



**FLUVANNA COUNTY PLANNING COMMISSION
WORK SESSION AGENDA (CANCELED)**

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING AGENDA
Circuit Courtroom, Fluvanna Courts Building
April 27, 2016 at 7:00 pm**

TAB AGENDA ITEMS

1 - CALL TO ORDER, PLEDGE OF ALLEGIANCE

3 - DIRECTOR'S REPORT (April)

4 - PUBLIC COMMENTS #1 (3 minutes each)

5 - APPROVAL OF MINUTES - Minutes of March 23, 2016

6 - 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.

7 - PRESENTATIONS

-Development Activity Report- Presentation

8 - 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).

9 - SUBDIVISIONS

-None

10 - UNFINISHED BUSINESS

-None

11 - NEW BUSINESS

-None

12 – OLD BUSINESS

- None

13 - PUBLIC COMMENTS #2 (3 minutes each)



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:

- 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: April 27, 2016
Re: Planning Director's Report

Board of Supervisors Actions:

April 6, 2016:

None.

April 20, 2016:

Pending – 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 Bremono 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 ft west of the intersection with Ashland Blvd. The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.



FLUVANNA COUNTY BUILDING INSPECTIONS
MONTHLY BUILDING INSPECTION REPORT
 February 2016

USE	Feb-15	VALUE	YTD 15	VALUE	Feb-16	VALUE	YTD 16	VALUE	Feb/Diff	VALUE	YTD	
											PERMITS	VALUE
New Homes	5	905,000	9	1,555,000	11	2,424,000	22	4,015,517	6	1,519,000	13	2,460,517
Duplex	0	0	0	0	0	-	0	-	0	-	0	-
Single Family (Attached)	0	0	2	423,000	0	-	2	423,000	0	-	0	-
Adds&Alterations	30	397,077	51	531,708	10	51,955	31	150,419	-20	(345,122)	-20	(381,289)
Garages & Carports	2	25,000	4	65,500	0	-	1	25,000	-2	(25,000)	-3	(40,500)
Accessory Buildings	2	233,639	2	233,639	3	26,500	4	35,000	1	(207,139)	2	(198,639)
Single Wide MH	0	0	0	-	1	33,000	1	33,000	1	33,000	1	33,000
Swimming Pools	0	0	1	36,500	0	-	0	-	0	-	-1	(36,500)
Recreational Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Business Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Industrial Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Other Buildings	0	0	2	100,000	1	20,000	2	114,500	1	20,000	0	14,500
TOTALS	39	1,560,716	71	2,945,347	26	2,555,455	63	4,796,436	-13	994,739	-8	1,851,089

FEES	Feb-15	PREV TOT	YTD 15	Feb-16	PREV TOT	YTD 16	DIFFERENCE	DIFFERENCE YTD
Building Permits	\$ 8,351.17	6,731.00	15,082.17	\$ 11,954.28	\$ 11,850.19	\$ 23,804.47	3,603.11	8,722.30
Land Disturb Permits	\$ 875.00	1,775.00	2,650.00	\$ 2,575.00	\$ 3,200.00	\$ 5,775.00	1,700.00	3,125.00
Zoning Permits/Proffers	\$ 1,000.00	1,200.00	2,200.00	\$ 1,250.00	\$ 1,150.00	\$ 2,400.00	250.00	200.00
TOTALS	\$ 10,226.17	9,706.00	19,932.17	\$ 15,779.28	\$ 16,200.19	\$ 31,979.47	\$ 5,553.11	12,047.30

INSPECTIONS	Feb-15	PREVIOUS	Feb-15	Feb-16	PREVIOUS	YTD 16		
	137	105	242	91	116	207	-46	-35


 Darius S. Lester
 Building Official

() represents a negative



FLUVANNA COUNTY BUILDING INSPECTIONS
MONTHLY BUILDING INSPECTION REPORT
Mar-16

USE	Mar-15	VALUE	YTD 15	VALUE	Mar-16	VALUE	YTD 16	VALUE	Mar/Diff	VALUE	YTD	
											PERMITS	VALUE
New Homes	10	2,066,115	19	3,621,115	8	1,572,479	30	5,587,996	-2	(493,636)	11	1,966,881
Duplex	0	0	0	0	0	0	0	-	0	0	0	0
Single Family (Attached)	0	0	2	423,000	0	0	2	423,000	0	0	0	0
Adds&Alterations	38	816,705	89	1,348,413	31	3,724,979	62	3,875,398	-7	2,908,274	-27	2,526,985
Garages & Carports	1	12,000	5	77,500	3	100,000	4	125,000	2	88,000	-1	47,500
Accessory Buildings	2	21,700	4	255,339	0	0	4	35,000	-2	(21,700)	0	0
Single Wide MH	0	0	0	0	0	0	1	33,000	0	0	1	33,000
Swimming Pools	0	0	1	36,500	2	34,500	2	34,500	2	34,500	1	(2,000)
Recreational Bldgs	0	0	0	0	0	0	0	-	0	0	0	0
Business Bldgs	0	0	0	0	0	0	0	-	0	0	0	0
Industrial Bldgs	0	0	0	0	0	0	0	-	0	0	0	0
Other Buildings	0	0	2	100,000	1	100,000	3	214,500	1	100,000	1	114,500
TOTALS	51	2,916,520	122	5,861,867	45	5,552,458	167	11,414,325	-6	2,615,438	-14	4,686,866

FEES	Mar-15	PREV TOT	YTD 15	Mar-16	PREV TOT	YTD 16	DIFFERENCE	DIFFERENCE YTD
Building Permits	\$ 13,711.09	15,082.26	28,793.35	\$ 11,576.02	\$ 23,804.47	\$ 35,380.94	(2,135.07)	6,587.59
Land Disturb Permits	\$ 1,425.00	2,650.00	4,075.00	\$ 1,700.00	\$ 5,775.00	\$ 7,475.00	275.00	3,400.00
Zoning Permits/Proffers	\$ 1,650.00	2,200.00	3,850.00	\$ 1,800.00	\$ 2,400.00	\$ 4,200.00	150.00	350.00
TOTALS	\$ 16,786.09	19,932.26	36,718.35	\$ 15,076.02	\$ 31,979.47	\$ 47,055.94	\$ (1,710.07)	10,337.59

INSPECTIONS	Mar-15	PREVIOUS	YTD 15	Mar-16	PREVIOUS	YTD 16		
	146	242	388	153	207	360	7	-28


Darius S. Lester
 Building Official

() represents a negative

Monthly Approval Report March 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>
Cunningham							
	<i>Deferred Indefinitely</i>						
		SUP 15-007		18	(A) 12	0	
Fork Union							
	<i>Approved</i>						
		SUB 16-005	Wooded Residential Lot	51	(A) 81	2.069	
	<i>PC Approved</i>						
		SDP 16-004	Property Adjacent to the F.C.S.O	30	(A) 3	196	
Palmyra							
	<i>Approved</i>						
		SUB 16-003	Family Subdivision	5	(4) 2	4	2
		SUB 16-006	Family Subdivison	8	(A) 5A	111.2	

Wednesday, April 13, 2016

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<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>

Transmittal Report March 2016

Line Number	Code	Name	ID#	Amount Received
		<i>Variances</i>		
				\$4,000.00
			ZUP16004	\$4,000.00
	<i>SUBDIV</i>	<i>Subdivision & Plat Review</i>		
			BSP16003	\$50.00
			<i>Sum:</i>	\$8,050.00
10000013-318319				
	<i>SIGNPT</i>	<i>Sign Permit</i>		
			SUP16004	\$90.00
			SUP16005	\$90.00
			<i>Sum:</i>	\$180.00
10000013-318337				
	<i>SITEPL</i>	<i>Site Plan Review</i>		
			SDP16003	\$1,100.00
			<i>Sum:</i>	\$1,100.00
10000013-318341				
	<i>SUBDIV</i>	<i>Subdivision & Plat Review</i>		
			SUB16005	\$100.00
			SUB16006	\$300.00
			<i>Sum:</i>	\$400.00
10000013-318342				
	<i>SPUSEP</i>	<i>Special Use Permits</i>		
			SUP16004	\$800.00
			SUP16005	\$5,500.00
			<i>Sum:</i>	\$6,300.00
10000013-318348				
	<i>SOIREW</i>	<i>Health Department Review</i>		
			SUB15008	\$300.00

<i>Line Number</i>	<i>Code</i>	<i>Name</i>	<i>ID#</i>	<i>Amount Received</i>
				<i>Sum:</i> \$300.00
				<i>Total:</i> \$16,330.00

FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Circuit Court Room--Fluvanna County Courts
March 23, 2016
7:00 p.m.

MEMBERS PRESENT: Barry Bibb, Chairman
Ed Zimmer, Vice Chairman
Donald Gaines
Lewis Johnson
Howard Lagomarsino

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

Absent: Tony O'Brien, Board of Supervisors Representative

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Planning and Zoning Administrator, Jason Stewart, called the meeting to order at 7:00 p.m., followed by reciting the Pledge of Allegiance.

PLANNING DIRECTOR'S REPORT (Mr. Stewart)

1. Board of Supervisors Actions:

February 3, 2016:

None.

February 17, 2016:

Approved - 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.

2. Board of Zoning Appeals Actions:

No February meeting.

3. Technical Review Committee:

SUP 16:03 – Eric A. Mackinnon – 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.

4. Board of Supervisors Actions:

March 2, 2016:

None.

March 16, 2016:

None.

5. Board of Zoning Appeals Actions:

No March meeting.

6. Technical Review Committee:

- I. **SUP 16:04 – Raymond Bunch** – A request for a Special Use Permit (SUP) to operate a small home industry with respect to 2.049 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 (Route 620). The property is located in the Cunningham Election District and is within the Rural Preservation Planning Area.
- II. **SDP 16:02 – Central Virginia Electric Cooperative** - A site development plan request to construct a 9,961 +/- square foot office building, and a 10,037 square foot truck bay with respect to 41.815 acres of Tax Map 10, Section A, Parcel 32. The property is zoned B-1, Business, General, and is located on the east side of Salem Church Road (Route 644), approximately ¼ mile south of its intersection with Union Mills Road (Route 616). The property is located in the Columbia Election District and is within the Rural Residential Planning Area.
- III. **SDP 16:03 – Fork Union Military Academy** - A site development plan request to construct new parking facilities, and a new entrance off of Academy Road with respect to a portion of Tax Map 51, Section A, Parcel 117, and Tax Map 51-A-121. The property is zoned B-1, Business, General, and A-1, Agricultural, General and is located at the intersection of Academy Road (Route 652), and James Madison Highway (Route 15) in the Fork Union Election District and is within the Fork Union 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. Gaines moved to accept the minutes of the January 20, 2016 meeting as submitted, Mr. Zimmer seconded. The motion carried a vote of 5-0-0. AYES: Bibb, Johnson, Zimmer, Gaines & Lagomarsino NAYS: None. ABSTAIN: None

MOTION: Mr. Gaines moved to accept the minutes of the January 27, 2016 meeting as submitted, Mr. Johnson seconded. The motion carried a vote of 4-0-1. AYES: Bibb, Johnson, Lagomarsino & Gaines NAYS: None. ABSTAIN: Zimmer

PUBLIC HEARINGS:

SUP 16:03– Eric A. Mackinnon – 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.

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

Chairman Bibb: Gave the applicant a chance to come forward

Applicant: Gave a detailed explanation of the technique Reiki and the properties appearance as it pertains to the Special Use Permit.

Chairman Bibb: Confirmed with Senior Planner Tugwell that all setbacks would be met.

Public Hearing Comments

Chairman Bibb opened the floor for the SUP 16:03 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. Gaines moved to recommend approval of SUP 16:03–Eric A. Mackinnion, in which **Mr. Zimmer seconded**. The motion carried **with a vote of 5-0-0**. **AYES: Bibb, Lagomarsino, Johnson, Gaines and Zimmer NAYS: None. ABSTAIN: None**

PRESENTATIONS:

-TJPC Transportation Updates: Presented by Wood Hudson, Senior Planner & Nick Morrison, Planner

SITE DEVELOPMENT PLANS:

SDP 16:04 –County of Fluvanna - Approval of a sketch plan to construct a 195' self-support lattice tower and peripheral ground-equipment with respect to a portion of 196 acres of Tax Map 30, Section A, Parcel 3. The property is zoned A-1, Agricultural, General and is located on the north side of Thomas Jefferson Parkway (Route 53) approximately ¼ miles northwest of its intersection with James Madison Highway (Route 15). The property is located in the Fork Union Election District and is within the Rural Residential Planning Area.

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

Emergency Services Coordinator Cheryl Wilkins gave a brief presentation on proposed & approved sites for towers and radio coverage in the County with a special emphasis on the Sheriff's Office Tower.

Brief discussion between the emergency services coordinator and the Board in relation to the height of the towers.

Motion:

Mr. Lagomarsino moved to recommend approval of SDP 16:04– County of Fluvanna, 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:

Houchens Place- A variation to the sidewalk regulations as required by Sec. 19-8-8 of the subdivision ordinance.

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

Vice Chairman Zimmer confirmed with Senior Planner Tugwell that the single road will be built to VDOT specifications.

Chairman Bibb: Gave the applicant a chance to come forward and explain why a sidewalk is needed.

Applicant: Explained that Houchens Place is an affordable housing community and that grants have been received to help out with the sidewalks and other modifications.

Motion

Mr. Gaines moved to approve **Houchens Place-** A variation to the sidewalk regulations as required by Sec. 19-8-8 of the subdivision ordinance in which **Mr. Zimmer seconded**. The motion carried **with a vote of 4-0-1**. **AYES: Bibb, Johnson, Gaines and Zimmer NAYS: None. ABSTAIN: Lagomarsino**

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 March 23, 2016 at 8:12 p.m.

Minutes recorded by Deidre Creasy.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission

DRAFT



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 16:04
Tax Map: Tax Map 27, Section 10, Parcel 4

From: James Newman
District: Cunningham
Date: April 27, 2016

General Information: This request is to be heard by the Planning Commission on Wednesday, April 27, 2016 at 7:00 p.m. in the Circuit Court Room in the Courts Building.

Owner/Applicant: Raymond and Chrystan Bunch

Representative: Alan Crummette

Requested Action: 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. (Attachment A)

Location: 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. (Attachment B)

Existing Zoning: A-1, Agricultural, General

Existing Land Use: Single-family dwelling

Planning Area: Rural Residential Planning Area

Adjacent Land Use: Adjacent properties are all zoned A-1, Agricultural, General.

Zoning History: There is an existing child day care center located in the residence, separate from the garage for the proposed use.

Comprehensive Plan:

Land Use Chapter:

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

“The rural preservation areas are intended to be the least developed areas of the county. Large parks, agricultural and forestal districts, working farms, and passive open spaces should comprise most of the land use, with very low-density residential development. The open space should be strategically located to preserve viewsheds from roads and existing developments, and to be used by the residents of the planned community. Open spaces in subdivisions should be available to the community, be available for rural uses such as farming, wildlife, and recreation, and minimize or exclude utilities such as wells and septic fields or reserve areas.”

Additionally, *“Rural roads, two-story structures, single-family dwellings, home occupations, and country stores are examples of the most intense developments that should generally occur.”*

Economic Development:

Goal 3: *To protect rural areas through economic development.*

Implementation Strategy 3: Support the development of local economies, locally owned businesses, and entrepreneurial opportunities, particularly those that are of rural character and will require little provision of infrastructure.

Analysis:

This is a special use permit application to operate a small home industry, specifically a production brewery for the *‘Antioch Brewing Company LLC.’* The Zoning Ordinance defines a small home industry as, *“small commercial, professional, or light industrial uses which do not in any way detract from adjacent agricultural or residential uses and while clearly excluding large scale industrial and commercial uses and that are located within the same parcel as the residence of the owner and within 500 feet of said residence”*. Small home industries are permitted by special use permit in the A-1 zoning district, and are subject to an approved site development plan. The detail of the site development plan that is required is at the discretion of the Planning Director, and many times the sketch plan provided with the SUP application is sufficient.

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

The brewery is located on a 2.049 acre parcel. The parcel currently has a residence on it, with an existing 24’x24’ detached garage. This detached garage would be used as the production facility. No new buildings would be constructed, and the residential unit will not be used for production purposes. All work would take place within the detached garage. There will be no changes to existing utilities (no new wells or power line extensions).

The surrounding area features a mix of residential, and agricultural uses. While the brewery may consider expanding operations in the future, it does not appear that the business as proposed would change the character and established pattern of the area. The detached garage in which the production will take place is less than 500 feet from the main residence, thus meeting the definition.

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 brewery is allowed as a small home industry under the SUP allowances of A-1 zoning. Sec. 22-1-2 of the zoning ordinance states that the purpose of the zoning ordinance is “*to protect against over-crowding of land*”. Furthermore, the zoning ordinance states its purpose is to “*facilitate the creation of a convenient, attractive and harmonious community*” requiring the upkeep of the property, free from debris. The site is well-kept and no additional buildings or expansions are proposed with this amendment. Additionally, the zoning ordinance states its purpose as “*encouraging economic development activities*”. It may be perceived that the applicant is providing a service to the community by providing their clients with a local Fluvanna County product, and has the potential for growth, which would create jobs in the county.

Neighborhood Meeting:

There were zero (0) attendees at the March 15, 2016 neighborhood meeting.

Technical Review Committee:

At the March 10th, 2016 Technical Review Committee meeting:

1. Based on VDOT’s site visit, the available Stopping Sight Distance from the private entrance serving the residence at 360 Branch Road exceeds the minimum Stopping Sight Distance of 305 ft. in both directions. Based on the nature of the proposed home business and the moderate volume of traffic on this segment of Rte. 761 the existing private entrance should be adequate to serve as a low volume commercial entrance (generating 50 vehicles per day or less, i.e. 25 vehicles entering and 25 vehicles exiting or less). VDOT does not have any objections to the proposed home business.
2. Fire Chief Mike had questions about open flames and the pressure that would be generated on various brewing apparatus by the brewing process. His concerns were assuaged and he has no objections to the home business.
3. Planning Staff stated they have no comments
4. Health Department stated they have no comments

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 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 Board of Supervisors, or representative, reserves the right to inspect the business for compliance with these conditions at any time.
2. 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.
3. The site must meet all requirements set forth by the Virginia Department of Health
4. The property shall be maintained in a neat and orderly manner so that the visual appearance from the road and adjacent properties is acceptable to County officials.
5. That hours of operation be limited to 9am – 6pm Monday-Friday,
6. Deliveries to and pick-ups from the brewery shall be permitted only between the hours of 9:00 a.m. and 6:00 pm, Monday – Saturday.

Suggested Motion:

I move that the Planning Commission recommend [approval/denial/deferral] of SUP 16:04, a request to establish a small home industry with respect to 2.04 acres of Tax Map 27, Section 10, Parcel 4, subject to the six conditions listed in the staff report.

Attachments:

- A – Application, APO Letter,
- B – Zoning map
- C – Aerial Vicinity Map
- D – Legal Plat
- E – TRC Comment Letter

Cc: Alan Crummette at acrummette@gmail.com
File



Received

MAR 02 2016

COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA

Application for Special Use Permit (SUP)

Planning Dept.

Owner of Record: RAYMOND AND CHRYSAN BUNCH
E911 Address: 360 BRANCH RD SCOTTTSVILLE, VA 24590
Phone: 434-286-6727 Fax: _____
Email: REBUNCH1@AOL.COM

Applicant of Record: _____
E911 Address: _____
Phone: _____ Fax: _____
Email: _____

Representative: ALAN S. CRUMMETTE
E911 Address: 448 TROY HEIGHTS RD TROY, VA 22974
Phone: 540-223-6517 Fax: _____
Email: ACRUMMETTE@GMAIL.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): 27 10 4
Acreeage: 2.049 **Zoning:** A1

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

Request for a SUP in order to: HOME BASED BUSINESS **Proposed use of Property:** PRODUCTION BREWERY

*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: 2-27-16 Signature of Owner/Applicant: [Signature]

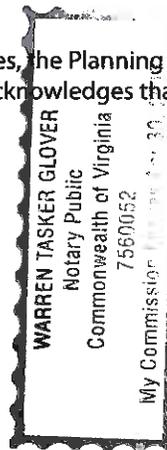
Subscribed and sworn to before me this 27 day of February, 2016

Notary Public: [Signature] Register # 7560052

My commission expires: April 30 2017

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>3-02-16</u>	Pre-Application Meeting: _____	PH Sign Deposit Received: <u># 1055</u>	Application #: SUP <u>16</u> : <u>004</u>
\$800.00 fee plus mailing costs paid: <u># 1055</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>Cuningham</u>	Planning Area: <u>Rural Preservation</u>		
Public Hearings			
Planning Commission		Board of Supervisors	
Advertisement Dates: <u>(Apr 4th) - Apr 14th & 21st</u>		Advertisement Dates: <u>(Apr 25th) - May 5th & May 12th</u>	
APO Notification: <u>Apr 11th</u>		APO Notification: <u>May 2nd</u>	
Date of Hearing: <u>Apr 27th</u>		Date of Hearing: <u>May 18th</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.

USE OF EXISTING DETACHED GARAGE

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

TO USE FOR BUSINESS START UP

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?

NO EFFECTS ON ADJACENT PROPERTIES. NO RETAIL ON SITE. WILL NOT BE OPEN TO THE PUBLIC.

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

START UP BUSINESS WITH THE POTENTIAL FOR FUTURE GROWTH, EVENTUALLY MOVING TO A PUBLIC SITE AND BECOMING A GROWING BUSINESS THAT WILL ATTRACT PEOPLE TO 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:

SEE ATTACHED.

Received
MAR 02 2016
Planning Dept.

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.
DL	Planner	Review the DID for accuracy of all the scheduled dates.
	Staff	Notify adjacent property owners of the subject property.
DL	Staff	Schedule neighborhood meeting on 2 nd Wednesday of the month at 4:30 p.m. in the Morris Room.
DL	Staff	Schedule Technical Review Committee meeting on the 2 nd Thursday of the month at 10 a.m. in the Historic Courthouse.
	Program Asst	Reserve Historic Courthouse and Morris Room (or alternate location, if needed).
DL	Staff	Compile all comments from the TRC meeting.
DL	Staff	Notify applicant in writing about TRC comments.
	Applicant	File revised plan based on TRC comments NLT last Friday of the month by 5 p.m.
DL	Planner	Prepare legal ad and email to Senior Program Assistant.
	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.
<i>GW</i>	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.)
<i>GW</i>	Code Enforce. Officer	Place public notice signs on subject property two (2) weeks prior to all public hearing dates.
<i>GW</i>	Planner	Verify sign posting with a site visit and photographs.
	Program Asst	Mail APO letters two (2) week prior to Planning Comm. public hearing.
<i>GW</i>	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.

Memorandum

DATE: April 11, 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 April 27, 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

April 11, 2016

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

Re: Public Hearing on SUP 16:04

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, April 27, 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 16:04 – 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.

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,

A handwritten signature in cursive script that reads "Jason Stewart".

