MAR 28 2016
 Planning Dept.

Attachment A

Sup 1005

Public Hearing Processing Checklist

(Rezoning, Special Use Permits, Variances, and Text Amendments)

Planning & Zoning Department

Initials	Responsible	Action
		BEFORE PC PUBLIC HEARING
	Applicant	The applicant will contact the Planning Dept., discuss ideas with the Planner, and schedule a pre-application meeting if required.
	Staff	Date of pre-application meeting. _____ *Ideally, at least two (2) planning staff members will meet with the applicant to discuss his or her proposals, and advise them on the application process.
	Applicant	Applicant files the application on the 1 st working day of the month by 5 p.m.
DL	Program Asst	Review application for completeness and process all fees.
DL	Program Asst	Enter project information into the DID
DL	Program Asst	Schedule public hearing advertisement dates.
DL	Program Asst	Schedule Adjoining Property Owner (APO) notification dates.
DL	Program Asst	Schedule Planning Commission public hearing meeting dates.
DL	Program Asst	Schedule date to post Planning Commission public notice sign two (2) weeks meeting.
DL	Program Asst	Schedule Board of Supervisors public hearing meeting dates.
DL	Program Asst	Schedule date to post BOS public notice sign two (2) weeks prior to meeting.
GW	Planner	Review the DID for accuracy of all the scheduled dates.
	Staff	Notify adjacent property owners of the subject property.
GW	Staff	Schedule neighborhood meeting on 2 nd Wednesday of the month at 4:30 p.m. in the Morris Room.
GW	Staff	Schedule Technical Review Committee meeting on the 2 nd Thursday of the month at 10 a.m. in the Historic Courthouse.
GW	Program Asst	Reserve Historic Courthouse and Morris Room (or alternate location, if needed).
GW	Staff	Compile all comments from the TRC meeting.
GW	Staff	Notify applicant in writing about TRC comments.
GW	Applicant	File revised plan based on TRC comments NLT last Friday of the month by 5 p.m.
GW	Planner	Prepare legal ad and email to Senior Program Assistant.
GW	Program Asst	Email legal ad to Fluvanna Review NLT noon on the Wednesday three (3) weeks before the public hearing is scheduled.

Attachment A

Initials	Responsible	Action
✓	Program Asst	Receive ad "proof" from Fluvanna Review and email proof to Planner for review.
Q	Planner	Planner approves proof.
✓	Program Asst	Notify newspaper to publish ad for two (2) consecutive weeks prior to the public hearing meeting date. (Save in ad proof folder for future reference.)
✓	Code Enforce. Officer	Place public notice signs on subject property two (2) weeks prior to all public hearing dates.
Q	Planner	Verify sign posting with a site visit and photographs.
Q	Program Asst	Mail APO letters two (2) week prior to Planning Comm. public hearing.
Q	Staff	Planning Commission public hearing scheduled for fourth (4 th) Wednesday of the following month.
		BEFORE BOS PUBLIC HEARING
	Staff	Schedule BOS public hearing for third (3 rd) Wednesday of the following month.
	Program Asst	Mail APO letters two (2) week prior to BOS public hearing.
		AFTER BOS PUBLIC HEARING
	Program Asst	Return \$90.00 sign deposit fee to applicant.

Attachment A

ATTACHMENT 1

VIRGINIA ELECTRIC AND POWER COMPANY

Excerpt From Records Effective April 1, 2015

I hereby delegate to Richard Siepka ("Authorized Representative") authority as requested in this electronic transmission to Richard Siepka to enter into, execute, acknowledge, deliver and accept, in the name and on behalf of Virginia Electric and Power Company (the "Company") any and all contracts, agreements, easements, instruments, waivers, licenses, consents and any other documents that are related to the use of property for the installation, operation and maintenance of electrical equipment and related facilities, which do not exceed the monetary limits as established from time to time by the Company's approval policies.

All actions committed from the effective date but prior to the acceptance provided by this electronic transmission are hereby authorized and approved. This delegation shall not restrict or limit my authority, and may be revoked at any time by written instrument or electronic transmission. Unless earlier revoked, this delegation shall terminate upon the termination of the Authorized Representative's employment with the Company.

/s/ Scott C. Miller
Scott C. Miller
Vice President – Transmission

Received

MAR 28 2016

Planning Dept.

Attachment A

Memorandum

DATE: May 06, 2016
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 May 25, 2016 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

May 6, 2016

«Name»
«Address»
«City_State» «ZIP»
TMP#«TMP»

Re: Public Hearing on SUP 16:05

Dear «Name»:

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: Wednesday, May 25, 2016
Time: 7:00 PM
Location: Fluvanna County Circuit Court Room, Palmyra, VA

The applicant or applicant's representative will be present at the Planning Commission meeting for the special use permit request that is described as follows:

SUP 16:05--Dominion Power Virginia--Request for a special use permit to relocate a private microwave communications tower with respect to 91.05 acres of Tax Map 59, Section 7, Parcel 1. The affected property is located on Bremono Road, roughly 1 mile west of the intersection of Bremono Road and Glenarvon Drive, and is just north of the James River. The property is located in the Fork Union Election District and is within the Rural Residential 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/pc/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

Attachment A

SUP 16:005 Apos

TMP	Owner	Owner Address	City,State	ZIP
59 A 22	Frances C. Kerr	1268 Bremo Rd	Bremo Bluff, VA	23022
59 6 1,2	Virginia Electric& Power Co	PO BOX 26666	RICHMOND, VA	23261
59 6 3	Virginia Electric& Power Co	PO BOX 26666	RiCHMOND, VA	23261
59 6 1A	Virginia Electric& Power Co	PO BOX 26666	RICHMOND, VA	23261
59 6 2A	Virginia Electric& Power Co	PO BOX 26666	RICHMOND, VA	23261
58 A 10	Virginia Electric& Power Co	PO BOX 26666	RICHMOND, VA	23261

Attachment B





Attachment C



Scale: 1:9027.977411

Date: 03/23/2016

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).

Attachment E



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

April 29, 2016

John A. Mulligan
701 East Cary Street
Richmond VA 23219

Delivered via email to john.a.mulligan@dom.com

Mr. Mulligan,

The following comments are the result of the Technical Review Committee meeting that was held on Thursday April 14, 2016:

1. Environmental Health Department had no comment.
2. The Department of Forestry had no comment.
3. The Planning Department had questions about the screening, and received a satisfactory answer via email on 4/4/16. Proposed screening complies with County Ordinance Section 22-24-7-B-5.
4. Erosion and Sediment Control Inspector wanted to know if there would be any land disturbance, and was satisfied with the answer that there would be none, and that therefore no erosion and sediment control plan is required.
5. VDOT does not have any objections or concerns with the proposed new communications site at the Brema Power Station. There is an existing gated entrance off Rte. 656 that serves this parcel and the proposed use is a very low traffic generator.

If you have any questions or comments, please email me at jnewman@fluvannacounty.org, or call me at 434 591 1910. Thank you.

Sincerely,
James Newman
Planner
Dept. Planning and Community Development

Copy: Richard Siepka at rick.siepka@dom.com

File

Attachment F

 PLANNING JS
BDDG INSP FM
EMER & SVCS ly



April 26, 2016

Mr. Steven Nichols
County Administrator
Fluvanna County Administrator's Office
P.O. Box 540
Palmyra, Virginia 23963

Re: Proposed Bremo Bluff Communications Tower

Dear Mr. Nichols:

On behalf of Dominion Resource Services, Inc., EEE Consulting Inc., is providing you this notification letter regarding the construction and operation of a proposed communications tower in Bremo Bluff, Fluvanna County, Virginia. This notice is provided in accordance with Section V.A. of the "Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission," dated September 2004, ("Nationwide Agreement") and the relevant rules of the FCC (47 C.F.R. §§ 1.1301-1.1319) and the Advisory Council on Historic Preservation ("ACHP") (36 C.F.R. Part 800).

The site is located on Bremo Road (State Route 656), approximately 1.5 miles east of US Route 15 in Fluvanna County. The latitude and longitude of the proposed tower location are 37° 42' 41.7" N and 78° 16' 38.2" W respectively. A regional location map (**Figure 1**), a topographic map (**Figure 2**), and an aerial photo (**Figure 3**) are attached (**Attachment A**). Site photographs are included (**Attachment B**).

The project consists of the construction of a 395-foot self-supporting lattice communications tower at the Bremo Power Station. All work will occur within a 0.15-acre area that is currently used as an asphalt paved basketball court. The tower will replace an existing 335-foot guyed tower located 0.25 miles southeast of the proposed site. The proposed tower compound will include the tower, foundation, two equipment shelters, a generator on concrete pad, installation of two 1,000-gallon and 500-gallon propane tanks and associated fuel lines, utility lines, a security fence, and a gravel driveway. The compound will be surrounded by planted trees.

A notification similar to this will be provided to The Fluvanna Review for public notification in the legal notices section of the newspaper. The County of Fluvanna and general public are invited to provide comment on the proposed communication tower, in writing, to:

Catherine Fitzgerald
EEE Consulting, Inc.,
201 Church Street
Blacksburg, VA 24060

Sincerely,
EEE Consulting, Inc.



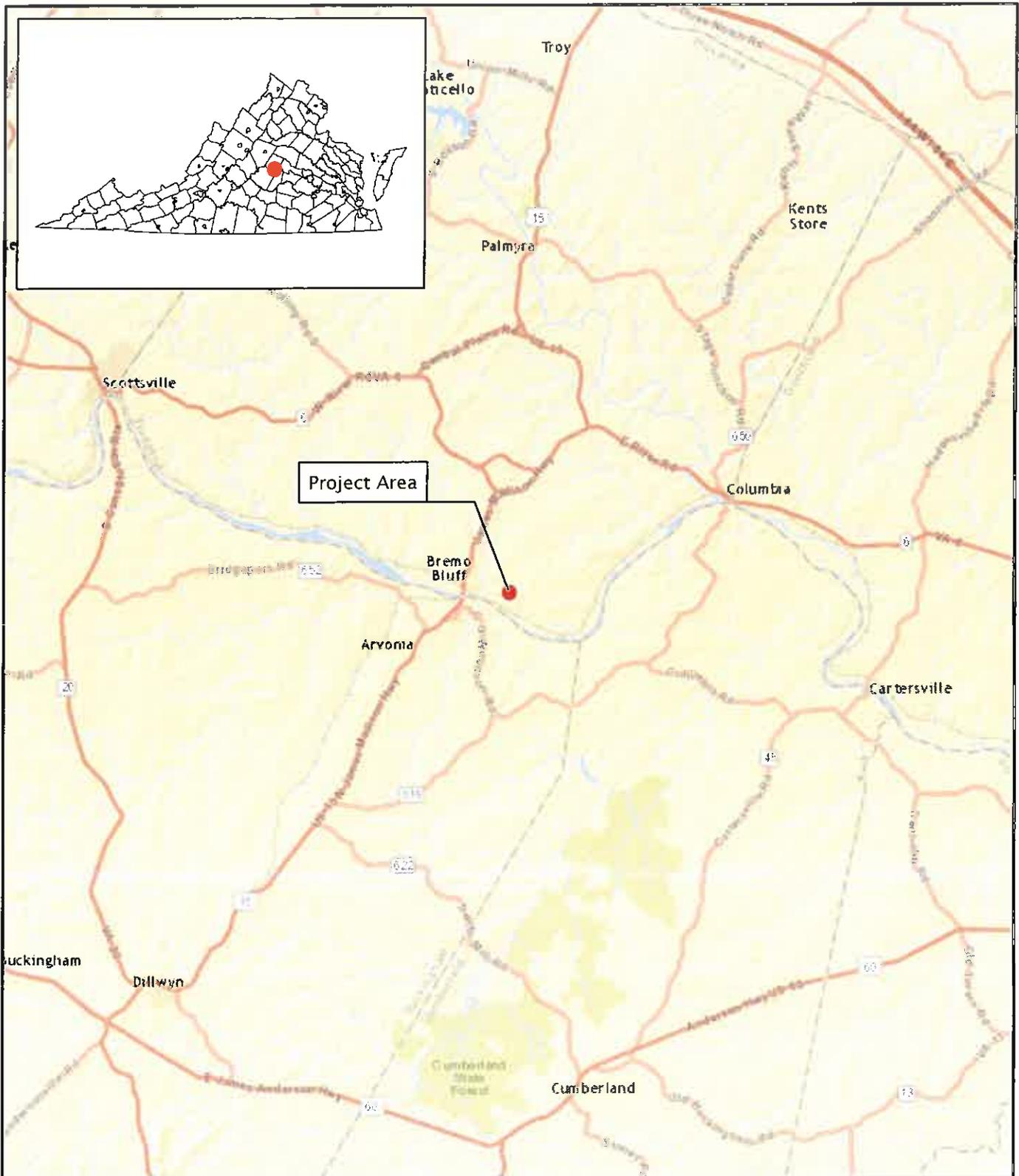
Catherine Fitzgerald, Environmental Scientist