Jason Stewart
Planning and Zoning Administrator

Attachment A

SUP 16:04

TMP	Name	Address	City, State	ZIP
27 10 3	Susan Usher-Jones	308 Branch Rd	Scottsville, Va	24590
27 10 4	Raymond Bunch & Chrystan Witt	360 Branch Rd	Scottsville, Va	24590
27 13 20	David Lee Jr. & Shelia McGuire	186 Harvest Lake Dr.	Scottsville, Va	24590
27 10 5	Marie Burrill	1209 Hollands Rd.	Palmyra, Va	22963
27 17 2	Thomas Sutton	281 Branch Rd.	Scottsville, Va	24590
27 17 3	Kelly Haislip	347 Branch Rd.	Scottsville, Va	24590
27 17 4	Michael Ralston	377 Branch Rd.	Scottsville, Va	24590



MAR 02 2016

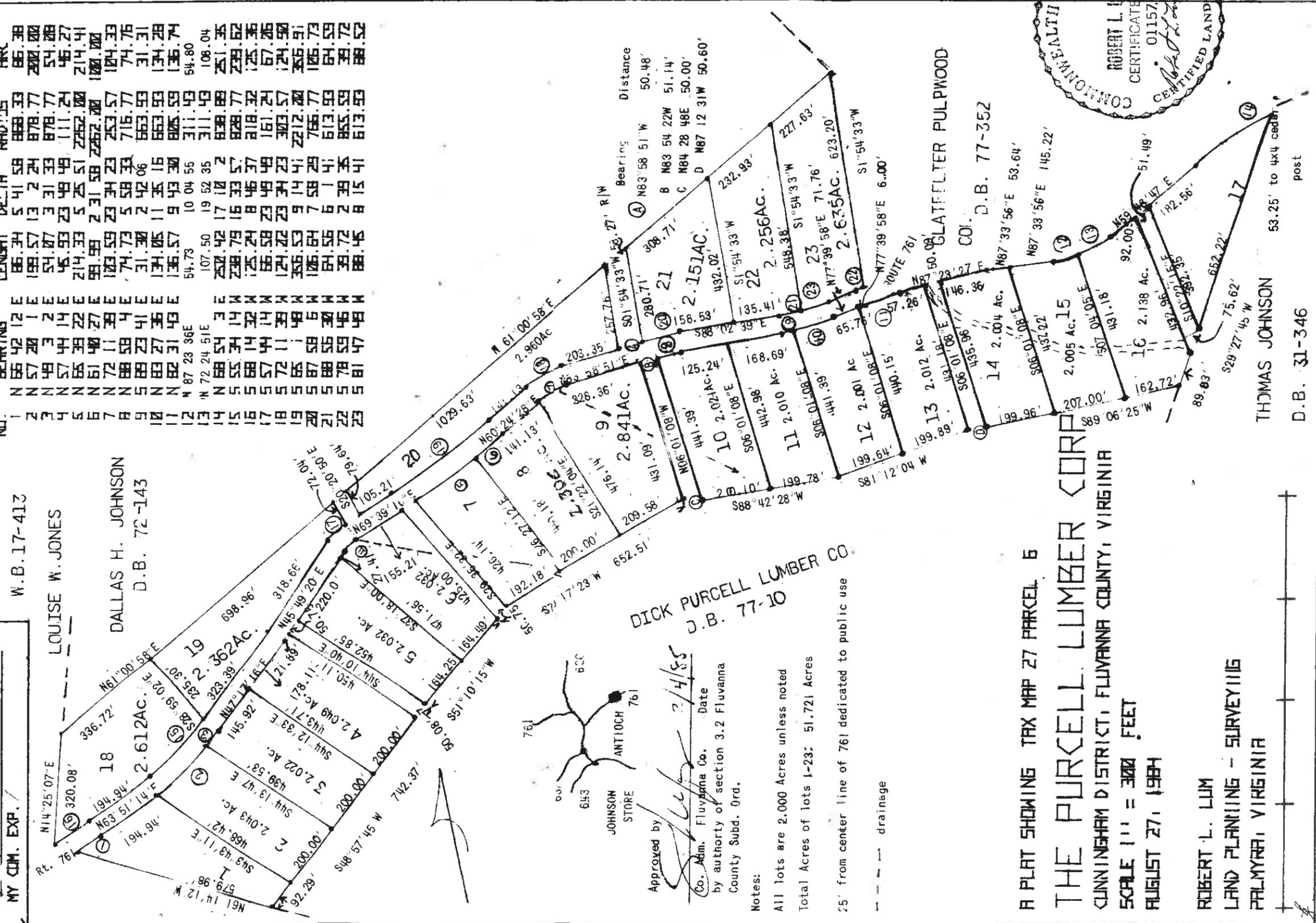
Planning Dept.

John J. Nuttleman
 60. SOIL STUDY SHOWS THIS SUBD. IS GENERALLY SUITABLE FOR SEPTIC TANK AND SUBSURFACE SEWAGE DISPOSAL. HOWEVER EACH LOT IS TO BE DETERMINED ON AN INDIVIDUAL BASIS.

STATEMENT OF TITLE
 THE LAND SHOWN HERE WAS OBTAINED BY PURCELL LUMBER CORP. D.B. 77-10 AND IS HAND TO THE BEST OF MY KNOWLEDGE MEETS ALL THE REQUIREMENTS REGARDING THE PLATTING OF SUBDIVISIONS.
Robert L. Lum

OWNER'S APPROVAL
 THE SUBDIVISION OF THE LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, PROPRIETORS, OR TRUSTEES, DICK PURCELL LUMBER CO.
Richard L. Purcell
 TO HIT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 13 DAY OF SEPT - 1984
B. Hilton Patten
 MY COM. EXP.

NO.	BERRING	LENGTH	DEG. TR	ARC'D IS	ARC
1	N 66° 42' 12" E	86.34	5 41 58	888.33	86.38
2	N 57° 20' 3" E	198.57	13 2 24	878.77	200.00
3	N 49° 34' 44" E	54.07	3 31 33	878.77	54.08
4	N 57° 57' 39" E	45.93	3 31 48	111.24	46.27
5	N 61° 56' 51" E	214.33	5 25 51	2562.00	214.41
6	N 61° 56' 51" E	98.99	2 31 58	2562.00	100.00
7	N 72° 11' 58" E	103.59	23 34 23	253.57	104.33
8	N 68° 58' 23" E	74.73	5 58 33	716.77	74.76
9	N 63° 03' 23" E	31.30	2 42 06	663.93	31.31
10	N 63° 03' 23" E	134.05	11 35 16	663.93	134.28
11	N 62° 31' 43" E	136.57	9 43 30	625.59	136.74
12	N 87° 23' 36" E	54.73	10 04 55	311.43	54.80
13	N 72° 24' 51" E	107.50	19 52 35	311.43	108.04
14	N 68° 54' 34" E	250.42	17 10 2	838.88	251.52
15	N 55° 34' 14" E	238.79	16 33 57	828.77	239.62
16	N 55° 34' 14" E	125.24	8 46 48	218.32	125.36
17	N 57° 57' 21" E	66.58	23 34 23	161.24	67.06
18	N 55° 57' 11" E	124.53	23 34 23	303.57	124.90
19	N 55° 57' 11" E	356.64	9 14 41	2212.00	356.91
20	N 67° 58' 55" E	106.64	7 58 29	766.77	106.73
21	N 55° 59' 46" E	64.39	1 41 35	613.93	64.59
22	N 55° 59' 46" E	88.72	2 39 15	855.59	88.72
23	N 55° 59' 46" E	88.45	2 8 45	613.93	88.52



DICK PURCELL LUMBER CO.
 D.B. 77-10

Approved by *[Signature]* Date 7/14/85
 Co. Adm. Fluvanna Co. by authority of section 3.2 Fluvanna County Subd. Ord.

Notes:
 All lots are 2,000 Acres unless noted
 Total Acres of lots 1-23: 51.721 Acres
 25' from center line of 761 dedicated to public use
 --- drainage

A PLAT SHOWING TAX MAP 27 PARCEL B
 THE PURCELL LUMBER CORP.
 CUNNINGHAM DISTRICT, FLUVANNA COUNTY, VIRGINIA
 SCALE 1" = 300 FEET
 AUGUST 27, 1984

ROBERT L. LUM
 LAND PLANNING - SURVEYING
 PALMYRA, VIRGINIA

THOMAS JOHNSON
 D.B. 31-346



53.25' to 4x4 post



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

March 23, 2016

Raymond Bunch
360 Branch Rd
Scottsville VA, 24590

Delivered via email

Re: SUP 16:04 Production Brewery
Tax Map: 27, Section 10, Parcel 4

Dear Mr. Bunch:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, March 10, 2016. Mr. Alan Crummette was representing the applicant.

1. Based on VDOT's site visit, the available Stopping Sight Distance from the private entrance serving the residence at 360 Branch Road exceeds the minimum Stopping Sight Distance of 305 ft. in both directions. Based on the nature of the proposed home business and the moderate volume of traffic on this segment of Rte. 761 the existing private entrance should be adequate to serve as a low volume commercial entrance (generating 50 vehicles per day or less, i.e. 25 vehicles entering and 25 vehicles exiting or less). VDOT does not have any objections to the proposed home business.
2. Fire Chief Mike had questions about open flames and the pressure that would be generated on various brewing apparatus by the brewing process. His concerns were assuaged and he has no objections to the home business.
3. Planning Staff stated they have no comments.
4. Health Dept. stated they have no comments.

The Planning Commission will have a meeting to discuss this item at their Wednesday, April 27, 2016 meeting. Your attendance is required at this meeting.

If you have any questions or need additional information, please contact me at 434-591-1910.

Sincerely,
James Newman
Planner
Dept. of Planning & Zoning

cc: Alan Crummette at acrummette@gmail.com
File



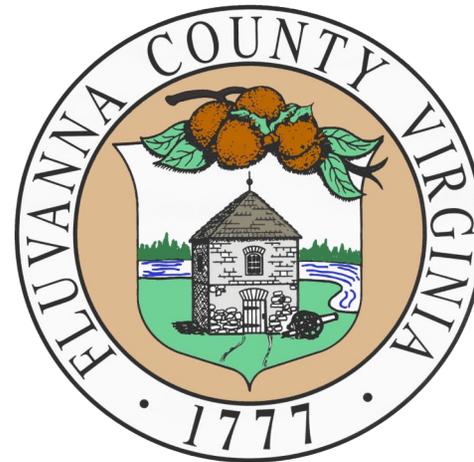
FLUVANNA COUNTY, VIRGINIA

2015 DEVELOPMENT ACTIVITY REPORT



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This document could not have been completed without the wonderful work done by all members of the Planning and Zoning, and Building Inspections Departments. Thank you for your tireless work.



LIST OF IMAGES, TABLES, AND FIGURES

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Cover photos:

(Top): A Fluvanna County Tax Map

(Left) Medical Office on Abby Rd

(Right) New housing in Lake Monticello

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INTRODUCTION

The Fluvanna County Department of Planning and Community Development is proud to present the 2015 Development Activity Report (DAR). Development activity in this report has been approved by the Fluvanna County Board of Supervisors and committees appointed or approved by them, including the Planning Commission, Board of Zoning Appeals, and the Department of Planning and Zoning. This report has been prepared to make clear the growth impacting Fluvanna County, which is reflected by changes in land use. Land use changes are tracked by the Development Information Database (DID), which was used to prepare this report and is maintained by the Department of Planning and Zoning.

The DID is used to track site development plans, subdivisions, code compliance cases, special use permits, variances, zoning map amendments, zoning text amendments, and conservation easements, among other activities. A similar database used by the Building Inspections Department tracks building permits and is used in the residential activity calculations in this report. A direct comparison of the past fifteen (15) years worth of land use planning data is provided throughout this report.

The DAR allows land use comparisons and trends to be seen over time, which provides important clues for future needs, such as new school bus routes and traffic systems. This report reflects the outcome of development by Election District and Land Use Planning Area, and evaluates Fluvanna County's preservation initiatives. In addition, this report allows an analytical observation of the relationship between land use planning and various application requests. For example, proposed growth areas may not achieve the intended results if development requests are granted in areas outside established Community Planning Areas (CPAs). This report provides a quantitative summary of development through 2015, and indicates where this growth is taking place.

Although residential growth has dropped considerably since its peak several years ago, new homes are popping up throughout the County. While a majority of the new homes built in the County were located within the Rivanna Community Planning Area, only a handful were constructed within the gates of Lake Monticello; as the subdivision approaches build-out, new construction is taking place elsewhere. Lake Monticello, River Oaks, and Sycamore Landing were the subdivisions which experienced the most new home construction in 2015.

While overall development activity continued to decline in the County, several long-range planning projects were carried-out in 2015, including a water pipeline to Zions Crossroads. The County's Comprehensive Plan five-year review process continues.

In addition to the future land use map, the 2015 Comprehensive Plan contains over 100 strategies for implementing the goals outlined in the plan. Since the adoption of the Comprehensive Plan in 2015 several of these strategies have been completed, others are on-going actions, and some are in the process of being implemented.



Image 1: The Light Academy (SUP 15-09).

EXECUTIVE SUMMARY

Land Use Planning Areas

- Fluvanna County's Comprehensive Plan, adopted in 2015, continues to influence growth and development decisions.
- The Comprehensive Plan's designated growth areas cover roughly 9% (17,344 acres) of the County. The growth areas, known as Community Planning Areas, are located near existing population centers and are intended to receive the majority of new development. There are CPA's located in and around Palmyra, Lake Monticello, the town of Scottsville, Zions Crossroads, Fork Union, and the former town of Columbia.
- Roughly 91% (175,486 acres) of the County is designated as rural by the Comprehensive Plan. There are two designations for rural areas: Rural Residential and Rural Preservation.

Building Permits

- 93 building permits for new homes were issued in 2015, a 31% increase from the 70 permits issued in 2014.
- 45 building permits for new homes (48%) were issued within designated growth areas.
- 48 building permits for new homes (52%) were issued within rural areas.

Subdivisions

- 25 new subdivision lots were approved in 2015, a 46% decrease from the 47 new lots approved in 2014 .
- Two (2) of the new lots approved were within designated community planning areas. This comprised 8% of new lot construction
- Twenty three (23) of the new lots approved were within rural areas.

Site Development Plans

- 21 site development plans were reviewed in 2015, a 35% increase from the 14 plans reviewed in 2014.
- Just over 55% of the site development plans reviewed were located within designated growth areas.

Special Use Permits

- 12 special use permits were reviewed in 2015
- 9 of the special use permits reviewed were located outside of designated growth areas.

Zoning

- 6 rezoning applications were considered in 2015. All 6 rezoning applications were approved.
- 5 zoning text amendments were approved in 2015.
- 1 variance was granted by the Board of Zoning Appeals (BZA) in 2015.

Code Compliance

- At least 39 zoning complaints were initiated after a preliminary investigation in 2015, an increase from 8 cases in 2014.
- 32 of the cases initiated in 2015 were resolved, and 7 are pending resolution.

Land Conservation

- There are 19 Agricultural and Forestal Districts (AFDs) in Fluvanna County, which include 18,299.3 acres (9.97% of Fluvanna County). No new AFDs were created in 2015.
- As of January 2015, 13,530 acres (7% of Fluvanna County) are protected by conservation easements held by various organizations.
- As of January 2015, 110,623 acres (61% of Fluvanna County) were enrolled within the Land Use Taxation Program.

Image 2: Saints Peter and Paul Roman Catholic Church (SUP 15:10)



DEVELOPMENT & COUNTY GOVERNMENT: PLANNING & ZONING

To ensure that growth and development occur in an orderly way that does not compromise the health, safety, and welfare of current residents and newcomers, Fluvanna County has its own Department of Planning and Zoning. The department's duties and activities are described below:

Current Planning (Development Administration)

This primary activity involves the daily administration and enforcement of the zoning and subdivision ordinances. Tasks associated with the administration of these ordinances include the processing of subdivision proposals, boundary adjustments, easement plats, site plans, special use permits, rezonings, and variances. County staff also respond to general inquiries and other requests.

The department serves as the primary staff contact for the Planning Commission, Board of Zoning Appeals, Agricultural and Forestal District Advisory Committee, and other ad hoc committees and task forces. Department staff also supports the Board of Supervisors as needed or requested.

Long Range Planning (Project/Policy Development and Management)

Planning recommendations are routinely provided to the Planning Commission and the Board of Supervisors on a wide array of issues. Strategic and long-term planning begins with the preparation and implementation of the Comprehensive Plan, associated comprehensive plan or zoning text amendments, the annual review of the Capital Improvements Plan (CIP) by the Planning Commission, and other local projects. These planning documents provide the foundation for many of the land use and budgetary decisions that are implemented by the County.

The department also manages the Agricultural and Forestal District and the Conservation Easement programs. Staff advises County agencies about regional and local transportation issues and assists in the development of recreational facilities as needed. Geographic Information Systems (GIS) information critical to planning and land use decisions is developed, collected, and maintained by planning staff. Routine contact with other regional planning departments including Cumberland, Goochland, Louisa, and the Thomas Jefferson Planning District Commission (and all of its member localities) is critical to maintaining up-to-date information and invaluable regional connections.

Code Enforcement and Inspections

Code compliance ensures that Fluvanna County’s regulations are enforced consistently and equitably. A wide variety of code issues are reported to the County, including subdivision and zoning ordinance violations, inoperative vehicle and junkyard complaints, and other nuisance and miscellaneous complaints.

Current Staff

The Department of Planning and Zoning consists of five full-time employees:

Jason Stewart:	Planning Director/Zoning Administrator
Steve Tugwell:	Senior Planner (Current Development)
James Newman:	Planner (Long-Range Planning)
Scott Miller:	Code Compliance Officer
Deidre Creasy:	Senior Program Support Assistant



Image 3: A public hearing notice sign set up by staff

DEVELOPMENT & COUNTY GOVERNMENT: BUILDING INSPECTIONS

To ensure that structures are built and modified in a safe manner, Fluvanna County has its own Department of Building Inspections. The department's duties and activities are described below:

Building Inspections

The department enforces the Uniform Statewide Building Code for all new structures, additions, and alterations, as required by state law. As part of its enforcement activities, the department reviews plans associated with all new regulated construction; performs the required building, electrical, plumbing, and mechanical inspections; and issues the necessary permits and certificates of occupancy. Inspectors ensure that new construction meets the regulations set forth within the zoning ordinance, including building setbacks. The department is also responsible for assigning addresses to new structures and initiating the street naming process.

Erosion & Sediment Control

The department is responsible for issuing all new land disturbance permits and ensuring that developing sites are in conformance with Chapter 6 (Erosion & Sedimentation Control) of the County Code. As part of their duties, the Erosion and Sediment Control Site Inspectors perform site inspections on a two-week rotation and after all significant rainstorm events. In 2014, the Erosion and Sediment Site Inspector, the Building Official, and Planning Staff worked together to create a stormwater management plan (SMP) in accordance with new state stormwater legislation.

Current Staff

The Department of Building Inspections consists of four full-time employees:

Darius Lester:	Building Official
Andy Wills	Building Inspector
Roger Black:	Erosion & Sediment Site Inspector
Amy Helfrich:	Permits Clerk

Image 4: A commercial building under construction



DEVELOPMENT & COUNTY GOVERNMENT: PLANNING COMMISSION

The Planning Commission is an appointed body charged with promoting the orderly development of the community. Every locality in Virginia is required to have its own Planning Commission (Virginia Code §15.2-2210). Per Virginia law, the Planning Commission is responsible for:

- Preparing the local comprehensive plan;
- Preparing and reviewing amendments to the zoning and subdivision ordinances;
- Reviewing proposed changes to the zoning map;
- Reviewing major site plans and major subdivisions; and
- Preparing the local capital improvement plan (CIP).

The Planning Commission is not a legislative body, but an advisory committee. It makes recommendations to the Board of Supervisors on legislative matters, such as the adoption and amendment of the comprehensive plan, zoning ordinance, and subdivision ordinance.

The Planning Commission consists of five (5) voting members (one from each voting district) and one (1) non-voting representative of the Board of Supervisors. Planning Commission members are appointed to four-year terms by the supervisors representing their election district.

Staff from the Department of Planning and Community Development provide the Planning Commission with technical support.

Planning Commission Members (as of March 2016)

Columbia District:	Ed Zimmer
Cunningham District:	Barry Bibb
Fork Union District:	Lewis Johnson
Palmyra District:	Howard Lagomarsino
Rivanna District:	Donald Gaines
Board of Supervisors Rep.:	Tony O'Brien

2015 COMPREHENSIVE PLAN: LAND USE PLANNING AREAS

The Comprehensive Plan is a guide to the future growth and development of Fluvanna County. The current Comprehensive Plan was adopted in 2015. Since its adoption, the document has influenced land use decisions and County policy. Officials continue to implement strategies that help the County realize the goals described within the plan.

The Comprehensive Plan’s Future Land Use Map shows where the County wants to direct new development. Fluvanna County has six (6) Community Planning Areas, which are intended to support higher density, mixed-use development around existing population centers. The Rural Residential areas accommodate low-density, clustered residential development, while the Rural Preservation areas are intended to remain largely undeveloped.

Fig 1. Planning Area Acreage

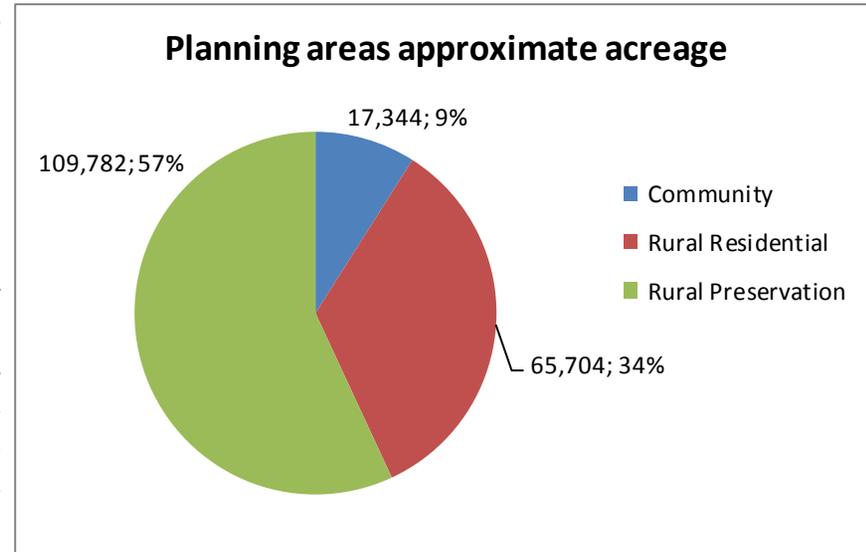


Table 1: Approximate Acreage in Land Use Planning Areas (2015)

Planning Area	Number of Parcels	Approximate Acreage	Percentage of Total County Acreage (Approximate)
Community	7,353	17,344	9%
Rural Residential	4,569	65,704	34%
Rural Preservation	4,874	109,782	57%
TOTAL	16,796	192,830	100.00%

Source: Dept. of Planning & Community Development

2015 COMPREHENSIVE PLAN: AMENDMENTS

With the approval of the Board of Supervisors, the Comprehensive Plan may be amended. These amendments should be based upon established goals and sound planning principles. According to Virginia Code, the plan must be reviewed at least once every five (5) years. Occasional revision is essential if the plan is to remain flexible and to continue to serve as a reliable guide for community growth; however, constant amendment of the plan undermines and limits its effectiveness.

Since its adoption in 2015, there have been few amendments to the current Comprehensive Plan. The Board of Supervisors did not approve any amendments to the 2015 Comprehensive Plan in 2015.

Table 2: Comprehensive Plan Text Amendment Applications (2015)

Applicant Name	Affected Chapters of the Comprehensive	Description of Request
None	N/A	N/A

Source: Dept. of Planning & Community Development

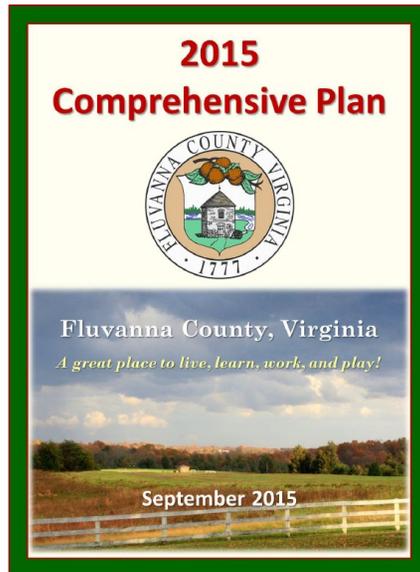


Image 5: The 2015 Fluvanna County Comprehensive Plan

RESIDENTIAL ACTIVITY: BUILDING PERMITS

Generally, any project that involves building a new structure, altering an existing structure, or demolishing a structure will require a building permit. Fluvanna County issues building permits for all construction within its boundaries. The number of building permits issued for new home construction helps officials understand the rate at which residential growth is occurring and where it is concentrated. In Fluvanna County, most new dwellings constructed are single-family units.