Attachment F

Appendix A

Project Location Mapping

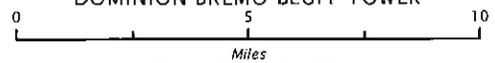
Attachment F



EEE Consulting, Inc.
Environmental, Engineering and Educational Solutions

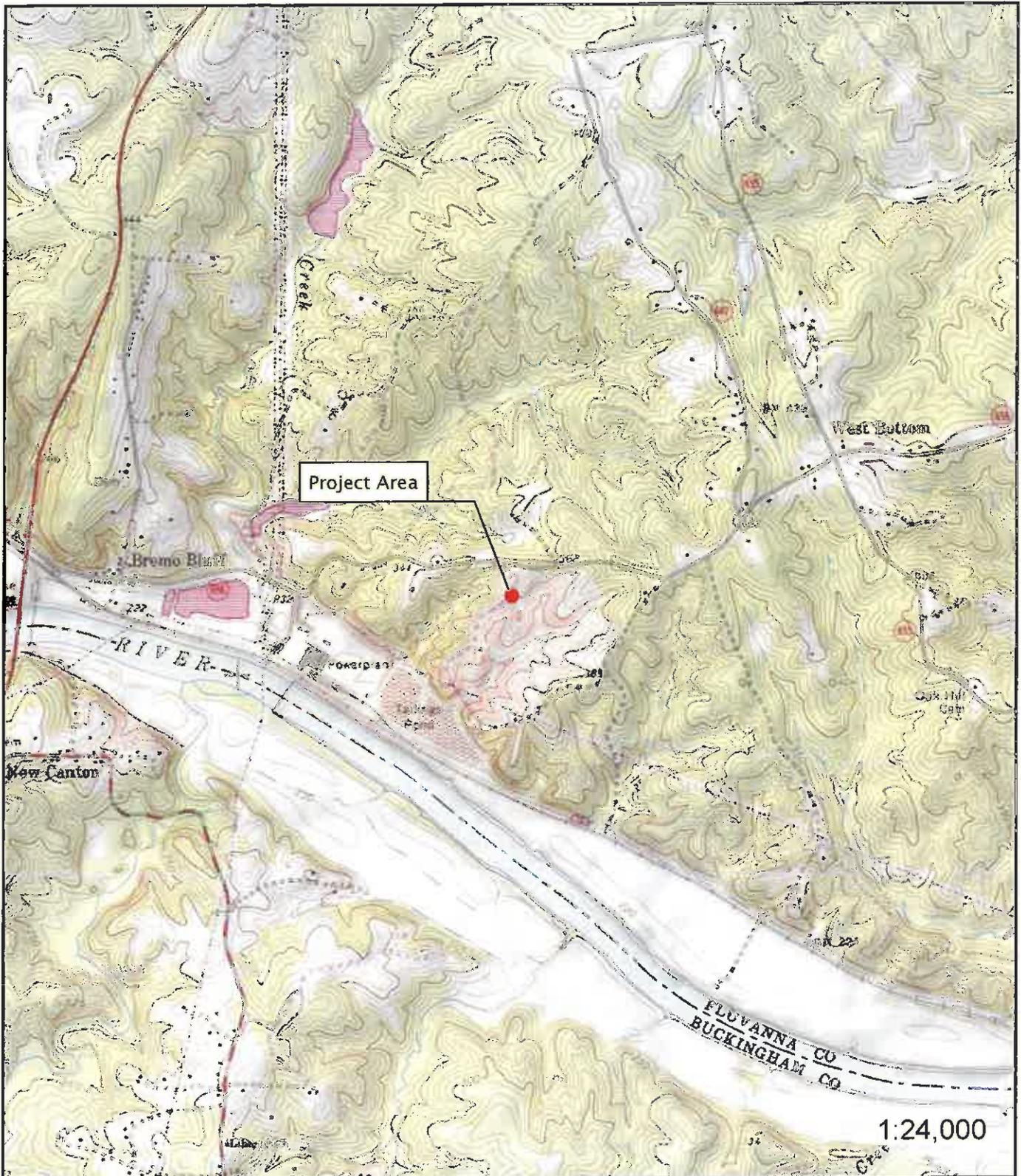


FIGURE 1
PROJECT LOCATION
DOMINION BREMS BLUFF TOWER



Miles
Fluvanna County, Virginia
Source: ESRI World Street Map
Prepared by JK, April 2016
EEE Project No. 16-041

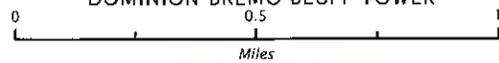
Attachment F



 **EEE Consulting, Inc.**
Environmental, Engineering and Educational Solutions



FIGURE 2
USGS TOPOGRAPHIC MAP
DOMINION BREMO BLUFF TOWER

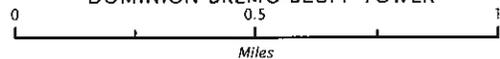


Miles
Fluvanna County, Virginia
Source: ESRI World Street Map
Prepared by JK, April 2016
EEE Project No. 16-041

Attachment F



FIGURE 3
AERIAL PHOTOGRAPH
 DOMINION BREMO BLUFF TOWER



Attachment F

Appendix B Site Photographs

Attachment F



EEE Consulting, Inc.