Table 3: Building Permits Issued for New Homes by Type (2015)

Housing Type	Number of Permits Issued	Percentage of Total
Single-Family Detached	84	90%
Single-Family Attached	2	2%
Singlewide Mobile Home	6	7%
Doublewide Mobile Home	1	1%
TOTAL	93	100.0%

Source: Dept. of Building Inspections

Figure 2: Building Permits Issued for New Homes by Type (2015)

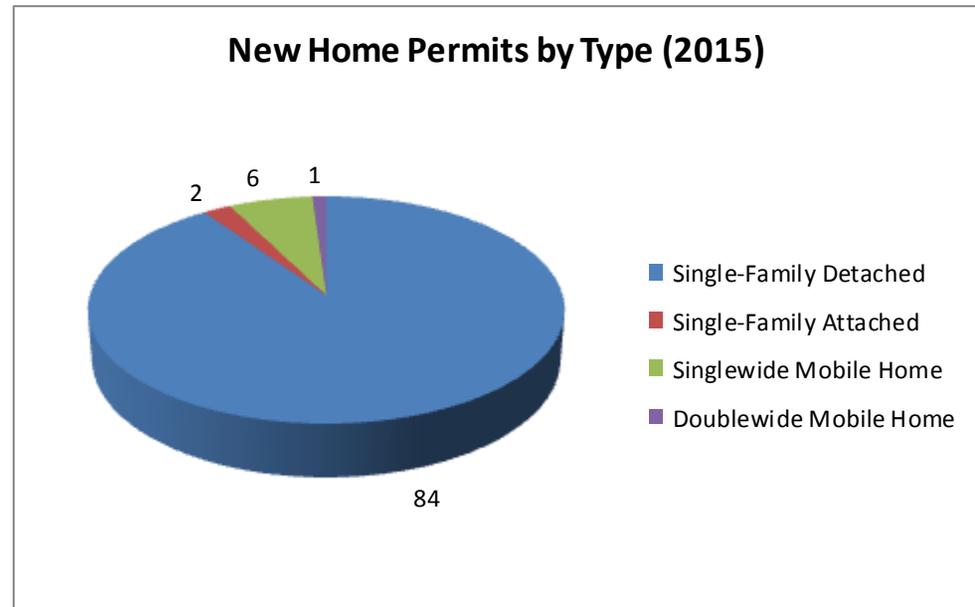


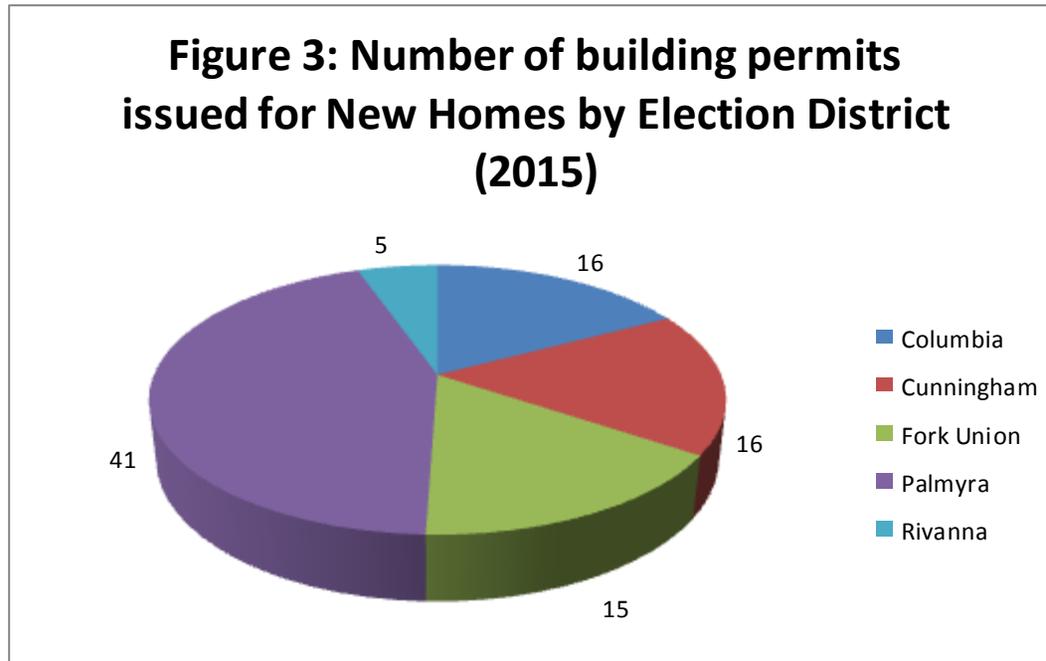
Image 6: A new lot being prepared for housing

RESIDENTIAL ACTIVITY: BUILDING PERMITS

Table 4: Building Permits Issued for New Homes by Election District (2015)

Election District	Number of permits issued	Percentage of total
Columbia	16	17.20%
Cunningham	16	17.20%
Fork Union	15	16.13%
Palmyra	41	44.09%
Rivanna	5	5.38%
Total	93	100.00%

Figure 3: Number of building permits issued for New Homes by Election District (2015)

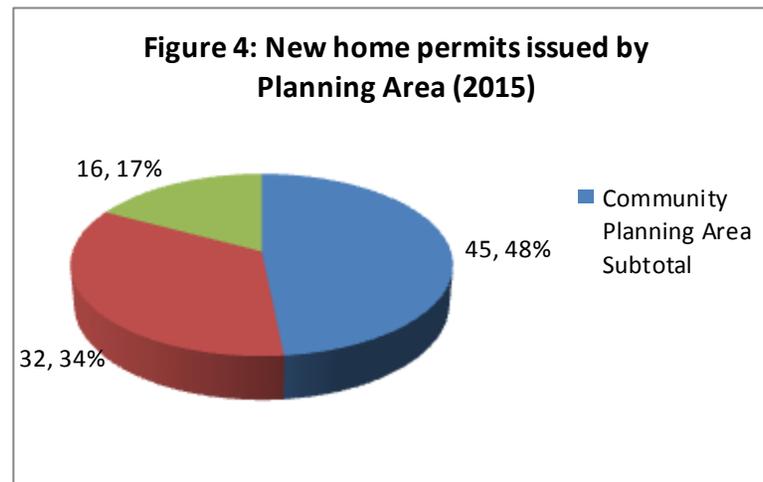


Source: Dept. of Building Inspections

RESIDENTIAL ACTIVITY: BUILDING PERMITS

Table 5: Building Permits Issued for New Homes by Planning Area (2015)

Planning Area	Number of Permits Issued	Percentage of Total
Columbia Community Planning Area	0	0.00%
Fork Union Community Planning Area	1	2.22%
Palmyra Community Planning Area	1	2.22%
Rivanna Community Planning Area	34	75.56%
Scottsville Community Planning Area	0	0.00%
Zion Crossroads Community Planning Area	9	20.00%
Community Planning Area Subtotal	45	48.39%
Rural Residential Subtotal	32	34.41%
Rural Preservation Subtotal	16	17.20%
TOTAL	93	100.00%



Source: Dept. of Building Inspections

RESIDENTIAL ACTIVITY: BUILDING PERMITS

Lake Monticello is Fluvanna County’s largest population center. According to the 2010 census, Lake Monticello housed 9,920 residents, which represents 38.6% of Fluvanna County’s total population (2010 Census: 25,691). Since its establishment in the early 1970s, Lake Monticello has supported most of the County’s residential growth. As the community approaches build-out, new construction has slowed; new homes in Lake Monticello represent only a small portion of all new construction countywide. According to County estimates, about 80 of the community’s 5,000 or so lots are vacant.

Figure 5: Number of Permits Issued Inside versus Outside Lake Monticello (2014)

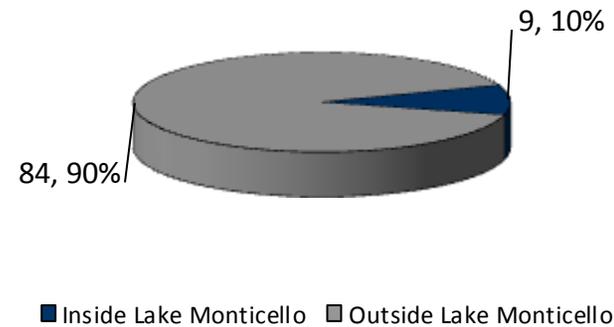


Table 6: Number of Permits Issued for New Detached Homes Inside versus Outside Lake Monticello (2015)

	Inside Lake Monticello	Outside Lake Monticello	County Overall
Number of Permits Issued	9	84	93
Percentage of Total	9.7%	90.3%	100.0%
Average Cost of New Homes	266,974	209,180	\$238,077
Total Cost of New Homes	\$2,402,766	\$17,571,120	\$19,973,886

Source: Dept. of Building Inspections

RESIDENTIAL ACTIVITY: BUILDING PERMITS

Table 7: Building Permits Issued for New Homes Inside versus Outside Lake Monticello (2015)

Year	Inside Lake Monticello	Outside Lake Monticello	Total Countywide	Percentage Change from Previous Year
2001	282	171	453	30.1%
2002	269	162	431	-4.9%
2003	138	221	359	-16.7%
2004	154	182	336	-6.4%
2005	79	184	263	-21.7%
2006	42	176	218	-17.1%
2007	27	150	177	-18.8%
2008	23	95	118	-33.3%
2009	9	103	112	-5.1%
2010	9	100	109	-2.7%
2011	6	61	67	-38.5%
2012	5	72	77	14.9%
2013	6	82	88	13.0%
2014	7	63	70	-20.5%
2015	9	84	93	32.9%

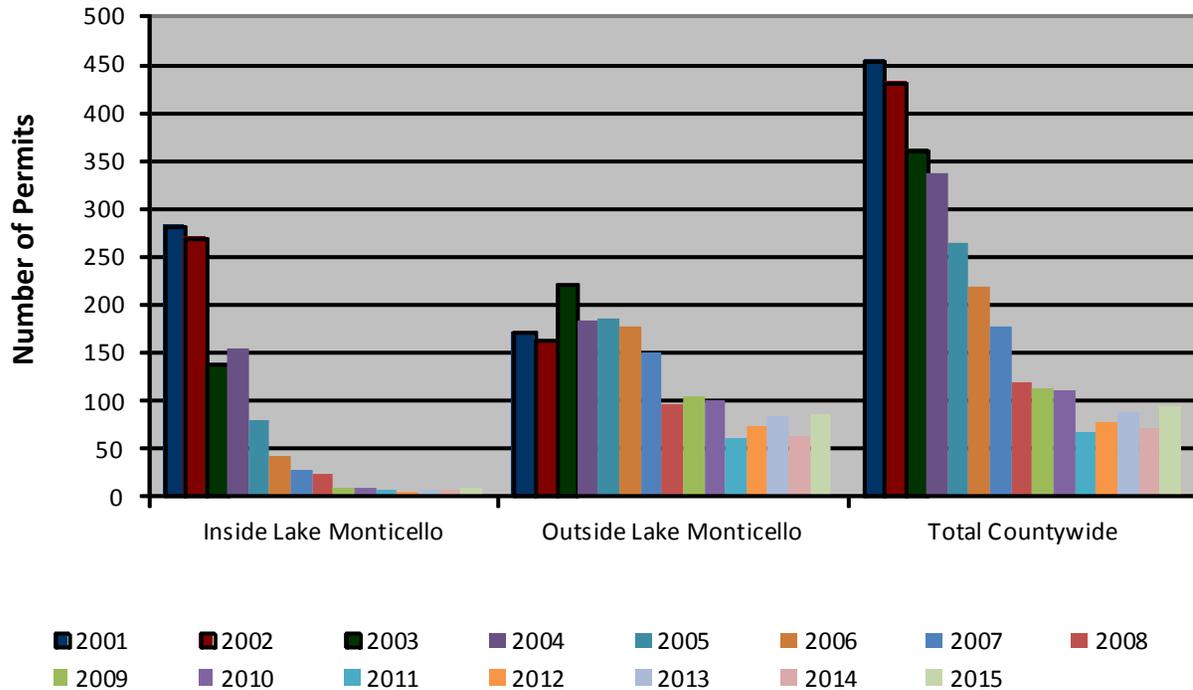
Source: Dept. of Building Inspections

RESIDENTIAL ACTIVITY: BUILDING PERMITS

Since the early 1970s, thousands of homes have been constructed in Lake Monticello, Fluvanna County’s largest subdivision. In the early 2000s, more homes were built in Lake Monticello than in the rest of the County. In 2001, approximately 62.3% of new homes (282 units) constructed in Fluvanna County were located within Lake Monticello. As the community has approached buildout, the number of new homes constructed within Lake Monticello has dropped considerably. From 2009 through to 2015, only 51 new homes were built in the community.

Figure 6

Building Permits Issued for New Homes Inside versus Outside Lake Monticello (2001 - 2015)



RESIDENTIAL ACTIVITY: BUILDING PERMITS

When applying for a building permit, builders must provide an estimate of the home’s construction cost. In 2015, the average construction cost of a new home in Fluvanna County was \$266,974. Inside Lake Monticello, the average construction cost for a new home was \$209,180. Outside of Lake Monticello, the average construction cost for a new home was \$238,077. Note that the average construction cost does not include land costs.

Figure 7: Average costs of home construction

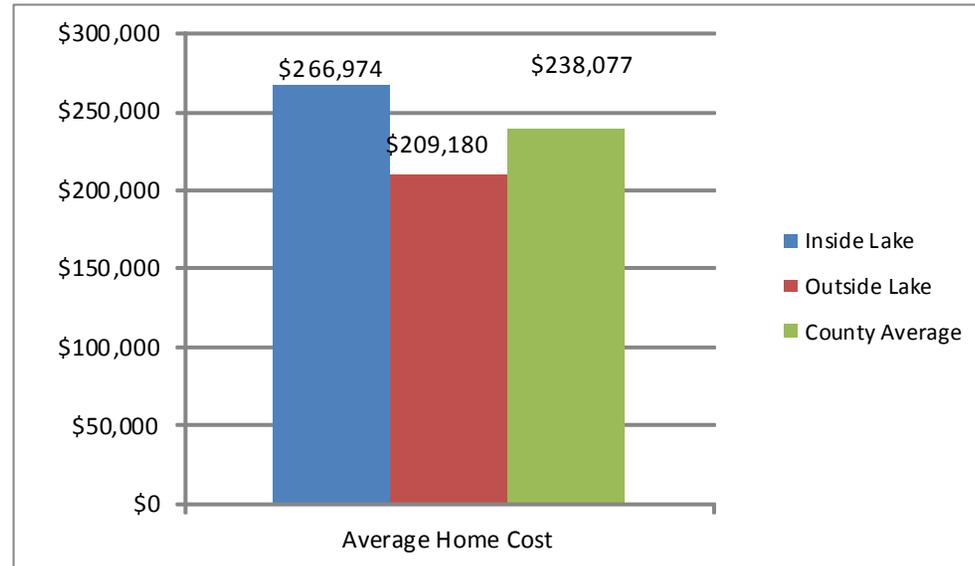


Table 8: Average Construction Cost of New Homes (2015)

	Inside Lake Monticello	Outside Lake Monticello	Countywide
Average Cost of New De-tached Homes	\$266,974	\$209,180	\$238,077

Table 9: Average costs of home construction

New Attached Homes	Average Cost of New At-tached Homes
2	\$ 211,500

RESIDENTIAL ACTIVITY: BUILDING PERMITS

As the number of new homes constructed in Lake Monticello continues to decline, builders are purchasing lots in other newly-developed communities. In 2015, River Oaks, located near Lake Monticello, had more new building permits (14) issued than any other subdivision. The subdivisions with the highest number of building permits issued for new homes are located in the northwestern corner of the County, near Lake Monticello and Zion Crossroads.

Table 10: Subdivisions with the Highest Number of Building Permits Issued for New Homes (2015)

Subdivision	Permits Issued
River Oaks	14
Lake Monticello	9
Sycamore Landing	9
Nahor Village	7
Two Rivers	6
Meadow Brook	4
Boxwood	3
Needham Village	3
Rosewood Manor	2
Fox Glen	1
Oliver Ridge	1
South Keswick	1
TOTAL	60

Source: Dept. of Building Inspections

RESIDENTIAL ACTIVITY: SUBDIVISIONS

The subdivision ordinance regulates the division of land. Regulations within the subdivision ordinance control the dimensions of lots, the extent and nature of required utilities, plat details, and necessary transportation improvements. Virginia Code requires all localities to adopt a subdivision ordinance. The approval of subdivision plans is an administrative process; local planning staff reviews subdivision plans to determine whether or not they meet the provisions of the subdivision ordinance. In Fluvanna County, most new subdivisions are associated with residential development.



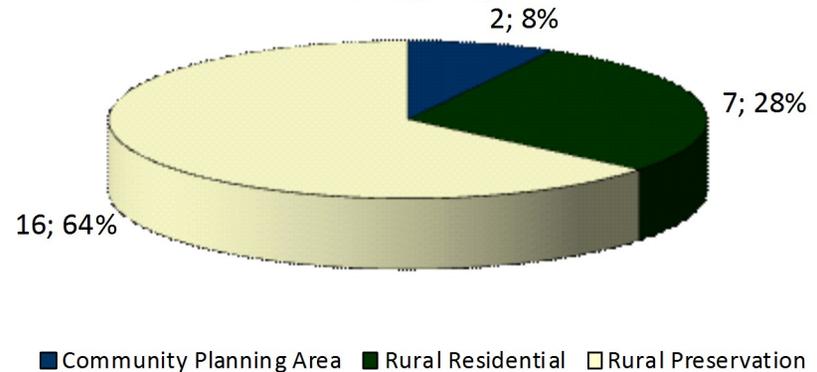
Image 7: New housing on Mulberry Dr.

RESIDENTIAL ACTIVITY: SUBDIVISIONS

Table 11: Approved Subdivision Lots by Planning Area (2015)

Planning Area	Subdivisions Type and Number of Lots			
Community	Major	Minor	Family	Total
Columbia CPA	0	0	0	0
Fork Union CPA	0	0	0	0
Palmyra CPA	0	0	0	0
Rivanna CPA	0	2	0	2
Scottsville CPA	0	0	0	0
Zion Crossroads CPA	0	0	0	0
Community Planning	0	2	0	2
Rural Residential	0	5	2	7
Rural Preservation	0	4	12	16
TOTAL	0	11	14	25

Figure 8: Approved Subdivision Lots by Planning Area (2015)



In 2015, twenty-five (25) lots were created and approved through the subdivision process. Eleven (11) of these lots were created as part of *minor subdivisions* (subdivisions with five or fewer lots). Fourteen (14) lots were associated with *family subdivisions*, which permit the transfer of land to closely-related family members. There were no *major subdivisions*.

Most of the lots created were located within the Rural Preservation Planning Areas; the second largest number of lots created were located in the Rural Residential Planning Areas, as designated within the 2015 Comprehensive Plan. Rural Preservation Planning Areas are intended to be the least developed areas of the county, with very low-density residential development. The Rural Residential Planning Area is intended to accommodate limited low-density residential development (no more than one unit per two acres) and agricultural uses. Community Planning Areas are intended to accommodate higher-density development near existing communities.

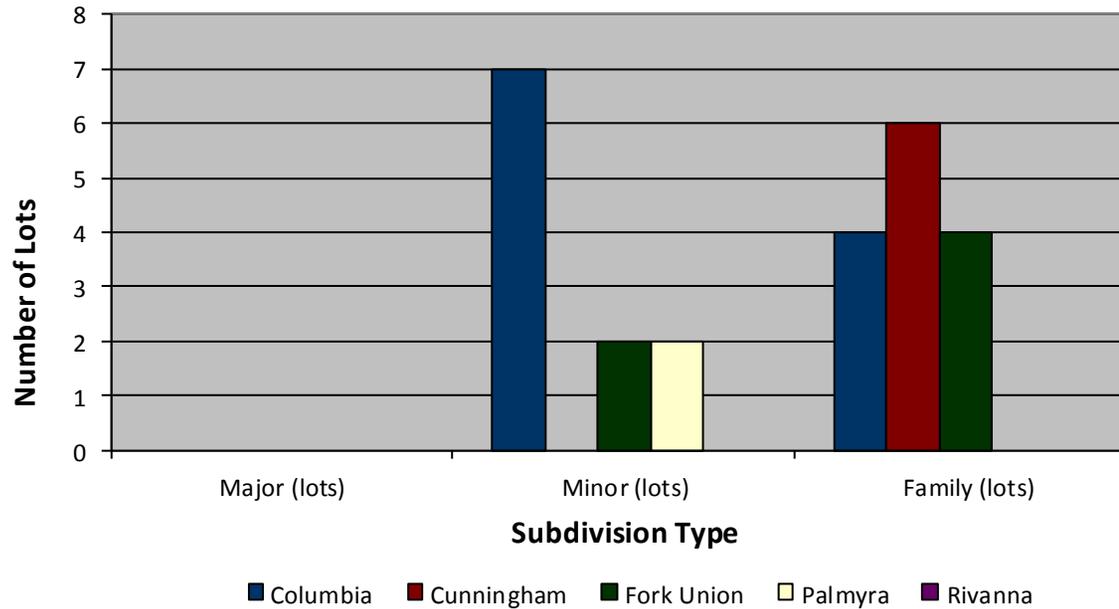
RESIDENTIAL ACTIVITY: SUBDIVISIONS

Table 12: Approved Subdivision Lots by Election District (2015)

Election District	Major (lots)	Minor (lots)	Family (lots)	Total (lots)	% of Total
Columbia	0	7	4	11	44%
Cunningham	0	0	6	6	24%
Fork Union	0	2	4	6	24%
Palmyra	0	2	0	2	8%
Rivanna	0	0	0	0	0%
Total (lots)	0	11	14	25	100%

Source: Dept. of Planning & Community Development

Figure 9: Approved Subdivision Lots by Election District (2015)



RESIDENTIAL ACTIVITY: SUBDIVISIONS

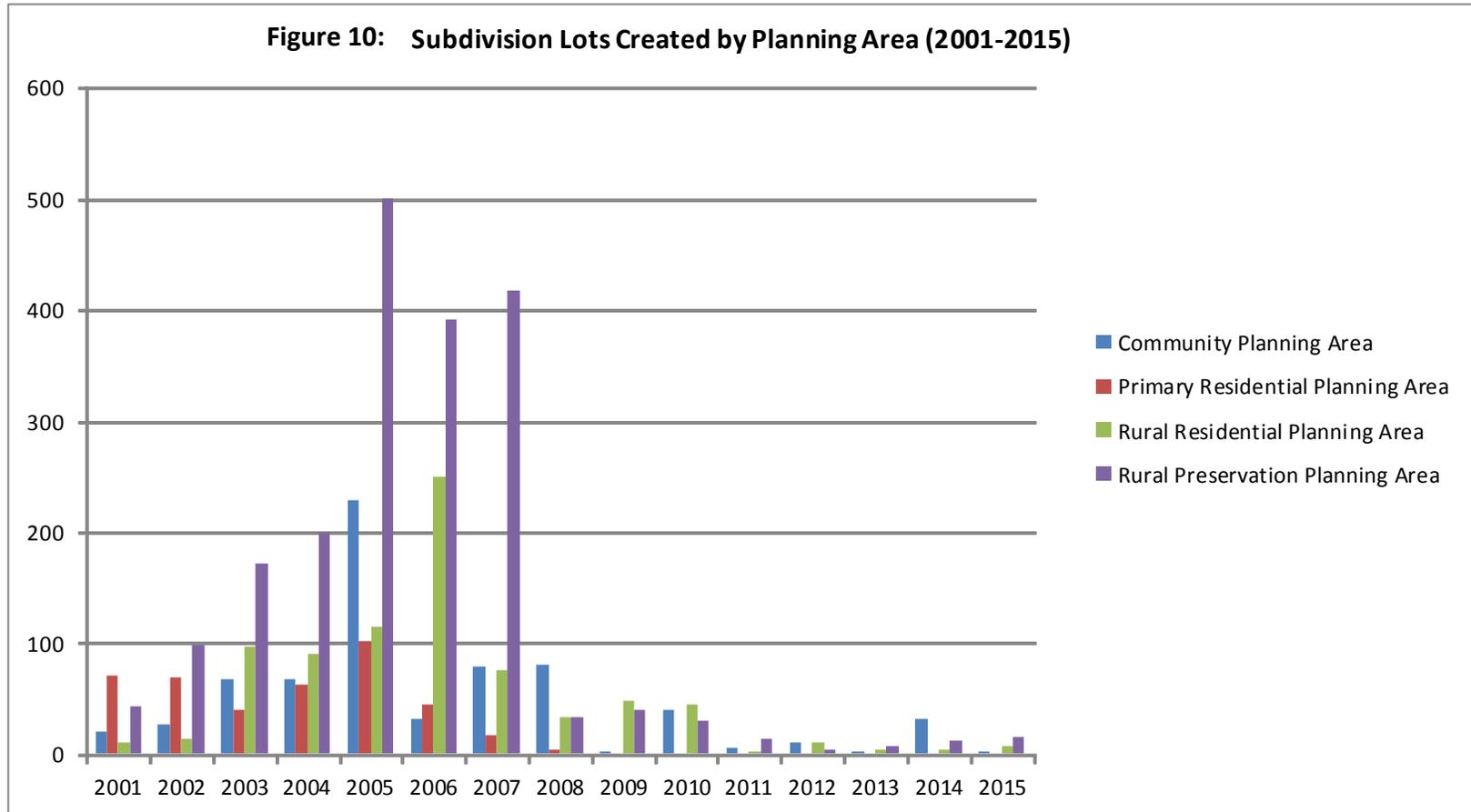
Table 13: Approved Subdivision Lots by Planning Area (2001 - 2015)

Year	Community Planning Area	Primary Residential Planning Area	Rural Residential Planning Area	Rural Preservation Planning Area	Total	% Change from Previous Year
2001	21	70	11	43	145	49.50%
2002	26	69	13	98	206	42.10%
2003	67	40	97	172	376	82.50%
2004	67	63	91	199	420	11.70%
2005	228	102	115	501	946	125.20%
2006	32	44	250	392	718	-24.10%
2007	79	17	75	418	589	-17.97%
2008	80	4	33	33	150	-74.53%
2009	2	0	48	40	90	-40.00%
2010	40	0	45	30	115	21.74%
2011	6	0	2	14	22	-82.61%
2012	11	0	11	4	26	18.18%
2013	2	NA	4	7	13	-50.00%
2014	31	NA	4	12	47	261.54%
2015	2	NA	7	16	25	-46.81%

* Primary Residential Planning Areas were eliminated

RESIDENTIAL ACTIVITY: SUBDIVISIONS

Subdivision activity has slowed significantly since 2007. In the mid-2000s, thousands of lots were created in Fluvanna County; most of these lots were located in areas designated for rural preservation. After 2007, the number of lots approved annually dropped dramatically. From 2008 to 2015, only 488 new lots were created, fewer than the number of lots created in 2007 alone.