Environmental, Engineering and Educational Solutions



Photograph 1: View of the proposed tower site facing north.



Photograph 2: View of the proposed tower site facing south.



Photograph 3: View of the proposed tower site facing east.



Photograph 4: View of the proposed tower site facing west.



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 16:05
Tax Map: Tax Map 9, Section A, Parcel 9

From: James Newman
District: Palmyra
Date: May 25, 2016

General Information: Request for sketch plan approval to construct a series of self-storage buildings of various dimensions, built in two phases, with additional phased development for commercial use, with respect to 12.86 acres of Tax Map 9, Section A, Parcel 9.

Owner: Fluvanna Self Storage Corporation

Applicant/Representative: Applicant is Carlos Burns, Representative is Kelly Strickland

Requested Action: Approval of a sketch plan for a three phase project to construct storage facilities and commercial space, in regard to 12.86 acres of Tax Map 9, Section A, Parcel 9 (Attachment A)

Location: The subject property is located on the south side of Lake Monticello Road (State Route 618), roughly 3,000 feet west of the intersection of Lake Monticello Road and Ashlawn Boulevard.

Existing Zoning: B-1, Business, General

Existing Land Use: Forest

Adjacent Land Uses: Adjacent properties are zoned A-1, BC, and R4

Comprehensive Plan: Rivanna Community Planning Area

Zoning History: ZMP 15:06 The Gardner Trust, rezoning from A1 to B1. This was approved 3-0-1 by the Planning Commission on January 27, 2015, and the Board of Supervisors 5-0-0 on February 17, 2016.

Analysis:

The applicant is requesting sketch plan approval of a site development plan of B-1 property, approximately 12.86 acres in size. According to the submitted plan, the applicant is proposing to construct in three phases. The first two phases will be for storage buildings of various dimensions, while the third phase will be for commercial development along Lake Monticello Road (State Route 618).

In Phase I, construction will commence on 13 storage facility buildings approximately 30ft wide, 10ft high, and 200ft long (these are maximum length/width/height figures. Actual dimensions are listed on the sketch plan).

In the future, Phase II would include more development of storage facility buildings. All development must meet code requirements.

In the future, Phase III would include commercial development fronting on Lake Monticello Road (State Route 618). All development must meet code requirements.

An adjacent parcel is zoned A-1, which requires the proposed buildings to be setback a minimum of fifty (50) feet from the property line. According to the sketch plan, this requirement has been met.

(Attachment C)

Parking/Roads

Applicant does not have any designated parking. There will be no office on site and therefore no need for employee or visitor parking. Any storage facility users will be on site temporarily for loading/unloading.

The applicant is also requesting a variance from sidewalks requirements. That sidewalk requirement be waived, per code section 22-23-6.6.A, which states:

“In the B-1, B-C, I-1, and I-2 zoning districts, sidewalks that comply with the most recent VDOT specifications shall be required on both sides of all roadways, public and private.

(A) A variation to the sidewalk regulations may be granted by the Planning Commission for projects where:

- 1) The Virginia Department of Transportation prohibits the construction of sidewalks;
- 2) The physical conditions on the lot or adjoining lots, including but not limited to, existing structure and parking areas, existing utility easements, environmental features, or the size and shape of the lot, make it impossible or unfeasible to provide the required sidewalks;
- 3) The application of the aforementioned requirements would not further the goals of the Comprehensive Plan or otherwise serve the greater public’s health, safety, and welfare.”-Code page 463.

(Attachment D)

Landscaping/Screening

All landscaping must be in compliance with the Fluvanna County Zoning Ordinance.

Signage & Outdoor Lighting

Traffic circulation must be controlled by appropriate signage at the entrance/exit points into the site. Approximate locations of any proposed outdoor lighting must be shown, and a lighting plan will be required as part of the final site plan approval. This plan must show that any proposed outdoor lighting is fully shielded and uses full cut-off lighting fixtures.

Stormwater Management

As part of the final site development plan process, an erosion and sediment control plan will be required for review and approval.

Septic and Water Usage

There are restroom facilities planned for the site, so no septic system has been installed. There is a proposed well on site to allow for water for cleaning the buildings. When water and sewer hook ups are required for Phase III, the applicant proposes to connect to Aqua Virginia water and sewer systems.

Technical Review Committee: March 10, 2016 (Attachment E)

The following comment came from the Technical Review Committee meeting on March 10, 2016:

1. Department of Forestry had no comment.
2. Environmental Health Department wrote that “*A proposed well site was shown on the site sketch plan but I did not see a designated septic area. If they plan not to connect to public water and sewer, they must employ a private AOSE to do the necessary field evaluation and submit a permit with appropriate application to the Fluvanna Health Dept. for approval.*” (via email to James Newman, 4/8/16 from Charles Miller). Applicant responded that there would be no septic on site for Phase 1 or 2 of the project, and that the proposed well is just for cleaning buildings. Phase 3 expansion would result in connections to Aqua’s water and sewer systems to service commercial uses.
3. Planning wanted to know the dimensions of the structures: was told maximum will be 30ft long, 10ft high, and 200ft long. Planning Department was told that there would be no parking spaces on site and that users of the site are not meant to park, merely to load/unload. Planning Department was informed that the applicant requests a variance from sidewalks. Applicant was told that a request in writing is necessary.
4. Erosion and Sediment Control Inspector noted that the proposed storm water retention basin was poorly situated as stormwater facilities are not permitted in live streams. Basins parallel to stream would be acceptable. There was discussion on moving the entrance road from the west side of the property to the east side

5. VDOT has reviewed the sketch plan for the proposed Fluvanna Self Storage. The storage units are not dimensioned, please provide the combined total square feet of all storage units at full build out. Also, provide the dimensions of the proposed entrance width and entrance radii. If a gate is installed to control access to the site, make sure that it is set back far enough from the Rte. 618 that vehicles entering the site do not block traffic on the state road. The 360 ft. of Stopping Sight Distance shown on the plan is adequate for a Low Volume Commercial Entrance (maximum 50 vehicles per day) based on a posted speed limit of 45 mph. It appears that the sight line to the west may require a sight distance easement from the adjoining property. If an sight easement is required, in addition to the sight triangle, designate the entire area 5 ft. beyond and parallel to the sight triangle as part of the sight easement. Make sure that any signs, landscaping, etc. along Rte. 618 does obstruct or impair the required 360 ft. of Stopping Sight Distance for a Low Volume Entrance. If traffic volumes are to exceed 50 vehicles per day at this site, a Commercial Entrance is required with a minimum of 500 ft. of Intersection Sight Distance.