RESIDENTIAL ACTIVITY: FLUVANNA/LOUISA HOUSING FOUNDATION

As part of the County’s commitment to addressing housing needs, the Fluvanna/Louisa Housing Foundation, a non-profit organization, was established by Fluvanna County residents in 1990 to improve substandard housing countywide. Since its founding, the organization has installed plumbing in over 100 homes, assisted many first-time homebuyers, and performed hundreds of emergency repairs. The organization also manages the Housing Choice voucher program.

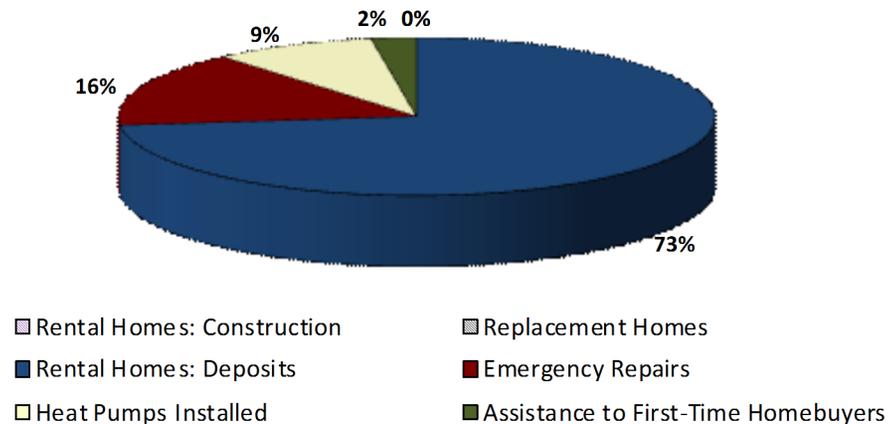
Fluvanna County contributes funds to the Fluvanna/Louisa Housing Foundation. It contributed \$16,000 to the Foundation in 2015.

Table 14: Fluvanna/Louisa Housing Foundation Expenditures on Major Activities (2015)

Type of Activity	Cost
Rental Homes: Construction	\$0
Replacement Homes	\$0
Rental Homes: Deposits	\$135,000
Emergency Repairs	\$28,600
Heat Pumps Installed	\$16,350
Assistance to First-Time Homebuyers	\$4,500
TOTAL	\$184,450

Source: Fluvanna/Louisa Housing Foundation

Figure 11: Fluvanna/Louisa Housing Foundation Expenditures on Major Activities (2015)

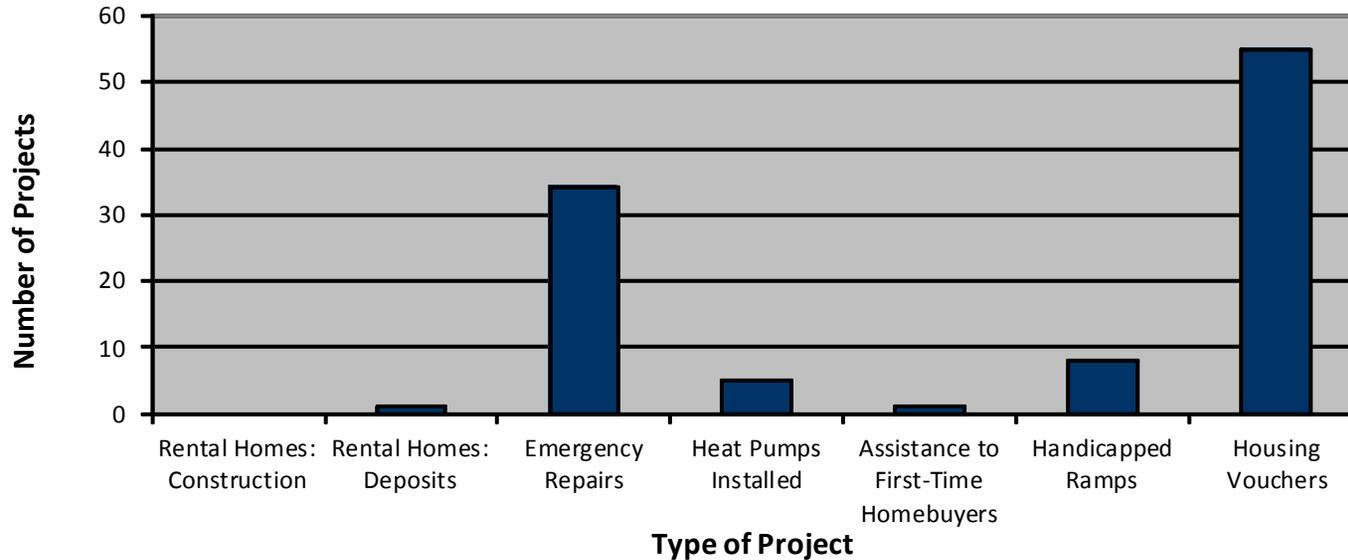


RESIDENTIAL ACTIVITY: FLUVANNA/LOUISA HOUSING FOUNDATION

Table 15: Number of Projects Completed by the Fluvanna/Louisa Housing Foundation (2015)

Project	Number
Rental Homes: Construction	0
Rental Homes: Deposits	1
Emergency Repairs	34
Heat Pumps Installed	5
Assistance to First-Time Homebuyers	1
Handicapped Ramps	8
Housing Vouchers	55
TOTAL	104

**Number of Projects Completed by the
Fluvanna/Louisa Housing Foundation (2015)**



DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Per Fluvanna County’s zoning ordinance (Chapter 22), site development plans must be submitted whenever there is construction that causes a visible change; “visible change” includes grading, clearing for development, mining, or building improvements that change the traffic circulation on the site. Agricultural and forestry activities, as well as the construction of single-family homes on individual lots, are exempt from site plan requirements. Most site plans are reviewed administratively; sketch plans that preclude major site plans must be reviewed by the Planning Commission.



Image 8: Lake Monticello Golf Clubhouse (SDP 15:06)

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 16: Site Development Plans within Community Planning Areas (2015)

Community Planning Areas							
Use	Project Description	Applicant	Planning Area	Zoning	Election District	Site Plan Type	Status
Commercial	Single story, climate controlled self storage building	Coleman-Elder LLC	Columbia CPA	B1	Columbia	Major	Approved
Commercial	Existing Van der Linde Recycling Center	Peter Van der Linde	Columbia CPA	I1	Columbia	Minor	Approved
Commercial	Medical Office	Rivanna Land and Development LLC	Palmyra CPA	B1	Palmyra	Minor	Final-Sent in Comments/ Waiting on Revi-
Institutional	Church	Palmyra United Methodist Church	Palmyra CPA	A1/B1	Palmyra	Sketch Plan	Approved
Commercial	New golf clubhouse and cart barn	Lake Monticello Owners Association	Rivanna CPA	R4	Cunningham	Major	Approved
Institutional	Firehouse/Rescue Squad	Lake Monticello Volunteer	Rivanna CPA	R4	Cunningham	Major	Approved
Commercial	Metal storage building,	Green Springs Timber	Zion Crossroads CPA	I1	Columbia	Major	PC
Industrial	Property located along Zion Station Court	JA-ZAN LLC	Zion Crossroads CPA	I1	Columbia	Major	Sketch Re- ceived/Need to Review
N/A	Vacant	JA-ZAN LLC	Zion Crossroads CPA	I1	Columbia	N/A	Withdrawn
N/A	Vacant	Figgins Revocable Trust	Zion Crossroads CPA	I1	Columbia	N/A	PC Approved/ Waiting on New Plats

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 17: Site Development Plans outside Community Planning Areas (2015)

Rural Preservation							
Use	Project Description	Applicant	Planning Area	Zoning	Election District	Site Plan Type	Status
Agricultural	Scheier Natural Area	Rivanna Conservation Society Inc.	Rural Preservation	A1	Cunningham	Sketch Plan	Approved
Agricultural	Grass and Forested undeveloped property with grave	Paul Beyer	Rural Preservation	A1	Fork Union	Major	Sketch Received/Need to Review
Institutional	Major Site Plan	Beulah Baptist Church	Rural Preservation	A1	Columbia	Major	Sketch Received/Need to Review
Institutional	1/7 mile running track and 3 parking spaces	Effort Baptist Church	Rural Preservation	A1	Cunningham	Sketch Plan	Approved

Rural Residential							
Use	Project Description	Applicant	Planning Area	Zoning	Election District	Site Plan Type	Status
Agricultural	Land/Pole Barn	Timothy C. Reese	Rural Residential	A1	Palmyra	Minor	Approved
Commercial	Minor site plan for a stor-	Deer Park Properties	Rural Residential	B1	Palmyra	Minor	Approved
Commercial	Minor site plan	Transcontinental Gas Pipeline	Rural Residential	R1	Cunningham	Minor	Approved
Commercial	Ice cream stand	Jim Toms	Rural Residential	B1	Palmyra	Minor	Sketch-Sent it Comments/Waiting on Revi-
Industrial	Existing Power Generation Facility	Virginia Electric and Power Company	Rural Residential	A1/I1	Fork Union	Major	Approved
Industrial	Bremo Power Station, Amendment to SDP 13:05	Virginia Electric and Power Company	Rural Residential	I1	Fork Union	Amendment	Approved
Institutional	Amendment of SDP 11:04	Cavalry Chapel Fluvanna	Rural Residential	A1	Fork Union	Amendment	Approved

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 18: Site Development Plans by Use (2015)

Agricultural, 2015							
Use	Project Description	Applicant	Planning Area	Zoning	Election District	Site Plan Type	Status
Agricultural	Land/Pole Barn	Timothy C. Reese	Rural Residential	A1	Palmyra	Minor	Approved
Agricultural	Scheier Natural Area	Rivanna Conservation Society Inc.	Rural Preservation	A1	Cunningham	Sketch Plan	Approved
Agricultural	Grass and Forested undeveloped property with grave	Paul Beyer	Rural Preservation	A1	Fork Union	Major	Sketch Received/ Need to Review
Commercial, 2015							
Commercial	Minor site plan for a storage building	Deer Park Properties	Rural Residential	B1	Palmyra	Minor	Approved
Commercial	Medical Office	Rivanna Land and Development LLC	Palmyra CPA	B1	Palmyra	Minor	Final-Sent in Comments/Waiting on
Commercial	Minor site plan	Transcontinental Gas Pipeline	Rural Residential	R1	Cunningham	Minor	Approved
Commercial	Single story, climate controlled self storage building	Coleman-Elder LLC	Columbia CPA	B1	Columbia	Major	Approved
Commercial	New golf clubhouse and cart barn	Lake Monticello Owners Association	Rivanna CPA	R4	Cunningham	Major	Approved
Commercial	Metal storage building, gravel road/parking	Green Springs Timber	Zion Crossroads CPA	I1	Columbia	Major	PC
Commercial	Ice cream stand	Jim Toms	Rural Residential	B1	Palmyra	Minor	Sketch-Sent it Comments/Waiting on Revision
Commercial	Existing Van der Linde Recycling Center	Peter Van der Linde	Columbia CPA	I1	Columbia	Minor	Approved

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 19: Site Development Plans by Use (2015)

Industrial, 2015							
Industrial	Existing Power Generation Facility	Virginia Electric and Power Company	Rural Residential	A1/I1	Fork Union	Major	Approved
Industrial	Property located along Zion Station Court	JA-ZAN LLC	Zion Crossroads CPA	I1	Columbia	Major	Sketch Received/ Need to Review
Industrial	Bremo Power Station, Amendment to SDP 13:05	Virginia Electric and Power Company	Rural Residential	I1	Fork Union	Amendment	Approved
Institutional, 2015							
Institutional	Firehouse/Rescue Squad	Lake Monticello Volunteer Fire Rescue	Rivanna CPA	R4	Cunningham	Major	Approved
Institutional	Major Site Plan	Beulah Baptist Church	Rural Preservation	A1	Columbia	Major	Sketch Received/ Need to Review
Institutional	1/7 mile running track and 3 parking spaces	Effort Baptist Church	Rural Preservation	A1	Cunningham	Sketch Plan	Approved
Institutional	Church	Palmyra United Methodist Church	Palmyra CPA	A1/B1	Palmyra	Sketch Plan	Approved
Institutional	Amendment of SDP 11:04	Cavalry Chapel Fluvanna	Rural Residential	A1	Fork Union	Amendment	Approved
N/A	Vacant	JA-ZAN LLC	Zion Crossroads CPA	I1	Columbia	N/A	Withdrawn
N/A	Vacant	Figgins Revocable Trust	Zion Crossroads CPA	I1	Columbia	N/A	PC Approved/ Waiting on New

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 20: Site Development Plans by Project Type (2001 - 2015)

Year	Commercial/Retail	Industrial	Public/Institutional	TOTAL
2001	5	0	4	9
2002	4	3	1	8
2003	6	2	2	10
2004	8	0	4	12
2005	4	3	0	7
2006	9	2	1	12
2007	9	5	6	20
2008	9	6	2	17
2009	5	3	2	10
2010	3	0	4	7
2011	9	5	2	16
2012	11	3	5	19
2013	4	4	5	13
2014	6	4	4	14
2015	7	3	5	18*
TOTAL	99	43	47	192

*There were three agricultural SDPs in addition to the 18 listed here, for a total of 21 SDPs.

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

In 2015, site development plans were submitted for twenty (20) new projects throughout the County. Two (2) were withdrawn. Eight (8) of these projects were located within one of the community planning areas.

Figure 13: Site Development Plans by Type (2001 - 2015)

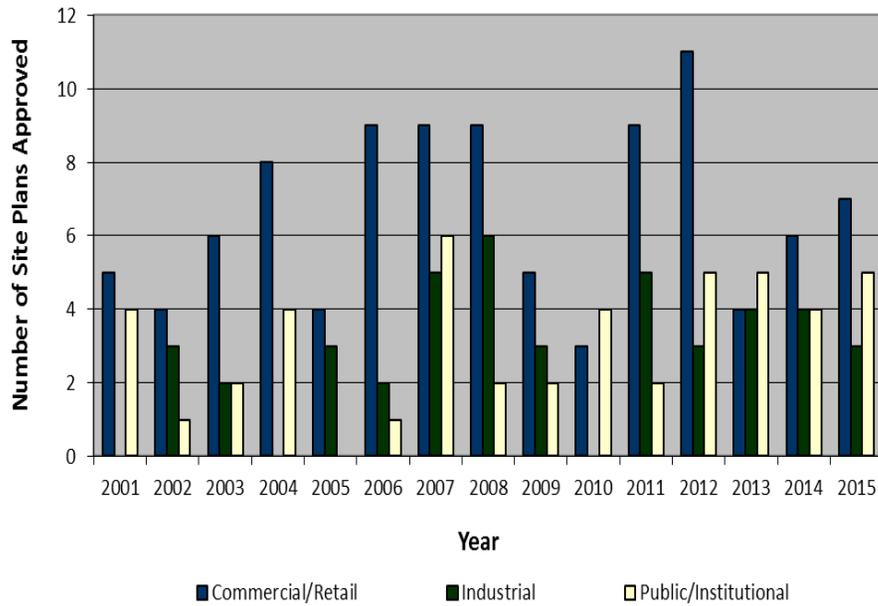
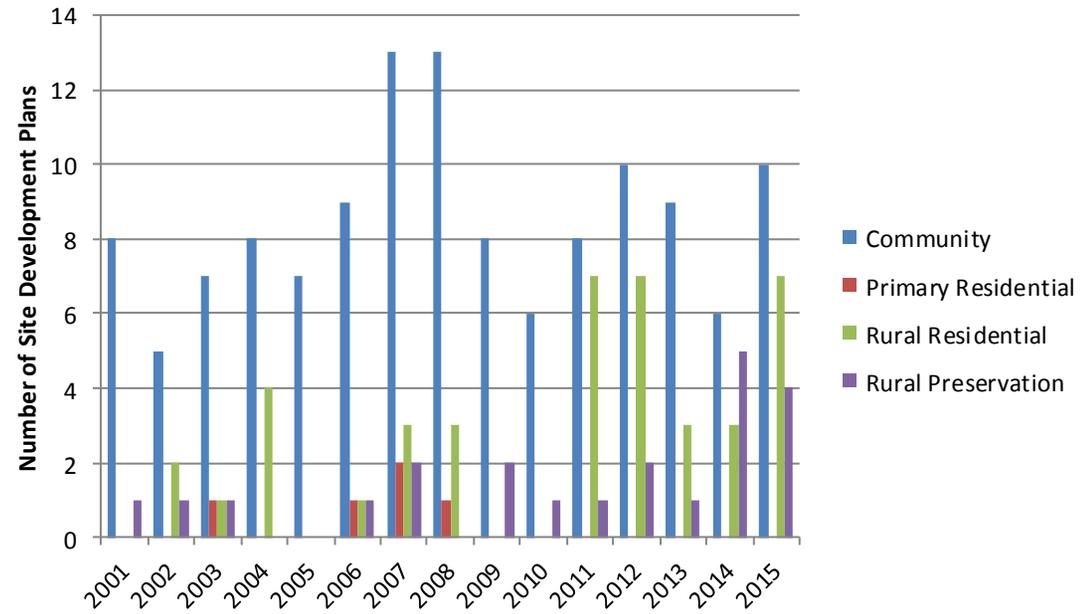


Figure 14: Site Development Plans by Planning Area



ZONING ACTIVITY: ZONING TEXT AMENDMENTS

The zoning ordinance establishes regulations governing the use of land. Fluvanna County's zoning ordinance includes eleven (11) different districts and describes the allowable uses permitted in each district. It also establishes design standards for new development.

Fluvanna County's zoning ordinance was first adopted in January 1974. Since that time, its text has been amended to reflect the changing needs of the community. Many, but not all, of the zoning text amendments have been initiated by the Planning Commission or Board of Supervisors.

Five (5) text amendments were reviewed by the Planning Commission and Board of Supervisors in 2015.

Note: For tracking purposes, amendments to the zoning and subdivision ordinances are both classified as zoning text amendments (ZTAs).

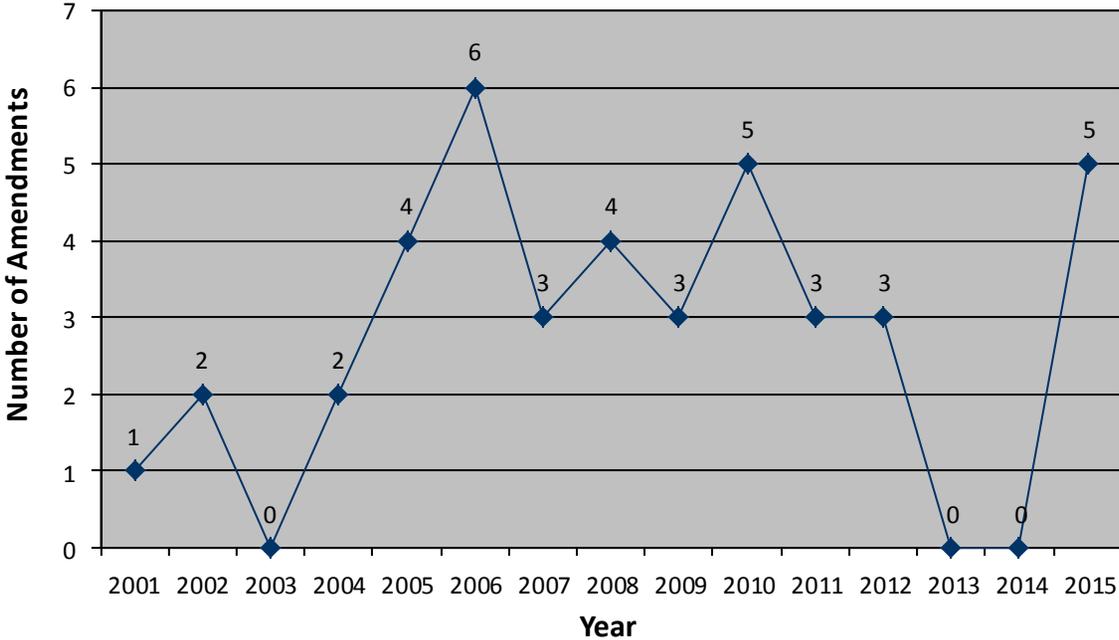
ZONING ACTIVITY: ZONING TEXT AMENDMENTS

Most zoning text amendments have been initiated by the Planning Commission or the Board of Supervisors. Many of these amendments were intended to address changing development patterns, as well as economic, environmental, and public safety concerns. Since the County’s needs change regularly there is often at least one zoning text amendment annually, although 2013 and 2014 are exceptions to this tendency.

Table 21: Zoning Text Amendments (2001 - 2015)

Year	Number
2001	1
2002	2
2003	0
2004	2
2005	4
2006	6
2007	3
2008	4
2009	3
2010	5
2011	3
2012	3
2013	0
2014	0
2015	5
TOTAL	36

Figure 15: Zoning Text Amendments (2001 - 2015)



ZONING ACTIVITY: ZONING MAP AMENDMENTS

Zoning map amendments are requests to change the zoning of a particular property (a **rezoning**). Requested zoning map amendments must be reviewed by the Planning Commission and approved by the Board of Supervisors. While these requests generally involve changing the property’s zoning classification from one district to another, they may also involve modifications to conditions imposed upon a property as part of a previous rezoning.

There are currently eleven different zoning districts: A-1 (Agricultural), R-1 (Residential, Limited), R-2 (Residential, General), R-3 (Residential, Planned Community), R-4 (Residential, Limited), B-1 (Business, General), B-C (Business, Convenience), I-1 (Industrial, Limited), I-2 (Industrial, General), Mobile Home Park (MHP), and Planned Unit Development (PUD).

Table 22: Zoning Map Amendment Applications by Election District (2015)

Election District	Planning Area	Applicant	Prior Zoning	New Zoning	Acreage	Status	Conditional
Palmyra	Palmyra CPA	Memory Lane Property	I1, I2	I2	6.9	Approved	No
Palmyra	Rivanna CPA	Steve L. Peters	A1	B1	21.5	Approved	No
Columbia	Zion Cross-roads CPA	White Oak Stone	A1	I1	4.3	Approved	No
Cunningham	Rural Residential	George W. Dansey	R1	A1	1.9	Approved	No
Columbia	Columbia CPA	Robin M. Travis	A1	B1	4.6	Approved	No
Palmyra	Rivanna CPA	Gardner Trust	A1	B1	13.4	Approved	No
						TOTAL Acreage	39.2 acres

ZONING ACTIVITY: ZONING MAP AMENDMENTS

Table 23: Zoning Map Amendments Approved by Planning Area (2001—2015)

Planning Area	Acres Rezoned														
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Columbia	**	**	**	**	**	**	**	**	0	0	0	0	0	0	4.6
Fork Union	11	0	0	0	0.3	9.5	7.1	0	0	0	0	0	5	0	0
Palmyra	0	0	0	52.1	4.8	52.1	5	0	231.8	0	0	0	2.6	230.6	6.9
Rivanna	18.5	116	16.5	42.7	0	11.4	43.7	0	2.9	44.2	0.0	1.4	0	36.6	21.5
Scottsville	**	**	**	**	**	**	**	**	0	0	0	0	0	0	0
Zion Crossroads	2	15.1	27.3	25.2	54.3	67.7	30.9	21.8	0	0	23.9	0	0	17.1	4.3
Community Subtotal	20.5	131.1	43.8	67.9	54.3	140.7	86.7	21.8	234.7	44.2	23.9	1.4	7.6	284.3	37.3
Primary Residential	<u>0</u>	0	0	0	0	1.5	0	0	*	*	*	*	*	*	*
Rural Residential	<u>0</u>	0	0	43.8	0	0	0	2	5.3	0	0	0	0	0	1.9
Rural Preservation	<u>0</u>	0	0	0	13.0	0	0	0	0	0	0	0	0	0	0
Total	31.5	131.1	43.8	163.9	72.4	142.1	86.7	23.8	240.0	44.2	23.9	1.4	7.6	284.3	39.2

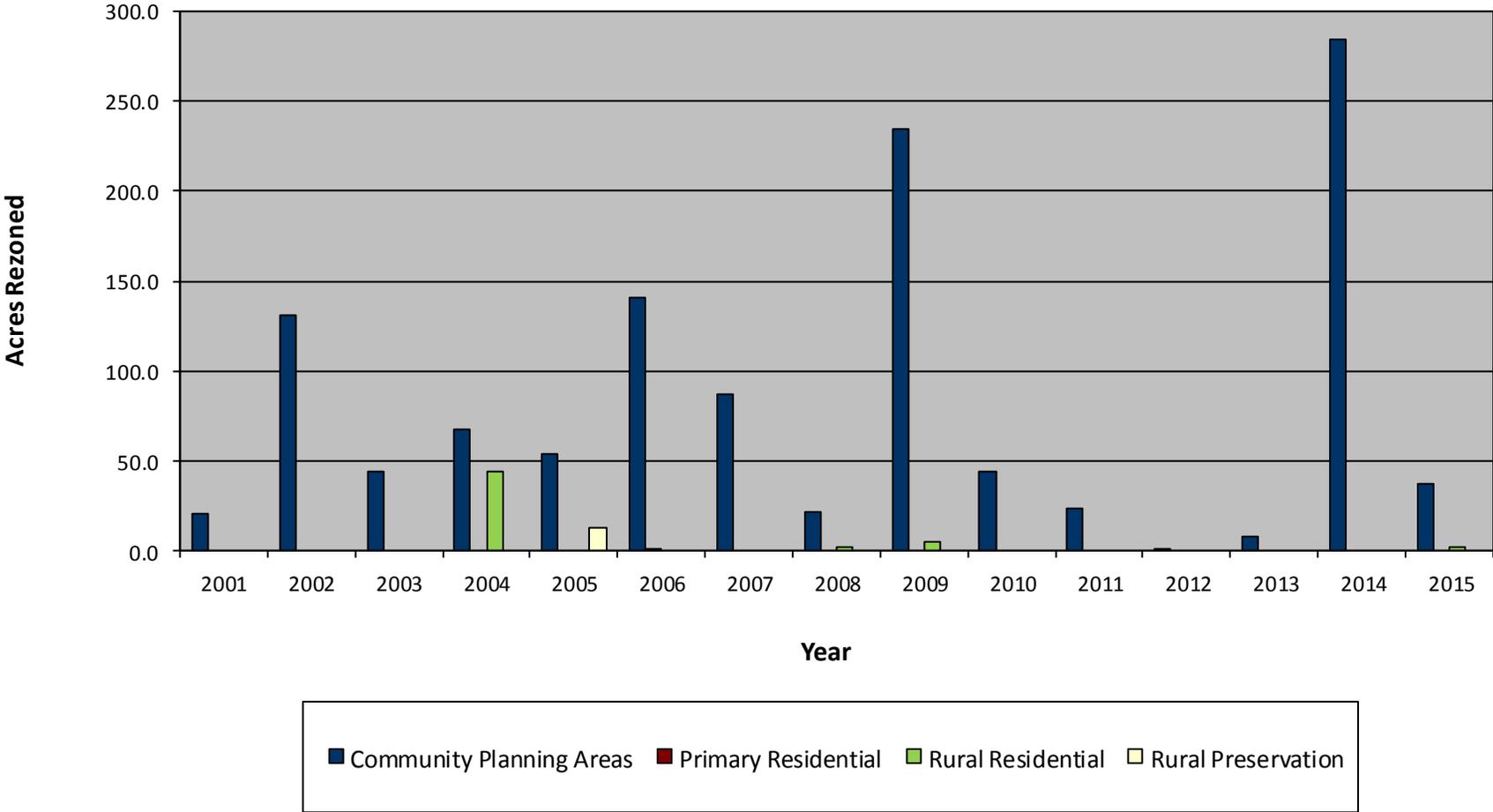
* Primary Residential Planning Area was eliminated.

Source: Dept. of Planning & Community Development

** Columbia CPA and Scottsville CPA were adopted as part of the 2009 Comprehensive Plan.

ZONING ACTIVITY: ZONING MAP AMENDMENTS

Figure 16: Acreage rezoned by Planning Area (2001 - 2015)



ZONING ACTIVITY: SPECIAL USE PERMITS

Within the Fluvanna County Zoning Ordinance, certain uses may be permitted in select districts with a special use permit; that is, uses that require a special use permit may be appropriate in certain locations, but not throughout the entire zoning district. The Planning Commission and the Board of Supervisors review special use permit applications to ensure that the proposed use:

- Does not change the character and established pattern of development in the surrounding location
- Is compatible with the uses permitted by-right in the zoning district
- Does not adversely affect the use or value of neighboring property

The Board of Supervisors may require that the applicants adhere to certain conditions. If the conditions are not met, the special use permit may be revoked.

ZONING ACTIVITY: SPECIAL USE PERMITS

Table 24: Special Use Permit (SUP) Applications by Use (2015)

CPA						
Project Type	Description	Applicant	Zoning	Election District	Planning Area	Status
Commercial	Auction House	JCM III	I1	Fork Union	Fork Union CPA	BOS
Institutional	Amendment to SUP 14:04	Roundtop Limited Partner- ship	B1	Palmyra	Rivanna CPA	BOS
Institutional	Preschool/Aftercare	The Catholic Diocese of Richmond	A1	Cunningham	Rivanna CPA	PC
Rural Residential						
Project Type	Description	Applicant	Zoning	Election District	Planning Area	Status
Commercial	Amendment of SUP 04:25	Stubben North America, Inc.	A1	Palmyra	Rural Residential	Approved
Commercial	Crust and Crumb	George W. Dansey	R1	Cunningham	Rural Residential	BOS
Commercial	Landscape supply	Jeff Jennings	A1	Palmyra	Rural Residential	Approved
Commercial	Outdoor recreational facility	Raymond Goffin	A1	Cunningham	Rural Residential	Deferred

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: SPECIAL USE PERMITS

Table 25: Special Use Permit (SUP) Applications by Use (2015)

Rural Preservation						
Project Type	Description	Applicant	Zoning	Election District	Planning Area	Status
Commercial	Commercial Amusement	Anthony N Smith	A1	Columbia	Rural Preservation	BOS
Industrial	Construct a raw water supply system	James River Water Authority	A1	Columbia	Rural Preservation	Approved
Other						
Project Type	Description	Applicant	Zoning	Election District	Planning Area	Status
Industrial	Construct a raw water supply system	Louisa County Water Authority	A1	Multiple	Multiple	Approved

Note: The JRWA and the LCWA each had two SUPs; while there are 10 SUP's listed on this table and the one on the previous page, there were 12 overall in

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: SPECIAL USE PERMITS

Table 26: Special Use Permit (SUP) Applications by Election District (2001 - 2015)

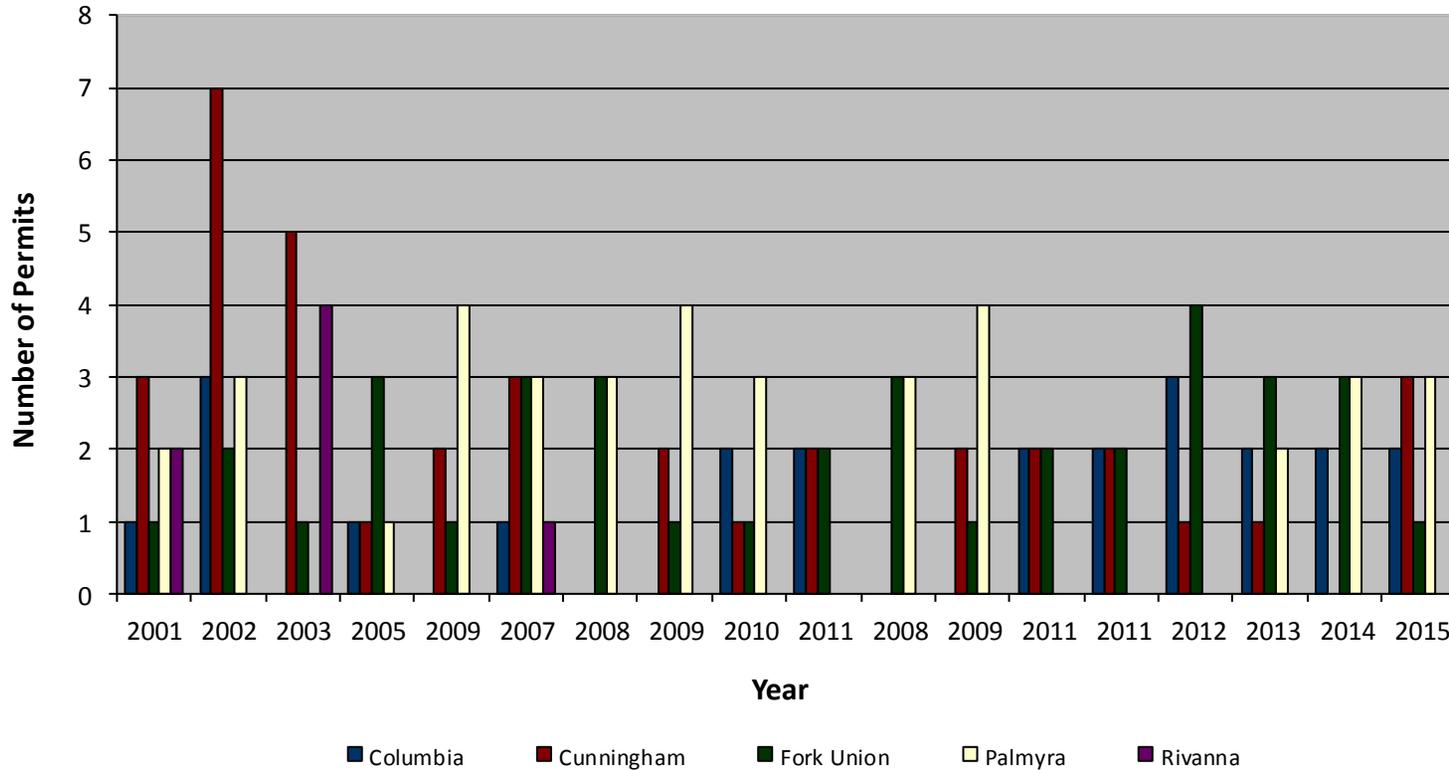
Year	Election District					
	Columbia	Cunningham	Fork Union	Palmyra	Rivanna	Total
2001	1	3	1	2	2	9
2002	3	7	2	3	0	15
2003	0	5	1	0	4	10
2004	2	6	5	8	0	21
2005	1	1	3	1	0	6
2006	2	1	0	8	1	12
2007	1	3	3	3	1	11
2008	0	0	3	3	0	6
2009	0	2	1	4	0	7
2010	2	1	1	3	0	7
2011	2	2	2	0	0	6
2012	3	1	4	0	0	8
2013	2	1	3	2	0	8
2014	2	0	3	3	0	8
2015	2	3	1	3	0	9*
Total	21	33	32	40	8	134

*Out of the 10 SUP's listed in the previous two pages tables, only 9 took place in discrete districts. The 10th SUP (the LCWA) took place in multiple districts so is not represented in this chart. Also, The JRWA and the LCWA each had two SUPs; while there are 9 SUP's listed on this table, there were 12 overall in 2015

ZONING ACTIVITY: SPECIAL USE PERMITS

Twelve (12) applications for special use permits (SUPs) were submitted Countywide. All of the proposals were located in rural parts of the County, outside of community planning areas. Most of these applications were for commercial facilities. As of March 2016, four (4) of the 12 applications for SUPs were confirmed approved via the Department’s DID.

**Figure 17: Special Use Permit (SUP) Applications by Election District
(2001 - 2015)**



ZONING ACTIVITY: CODE COMPLIANCE

The Fluvanna County Zoning Ordinance describes what uses are permitted in each of the zoning districts and how these uses may be conducted. These regulations help promote the health, safety, and general welfare of Fluvanna County residents by designating the types of buildings, businesses, and activities that are acceptable in specific zoning districts. The Code Compliance Officer ensures that the regulations set forth in the zoning ordinance are enforced consistently and equitably. A wide variety of code issues routinely come to the County including subdivision and zoning ordinance violations, inoperative vehicle and junkyard complaints, and other nuisance and miscellaneous complaints. All complaints are investigated quickly, fairly, and thoroughly. Complainant information is kept confidential, but all complaints that are received, anonymous or otherwise, are processed.

In addition to investigating citizen complaints, the Code Compliance Officer completed several other projects:

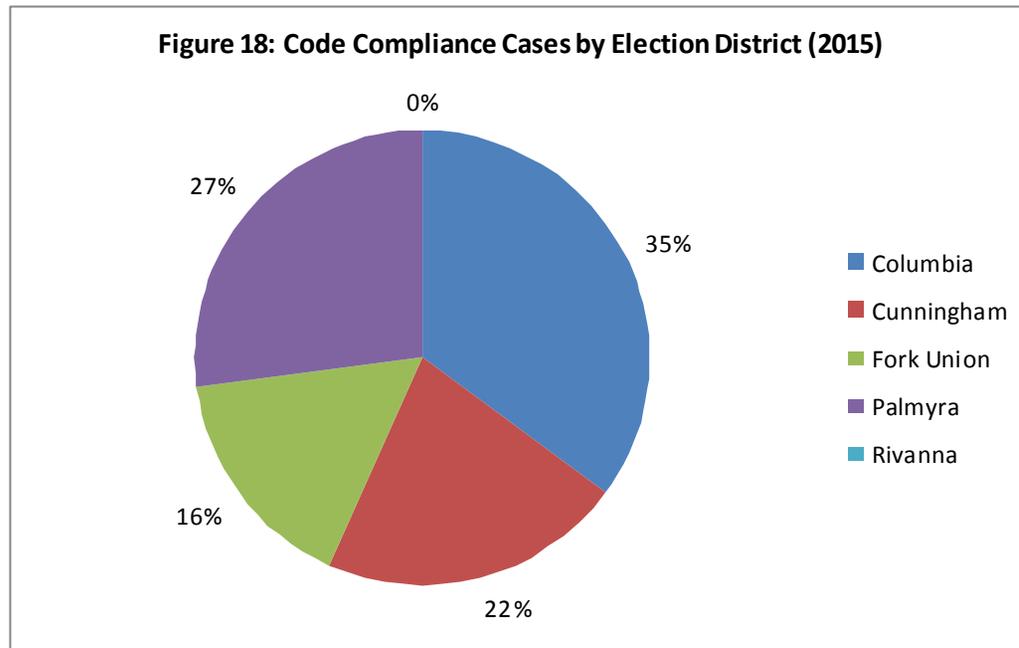
- Removed illegal signage within road right-of-way's throughout the County
- Monitored sound levels within industrial areas
- Inspected properties with existing Special Use Permits, Zoning Use Permits, and Site Development Plans
- Accompanied Health Department and Building Department officials on site inspections as requested
- Inspected and surveyed properties with problematic erosion and sediment control issues
- Completed photographic assessments of commercial, residential, and institutional properties
- Assisted Department of Building Inspections, Department of Public Works, and Planning Department with miscellaneous tasks
- Replaced damaged public hearing signs.

ZONING ACTIVITY: CODE COMPLIANCE

Table 27: Code Compliance Cases by Election District (2015)

Election District	Closed Cases	Pending Cases	Total	% of Total
Columbia	12	1	13	35%
Cunningham	8	0	8	22%
Fork Union	5	1	6	16%
Palmyra	9	1	10	27%
Rivanna	0	0	0	0%
Total	34	3	37	100%

Source: Dept. of Planning & Community Development



ZONING ACTIVITY: CODE COMPLIANCE

Table 28: Code Compliance Cases by Planning Area (2015)

Planning Area	Case Status		
Community	Closed	Pending	Total
Columbia CPA	0	0	0
Fork Union CPA	0	1	1
Palmyra CPA	0	0	0
Rivanna CPA	3	1	4
Scottsville CPA	0	0	0
Zion Crossroads CPA	2	1	3
Community Planning Area	5	3	8
Rural Residential	18	0	18
Rural Preservation	11	0	11
TOTAL	34	3	37

ZONING ACTIVITY: BOARD OF ZONING APPEALS

The Board of Zoning Appeals (BZA) is responsible for hearing appeals from orders, requirements, decisions, or determinations made by the zoning administrator or other local government staff. The BZA is also responsible for granting variances from zoning regulations. Virginia law requires that every locality with a zoning ordinance have a BZA.

There are currently five (5) members appointed to the BZA. The board is scheduled to meet monthly, but only convenes when an item is requested for their consideration.

Figure 19: Zoning Variances by Year (2001 - 2015)

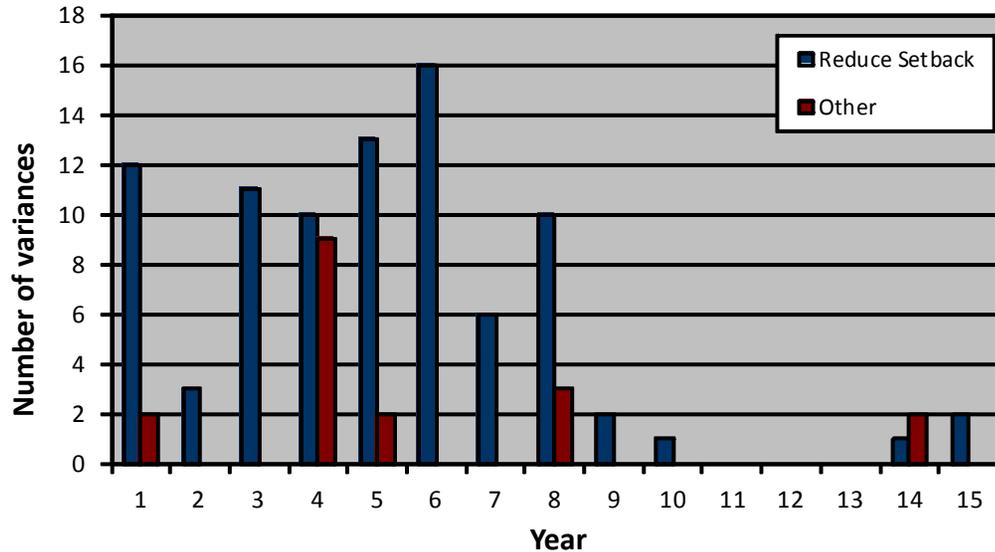


Table 29: Zoning Variances by Year (2001 - 2015)

Type of Variance																
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total
Reduce Set-	12	3	11	10	13	16	6	10	2	1	0	0	0	1	2	87
Other	2	0	0	9	2	0	0	3	0	0	0	0	0	2	0	18
TOTAL	14	3	11	19	15	16	6	13	2	1	0	0	0	3	2	105

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: BOARD OF ZONING APPEALS

Table 30: Zoning Variances by Election District (2015)

Election District	Type of Variance				TOTAL
	Reduce Setback	Reduce Parking Required	Reduce Public Road Frontage	Other	
Columbia	2	0	0	0	2
Cunningham	0	0	0	0	0
Fork Union	0	0	0	0	0
Palmyra	0	0	0	0	0
Rivanna	0	0	0	0	0
TOTAL	2	0	0	0	2

Source: Dept. of Planning & Community Development

PRESERVATION PROGRAMS: OVERVIEW

Despite experiencing rapid population growth over the past decade, Fluvanna County retains its rural character. To promote the preservation of its rural lands, Fluvanna County has adopted several conservation initiatives.

The Agricultural and Forestal District (AFD) program provides an economic incentive for landowners to retain their property as open space. Landowners who use their property for farming or forestry are eligible, with approval from the Board of Supervisors. Properties enrolled in the program qualify for an agricultural or forestal use-value assessment. While a property is enrolled in the AFD program, it may not be developed to a more intensive use. The program also provides protection from some state actions.

The Land Use Valuation Program allows for the reduction of real estate taxes on parcels used for qualified agricultural, horticultural, forestry, and open space uses. Interested landowners must apply to the Commissioner of the Revenue to enroll in the program.

Several agencies and organizations hold conservation easements throughout the County. In 2006, the Board of Supervisors adopted its own Conservation Easements Program; the first two conservation easements to be held by Fluvanna County were approved in 2007. As of January 2015, 13,530 acres were under conservation easements held by public and private entities. The County itself currently holds four (4) conservation easements totaling approximately 916 acres.



Image 9: View of the Rivanna River from the Barber property, which Fluvanna County holds a conservation easement upon.

PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS

Table 31: Agricultural & Forestal Districts (2015)

District Name	Planning Area	Approval Date	Review Period	Review Date	Total Acreage
Adams Creek	Rural Residential	5/16/2001	10 Years	May 2011	547.330
Bourne Tract	Rural Preservation	8/4/1999	8 Years	March 2015	276.130
Bowlesville	Rural Preservation	3/17/1999	8 Years	March 2015	976.120
Bremo Recess	Rural Preservation	1/17/2001	10 Years	January 2011	0.760
Byrd Creek	Rural Preservation	7/21/1999	10 Years	July 2009	996.600
Carysbrook	Rural Preservation	7/21/1999	10 Years	July 2009	1625.520
Cunningham Acres	Rural Preservation &	11/17/1999	10 Years	November 2009	468.500
Dobby Creek	Rural Residential	1/17/2001	10 Years	January 2011	396.547
Glenarvon Farm	Rural Preservation	11/17/1999	10 Years	November 2009	1735.160
Granite Hills	Rural Preservation	8/4/1999	10 Years	August 2009	826.920
Kidds Store	Rural Preservation	12/15/1999	10 Years	December 2009	1872.083
Lower Bremo	Rural Preservation	1/17/2001	10 Years	January 2011	868.550
North 640	Rural Preservation	11/17/1999	10 Years	November 2009	2169.600
Poorhouse	Rural Residential	1/19/2000	10 Years	January 2010	522.690
Sheperds	Rural Preservation	11/15/2000	10 Years	November 2010	687.606
Shores-Hardware	Rural Preservation	1/17/2001	10 Years	January 2011	1269.320
Stage Junction	Rural Preservation	6/7/2000	10 Years	June 2010	830.870
Union Mills	Rural Preservation	5/15/2002	10 Years	May 2012	372.430
Upper Bremo	Rural Preservation	9/20/2000	10 Years	September 2010	1856.560
Total Acreage					18,299.30
% of Total County Acreage within Agricultural & Forestal Districts					9.97%

Source: Dept. of Planning & Community Development

PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS

Table 32: Acreage Enrolled in Agricultural & Forestal Districts (2001 - 2015)

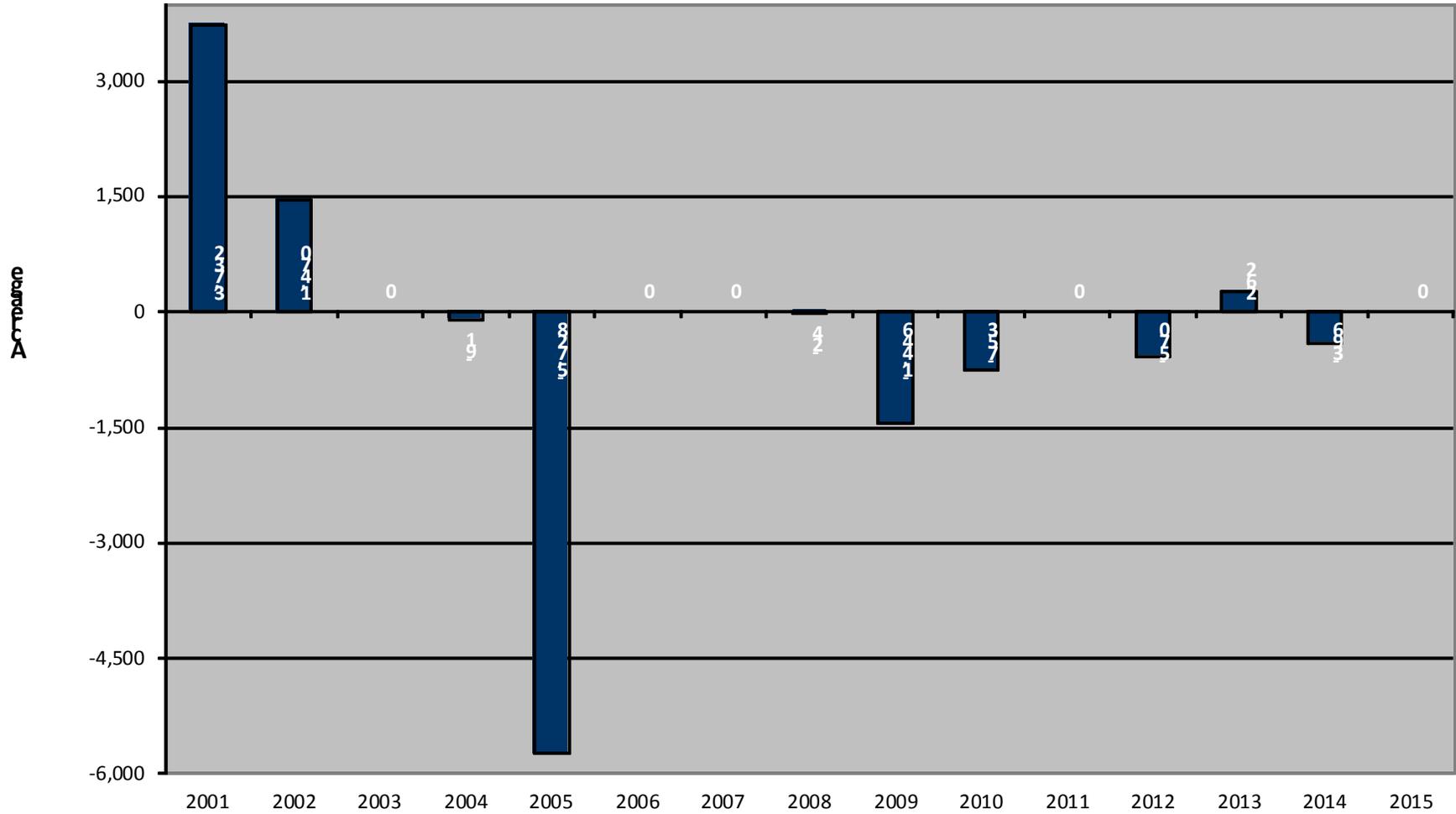
YEAR	DISTRICTS APPROVED/ NULLIFIED	ACREAGE ADDED/ WITHDRAWN
2001	6	3,732
2002	2	1,470
2003	0	0
2004	0	-91
2005	-3	-5,728
2006	0	0
2007	0	0
2008	0	-24
2009	0	-1,446
2010	0	-753
2011	0	0
2012	-1	-570
2013	0	446
2014	0	-212
2015	0	0

Agricultural & Forestal Districts (2015)	
Total Number of Districts:	19
Total Acreage within Districts:	18,299.3
Total Number of Parcels:	338

Source: Dept. of Planning & Community Development

PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS

Agricultural and Forestal Districts Additions & Withdrawals (2001 - 2015)



PRESERVATION PROGRAMS: LAND USE TAXATION

Table 33: Acreage Under Land Use Taxation (2001 - 2015)

Year	Land Use Type			Total	Percentage of Total County Acreage
	Agriculture	Forestry	Open Space		
2001	32,187	95,282	763	128,232	70%
2002	31,827	98,604	531	130,962	71%
2003	32,283	98,342	577	131,202	71%
2004	31,945	96,608	599	129,152	70%
2005	30,463	92,520	555	123,538	67%
2006	29,846	89,978	482	120,306	65%
2007	31,095	90,098	173	121,366	66%
2008	31,378	90,739	141	122,258	67%
2009	28,380	82,620	89	111,089	60%
2010	28,176	85,134	309	113,619	62%
2011	27,335	83,981	86	111,402	61%
2012	27,186	83,868	86	111,140	60%
2013	27,205	84,904	153	112,262	61%
2014	26,974	84,311	304.38	111,642	61%
2015*	26,593*	83,434	568	110,623	61%
*In 2015, 26 acres were in Horticultural uses				Total Acreage in County	183,808

PRESERVATION PROGRAMS: LAND USE TAXATION

From its highpoint in 2003, the amount of acreage enrolled in the Land Use Valuation Program has generally decreased. In 2003, approximately 71% of the County (131,202 acres) was enrolled in the program; by 2013, only 60.4% of the County (111,642 acres) was enrolled.

In 2015, 904 new acres of land were enrolled in the Land Use Valuation Program. The total acreage enrolled in the program in 2015 was 110,623, a slight decline from the total 111,642 acres enrolled in 2014.

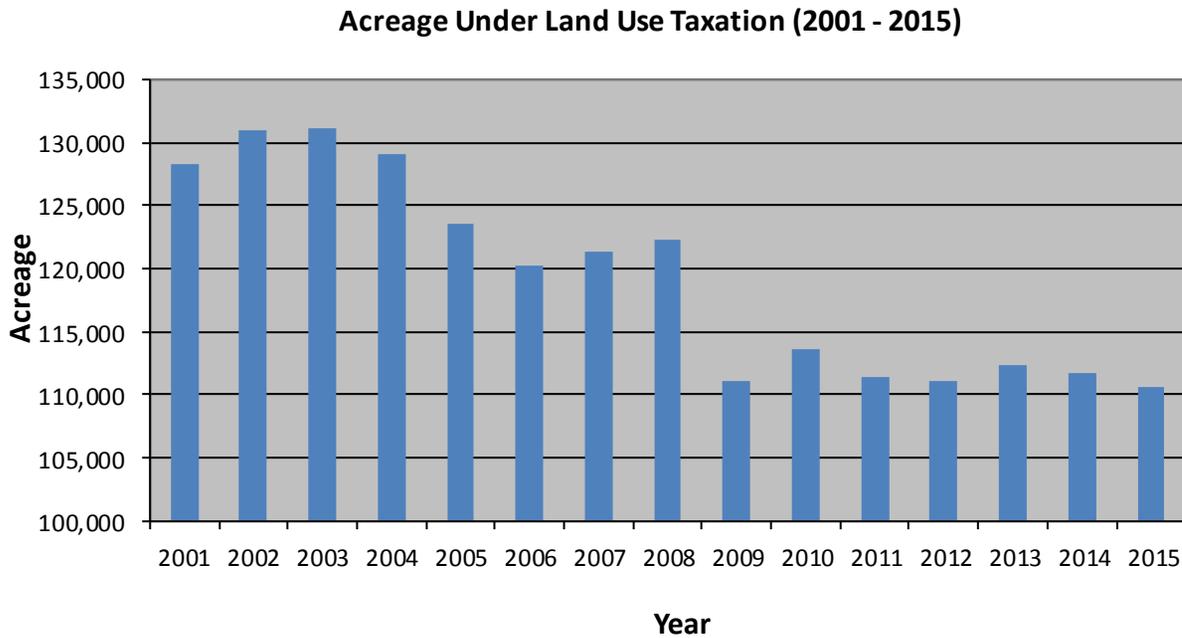


Image 10: A view of farmland on the James River

PRESERVATION PROGRAMS: CONSERVATION & HISTORIC EASEMENTS

As of January 1, 2015, there are 33 conservation and historic easements in Fluvanna County. These easements protect **13,530 acres, or approximately 7% of the County**. The Virginia Department of Forestry (VDOF), Virginia Department of Historic Resources, Virginia Outdoors Foundation, and Fluvanna County itself hold easements countywide. The County itself currently holds four (4) conservation easements totaling approximately 917 acres. Most of the land protected by conservation and historic easements is located in the eastern portions of the County, along or near the Rivanna and James Rivers (see Appendix C).

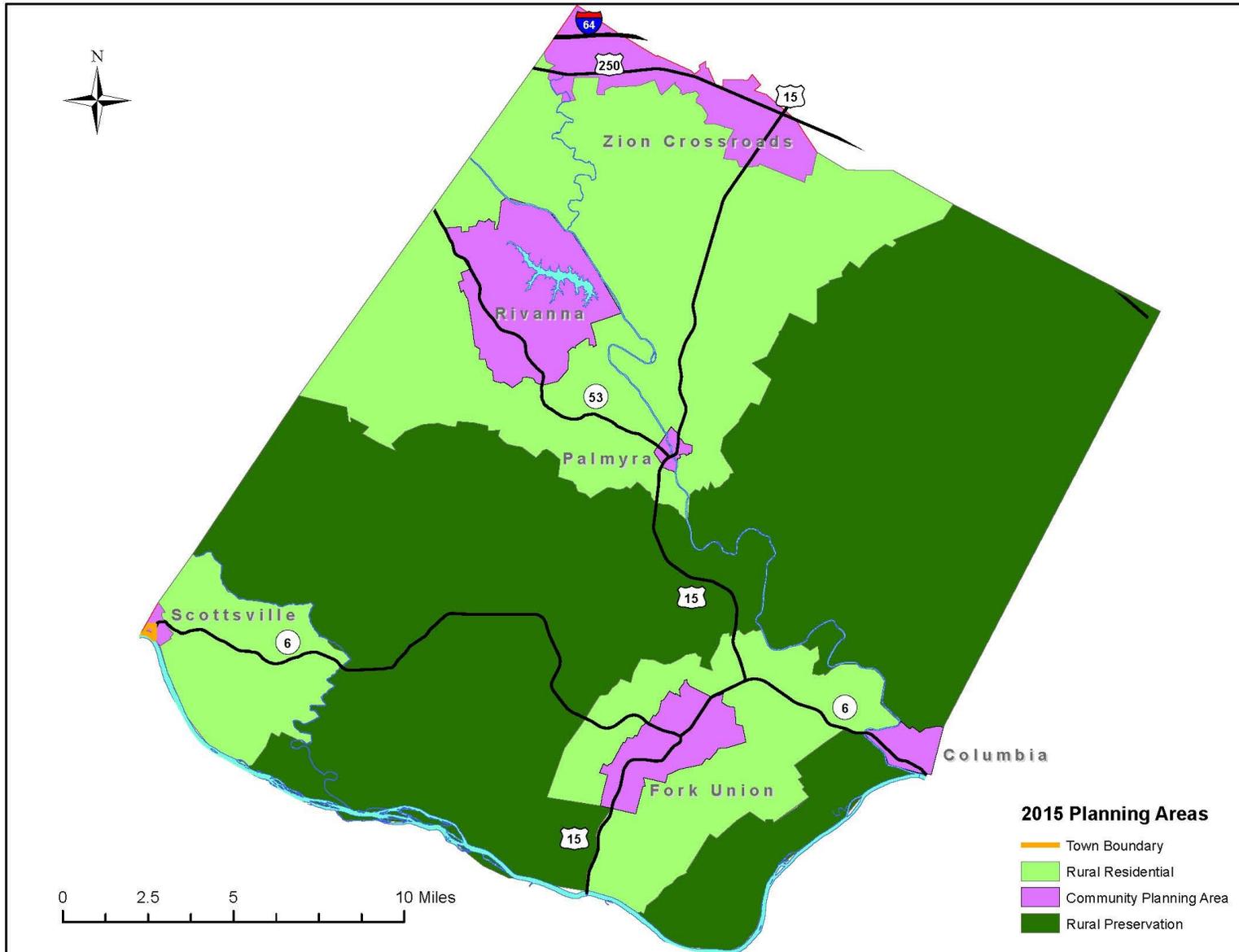
Table 34: Conservation Easements Approved (not yet recorded) in Fluvanna County in 2015

Property Name	Easement Holder	Year Placed	Planning Area	Acreage
N/A	N/A	N/A	N/A	N/A

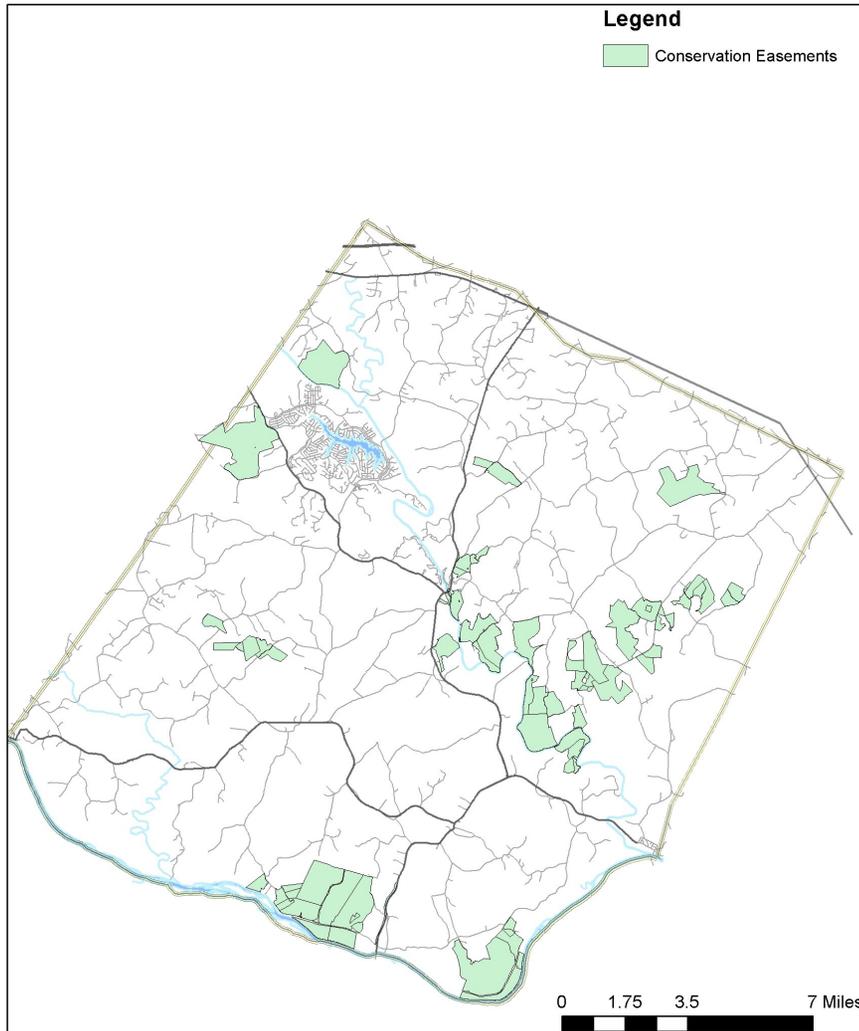


Image 11: View of the Barber Property, one of the first conservation easements accepted by Fluvanna County.

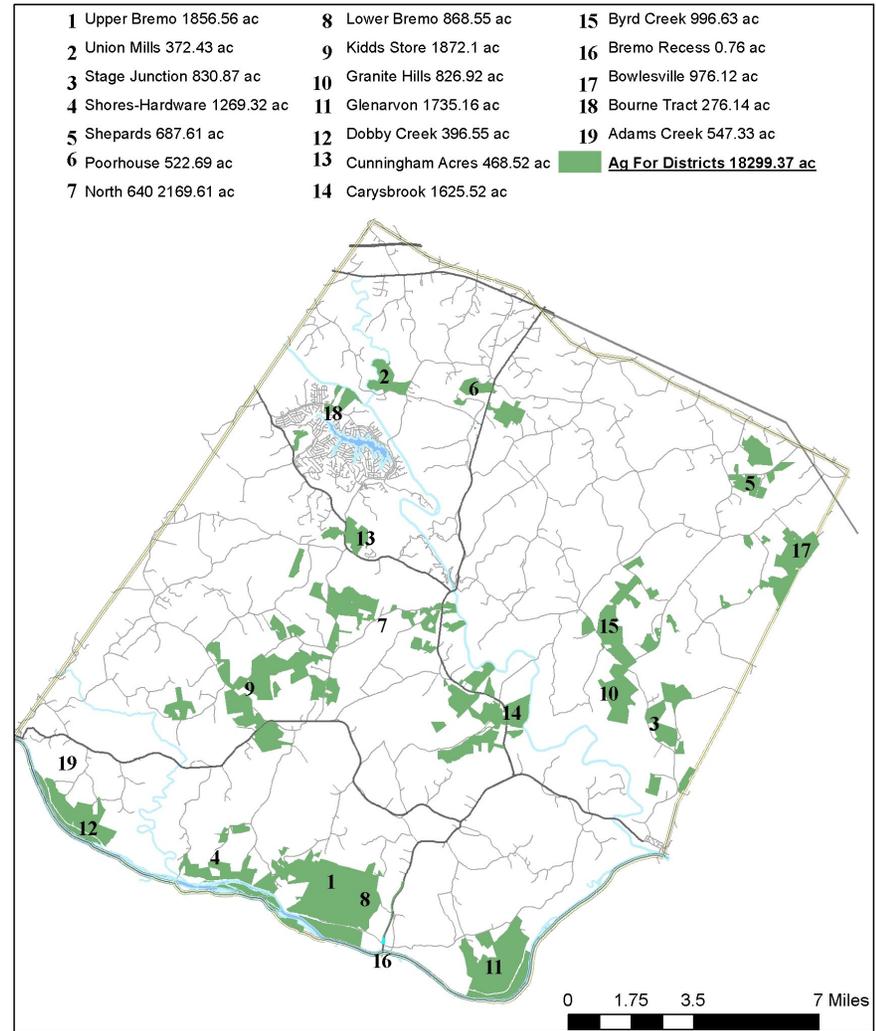
APPENDIX A: 2015 COMPREHENSIVE PLAN FUTURE LAND USE MAP



APPENDIX B: MAP OF CONSERVATION EASEMENTS



APPENDIX C: MAP OF AGRICULTURAL & FORESTAL DISTRICTS





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 16:02
Tax Map: Tax Map 10, Section A, Parcel 32

From: James Newman
District: Columbia
Date: April 27, 2016

General Information: This item is scheduled to be heard by the Planning Commission on Wednesday, April 27, 2016 at 7:00 p.m. in the Circuit Courtroom in the Courts Building.

Owner: Central Virginia Electric Cooperative

Applicant/Representative: Applicant is P. Massie Saunders Jr, Representative is Alan Scruggs

Requested Action: 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 (Attachment A)

Location: 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). (Attachment B)

Existing Zoning: B-1, Business, General

Existing Land Use: Central Virginia Electric Cooperative operations site

Adjacent Land Uses: Adjacent properties are zoned A-1 and I-1

Comprehensive Plan: Rural Residential Planning Area

Zoning History: Site Development Plan 11:11, which was for constructing a 9,600 square foot steel building to serve as a training facility/professional school, with respect to 9.356 acres of Tax Map 10, Section A, Parcels 32 and 32A. This was approved 5-0 by the Planning Commission on October 26, 2011.

Analysis:

The applicant is requesting sketch plan approval of a site development plan of B-1 property, approximately 41.81 acres in size. According to the submitted plan, the applicant is proposing to construct in two phases.

In Phase I, construction will commence on an approximately 9,961 square foot office building (124.5'x80'), an additional approximately 10,037 square foot truck bay (126'x80'), two (2) parking lots that are approximately 18,825 sq ft (150'x125.5'), one parking lot that is approximately 4,860 sq ft (81'x60'), and one parking lot that is 7,650 sq ft (60'x126'). The office building will be used as offices and training facilities for CVEC personnel, and will be one story.

In the future, Phase II would include a warehouse approximately 9,690 square foot (102'x86'). The warehouse will be one story.

This plan is an extension of the existing business (CVEC) which is already located on site. This is an expansion of their operations and building footprint.

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

This site is an extension of his existing business (CVEC), and currently has two parking lots. Two new large parking lots approximately 18,825 sq ft (150'x125.5'), one parking lot that is approximately 4,860sq ft (81'x60'), and one parking lot that is 7,560 sq ft (60'x126').) are part of the site development plan. Handicap parking requirements have been met. There will be a total of 43 new parking spaces spread out over these four (4) new lots

Landscaping/Screening

All landscaping should be in compliance with the Fluvanna County Zoning Ordinance. All parking lots of five (5) or more spaces must be screened from view of public roads, rights-of-way, and adjacent properties. Shade trees are required in the parking islands and at the ends of all parking bays. This requirement will be evaluated based on current site conditions, and number of proposed parking spaces.

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

This site is served by an on-site well and septic system, though additional systems may be required by the Health Department to accommodate an increase in usage.

Technical Review Committee: March 10, 2016 (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, providing parking, 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 Motion:

I move to approve SDP 16:02, 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. (Attachment A), subject to the three (3) conditions listed in the staff report.

Attachments:

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

Copy:

Representative: Alan Scruggs at ascruggs@mycvec.com

Applicant of Record: Massies Saunders Jr. at massie@saunderssurveys.com

File



COMMONWEALTH OF VIRGINIA
 COUNTY OF FLUVANNA
 Site Development Application

Received
 FEB 25 2016
 Planning Dept.

Owner of Record: Central Virginia Electric Cooperative

Applicant of Record: P. Massie Saunders, Jr.

E911 Address: 800 Cooperative Way, Arrington, Va. 22922

E911 Address: 329 Crabtree Falls Hwy., Roseland, Va. 22967

Phone: 1-800-367-2832 Fax: 434-589-5480

Phone: 434-277-8574 Fax: 434-277-8628

Email:

Email: massie@saunderssurveys.com

Representative: Alan Scruggs, Operations Manager

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

E911 Address: 800 Cooperative Way, Arrington, Va. 22922

Phone: 1-800-367-2832 Fax: 434-589-5480

Is property in Agricultural Forestal District? No Yes

Email: ascruggs@mycvec.com

If Yes, what district:

Tax Map and Parcel(s): 10-A-32

Deed Book Reference: D. B. 53, Pg. 132 & 289

Acreage: 41.815 Ac. Zoning: B-1

Deed Restrictions? No Yes (Attach copy)

Location: 0.2 miles southwest of the inntersection of Rt. #616 and Rt. #644, on Rt. #644, Salem Church Road

Description of Property: Mostly open field with perimeter in woods

Proposed Structure: Office, truck bays, and future storage warehouse

Dimensions of Building: 250' x 80' and warehouse, 86' x 120'

Lighting Standards on Site: No Yes

of Employees: 12

of Parking Spaces: 43

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.

P. Massie Saunders, Jr., Land Surveyor, Professional Engineer

P. Massie Saunders, Jr.
 Applicant Signature and Date

Applicant Name (Please Print)

OFFICE USE ONLY		
Date Received: <u>02/25/16</u>	Fee Paid: <u>✓ \$1,100</u>	Application #: <u>SDP 16 : 002</u>
Election District: <u>Columbia</u>	Planning Area: <u>Rural Residential</u>	Number of Lots:
Total Fees Due at Time of Submittal		
Sketch Plan: \$150.00	Minor Plan: \$550.00	Major Plan: <u>\$1,100.00</u>
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		



CENTRAL
VIRGINIA
ELECTRIC
COOPERATIVE

Received

FEB 20 2016

Planning Dept.

February 11, 2016

To whom it may concern:

Massie Saunders is an authorized agent to represent the interests of Central Virginia Electric Cooperative (CVEC). He is authorized for all matters relating to the changes to the existing site plans associated with the development of offices, truck shed, future warehouse, etc. for Central Virginia Electric Cooperative dated December 2015 and February 2016. He may complete all forms, requests, authorizations and approvals necessary to facilitate modifications on the CVEC site.

If there are any questions, please let us know.

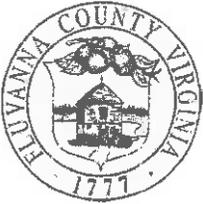
Sincerely,

Gary E. Wood
President and CEO
Central Virginia Electric Cooperative

Received

FEB 25 2016

Planning Dept.



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA

Major Site Development Plan - Sketch Plan Checklist

Developed from the Zoning Ordinance April 1, 2006

This checklist must be completed and submitted with the completed application. Any applications submitted without the completed checklist will be promptly returned to the applicant.