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.

The applicants desire to obtain a variance from sidewalk requirements

Recommended Conditions:

1. All phases of development must meet final site plan requirements which include, but are not limited to, providing parking (excepting Phases I and II, provided no permanent parking occurs within these Phases), landscaping, tree protection, and outdoor lighting plans;
2. Meeting all applicable building codes, and erosion and sedimentation control requirements;
3. Meeting all VDOT requirements.

Suggested Motions:

I move to approve//deny/defer SDP 16:05, a sketch plan for a three phase project to construct storage facilities and commercial space, in regard to 12.86 acres of Tax Map 9, Section A, Parcel 9, subject to the three (3) conditions listed in the staff report.

I move to approve/deny/defer a sidewalk waiver to SDP 16:05, a sketch plan for a three phase project to construct storage facilities and commercial space, in regard to 12.86 acres of Tax Map 9, Section A, Parcel 9, pursuant to County Code Section 22-23-6.6.A

Attachments:

- A – Application
- B – Aerial Vicinity Map
- C – Sketch Site Plan
- D – Sidewalk waiver request
- E - TRC Comment Letter

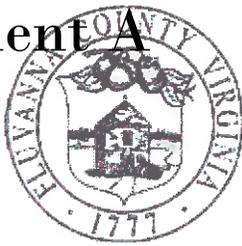
Copy:

Owner of record: Carlos Burns at carlos@storefss.com

Applicant of Record: Kelly Strickland at Kelly@shimp-engineering.com

File

Attachment A



COMMONWEALTH OF VIRGINIA COUNTY OF FLUVANNA Site Development Application

Received

APR 01 2016

Planning Dept.

Owner of Record: Fluvanna Self Storage Corp **Applicant of Record:** Same as owner
E911 Address: 21 Burns Plaza Palmyra VA **E911 Address:** _____
Phone: 434-509-1324 **Fax:** _____ **Phone:** _____ **Fax:** _____
Email: carlos@storefss.com **Email:** _____

Representative: Shimp Engineering PC
E911 Address: 201 E. Main Street Charlottesville 22902
Phone: 434-227-5140 **Fax:** _____
Email: kelly@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:** 496/641
Acreeage: 12.868 **Zoning:** B1 **Deed Restrictions?** No Yes (Attach copy)

Location: Rte 618 (Lake Monticello Road) - 1200 ft W. of intersection River Run Dr.

Description of Property: vacant wooded parcel

Proposed Structure: self storage buildings - 9

Dimensions of Building: _____ **Lighting Standards on Site:** No Yes

of Employees: none on site **# of Parking Spaces:** none

Noise Limitations: _____

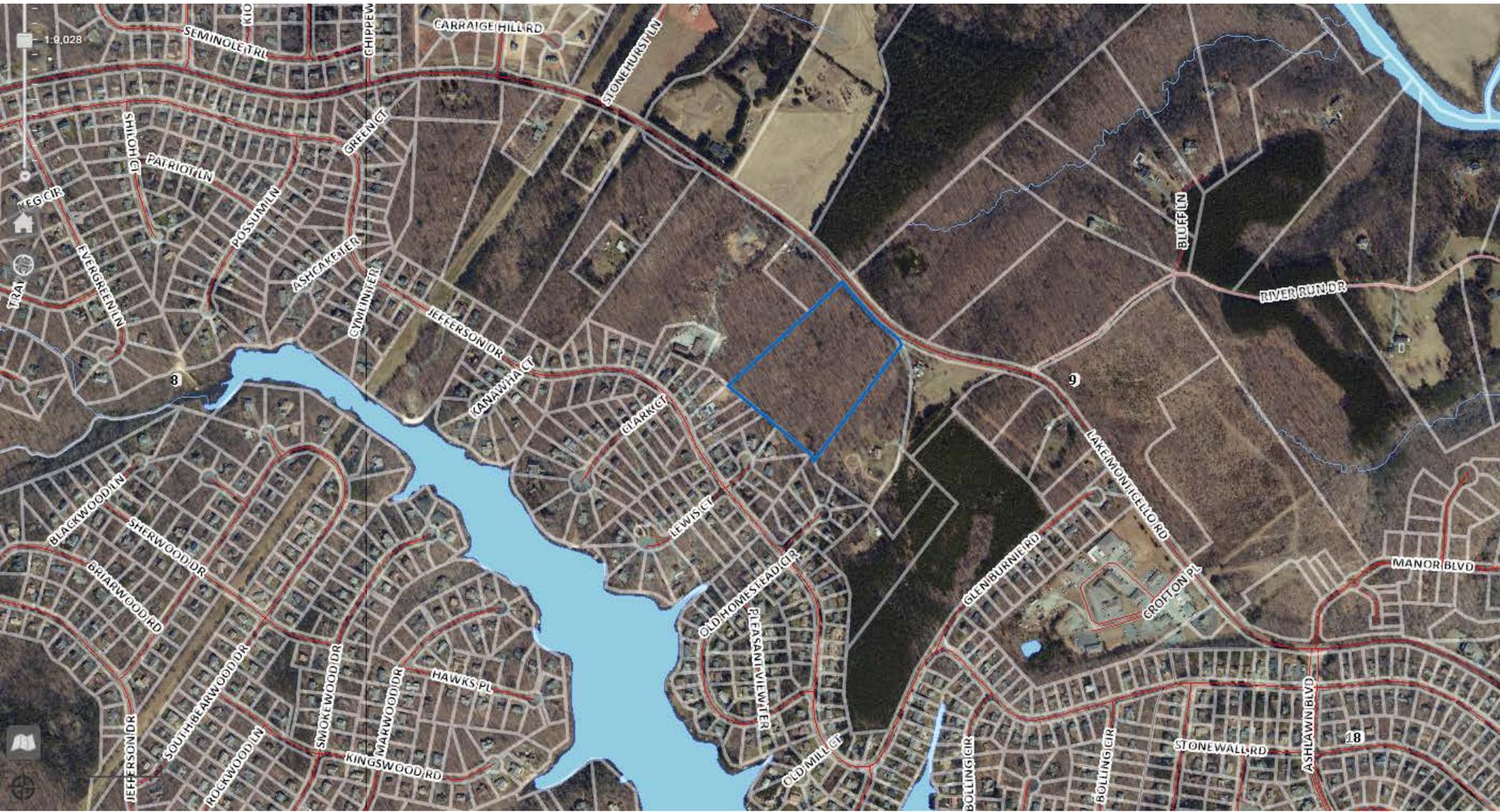
I declare that the statements made and information given on this application are true, full and correct to the best of my knowledge and belief. I agree to conform fully to all terms of any certificate or permit which may be issued on account of this application.