Project Name: Central Virginia Electric Coop
Tax Map(s) and Parcel Number(s): 10-A-32
Individual and Firm Completing Checklist: P. Massie Saunders, Jr. Saunders' Surveys, Inc.
Signature of Person Completing Checklist: P. Massie Saunders
Date: 2/11/2016

COUNTY STAFF ONLY

Staff: G. Summer
Date Received: Feb 25, 2016
Date Reviewed: March 9, 2016

Additional Notes:

Satisfactory

Administration:

- 3 20 11" x17" and 3 full-size folded clearly legible blue or black line copies [22-23-8.1]
- After review by technical Review Committee, revisions may be required. If such revisions are required, 20 11"x17" and 3 full-size clearly legible blue or black line copies of the site plan will be required by the revision deadline indicated by staff (see attached permitting schedule) [22-23-8.A.2]
- Site Development Plan Application Fee (See attached fee schedule) [22-23-8.3]

The sketch plan will convey the general concept of the proposed site development and shall **only** include the following:

- A general analysis of the site, showing existing slopes, drainageways, tree stands, site features and amenities to be preserved, conservation areas, historic features, & the like [22-23-8.A.5.a]
- Approximate location and size of the buildings [22-23-8.A.5.b]
- General points of access [22-23-8.A.5.c]
- General street, roadway, and parking layouts [22-23-8.A.5.d]
- Any exterior lighting [22-23-8.A.5.e]



CSX1 LED LED Area Luminaire

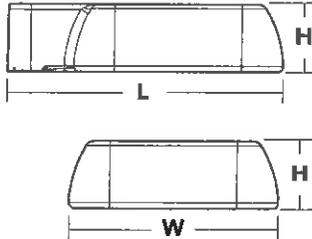


Catalog Number
Notes
Type

CONTOUR

Specifications

EPA:	0.7 ft ² (0.07 m ²)
Length:	23-1/2" (59.7 cm)
Width:	18-1/2" (46.9 cm)
Height:	5-7/8" (14.9 cm)
Weight (max):	37 lbs (16.8 kg)



Introduction

The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications.

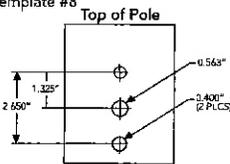
The CSX1 combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing traditional metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: CSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

Series	LEDs	Driver current	Color temperature	Distribution	Voltage	Mounting	Options	Finish (optional)
CSX1 LED	60C 60 LEDs	700 700 mA 1000 1000 mA (1 A)	40K 4000 K 50K 5000 K	T2M Type II T3M Type III T4M Type IV T5M Type V TFTM Forward throw	MVOLT ¹ 120 ¹ 208 ¹ 240 ¹ 277 ¹ 347 480	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket Shipped Separately² SPUMBA Square pole universal mounting adaptor ³ RPUMBA Round pole universal mounting adaptor ³ KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁴	Shipped installed PER NEMA twist-lock receptacle only (no controls) DCR Dimmable and controllable via ROAM® (no controls) ⁵ DMG 0-10V dimming driver (no controls) ⁶ HS House-side shield ² SF Single fuse (120, 277, 347V) ⁷ DF Double fuse (208, 240, 480V) ⁷ DS Dual switching ^{8,9} 2ELED Emergency LED secondary source (2 modules) battery pack (-20°C min. operating temperature) BL30 Bi-level switched dimming, nominal 30% ¹⁰ BL50 Bi-level switched dimming, nominal 50% ¹⁰ Shipped separately² VG Vandal guard BS Bird-deterrent spikes	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Template #8



CSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles.

DM19AS	Single unit	DM29AS	2 at 90° **
DM28AS	2 at 180°	DM39AS	3 at 90° **
DM49AS	4 at 90° *	DM32AS	3 at 120° **

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's [POLES CENTRAL](#) to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.

**For round pole mounting (RPA) only.

Tenon Mounting Slipfitter **

Slipfitter O.D.	Slipfitter Height	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- Also available as a separate accessory; see Accessories information at left.
- 1.5 G vibration load rating per ANCI C136.31.
- Requires "SPA" mounting option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Add'l hardware and services required for ROAM® deployment; call 1-800-442-6745.
- Not available with 347 or 480V.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Provides 50% dimming capability via two independent drivers, each operating half the luminaire. Available with MVOLT and two light engines only. N/A with PER, DCR, DMG or 2ELED.
- Requires an additional switched line.
- Dimming driver standard. MVOLT only. Not available with DCR.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

Drilling

Accessories

DL1127F 1.5 IU	Photocell - SSL twist-lock (120-277V) ¹¹
DL1347F 1.5 CUL IU	Photocell - SSL twist-lock (347V) ¹¹
DL1480F 1.5 CUL IU	Photocell - SSL twist-lock (480V) ¹¹
SC IU	Shorting cap ¹¹
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁴
PUMBA DDBXD U*	Round and square pole universal mounting bracket adaptor (specify finish)
CSX1HS U	House-side shield (includes 2 shields)
CSX1VG U	Vandal guard accessory
CSX1BS U	Bird-deterrent spikes accessory

For more control options, visit [DLI](#) and [ROAM](#) online.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Dist. Type	40K (4000 K, 70 CRI)					50K (5000 K, 62 CRI)				
					lumens	θ	II	III	LPW	lumens	θ	II	III	LPW
60C (60 LEDs)	700 mA	60C 700-K	134W	T2M	13,662	3	0	3	102	14,651	3	0	3	109
				T3M	14,461	3	0	3	108	15,508	3	0	3	116
				T4M	14,441	2	0	3	108	15,486	3	0	3	116
				T5M	14,494	4	0	2	108	15,543	4	0	2	116
				TFTM	14,643	2	0	3	109	15,703	2	0	3	117
	1000 mA	60C 1000-K	209W	T2M	17,652	3	0	3	84	19,028	3	0	3	91
				T3M	18,684	3	0	3	89	20,141	3	0	4	96
				T4M	18,658	3	0	4	89	20,113	3	0	4	96
				T5M	18,726	5	0	3	90	20,187	5	0	3	97
				TFTM	18,919	3	0	3	91	20,395	3	0	4	98

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the CSX1 LED 60C platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.90	0.83

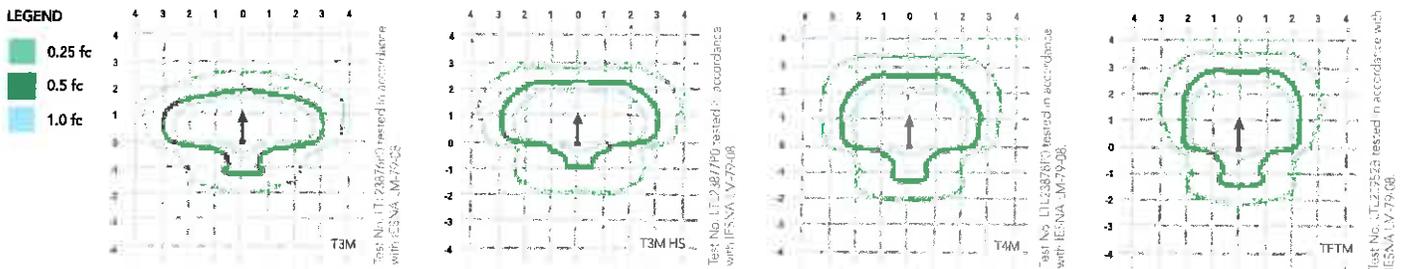
Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
60C	700	134W	1.321	0.756	0.659	0.580	0.462	0.337
	1000	209W	2.068	1.198	1.056	0.943	0.764	0.605

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [CSX1 homepage](#).

Isofootcandle plots for the CSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

The Contour Series LED area luminaire is ideal for streets, walkways, parking lots, and surrounding areas that call for high-performance LED lighting in a transitional dayform.

CONSTRUCTION

Single-piece die cast housing has a unique flow-through design that allows for optimized thermal management through convective cooling. A metallic screen covers the top of the housing, preventing debris build-up while allowing natural cleaning of the heat sinks. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver and electronics are thermally isolated from the light engine(s), ensuring long life. Housing is completely sealed against moisture and environmental contaminants.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

Precision-molded acrylic lenses provide optimal luminaire spacing and improved uniformity. Lenses are indexed to the circuit board to ensure consistent optical alignment and delivering repeatable photometric performance. Light engines are available in standard 4000 K (70 CRI) or optional 5000 K (67 CRI) configurations. The CSX1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engines consist of 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L70). Class 1 electronic driver

designed to have a power factor >90%, THD <20%, with an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Integral arm provides easy installation to a pole and assists in alignment and leveling. Secure connection withstands up to 3.0 G vibration load rating per ANSI C136.31. The CSX1 utilizes the AERIS™ series pole drilling pattern for SPA and RPA options; wall mounting bracket also available. Available mast arm adapter accessory accepts horizontal tenons up to 2-3/8" O.D.

LISTINGS

CSA Certified to U.S. and Canadian standards. Light engines and luminaire are IP66 rated. **U.S. Patent No. D632830. U.S. Patent No. D653,382 S.**

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



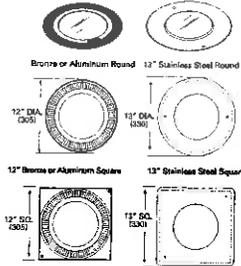
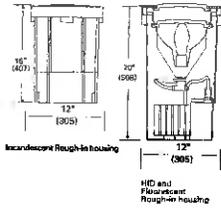


M9720/M9740

Modular In-Grade Luminaire Double Lens

Specifications

L	12"
	305 mm
W	12"
	305 mm
H	1 1/4"
	407 mm



CATALOG NUMBER	
NOTES	
TYPE	

DESCRIPTION

Hydrel's M9720/M9740 Series modular in-grade lights are multi-purpose units designed for up-lighting of architectural and landscape features. These adjustable units can be flushed mounted into a variety of substrates or landscape materials. The M9720/M9740 consists of a factory-sealed, thermally protected lamp module and encapsulated power module. The components are secured inside a heavy-duty polymer rough-in housing designed with channeled convective cooling, an integral junction box, and finish door trim assembly. These double lens units offer lamp module aiming, featuring Aim-Lock™ adjustment to allow for maintenance and re-lamping without re-aiming.

ORDERING INFORMATION (60HZ)

EXAMPLE: M9720 SS 70CMT6 120 NSP FLC10 34B ISS SF LP BZ

M9720	SS	150CMT6	120	NSP	FLC10
Module	Door Material	Lamp Type	Wattage	Distribution	Lens
M9720 Round	A Aluminum	INCANDESCENT²	MH	HPS	FLC Flat Lens
M9740 Square	B Bronze	P38831⁸ PAR38, Med.	35CMT6 T6, G-12	50S¹⁵ E17, Med.	Clear
	SS Stainless Steel	P38150I¹ PAR38, Med.	70CMT6 T6, G-12	70S E17, Med.	FLC5 Flat Lens
		100Q T4	150CMT6¹ T6, G-12	100S E17, Med.	Clear, 5°
		150Q T4	50M¹⁵ E17, Med.	150S E17, Med.	Axial Spread
		250Q T4	70M E17, Med.	MVOLT	FLC10 Flat Lens
		FLUORESCENT³	70CM E17, Med.		Clear, 10° tilt
		18TRT Triple Tube, GX24q2	100M E17, Med.		FLC20 Flat Lens
		26TRT Triple Tube, GX24q3	100CM E17, Med.		Clear, 20° tilt
		32TRT Triple Tube, GX24q3	150M¹ E17, Med.		FLF Flat Lens
		42TRT Triple Tube, GX24q3	150CM¹ E17, Med.		Frosted
			P3870M PAR38, Med.		FLCAS Flat Lens
			P3870CM PAR38, Med.		Clear, Anti-Slip
			P38100M PAR38, Med.		FLC5AS Flat Lens
			P38100CM PAR38, Med.		Clear, 5° Axial Spread, Anti-Slip
			P38150M¹ PAR38, Med.		
			P38150CM¹ PAR38, Med.		

Lens Code	34B	ISS	SF	LP	BZ
	Options	Accessories	Options	Lamp	Finish
FLCSR²⁰ Flat Lens Clear Slip Resistant	12B 1/2" NPT Bottom	Internal	PC2112 Potting Compound	LP Lamp Included	BL Black
FLC5SR²⁰ Flat Lens Clear, 5° Axial Spread, Slip Resistant	12S 1/2" NPT Side	IHL¹⁷ Honeycomb Louver	Fusing		BZ Bronze
FLC10SR²⁰ Flat Lens Clear, 10° tilt, Slip Resistant	34B 3/4" NPT Bottom	ISS⁷ Source Shield	SF¹⁰ Single Fuse		DDB Dark Bronze
FLC20SR²⁰ Flat Lens Clear, 20° tilt, Slip Resistant	34S 3/4" NPT Side	LSF¹⁷ Linear Spread Filter	DF¹¹ Double Fuse		DNA Natural Alum.
CLC Convex Lens, Clear		CFAMB¹⁷ Color Filter Amber	Ballasting¹²		GN Green
CLF Convex Lens, Frosted		CFBLU¹⁷ Color Filter Blue	GEB Electronic Ballast		GR Gray
		CFGRN¹⁷ Color Filter Green	LDIM¹⁶ 0-10 Dimming		SND Sand
		CFRED¹⁷ Color Filter Red			STG Steel Gray
		WWL Wall Wash Louver			TVG Terra Verde Green
		External⁸			WH White
		GS Glare Shield			_Z¹⁹ Zinc Undercoat (i.e. BLZ)
		LC Lexan Cover			
		LS Light Shield			
		RG⁹ Rock Guard			

Suitable For Wet Locations

- | | |
|--|--|
| <p>Notes:</p> <ol style="list-style-type: none"> 150W metal halide only available with MVOLT and GEB (electronic). Incandescent models available with 120 Volt only. Fluorescent models available with 347 or MVolt (120-277) only. NSP only available with T4 or T6 lamps. Not available with T6 lamps or E17 lamps. PAR 38 lamps only available with SP or FL distributions. ISS not available with WWD distribution, fluorescent or P38 lamp type. These accessories are not available with the SS door. RG are not available with CLC or CLF lenses SF is only available with 120, 277 or 347 volts on HID only. DF is only available with 208, 220 or 240 volts on HID only. | <ol style="list-style-type: none"> Electronic ballasts are only available with MH lamps to 150 Watt and MVOLT voltage, no thermal protector on lamp modules. Finishes are only available on the Aluminum doors. FLC5 lens recommended with WWD distribution. Only available in 120 or 277 Volt. LDIM available with 26TRT, 32TRT, & 42TRT lamps, 0-10 Volt dimming. Not available with FLC10. P38100I is now P3883I, 100 watt lamps are discontinued due to energy regulations. Add Zinc undercoat for harsh environments. Meets ADA requirements for coefficient of friction. <p>NOTE: Hydrel Reserves The Right To Modify Specification Without Notice. Any dimension on this sheet is to be assumed as a reference dimension: "Used for information purposes only. It does not govern manufacturing or inspection requirements." (ANSI Y14.5-1973)</p> |
|--|--|



9144 Deering Avenue | Chatsworth, CA 91311 | www.hydrel.com
Phone: 866.533.9901 | Fax: 866.533.5291

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8/21/14
M9720_M9740

ORDERING INFORMATION (50HZ)

EXAMPLE: M9720 SS 70CMT6 23050HZ NSP FLC10 16B ISS LP IEC

M9720	SS	70CMT6	23050HZ	NSP	FLC10		
Mod.	Door Material	Lamp Type	Voltage	Distribution	Lens		
M9720 Round	A Aluminum	INCANDESCENT	MH	22050HZ	NSP² Narrow	FLC Flat Lens	FLCSR¹³ Flat Lens
M9740 Square	B Bronze	P38831¹¹ PAR38, E27	35CMT6 T6, G-12	23050HZ	Spot	Clear	Clear Slip Resistant
	SS Stainless Steel	P381501 PAR38, E27	70CMT6 T6, G-12	24050HZ	SP Spot		
		100Q Tubular, B15d	150CMT6 T6, G-12	MVOLT	NFL Narrow Flood	FLC5 Flat Lens Clear, 5° Axial Spread	FLC5SR¹³ Flat Lens Clear, 5° Axial Spread, Slip Resistant
		150Q Tubular, B15d	70M Ellip., E27		MFL Medium Flood		
		250Q Tubular, B15d	70CM Ellip., E27		FL³ Flood		
		FLUORESCENT	100M Ellip., E27		WFL Wide Flood	FLC10 Flat Lens Clear, 10° tilt	FLC10SR¹³ Flat Lens Clear, 10° tilt, Slip Resistant
		18TRT Triple Tube, GX24q2	100CM Ellip., E27		WWD⁹ Wall Wash Distribution		
		26TRT Triple Tube, GX24q3	150M¹ Ellip., E27			FLC20 Flat Lens Clear, 20° tilt	FLC20SR¹³ Flat Lens Clear, 20° tilt, Slip Resistant
		32TRT Triple Tube, GX24q3	150CM¹ Ellip., E27				
		42TRT Triple Tube, GX24q3	HPS			FLF Flat Lens Frosted	CLC Convex Lens, Clear
			70S Ellip., E27			FLCAS Flat Lens Clear, Anti-Slip	CLF Convex Lens, Frosted
						FLC5AS Flat Lens Clear, 5° Axial Spread, Anti-Slip	

16B	ISS	LP	IEC
Condu't Entry	Accessories	Options	Finishes
16B PG16 Bottom	Internal IHL¹⁰ Honeycomb Louver	PC2112 Potting Compound	BL Black
16S PG16 Side	ISS⁵ Source Shield	Ballasting	BZ Bronze
20B M20 Bottom	LSF¹⁰ Linear Spread Filter	GEB Electronic Ballast	DDB Dark Bronze
20S M20 Side	CFAMB¹⁰ Color Filter Amber		DNA Natural Alum.
	CFBLU¹⁰ Color Filter Blue		GN Green
	CFGRN¹⁰ Color Filter Green		GR Gray
	CFRED¹⁰ Color Filter Red		SND Sand
	WWL Wall Wash Louver		STG Steel Gray
	External⁶		TVG Terra Verde Green
	GS Glare Shield		WH White
	LC Lexan Cover		_Z¹² Zinc Undercoat (i.e. BLZ)
	RG⁷ Rock Guard		
			IEC International Electro-technical Commission

Suitable For Wet Locations

Notes:

- 150W metal halide only available with MVOLT and GEB (electronic).
- NSP only available with T4 or T6 lamps.
- Not available with T6 lamps.
- PAR 38 lamps only available with SP or FL distributions.
- ISS not available with WWD distribution, fluorescent or P38 lamp type.
- These accessories are not available with the SS door.
- RG not available with CLC or CLF lenses
- Finishes are only available on the Aluminum doors.
- FLC5 lens recommended with WWD distribution.
- Not available with FLC10.
- P381001 is now P38831, 100 watt lamps are discontinued due to energy regulations.
- Add Zinc undercoat for harsh environments.
- Meets ADA requirements for coefficient of friction.

FEATURES & SPECIFICATIONS

DOOR MATERIAL: Cast Aluminum, cast bronze, cast aluminum or bronze with stainless perforated trim insert or Stainless Steel. Available in round or square door trim.

ROUGH-IN SECTION: Injection molded polymer with integral junction box for thru-branch wiring. The housing is U.V. stabilized, impact and corrosion resistant for use in all types of environments. The rough-in houses the lamp and power module components and top door finishing section.

LAMP MODULE: Stainless steel housing, factory-sealed and purged of all moisture for longer component life. The lamp module is suspended below the top door lens in a surface adjustable, 15° tilt mechanism. The insulating air layer helps to reduce surface temperatures. Active optical lenses are also available. Lens is sealed with silicone gasket and stainless steel clamp band assembly with single fastener. Electrical connection to lamp module is done through a submersible quick pull plug connector with gold-plated contacts. Unit is thermally protected. **LAMP INCLUDED.**

LAMP TYPE: Incandescent: PAR38 or T4 quartz halogen, 250W max.
Fluorescent: Compact fluorescent, 42 Watt max.
HID: T6 or E17, 150 Watt max. If a specific lamp is desired, specify manufacturer's lamp number. Most lamps can be supplied. **LAMP INCLUDED.**

VOLTAGE: See ordering guide.

DISTRIBUTIONS: See ordering guide.

FINISHING SECTION: Double lens design includes door assembly with 360° Aim-Lock™ lamp module support and tilt ring. Module indexing provides easy maintenance and relamping without re-aiming. Door trim locks into position with two stainless steel captive, tamper-resistant fasteners.

POWER MODULE: Ballast is encapsulated in a custom designed heatdissipating epoxy resin that also eliminates all moisture intrusion to the ballast. Module is provided with submersible rated cord leads for connection to integral junction box and lamp module. Standard ballast is high power factor; fluorescent electronic or HID magnetic.

CONDUIT ENTRIES: Two (2) bottom or side entries available. Box suitable for through-branch wiring. Splicing volume is 25 in³ (410 cc)

ACCESSORIES: See Ordering Guide.

FINISH: Finish is natural aluminum or bronze. Stainless steel door is brushed finish. Aluminum doors may be painted. See ordering guide.

LISTING: U.L., C.E.

M9700 Series Assembly consists of the following individual components parts:
 MR1597 Rough-In Housing
 MF597 Finishing Section
 MACL Lamp Module
 MH5197 Power Module



9144 Deering Avenue | Chatsworth, CA 91311 | www.hydrel.com
 Phone: 866.533.9901 | Fax: 866.533.5291

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 8/21/14
 M9720_M9740



- LEGEND:**
- SIGN
 - POWER POLE
 - TELEPHONE PEDESTAL
 - LIGHT POLE
 - MELL
 - CONCRETE CASTING
 - GUTTER DRAIN
 - FLAG POLE
 - METAL POST
 - CLEAN CUT
 - TRANSFORMER
 - SEPTIC TANK
 - GATE POST
 - WOOD POST
- PINE/CEDAR
 - DOGWOOD
 - MAPLE
 - SPRUE
 - OAK
 - MISCELLANEOUS TREES
- TRANSFORMER PAD
 - DROP TOWER
 - TRANSFORMER
- ROAD
 - OVERHEAD UTILITIES
 - FENCE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELEPHONE
 - UNDERGROUND COMMUNICATIONS
 - UNDERGROUND SEWER LINE

RT. #644, SALEM CHURCH ROAD
D. B. 151, PG. 124

PRIVATE ROAD

SALEM CHURCH ROAD, RT. #644

SOIL ROAD

A= 14' 27" 35"
R= 2200.00'
CB= N33° 13' 12" E
C= 653.75'

N39° 27' 00" E
117.45'

A= 25° 03' 18"
R= 380.00'
CB= N55° 21' E
C= 156.17'

A= 10° 02' 02"
R= 730.00'
CB= N03° 22' 41" E
C= 127.86'

49.720 ACRES
-1.905 ACRES T. N. #10-6-2, 4 & 5
41.815 ACRES NET
(PORTION OF TAX MAP #10-A-32
EAST OF SALEM CHURCH ROAD,
EXCLUDING OVERLAP)

A= 3° 20' 25"
R= 480.00'
CB= N02° 41' 26" E
C= 377.81'



BENCHMARK
IRON PIN IN GROUND
ELEVATION: 446.23'

BENCHMARK
IRON PIN IN GROUND
ELEVATION: 446.11'

STORAGE SHED
F. F. ELEV: 440.2'

POST PILES

SOIL PILE

PILE
CLIMBING
TARD

EXISTING
DRAINAGE
LOCATED
BY OTHERS

0.007 ACRES
OVERLAP
(SEE BOUNDARY PLAT)
① TAX MAP #10-A-45
T. F. & J. N. POWELL
D. B. 302, PG. 368
PLAT # D. B. 167, PG. 70



NOTES:

- THE ENGINEER AND/OR SURVEYOR TAKES NO RESPONSIBILITY FOR THE LOCATION OR ACCURACY OF THE UTILITIES SHOWN HEREON OR ANY UTILITIES WITHIN THE PROJECT THAT MAY NOT BE SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES TO SEE IF ANY UTILITIES EXIST WITHIN THE AREA OF THE PROJECT BEFORE ANY CONSTRUCTION BEGINS. ANY COST INCURRED BY DAMAGING ANY UTILITY WITHIN THE PROJECT SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
- THIS DRAWING HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE, NECESSARILY, INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- THIS DRAWING HAS BEEN PREPARED AS A COMPOSITE OF ACTUAL FIELD SURVEYS BY SAUNDERS' SURVEYS, BOUNDARY SURVEY, PMSJ #2448-C AND ADDITIONAL TOPOGRAPHIC WORK TO SHOW THE CONTOURS. SEE BOUNDARY PLAT FOR MORE INFORMATION ON PROPERTY BOUNDARIES AND ADJOINERS.
- HORIZONTAL DATUM: PLAT OF 41.815 ACRES, PMSJ #2448-C, BRID NORTH.
- VERTICAL DATUM: SP3 OBSERVATION NAVD83.
- PROPERTY SHOWN IS A PORTION OF TAX MAP #10-A-32 AND IS ZONED R-1.
- THIS DRAWING HAS BEEN PREPARED AT THE REQUEST OF CENTRAL VIRGINIA ELECTRIC COOPERATIVE AT 800 COOPERATIVE WAY, ARRLINGTON, VA. 22202. MAILING ADDRESS: P. O. BOX 247, LOVINGSTON, VA. 22649. CONTACT PERSON: ALAN SCRUGGS, OPERATIONS MANAGER.

SOURCE OF TITLE, TAX MAP #10-A-32, #10-6-1 & #10-6-2
SEE D. B. 83, PG. 132 & D. B. 53, PG. 280 OF THE CIRCUIT
COURT CLERKS OFFICE OF FLUVANNA COUNTY, VIRGINIA.

PLAT OF REFERENCE:
PMSJ #2448-C

TAX MAP #10-A-44
C. E. & J. C. FAHBERG
D. B. 301, PG. 70-72, 219
PLAT # D. B. 34, PG. 219

TAX MAP #10-6-6
C. A. WELLS, JR.
D. B. 132, PG. 132
PMSJ #10-6-6

TAX MAP #10-6-5
C. A. WELLS, JR.
D. B. 132, PG. 132
PMSJ #10-6-5

1.905 ACRES
(TOTAL TAX
MAP #10-6-2, 4 & 5)

TAX MAP #10-6-4
C. A. WELLS, JR.
D. B. 132, PG. 132
SEE PLAT # D. B. 132, PG. 78

TAX MAP #10-6-2
D. T. RAYLYN, JR.
D. B. 167, PG. 29
SEE PLAT # D. B. 167, PG. 29

TAX MAP #10-6-1
D. T. RAYLYN, JR.
D. B. 167, PG. 29
SEE PLAT # D. B. 167, PG. 29

EXISTING SITE CONDITIONS
CENTRAL VIRGINIA ELECTRIC COOPERATIVE
TRUCK SHED, OFFICES, AND TOWER SITE
PALMYRA OFFICE
PALMYRA DISTRICT, COUNTY OF FLUVANNA, VIRGINIA



REVISIONS:

FILE #2710-0
COM. #215017
215017B.PRO
PROJECT #215017
COORDINATE FILE #210034
DATE: DECEMBER 1, 2015
SCALE: 1" = 50'

SAUNDERS' SURVEYS, INC.
308 CRABTREE FALLS HIGHWAY
ROSELAND, VIRGINIA 22667
434-277-6574
www.saunderssurveys.com
SHEET NO. 2 OF 9

FENCING INFORMATION

- (A) 24' OPENING, 24' WIDE CANTILEVER ROLL GATE (STEEL) WITH 4" POLYMER ROLLER WHEELS. ELECTRIC MOTOR, ONE 3/4 HP, 115 VOLT, LEFT MASTER SLIDE GATE OPENER WITH TWO LOOP DETECTOR BARBERS. GATE OPENER TO BE SET ON CONCRETE PAD WITH PROPER CONDUITS FOR ELECTRICAL HOOKUPS AND CARD READER.
- (B) 14' OPENING, 14' WIDE CANTILEVER ROLL GATE (STEEL) WITH 4" POLYMER ROLLER WHEELS. MANUAL SLIDE AND PAD LOCK.
- (C) 8' TALL PERIMETER ALUMINIZED STEEL CHAIN LINK FENCE. FABRIC: 2" MESH SQUARES, 9 GAUGE, 8' TALL, KD ALUMINIZED STEEL. TOP OF FENCE: 3 STRANDS OF 12 1/2 GAUGE ALUMINIZED STEEL. BARBED WIRE (4 FT. x 5 FT.) GATE POSTS: 3" GALVANIZED SCHEDULE 40 STEEL. TERMINAL POSTS: 3" GALVANIZED SCHEDULE 40 STEEL. LINE POSTS: 2 1/2" GALVANIZED SCHEDULE 40 STEEL. TOP RAIL: 1 5/8" #320 GALVANIZED STEEL. MIDDLE RAIL: 1 5/8" #320 GALVANIZED STEEL. ALL BANDS TO BE BEVELED GALVANIZED STEEL. ALL FITTINGS AND HARDWARE TO BE GALVANIZED (BOLTS, WASHERS, HUNGERS, FENCE TIES, ETC.). 7 GAUGE BOTTOM COIL WIRE ALONG ENTIRE FENCE AND TO BE ATTACHED TO POSTS AND WIRE FENCE. ALL STRETCH POINTS TO HAVE MIDDLE RAIL BRACING AND TRUSS RODS. ALL POSTS TO BE SET 3' DEEP WITH CONCRETE.

RT. #644, SALEM CHURCH ROAD
D. S. 151, PG. 124

FUTURE SIGN:
4' X 8' MOUNTED
ON A 2' TALL GAGE
CENTRAL VIRGINIA
ELECTRIC COOPERATIVE
25' OFF EDGE OF PAVEMENT

- LIGHTING**
- (7) SL1 - CONTOUR SERIES LED AREA LUMINAIRE (SEE SHEET E-9 OF ELECTRICAL PLANS) - MOUNTED 20" ABOVE FINISHED GRADE - 30" TALL CONCRETE BASE, SET AROUND PARKING LOTS (SEE SHEET E7 FOR LIGHT POLE DETAIL)
 - (8) H - CONTOUR SERIES LED AREA LUMINAIRE (SEE SHEET E-9 OF ELECTRICAL PLANS) - MOUNTED ON BUILDING IN TRUCK BAYS
 - (1) FP - HYREL N8720 MODULAR IN-GRADE LUMINAIRE (SEE SHEET E-9 OF ELECTRICAL PLANS) - FLUSH MOUNTED IN GROUND AT FLAGPOLE

NOTES:

1. THE ENGINEER AND/OR SURVEYOR TAKES NO RESPONSIBILITY FOR THE LOCATION OR ACCURACY OF THE UTILITIES SHOWN HEREON OR ANY UTILITIES WITHIN THE PROJECT THAT MAY NOT BE SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES TO SEE IF ANY UTILITIES EXIST WITHIN THE AREA OF THE PROJECT BEFORE ANY CONSTRUCTION BEGINS. ANY COST INCURRED BY DAMAGING ANY UTILITY WITHIN THE PROJECT SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
2. HORIZONTAL DATUM: PLAT OF 41.815 ACRES, PMBJ #6446-C, GRID NORTH.
3. VERTICAL DATUM: 1985 OBSERVATION NAVD83.
4. PROPERTY SHOWN IS A PORTION OF TAX MAP #10-A-32 AND IS ZONED B-1.

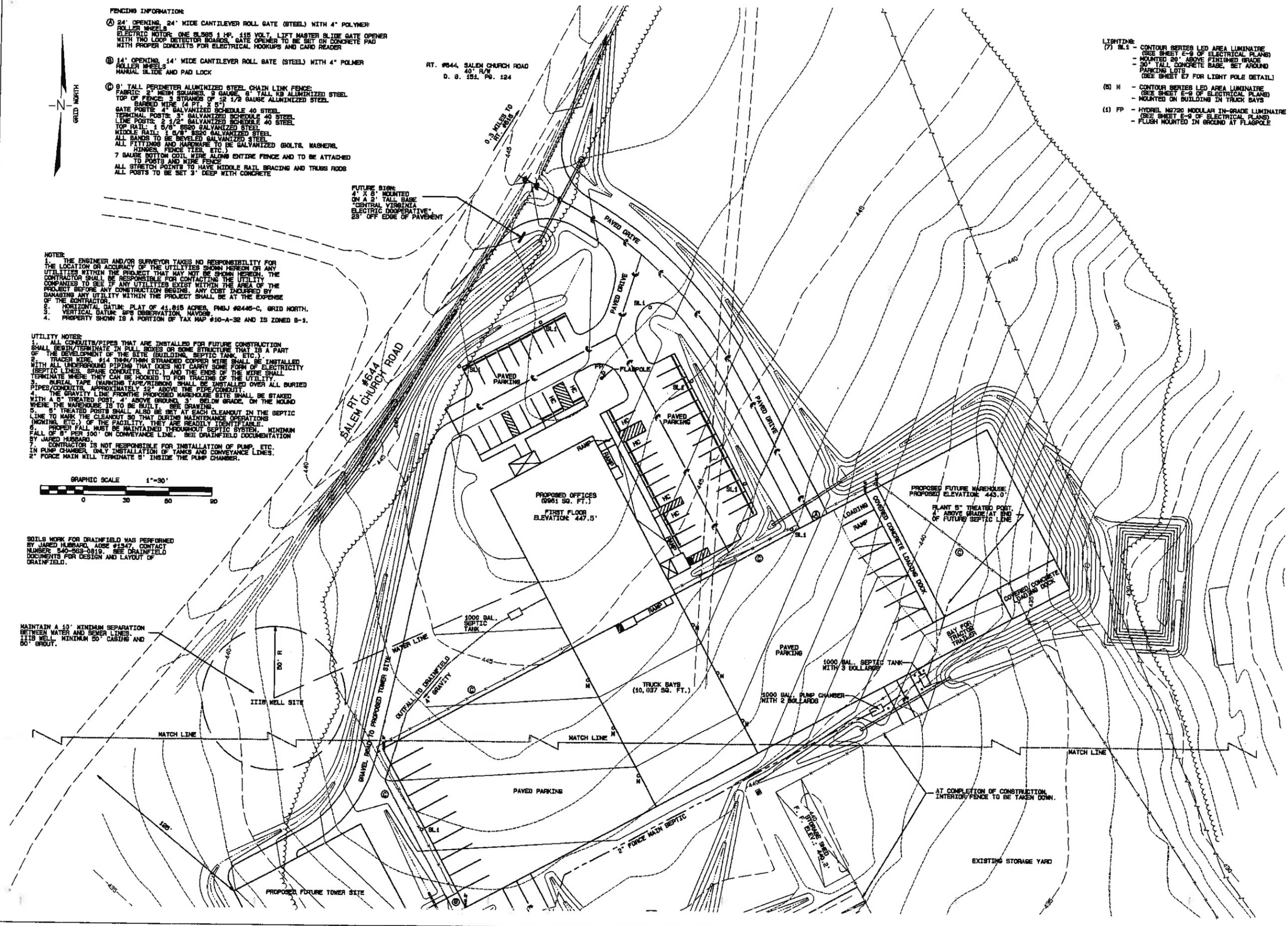
UTILITY NOTES:

1. ALL CONDUITS/PIPES THAT ARE INSTALLED FOR FUTURE CONSTRUCTION SHALL BEGIN/TERMINATE IN PULL BOXES OR SOME STRUCTURE THAT IS A PART OF THE DEVELOPMENT OF THE SITE (BUILDING, SEPTIC TANK, ETC.).
2. TRACER WIRE #14 THIN/THIN STRANDED COPPER WIRE SHALL BE INSTALLED WITH ALL UNDERGROUND PIPING THAT DOES NOT CARRY SOME FORM OF ELECTRICITY (SEPTIC LINES, SPARE CONDUITS, ETC.) AND THE ENDS OF THE WIRE SHALL TERMINATE WHERE THEY CAN BE HOOKED TO FOR TRACING OF THE UTILITY.
3. BURIAL TAPE (WARNING TAPE/RIBBON) SHALL BE INSTALLED OVER ALL BURIED PIPES/CONDUITS, APPROXIMATELY 12" ABOVE THE PIPE/CONDUIT.
4. THE GRAVITY LINE FROM THE PROPOSED WAREHOUSE SITE SHALL BE STAKED WITH A 8" TREATED POST, 4" ABOVE GROUND, 15" BELOW GRADE, ON THE MOUND WHERE THE WAREHOUSE IS TO BE BUILT. SEE DRAWING.
5. 8" TREATED POSTS SHALL ALSO BE SET AT EACH CLEANOUT IN THE SEPTIC LINE TO MARK THE CLEANOUT SO THAT DURING MAINTENANCE OPERATIONS (WORKING, ETC.) OF THE FACILITY, THEY ARE EASILY IDENTIFIABLE.
6. PROPER FALL MUST BE MAINTAINED THROUGHOUT SEPTIC SYSTEM. MINIMUM FALL OF 8" PER 100' ON CONVEYANCE LINE. SEE DRAINFIELD DOCUMENTATION BY JARED HUBBARD.
7. CONTRACTOR IS NOT RESPONSIBLE FOR INSTALLATION OF PUMP, ETC. IN PUMP CHAMBER, ONLY INSTALLATION OF TANKS AND CONVEYANCE LINES.
8. 2" FORCE MAIN WILL TERMINATE 8' INSIDE THE PUMP CHAMBER.



SOILS WORK FOR DRAINFIELD WAS PERFORMED BY JARED HUBBARD, ADE #1347. CONTACT NUMBER: 840-369-0819. SEE DRAINFIELD DOCUMENTS FOR DESIGN AND LAYOUT OF DRAINFIELD.

MAINTAIN A 10' MINIMUM SEPARATION BETWEEN WATER AND SEWER LINES. 1113 WELL, MINIMUM 50' CASING AND 50' GROUT.



UTILITIES, FENCING, ETC. PLAN FOR
CENTRAL VIRGINIA ELECTRIC COOP
FOR DEVELOPMENT OF NEW FACILITIES AT
PALMYRA OFFICE
PALMYRA DISTRICT, COUNTY OF FLUVANNA, VIRGINIA

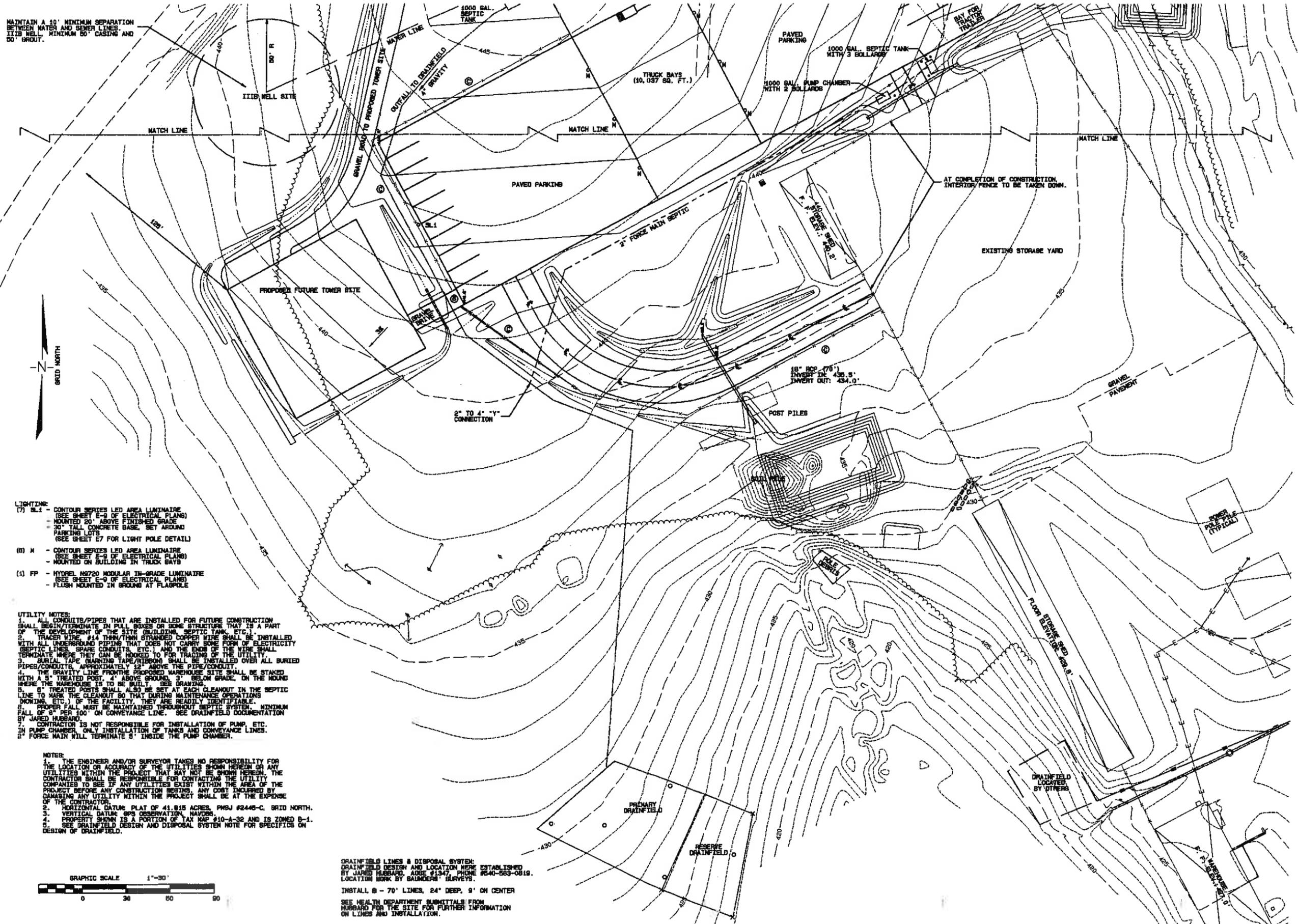


REVISIONS:
1/16/18

FILE #2710-0
CON. #215017
2400176.PRD
PROJECT #215017
COORDINATE FILE #210034
DATE: DECEMBER 4, 2015
SCALE: 1" = 30'

SAUNDERS' SURVEYS, INC.
328 CRABTREE FALLS HIGHWAY
ROSELAND, VIRGINIA 22967
434-277-8874
www.saunders-surveys.com

SHEET NO.
5 OF 8



MAINTAIN A 10' MINIMUM SEPARATION BETWEEN WATER AND SEWER LINES. 12" BELL, MINIMUM 60" CASING AND 60" BROUT.

- LIGHTING:**
- (7) SL1 - CONTOUR SERIES LED AREA LUMINAIRE (SEE SHEET E-3 OF ELECTRICAL PLANS)
 - MOUNTED 20" ABOVE FINISHED GRADE
 - 30" TALL CONCRETE BASE, SET AROUND PARKING LOTS (SEE SHEET E7 FOR LIGHT POLE DETAIL)
 - (8) M - CONTOUR SERIES LED AREA LUMINAIRE (SEE SHEET E-3 OF ELECTRICAL PLANS)
 - MOUNTED ON BUILDING IN TRUCK BAYS
 - (1) FP - HYDREL N9720 MODULAR IN-GRADE LUMINAIRE (SEE SHEET E-3 OF ELECTRICAL PLANS)
 - FLUSH MOUNTED IN GROUND AT FLAGPOLE

- UTILITY NOTES:**
1. ALL CONDUITS/PIPES THAT ARE INSTALLED FOR FUTURE CONSTRUCTION SHALL BEGIN/TERMINATE IN PULL BOXES OR SOME STRUCTURE THAT IS A PART OF THE DEVELOPMENT OF THE SITE (BUILDING, SEPTIC TANK, ETC.).
 2. TRACER WIRE #14 THIN/THIN STRANDED COPPER WIRE SHALL BE INSTALLED WITH ALL UNDERGROUND PIPING THAT DOES NOT CARRY SOME FORM OF ELECTRICITY (SEPTIC LINES, SPARE CONDUITS, ETC.) AND THE END OF THE WIRE SHALL TERMINATE WHERE THEY CAN BE HOOKED TO FOR TRACING OF THE UTILITY.
 3. SURTAL TAPE (MARKING TAPE/STRIPING) SHALL BE INSTALLED OVER ALL BURIED PIPES/CONDUITS, APPROXIMATELY 12" ABOVE THE PIPE/CONDUIT.
 4. THE GRAVITY LINE FROM THE PROPOSED WAREHOUSE SITE SHALL BE STAKED WITH A 5" TREATED POST, 4" ABOVE GROUND, 3" BELOW GRADE, ON THE HOUND WHERE THE WAREHOUSE IS TO BE BUILT. SEE DRAWING.
 5. 6" TREATED POSTS SHALL ALSO BE SET AT EACH CLEANOUT IN THE SEPTIC LINE TO MARK THE CLEANOUT SO THAT DURING MAINTENANCE OPERATIONS (MOWING, ETC.) OF THE FACILITY, THEY ARE EASILY IDENTIFIABLE.
 6. PROPER FALL MUST BE MAINTAINED THROUGHOUT SEPTIC SYSTEM. MINIMUM FALL OF 6" PER 100' ON CONVEYANCE LINE. SEE DRAINFIELD DOCUMENTATION BY JAMES HUBBARD.
 7. CONTRACTOR IS NOT RESPONSIBLE FOR INSTALLATION OF PUMP, ETC. IN PUMP CHAMBER. ONLY INSTALLATION OF TANKS AND CONVEYANCE LINES. 2" FORCE MAIN WILL TERMINATE 5' INSIDE THE PUMP CHAMBER.

- NOTES:**
1. THE ENGINEER AND/OR SURVEYOR TAKES NO RESPONSIBILITY FOR THE LOCATION OR ACCURACY OF THE UTILITIES SHOWN HEREIN OR ANY UTILITIES WITHIN THE PROJECT THAT MAY NOT BE SHOWN HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES TO SEE IF ANY UTILITIES EXIST WITHIN THE AREA OF THE PROJECT BEFORE ANY CONSTRUCTION BEGINS. ANY COST INCURRED BY DAMAGING ANY UTILITY WITHIN THE PROJECT SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
 2. HORIZONTAL DATUM: PLAT OF 41.815 ACRES, PWSJ #2448-C, GRID NORTH.
 3. VERTICAL DATUM: MGS OBSERVATION, NAVD83.
 4. PROPERTY SHOWN IS A PORTION OF TAX MAP #10-A-32 AND IS ZONED B-1.
 5. SEE DRAINFIELD DESIGN AND DISPOSAL SYSTEM NOTE FOR SPECIFICS ON DESIGN OF DRAINFIELD.



DRAINFIELD LINES & DISPOSAL SYSTEM:
 DRAINFIELD DESIGN AND LOCATION WERE ESTABLISHED BY JAMES HUBBARD, ADGE #1347, PHONE #840-583-0819, LOCATION MARK BY SAUNDERS' SURVEYS.
 INSTALL 8 - 70' LINES, 24" DEEP, 9" ON CENTER
 SEE HEALTH DEPARTMENT SUBMITTALS FROM HUBBARD FOR THE SITE FOR FURTHER INFORMATION ON LINES AND INSTALLATION.

UTILITIES, FENCING, ETC. PLAN FOR
CENTRAL VIRGINIA ELECTRIC COOP
 FOR DEVELOPMENT OF NEW FACILITIES AT
PALMYRA OFFICE
 PALMYRA DISTRICT, COUNTY OF FLUVANNA, VIRGINIA



REVISIONS:
 2/16/18

FILE #2710-0
COM. #215017
#150176.PRD
PROJECT #215017
COORDINATE FILE #210034
DATE: DECEMBER 1, 2015
SCALE: 1" = 30'

SAUNDERS' SURVEYS, INC.
 328 CRABTREE FALLS HIGHWAY
 ROSELAND, VIRGINIA 22967
 434-277-8974
 www.saunderssurveys.com
 SHEET NO. 6 OF 9



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

March 23, 2016

P. Massie Saunders Jr.
329 Crabtree Falls Hwy
Roseland VA, 22967

Delivered via email

Re: SDP 16:02 CVEC
Tax Map: 10, Section A, Parcel 32

Dear Mr. Saunders:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, March 10, 2016.

1. VDOT met on site with Massie Saunders, L.S. on February 17, 2016 and confirmed the acceptability of the proposed commercial entrance location, reviewed the preliminary plan for the proposed entrance and discussed details that needed to be included on the final site plan. Based on the traffic generated by the proposed office building and truck bay and the moderate volume of the traffic on this segment of Rt. 644, the entrance configuration proposed by Saunders' Survey Inc. is adequate. The minimum Intersection sight distance of 500 ft. can be achieved. VDOT does not have any objections to the proposed commercial entrance.
2. Fire Chief Brent stated he had no comments.
3. Planning Staff stated they have no comments.
4. Health Dept. stated they have no comments.

The Planning Commission will have a meeting to discuss this item at their Wednesday, April 27, 2016 meeting. Your attendance is required at this meeting.

If you have any questions or need additional information, please contact me at 434-591-1910.

Sincerely,
James Newman
Planner
Dept. of Planning & Zoning

cc: Alan Scruggs, at ascruggs@mycvec.com
File