CARLOS BURNS
Applicant Name (Please Print)

Carlos Burns
Applicant Signature and Date

OFFICE USE ONLY		
Date Received: <u>04-01-16</u>	Fee Paid: <input checked="" type="checkbox"/> # <u>004215</u>	Application #: <u>SDP 16:005</u>
Election District: <u>Palmyra</u>	Planning Area: <u>Rivanna CPA</u>	Number of Lots: _____
Total Fees Due at Time of Submittal		
Sketch Plan: <u>\$150.00</u>	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		

Attachment B



Attachment C



May 2, 2016

Mr. James Newman, Planner
Fluvanna County
Department of Planning and Zoning
132 Main Street
Palmyra, VA 22963

**Regarding: Fluvanna Self Storage
Sketch Plan Re-submittal
SDP 16:05**

Received
MAY 02 2016
Planning Dept.

Dear Mr. Newman,

In response to the Technical Review Committee comments, we have revised the Sketch Plan for Fluvanna Self Storage as follows:

- 1) A table is provided on sheet 2 showing the dimensions of the proposed storage buildings,
- 2) The stormwater Management Facility has been moved out of the stream channel and a 50' riparian protection area has been delineated,
- 3) The site entrance location has been moved to the eastern corner of the site where 500' sight distance is available,
- 4) Additional dimensions and notes are provided on sheet 2 and,
- 5) Additional landscape screening is provided in accordance with the approved zoning and the zoning ordinance.

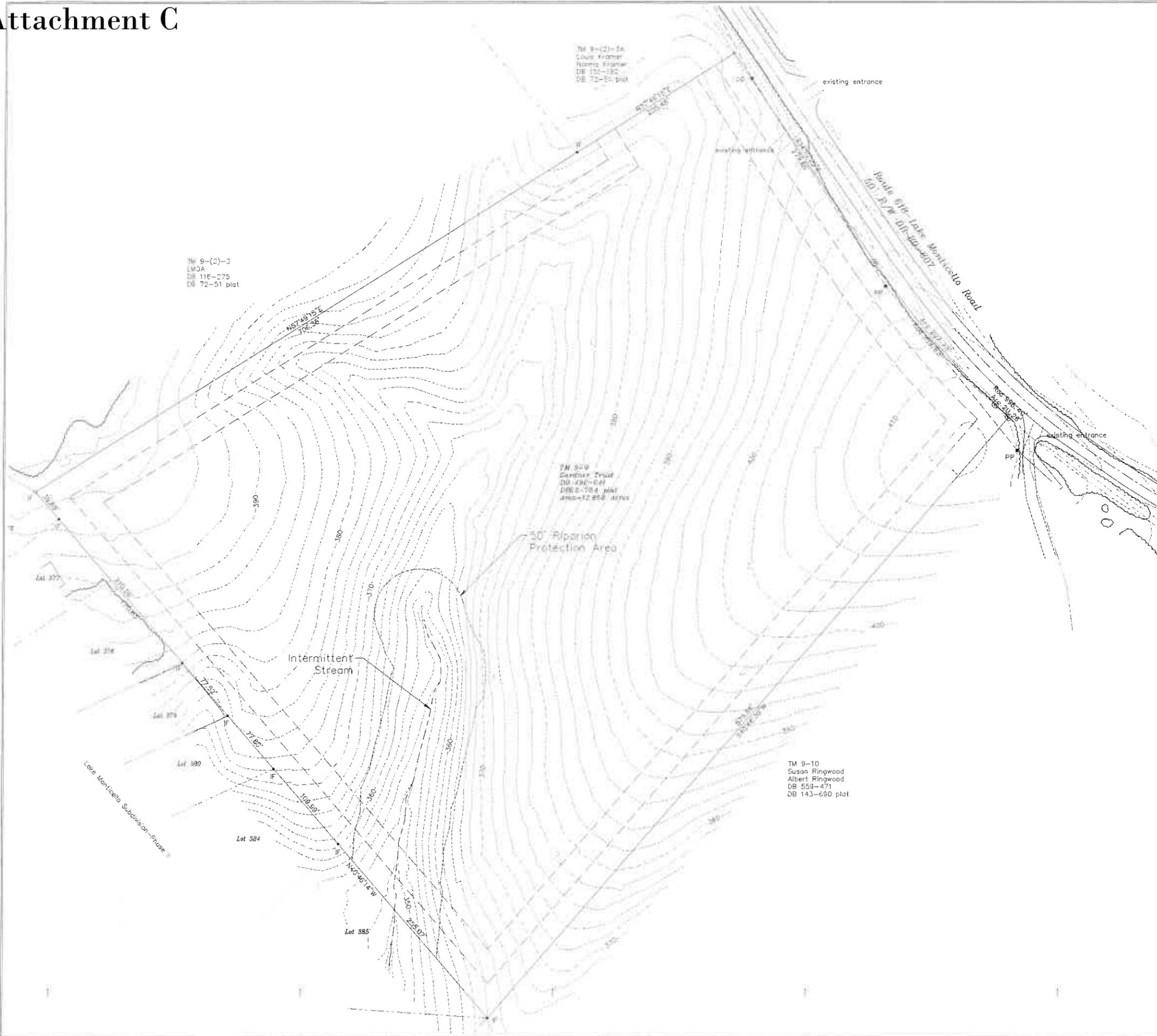
Please feel free to call and discuss any additional questions and concerns.

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

Attachment C



Parcel Summary:

Tax Map 9 Section A Parcel 9
 Owner: Fluvanna Self Storage Corporation
 21 Burns Plaza
 Palmyra, VA 22963
 Developer: Fluvanna Self Storage Corporation
 21 Burns Plaza
 Palmyra, VA 22963
 Exist. Use: Vacant Parcel
 Proposed Use: Self Storage Facility
 Zoned: B-1
 Required Parking: None

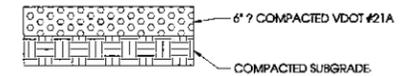
Notes:

1. Boundary information provided by Stanley Land Surveys, PLC.
2. Topography shown provided by Bell Land Surveys LLC

VICINITY MAP SCALE: 1"=1,000'



IMAGE PROVIDED BY GOOGLE MAPS



1 TYPICAL STORAGE AREA SURFACING DETAIL
 C1 Not To Scale



SHIMP ENGINEERING, P.C.
 ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
 201 E MAIN ST., SUITE 14
 CHARLOTTEVILLE, VA 22802
 PHONE: (434) 257-5140
 JUSTINSHIMP@ENGINEERING.COM



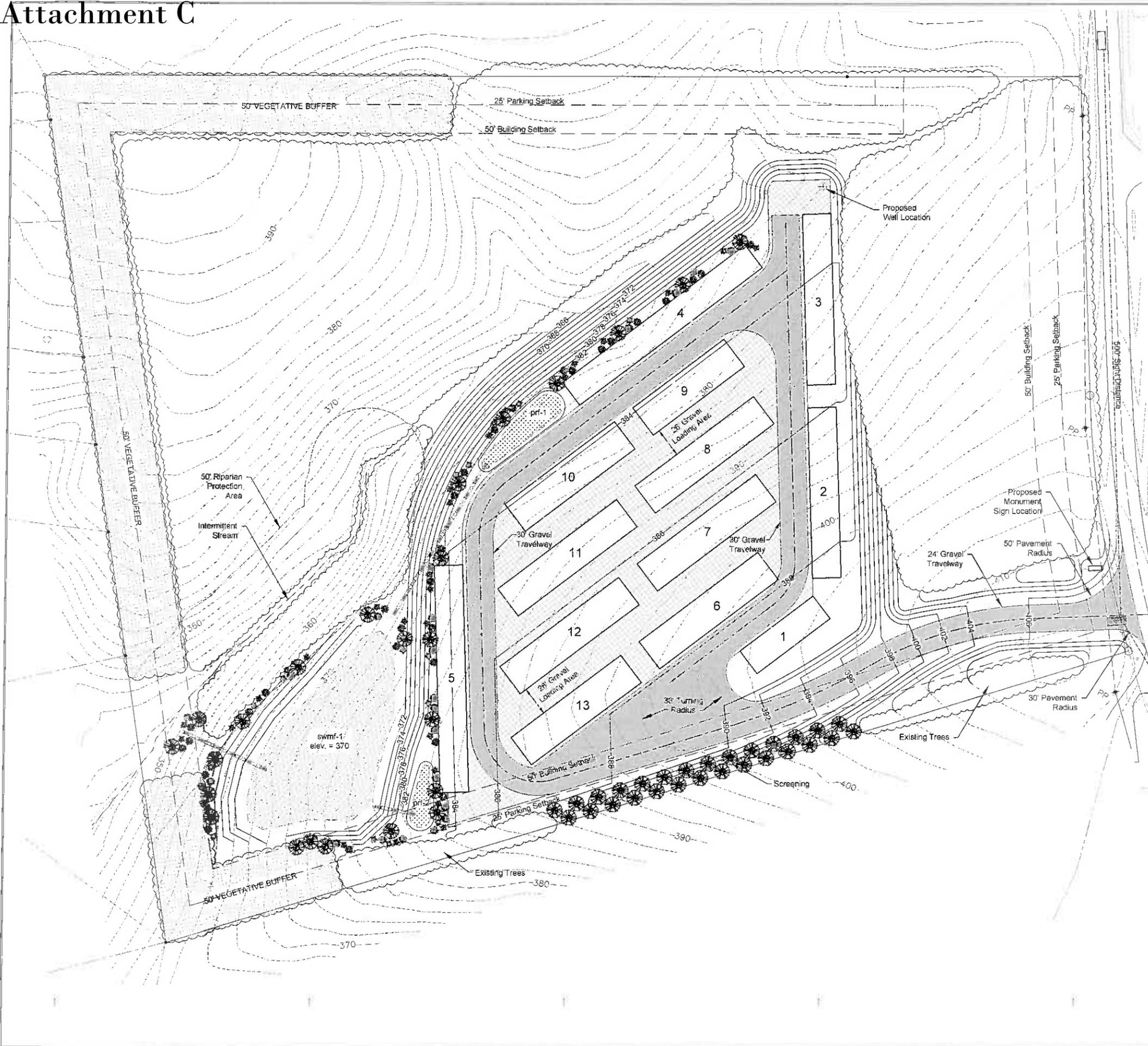
OVERVIEW / EXISTING CONDITIONS

REV.	DATE	DESCRIPTION
Rev. 1	04-28-2016	TECHNICAL REVIEW COMMENTS

SKETCH PLAN FOR
Fluvanna Self Storage
 FLUVANNA COUNTY, VIRGINIA

Date: 04/01/2016
 Scale: 1" = 50'
 Sheet No.: C1 OF 2
 File No.: 15.043

Attachment C



PHASE 1 STORAGE BUILDINGS			
BUILDING #	DEPTH	LENGTH	SQUARE FEET
1	25	80	2000
2	25	150	3750
3	25	150	3750
4	25	200	5000
5	25	200	5000
6	30	130	3900
7	30	130	3900
8	30	130	3900
9	30	100	3000
10	30	120	3600
11	30	130	3900
12	30	130	3900
13	30	120	3600
TOTAL			49,200 sq ft

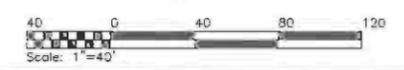


SHIMP ENGINEERING, P.C.
 ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
 201 E MAIN ST, SUITE M
 CHARLOTTEVILLE, VA 22902
 PHONE: (434) 227-5140
 JUSTIN@SHIMP-ENGINEERING.COM

SITE LAYOUT	
Rev #	Description
1	TECHNICAL REVIEW COMMENTS
Date	04-29-2016

SKETCH PLAN FOR
Fluvanna Self Storage
 FLUVANNA COUNTY, VIRGINIA

Date: 04/01/2016
 Scale: 1" = 40'
 Sheet No.: C2 OF 2
 File No.: 15.043



Attachment D

Fluvanna Self Storage (SDP16:05) Request for Variation of Sidewalk Regulations

Sketch Plan Application Attachment

TMP: 9-9

Date: May 2, 2016

Request:

In conjunction with a sketch plan submittal for the Fluvanna Self Storage facility on Tax Map 9 Parcel 9; the Applicant requests a variation to the zoning ordinance in accordance with section 22-23-6(A).

Specifics of Request:

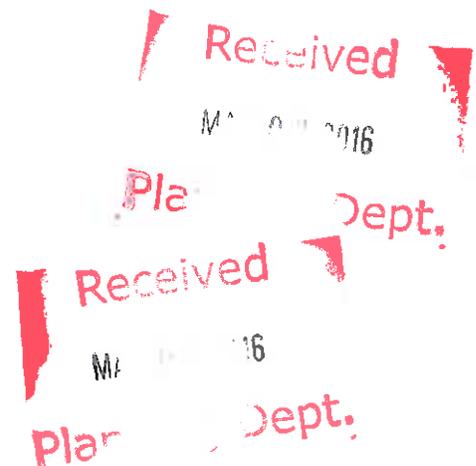
- *The Applicant is proposing a self-storage facility on a site that will not have any pedestrian access and does not wish to build/provide a sidewalk in conjunction with the site plan as required.*
- *The Application of the requirement for a sidewalk on a self-storage facility site on S.R. 618 would not further the goals and objectives of the Comprehensive Plan or otherwise serve the greater public's health, safety, and welfare.*
- *It is further our opinion that the sidewalks, as stipulated in Section 22.23.6(A) is a requirement for both sides of a public and/or private road; neither of which is proposed with this application.*

Please forward this request to the Fluvanna County Planning Commission for their consideration at the time of their review of the Sketch Plan.

Prepared and submitted on behalf of the Applicant by:



J. Kelly Strickland
Shimp Engineering, P.C.
201 E. Main Street
Charlottesville, VA 22902
(434) 981-6029





April 29, 2016

Kelly Shimp
201 East Main Street
Charlottesville VA 22902

Delivered via email to Kelly@shimp-engineering.com

Mr. Shimp,

The following comments are the result of the Technical Review Committee meeting which was held on April 14, 2016:

1. Department of Forestry had no comment.
2. Environmental Health Department wrote that *"A proposed well site was shown on the site sketch plan but I did not see a designated septic area. If they plan not to connect to public water and sewer, they must employ a private AOSE to do the necessary field evaluation and submit a permit with appropriate application to the Fluvanna Health Dept. for approval."* (4/8/16 Charles Miller). Applicant responded that there would be no septic on site for Phase 1 or 2 of the project, and that the proposed well is just for cleaning buildings. Phase 3 expansion would result in connections to Aqua's water and sewer systems to service commercial uses.
3. Planning wanted to know the dimensions of the structures: was told maximum will be 30ft long, 10ft high, and 200ft long. Planning Department was told that there would be no parking spaces on site and that users of the site are not meant to park, merely to load/unload. Planning Department was informed that the applicant requests a variance from sidewalks. Applicant was told that a request in writing is necessary.
4. Erosion and Sediment Control Inspector noted that the proposed storm water retention basin was poorly situated as stormwater facilities are not permitted in live streams. Basins parallel to stream would be acceptable. There was discussion on moving the entrance road from the west side of the property to the east side
5. VDOT has reviewed the sketch plan for the proposed Fluvanna Self Storage. The storage units are not dimensioned, please provide the combined total square feet of all storage units at full build out. Also, provide the dimensions of the proposed entrance width and entrance radii. If a gate is installed to control access to the site, make sure that it is set back far enough from the Rte. 618 that vehicles entering the site do not block traffic on the state road. The 360 ft. of Stopping Sight Distance shown on the plan is adequate for a Low Volume Commercial Entrance (maximum 50 vehicles per day) based on a posted speed limit of 45 mph. It appears that the sight line to the west may require a sight distance easement from the adjoining property. If an sight easement is required, in addition to the sight triangle, designate the entire area 5 ft. beyond and parallel to the sight triangle as part of the sight easement. Make sure that any signs, landscaping, etc. along Rte. 618 does obstruct or impair the required 360 ft. of Stopping Sight Distance for a Low Volume Entrance. If traffic volumes are to exceed 50 vehicles per day at this site, a Commercial Entrance is required with a minimum of 500 ft. of Intersection Sight Distance.

Attachment E

If you have any questions or comments, please email me at jnewman@fluvannacounty.org, or call me at 434 591 1910. Thank you.

Sincerely,
James Newman
Acting Senior Planner
Dept. Planning and Community Development

Copy: Carlos Burns at carlos@storefss.com

File